Comprehensive Plan

2014 Comprehensive and Downtown Redevelopment Plan
Ironton, Minnesota

SEH No. IRONT 127040

October 1, 2014

SEH

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Acknowledgements

The City of Ironton gratefully acknowledges the contributions of all who participated in the development of the Comprehensive Plan.

The following lists those who participated in formal committees and workshops. Not included in these lists, but critical to the success of this effort, were the many others who contributed by sharing their expertise and local knowledge. And of course, the city recognizes and is grateful for the people of Ironton who provided feedback and input at the community workshop and public meetings.

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Table of Contents

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Comprehensive Plan   IRONT 127040
City of Ironton, Minnesota   Page i

Table of Contents (Continued)

Table of Contents (Continued)

Table of Contents (Continued)

Table of Contents (Continued)

List of Tables

List of Figures

Table of Contents (Continued)

List of Appendices

Comprehensive Plan

2014 Comprehensive and Downtown Redevelopment Plan

Prepared for City of Ironton, Minnesota

1.0 Introduction

1.1 Purpose of the Comprehensive Plan

This plan is an update to the City of Ironton's 1999 Comprehensive Plan. It is the policy framework the city will use to guide city leaders in future decision making concerning land use, recreation, open space and cultural arts, mining, timber, tourism and natural and cultural resources, transportation, public utilities and community facilities, and intergovernmental cooperation .

This plan recognizes and builds upon past and existing planning efforts and is based on community input. It will carry out many of the goals and policies that have been working for the City of Ironton while providing new ones based on current issues, future trends and desires of the community.

1.2 Comprehensive Plan vs. Zoning Ordinance

It is important to understand the relationship between the comprehensive plan and the zoning ordinance. While the comprehensive plan provides a long range vision and guide for Ironton that includes, goals and policies, the zoning ordinance is one of the tools to implement the plan. It outlines the procedures and performance standards for public and private development within the city. Most importantly, the zoning ordinance needs to comply with the comprehensive plan and will need to be amended to reflect any changes made as part of the comprehensive plan update.

1.3 Authority to Plan

Communities prepare and adopt Comprehensive Plans for legal purposes. They are given the authority to adopt a Plan according to Minnesota State Statute 462.353, Subd. 1. The statute enables cities to promote the "public health, safety, and general welfare" of the community. Land use regulations such as zoning ordinances, recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality. Land use ordinances and programs must be consistent with the adopted Comprehensive Plan. This requirement derives from the premise that land use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how the city should develop or redevelop.

1.4   Use of the Plan

The Ironton Comprehensive Plan presents a vision for the city's future, and an agenda for community action. The individual sections outline in more specific terms the goals and strategies to ensure Ironton retains livability, grows in a way that supports the values of the community, enhances market strength, and continues to be sustainable.

Once the Comprehensive Plan has been adopted by the city council, work on Ironton's vision, goals and policies does not stop. The Plan is a living document to be used for the day-to-day activities of city officials and staff, and should be referenced as needed to justify specific actions. Elected officials, appointed officials, and city staff should have easy access to the Plan, and should explicitly reference in land use decisions.

As a living document, city officials should periodically review the Plan's priorities, and check with community residents, business owners, and other stakeholders to ensure that the document remains current. Reviews should be conducted regularly and amendments made as necessary between updates, assessing the city's progress toward the vision and the validity of the vision as community circumstances change and unforeseen events arise.

The plan provides specific recommendations to direct and manage Ironton's growth and development. Some of the changes will come in the form of reinvestment and redevelopment while others will come should the city decide to expand its land base. As with all land use decisions, implementation of these growth and redevelopment recommendations will have different levels of benefit and impact on community members. To realize full potential of the Plan, it should be used to:

- Guide the city officials and staff to assist with a variety of tasks including:
    - Communicating Ironton's vision for its future
    - Guiding development and infrastructure decisions
    - Acquiring land
    - Budgeting capital improvements
    - Establishing regulatory changes
- Guide residents, businesses, and property owners to assist them in:
    - Determining potential property use
    - Understanding possible land use changes in the surrounding area
    - Establishing reasonable land value expectations
    - Understanding future infrastructure improvements
    - Informing residents making improvements and investments to their own properties
- Guide developers in their property acquisitions, and coordinating their development plans with city goals, regulations, and infrastructure plans
- Assist neighboring and overlapping jurisdictions to coordinate issues of mutual interest.

1.5 Organization of the Plan

The Ironton Comprehensive Plan is presented in thirteen sections described as follows:

- Introduction:
  - Describes the Plan's purpose, the city's authority to plan and its use. It summarizes methods used to engage the public in major involvement activities including the development of a Project Advisory Committee, Community Workshop, and Public Review and Hearing.

- Community Profile:
  - Describes general population characteristics including age, households, age, race, ethnicity, income, education, employment characteristics and future population projections.

- Public Participation and Visioning:
  - Describes general population characteristics including age, households, age, race, ethnicity, income, education, employment characteristics and future population projections.

- Guiding Principles:
  - Summarizes guiding principles that serve as an overall framework for this plan. The principles reflect expressed needs and desires of the community that were developed through a community workshop, results of a community survey and PAC meetings.

- Land Use:
  - Identifies issues related to growth and land use, analyzes the current land use pattern and recommends a set of development principles, specific goals, objectives and policies.

- Downtown Framework:
  - Describes key findings based on an analysis of the downtown's current conditions and provides a development strategy in which the downtown could redevelop over the coming years.

- Housing:
  - Provides a summary of existing housing conditions in Ironton and plan for future development relative to need and demand.

- Transportation:
  - Discusses key findings of the current transportation network, evaluates current and future transportation needs, and provides a number of guiding principles, and recommends a series of goals and strategies for attaining Ironton's transportation vision.

- Utilities and Community Facilities:
  - Establishes key policies for timely, fiscally responsible management of the city's facilities such as potable water, sanitary sewer, and surface water infrastructure systems and community facilities such as government buildings, schools, police and fire services, library, care facilities, etc.

- Mining, Timber, Tourism, Natural and Cultural Resources:
  - Summarizes Ironton's mining, timber, tourism and natural and cultural resources and establishes goals, and policies for their preservation, protection, restoration, and use.

- Recreation, Open Space and Cultural Arts:
    - Describes existing recreation, park and trails, open space and cultural arts and provides a number goals, and policies that will provide residents of all ages with a range of active and passive recreational and cultural art opportunities.
- Economic Development:
    - Identifies strategies to increase commercial and industrial development and provides goals and policies that will guide a range of economic development activities in the City of Ironton.
- Intergovernmental Cooperation:
    - Identifies programs and opportunities for joint planning and decision making with other jurisdictions, e.g., school district, adjacent local governments, etc., and provides goals and policies that will guide siting of structures or sharing public services as appropriate.
- Implementation:
    - Provides guidance for maintaining accountability, monitoring activities, developing procedures and regulations and community involvement in implementation of the 2014 Comprehensive Plan.

2.0   Community Profile

2.1   Regional Setting

The City of Ironton Minnesota is situated among the lakes and hardwood forests of the Cuyuna Range. It is rich in both heritage and small town character.

Figure 2-1 – Regional Location Map
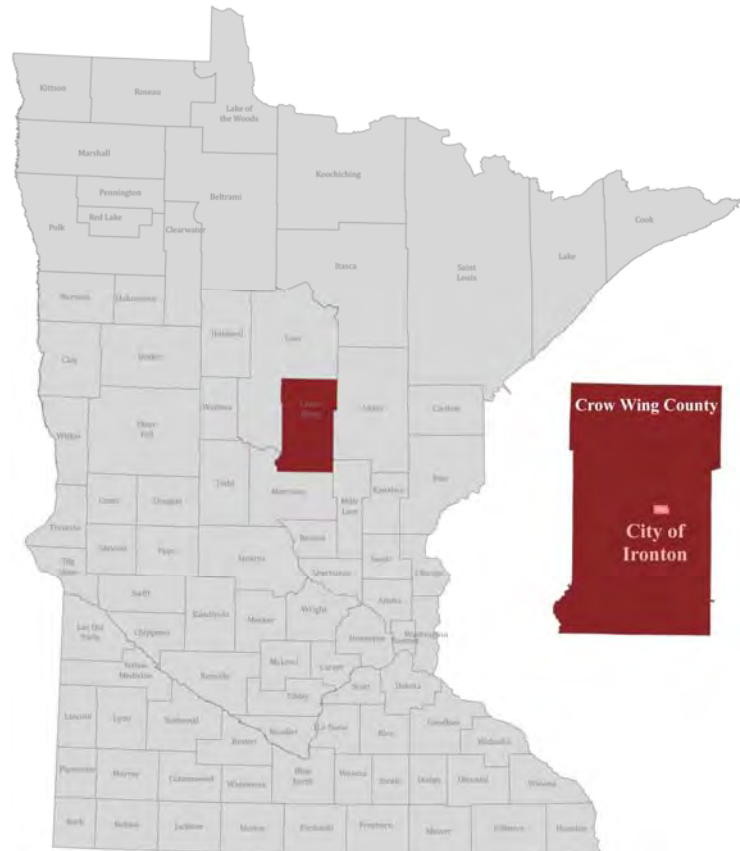
2.2   History and Settlement

The first decade of the 20th Century recorded the discovery of high grade iron ore in eastern Crow Wing County, particularly on the Hans Mattson farmstead. The mining location of Ironton was established on that site to service the Armour and Bonne Belle mines. Many new villages with industry related names such as Orelands, Klondike, Steeleton, Iron Hub and Manganese appeared, and disappeared. Ironton has survived to this day to provide a new appreciation of mining in the "old days".

Ironton was a compact city of two square miles consisting of a once vibrant business district, Prairie inspired architecture, and an underground iron ore mine. P.J. Long can be credited with the auspicious beginnings of Ironton. Long, a native of Georgia, made his fortune in Wisconsin logging, then turned to real estate development in the iron ore boom town of Ironton, the Deadwood of the twentieth century. Mr. Long served two terms in the Minnesota House of Representatives. The Long name is prominent as a leader in the construction of the now historic Ironton City Hall. Ironton boasts a second National Register building: The Spina Hotel. To add to the area's industrial legacy, the Ironton Sintering Plant of the 1920's was also placed on the National Register.

Ironton welcomed a variety of newly arrived European immigrants seeking work and a new home in America. The Balkan descendants of those immigrants still think of Ironton as "home". Jim Malosky, UMD Football Legend, was one such descendant. State of Minnesota Attorney General during the Orville Freeman administration and Minnesota Supreme Court Judge Miles Lord calls Ironton home.

As Ironton enters the 21st century, the city is proud to welcome the thousands of visitors coming to play in our "back yard" - The Cuyuna State Recreation Area.
[From the City Website] referenced http://www.resilientregion.org/quality-of-place/ironton.html

The slogan "Ironton, where the mines are" was a familiar slogan in the early years of the newly established mining town of Ironton on the Cuyuna Range.

Johns J Hill purchased 80 acres on June 3, 1905, for $800. Later, he sold a third interest in the property to his friend, E. A. Lamb. The two men were in the real estate business in Deerwood and organized the Dakota Iron Company.

A plat map was recorded on September 6, 1910 and a number of 40 acre tracts were platted; First Addition to Ironton and Mattson's Addition. Ed Syverson was recorded as the first official resident on September 8, 1910. Before the year's end, records show the population growing to 366 residents.

Though the town had several blocks of sidewalks, graded streets, a post office, telephone service and was the headquarters for a number of mining firms and several other businesses, it was not officially incorporated until June of 1911. Once incorporated, it was not long before a school, bank, railroad depot and other services were quickly established.

A vein of iron ore was discovered north of Ironton and running directly beneath the town in 1911 and 1912 resulting in the relocation of a restaurant, post office, hotel, two malt shops and a number of other buildings at the expense of the Cuyuna-Duluth Iron Ore Company. This was followed a number of years later by the relocation of the water tower; it was moved several blocks south to the village park site.

The Spina Hotel, constructed in 1914, is an early landmark of Ironton. Still standing, it is listed on the National Register of Historic Sites.

The iron-ore mining industry continued to do well in Ironton through the 1950s. However, mining activity began declining in the 1960s and ceased by the 1970s. Mining companies left the Ironton area and migrated to other locations where they could mine taconite. Following the mining companies, Ironton began losing large employers in the 1970s as well, such as Scorpion Snowmobile factory. As the jobs began to leave so did the residents.

The economy rallied in the 1980's with companies such as Danan Engineering, Heartland Sports, Riverwood International, MN Automation, and Tekar moving into the area. These companies were able to provide jobs for Ironton and other Cuyuna Range cities.

Economic growth continued during the 1990's with additional businesses moving into the area. Businesses included: New Frontier Foods, Hallett House, Trus-Joist, MacMillan, Bill Davis Engineering, National Pontoon, Ergometrix, Mirada Manufacturing, FCC Concepts, Visual Marketing, Magnum Machining North, and Coast to Coast major expansion. The City of Ironton also completed an industrial park to allow businesses to locate within the City.

2.3   City Government

The City of Ironton government is composed of a Mayor and four Council Members.

2.4   Demographics

2.4.1   Population

One of the most important components of a comprehensive plan is a profile of the population within the community and surrounding areas. Both historical data and long-range trends need to be considered. Census data is one of the most valuable tools in creating a community demographic profile. By collecting and analyzing this information, growth and development trends can be identified. Historical and future trends can help provide predictions of future conditions. The information provided in this section will provide a framework for updating the current comprehensive plan by attempting to meet future needs of Ironton over the next 20 years.

Figure 2.2 shows population trends for Ironton between 1950 and 2012. For the most part, Ironton's population has remained relatively stable since the 1970's, with modest growth (74 persons) occurring in the last decade.

Figure 2-2 – Population Trends for Ironton, 1950-2012
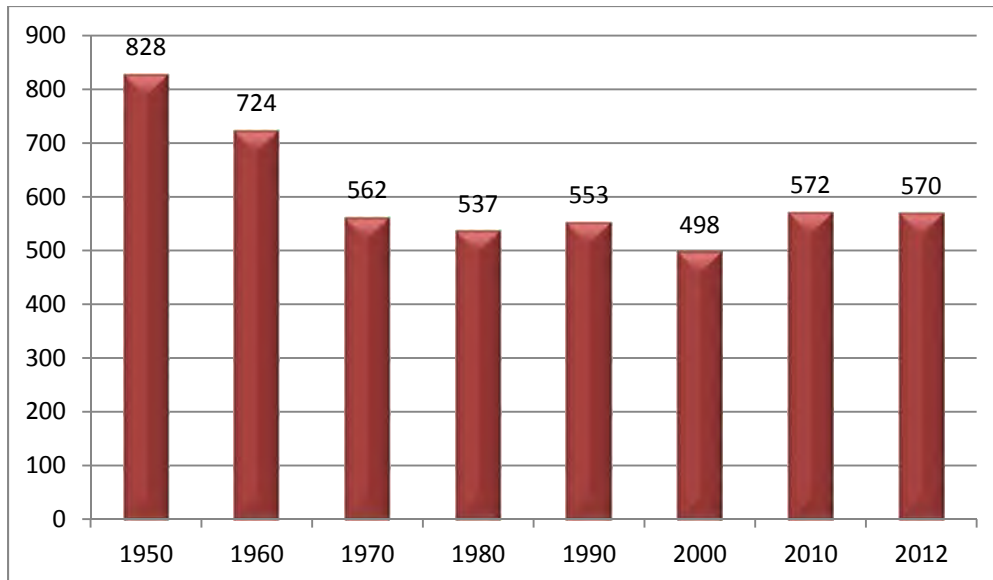
2.4.2   Population Growth Comparison

Table 2.1 compares population growth for the City of Ironton and Crow Wing County between 1980 and 2010. In general, there was modest population growth in the City of Ironton with a minor loss in 2000 since 1980. As of 2010, the City of Ironton population was 572 which is an increase of almost 15% since 2000. The greatest population decrease in a 10-year period (-10%) for Ironton occurred between 1990 and 2000, whereas the greatest growth increase (25%) for Crow Wing County occurred between that same time period.

Table 2-1
Population Growth, 1980-2010

	1980	1990	2000	2010	% Change 1980-2010	% Change 2000-2010
City of Ironton	537	553	498	572	6.51%	15%%
Crow Wing County	41,722	44,249	55,099	65,220	49.8%	13.43%

Source: US Census

2.4.3 Population Projections

Preparing the population projections is a critical step in developing accurate land use forecasts. Understanding future population growth patterns for a community, particularly when combined with land utilization estimates, can assist public and private sector planners and developers in determining infrastructure needs and identifying community investment opportunities.

Table 2.2 presents population projections for 2015 to 2030. Projections were based on US Census, and Minnesota State Demographer's Office data. By 2020, Ironton is projected to lose 10 people (-1.86%) and another 16 (-3.03%) by 2030. In general, these projections show that Ironton's population will continue to decline at a minimal rate.

Crow Wing County is projected to grow by 8,740 (+12.91%) between 2010 and 2020 and 7,650 (+10.34%) people between 2020 and 2030.

Table 2-2
Population Projections, 2015-2030

	2010	2015	2020	2030	2035	Change 2010-2020	Change 2020-2035	% Change 2000-2010
City of Ironton	538	534	528	512	502	-4.92%	-3.03%	15%
Crow Wing County	65,220	69,810	73,960	79,750	81,610	12.91%	10.34%	13.43%

Source: US 2010 Census, Minnesota State Demographer's Office.

2.4.4 Households

The US Census reported 261 households in the City of Ironton. A household refers to all persons who occupy a housing unit. Table 2.3 show's household growth trends from 1990 to 2010. Households increased for both the City of Ironton and Crow Wing County with a 13% increase in the number of households in Ironton and a 17% increase in the county.

Table 2-3
Household Growth, 1990-2010

	1990	2000	2010	% Change 2000-2010
City of Ironton	239	231	261	13.0%
Crow Wing County	17,204	22,250	26,033	17.0%

Source: US 2010 Census

2.4.5 Age and Gender

2.4.5.1 Age

Figure 2.3 shows the age composition of Ironton for 2000 and 2010. Over the past 10 years, Ironton has seen a modest decline in children under 5 years of age (.7%), a modest increase of youth between 5-19 (school age) (.20%), moderate decline in the age groups 20-34 and 55-74 (3.6 and 3.1%) and a modest increase in 35-54 population. The greatest decline in population has been in residents over 85 years and older (5.8%).

Typically the 25 to 34 year-olds are typically first-home buyers with or without younger children while the 20 to 24 year olds are typically renters. The 30 to 49-year-olds are a bit more established in the community, included in the move-up homeowner market with children enrolled in the school system from kindergarten to 12th grade. However, this age group also tends to be more mobile. Persons between 50 and 64 and young seniors between 65 and 74 tend to be empty nesters and begin to down-size seeking a variety of housing options from smaller homes to townhomes and condominiums. Seniors, 75 and older have a number of planning considerations for the city including passive recreation opportunities, senior housing, and medical services.

Figure 2-3 – Age Composition of Ironton 2000 and 2010

	<5	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
2000	7.9	9.4	7.2	4.2	5.9	12.9	9.8	13.3	12.0	7.4	7.0	3.0
2010	7.2	6.0	8.0	7.0	5.6	9.6	13.3	11.2	6.6	9.7	12.4	3.4
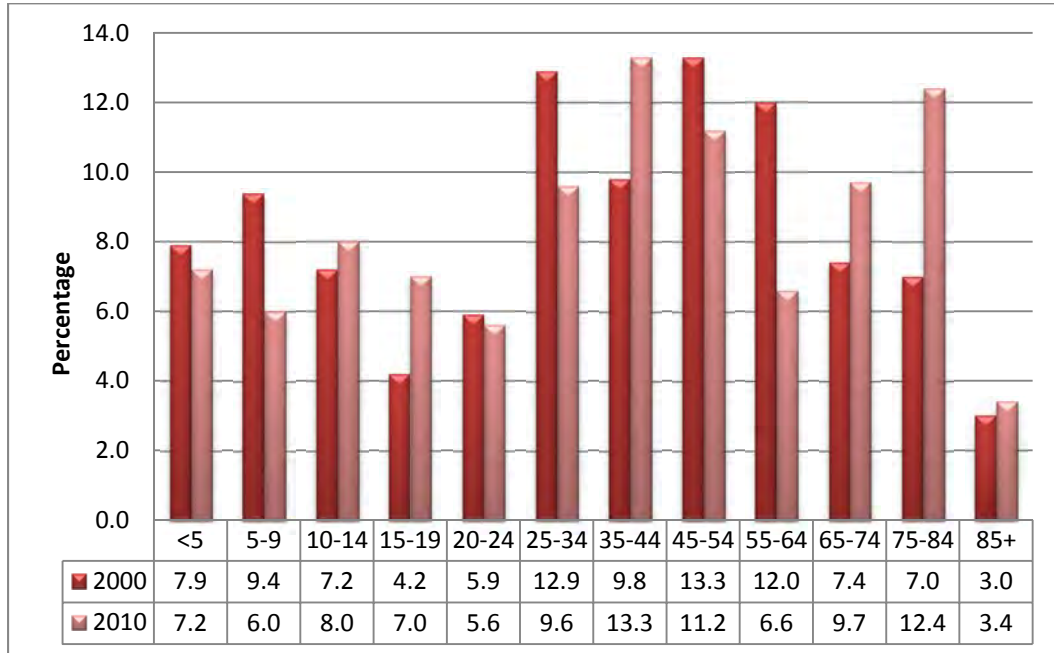
Source: US 2010 Census, QT-P1, 2000 Census DP-1

2.4.5.2 Median Age

The median age group in 2010 was 41.4. This median age is younger than the 2010 Irondale Township median age of 46.6 and slightly older than Crow Wing County median age of 42.4.

2.4.5.3 Gender

The total population in 2010 consists of slightly more females than males. Females total 52.3% of the population while males total 47.8%.

2.4.5.4 Education

Education attainment is an indicator of the level of skills and training the residents of an area have reached and is an important factor in employment.

Ironton is part of the Ironton-Crosby School District 182 and includes the Crosby-Ironton High School (7-12) and the Cuyuna Range Elementary School (PK-6).

Figure 2.4 shows that about 33% of the Ironton residents, age 25 and over, have at least a high school diploma or equivalent. Approximately 23% of Ironton's population, age 25 and over, has graduated from a level of higher education.

Figure 2-4 – Educational Attainment
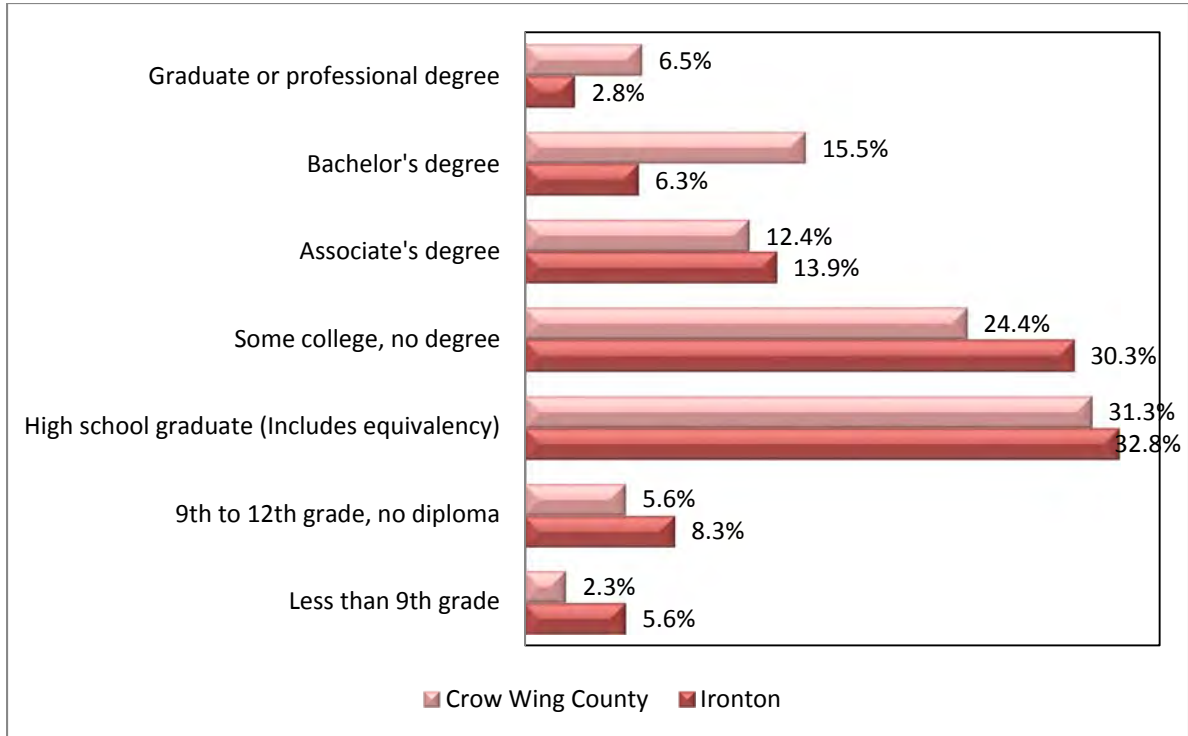
2.4.5.5 Ethnic and Cultural Diversity

As reported by the 2010 Census, shown in Figure 2.5, the City of Ironton is predominately white (96.6%). This number is down 1.6% from that reported in the 2000 Census. The second highest group reporting were those to be of two or more races (1.6%). That indicates that the City of Ironton still has primarily a homogenous cultural make-up with 1.8% of the population reported as minority. Hispanic or Latino comprises about 1.7% of the population.

Figure 2-5 – Ironton Ethnic and Cultural Diversity 2010

- White
- African American
- Asian
- American Indian and Alaska Native
- Native Hawaiian and Pacific Islander
- Other
- Identifed by two or more

0.1% 0.5% 0.9% 0.2% 1.6% 0.2% 96.6%
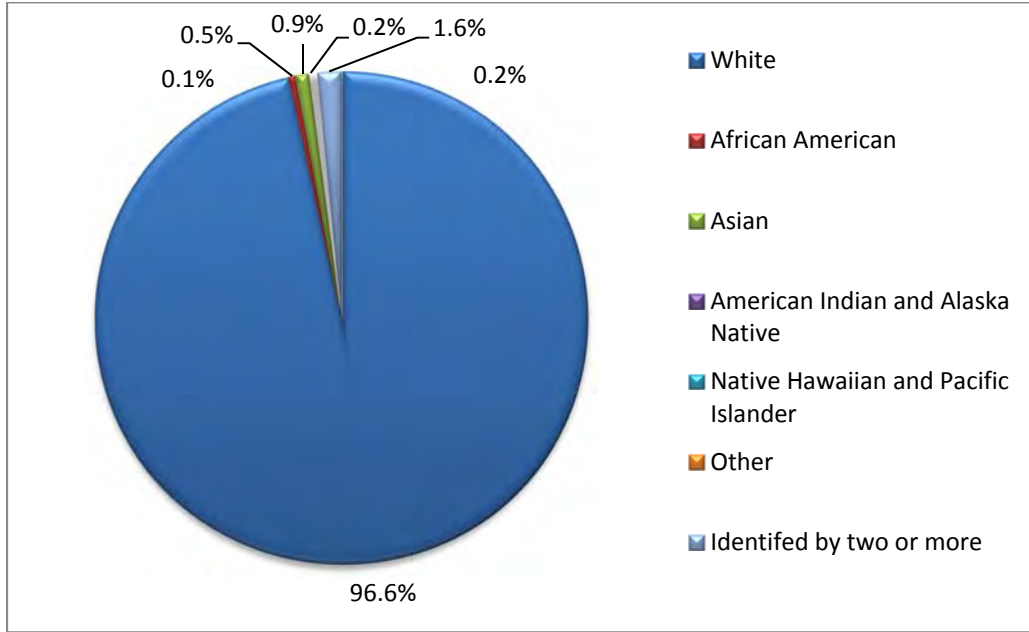
Source: 2010 Census, DP-1

2.4.5.6 Employment

Type of employment is also considered when analyzing demographic data about a community. Figure 2.6 shows categories of industry for employed persons over the age of 16 in 2000 and 2010. The educational and health care services employ about 41 % of the people which is the largest percentage of workers followed by the sales and office occupations (30.0%) and management and business representing 10% each. The data suggests continued diversity in job types within the City of Ironton, i.e., employment not dominated by any one industry.

Figure 2-6 – Industry of Workers
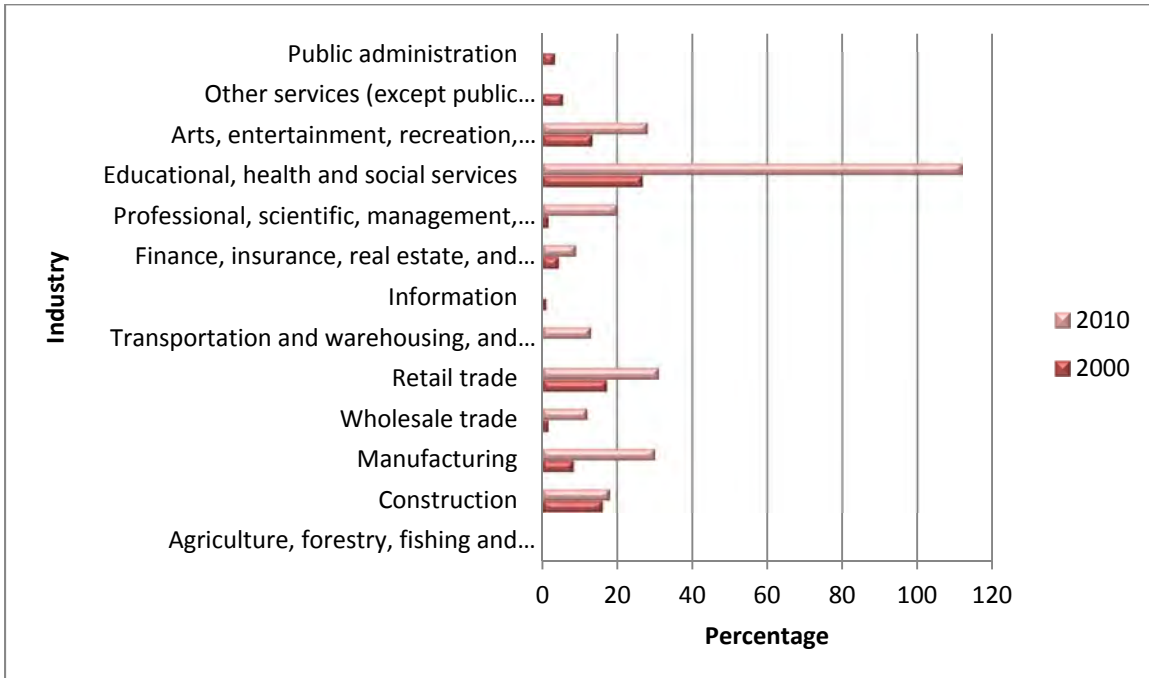
2.4.5.7 Occupations

A higher level review of employment is shown in Figure 2.7. About 45% percent of those employed are in management, sales and office occupations and 30% in service occupations. A large percentage increase was seen in the professional occupations as well as the production, transportation and material moving occupation, while a large decline was seen in construction, extraction and maintenance occupations.

Figure 2-7 – Occupations

	Management, professional, and related occupations	Service occupations	Sales and office occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transportation, and material moving occupations
2000	17.3	32.4	21.3	0	18.4	10.6
2010	28.3	30	16.4	0	5.5	19.8
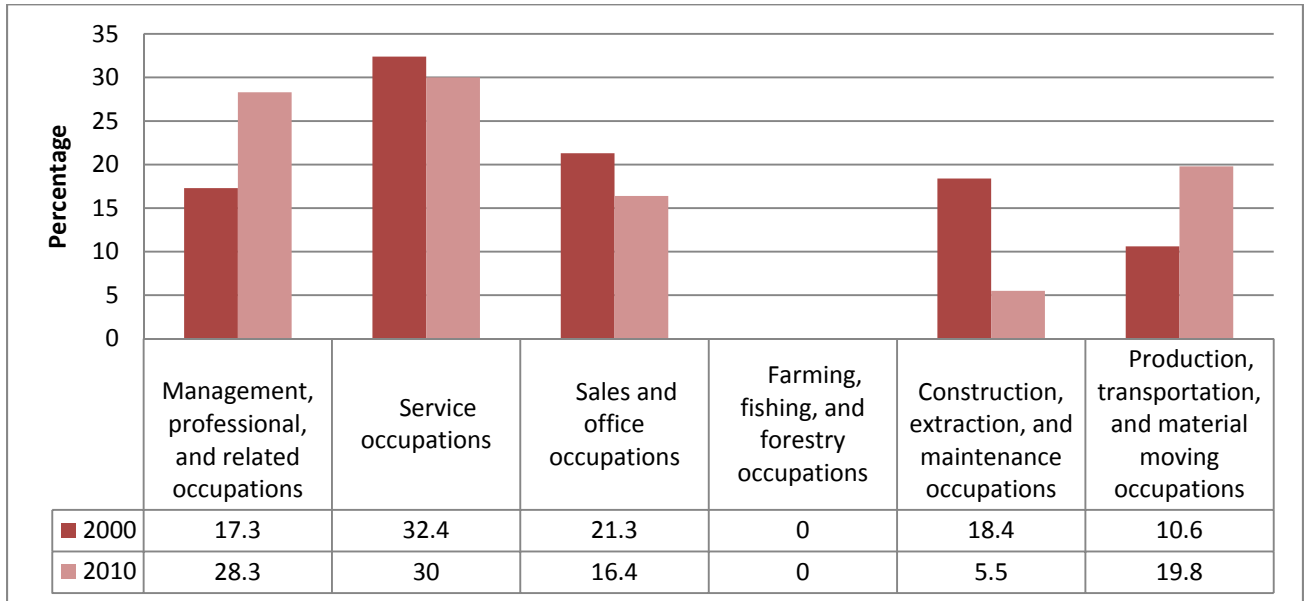
Source: 2010 US Census

2.4.5.8 Leading Employers

Table 2.4 summarizes the leading employers in the Ironton area.

Table 2-4
Leading Employers in Ironton

Type	Company Name
Resin Manufacturing	Crosby Manufacturing Co.
Depository Credit Intermediation	Northern NB – Ironton
Ship and Boat Building	Mirada Mfg.
Government	City of Ironton
House & Inst. Furniture & Kitchen Cabinet Mfg.	Melenich Cabinet

Source: www.lakesnwoods.com

2.4.5.9 Commuting to Work

Table 2.5 summarizes the means by which people commute to work. Currently there are 270 workers 16 years of age and over. Of those workers commuting to work, the majority drives alone, while the second highest carpool with one other person to work. A little over 3% of the working population does use public transportation; others may benefit from increased access. Currently no workers are walking or biking to work.

Table 2-5
Means of Commuting to Work

			Estimate
Workers 16 years and over			270
Mans of Transportation to Work			
Car, truck, or van			90.4%
	Drove alone		81.5%
	Carpooled		8.9%
		In 2-person carpool	8.9%
		In 3-person carpool	0.0%
		In 4-or-more person carpool	0.0%
	Workers per car, truck, or van		1.06
Public transportation (excluding taxicab)			3.3%
Walked			0.0%
Bicycle			0.0%
Taxicab, motorcycle, or other means			0.0%
Worked at home			6.3%

Source: US 2010 Census, S08.01

2.4.5.10   Median Household Income

Table 2.6 describes median household income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. In the City of Ironton, the estimated median household income for 2012 was $26,375 which was as 14% increase over the median household income of $22,813 in 1999. In comparison Crow Wing County, an estimated median household income for 2011 of $45,853.

Table 2-6
Median Household Income

	1999	**2011 est**	**2012 est**	**Percent Change**
Ironton	$22,813	n/a	$26,375	14%
Crow Wing County	$37,589	$45,853	n/a	18%

Source: US 2010 Census, S1903

3.0   Public Participation and Visioning

3.1   Introduction

The Ironton Comprehensive Plan Update was created through a public participation process. The process was designed to offer a range of opportunities for the community to provide input on issues, opportunities and any concerns related to future city planning. Public input was solicited using a number of tools including a Community Survey and a Community Workshop

3.2   Project Advisory Committee

Ironton began a planning process in March 2014. It was led by a Project Advisory Committee (PAC). The Committee worked with City Staff and SEH. The committee met between March and October 2014.

3.3   Community Workshop

A Community Workshop was held in April 2014 at Ironton City Hall. The workshop provided community members an opportunity to provide input on the Downtown planning area.

The following briefly summarizes issues and opportunities for the Downtown that resulted from the meeting:

- Attractive downtown with public gathering areas and a more uniform theme.
- Enhanced signs and lights in business windows
- Gateway entry features to the downtown area
- Proper wayfinding signage, specifically to public parking areas.
- Improved, decorative street lighting.
- New businesses and occupied buildings.

3.4   Community Survey

A Comprehensive Planning Community Survey tool was developed and administered in May of 2014 to gather input from citizens of the community. Thirty one surveys were returned with helpful information for the City to consider when making decisions related to community planning. The survey focused on general areas as shown in Figure 3.1 The results provide staff, elected officials and other stakeholders an opportunity to identify challenges and to plan for and evaluate improvements, and to sustain services and amenities for long-term success. See Appendix A to review entire lists of survey results.

Figure 3-1 – Community Survey Focus Areas

The following highlights general findings of the survey:

- When asked what Ironton should look like in 20 years, a wide range of responses were given but predominately focused on an inviting, clean and safe community, commercial and business vitality with good streets, a focus on tourism and being a recreation destination, a clean and healthy environment, pride in property reflected by presentation and maintenance.

- When asked what people like about their Community, responses included: liking the size of Ironton; it is small, quiet but close to amenities, safe environment, good communication from the City, and good City workers, quality of public services, particularly the parks, and people of the community in general.

- When asked what people would like to change in Ironton and what would make Ironton a better place to live and do business, responses included: better presentation and up-keep of personal property, additional businesses such as grocery store and restaurants, improved infrastructure, e.g., parks, lighting, etc. newer or better maintained housing, and additional employment opportunities.

- When asked what were some ways that Ironton could strengthen its local economy, responses included: more businesses downtown, lower property taxes, provide a clean and inviting community, and provide opportunities for tourism.

- When asked to rate community services, snow removal and ambulance services received excellent (highest ratings). Other high ranked services included law enforcement and fire protection, parks and recreation, storm drainage and postal service. Library service, sidewalks/pedestrian safety, and animal control received the lowest ratings.

- When asked what types of problems exist in Ironton neighborhoods, the greatest problems reported were condition of houses followed by feral cats and dogs.

- About 62% of respondents believe there is sufficient diversity of housing. When asked to list in order of importance five new housing types to be developed in the future, the majority of respondents would like to see senior housing, assisted living, and single-family homes.

- When asked if Ironton should pursue any economic development initiatives, the majority of respondents wanted the City to develop and implement a marketing strategy to promote Ironton to new businesses, housing developers and potential tourists.
- When asked what types of businesses are needed in the community, the businesses receiving the greatest responses included, in order from highest to lowest: Restaurants, Manufacturing a Professional Building, and a Grocery Store. The least desired businesses are craft/antique stores, and a car dealership.
- When asked to rate Ironton's recreation services, the majority of respondents rated the availability of community parks, multi-use walking and biking trails, and playground facilities and as excellent or good while picnic facilities and recreational events were rated as fair or poor by the majority of respondents.

3.5 Vision for Ironton

The Comprehensive Plan has a significant role in the growth of the community. Based on the participation of residents in the planning process, the Plan establishes a picture or "vision" of Ironton's future. This vision continues to be critical as the challenges related to job growth and population stagnation affects the future of the city.

The vision is typically expressed as a broad statement developed by the community at the beginning of the planning process. The statement can be a compilation of ideas to be used as a guide for development of more specific goals, objectives, and policies. Based on public input, the following statement was developed to embody Ironton's vision for the next 20 years**:**

Ironton will:
- Continue to preserve the small town character while becoming a modern community within the Cuyuna Lakes area;
- Help promote outdoor recreation, including off-road biking and all-terrain vehicle sports, while maintaining the pristine natural resources;
- Continued to cooperate with nearby communities, including the neighboring City of Crosby to promote strong education and health care;
- Work to encourage job growth through economic development.
- Embrace the proximity of Serpent Lake and the City of Crosby, while maintaining a unique character.

It is the intent of the Ironton Comprehensive Plan to bring that statement to life.

3.6 Guiding Principles

Guiding Principles reflect the expressed needs and desires of the citizens of Ironton that will guide the direction of future development and redevelopment of the community. Together with the plan elements the following principles will be used as a tool for guiding improvements and future development, evaluating proposals and furthering Ironton's vision.

1. Recognize Ironton's historic land use patterns and town building and continue those traditions to provide a framework for future growth.
2. Understand the Cuyuna Range landscape and guide growth responsibly within it by encouraging compact development and using natural features to establish city boundaries as it continues to grow.
3. Protect natural drainage areas to preserve water quality, provide open spaces, and reduce future stormwater management costs.
4. Establish a well-connected network of streets and roads to guide future growth that equally serves automobiles, pedestrians, bicycles, and future alternatives for transit.

5. Relate existing and future development to the network of streets and roads and natural drainage areas, emphasizing appropriate mixes of land uses instead of single use districts.
6. Study existing development patterns to determine how it contributes to a vibrant and positive community image and how visually prominent but undesirable areas should be improved, screened or eliminated.
7. Promote strong public engagement by creating strong lines of communication among the city, its residents and its businesses.
8. Instill a sense of responsibility and stewardship towards the present and future image of the community.
9. Provide a diverse range of affordable housing options to all residents.
10. Develop parks and preserve open space as integral parts of the community.
11. Balance the need to develop with the need to protect and conserve significant wildlife habitat, recreational, and agricultural areas.
12. Develop a high quality, interconnected trail system that emphasizes harmony with the natural environment while providing recreation and transportation as a means to link parks and open space together.
13. Support controlled development through the use of public service extensions.

4.0   Land Use

4.1   Introduction

Almost every policy or decision in a community affects the way land is used. Land use is the umbrella under which most comprehensive plan issue areas fall, whether the issue is housing, transportation, natural resources, economic development, parks and open space or agriculture.

How a community addresses its priority issues usually defines the land use element of its plan. It guides decisions about buildings, streets, parks, natural areas, commercial and industrial development, housing and civic functions.

The Land Use Plan helps the Planning Commission and City Council respond to individual development and redevelopment requests. It contains a combination of text and maps which include the goals and policies that will address future land use patterns.

4.2   Smart Growth Principles

Ironton's Future Land Use Plan is based on a set of Smart Growth Principles that help to create neighborhoods that are beautiful, safe, affordable and walkable. Smart Growth promotes the building of urban, suburban, and rural communities with housing and transportation near jobs, businesses, schools and recreational facilities while protecting the environment.

Smart Growth Principles provide Ironton with a way to promote efficient and sustainable land development, redevelopment patterns that optimize past infrastructure investments while consuming less land that is otherwise available for open space and natural resource conservation and preservation.

The following overall principles describe how development should use land efficiently, be environmentally and economically sustainable, and reinforce the quality and character of Ironton. These principles differ from planning practices that are more reactive to political dynamics or shifting market forces that tend to minimize or disregard long-term socioeconomic, environmental, and community choices that alter land use decisions.

Smart Growth Principles applied to overall city policy should be a catalyst for Ironton to take advantage of opportunities from which the public will benefit because of environmental sustainability, economic efficiency, and enhancement of community and civic life. The principles described in Figure 4.1, as well as the goal and policies outlined in this chapter, establish patterns that should guide the continued development of Ironton.

Figure 4-1 – Smart Growth Principles

The goal of Smart Growth Principles is to achieve the following:

Full and Efficient Use of Urban Services – avoids stretching city services across wide open areas, which increases both the cost of government and the distance that people must travel to their destinations, new growth should generally be adjacent to existing development or take maximum advantage of underutilized "infill" areas to produce a unified, economically efficient, and attractive city.

"Human-Scaled" Design – provides a more sustainable development option rather than promoting the status quo urban/suburban development which is framed by a reliance on automobile transportation and lacks the human scale, social opportunities, and design detail typically found in traditional neighborhoods – all of those elements that help define "small town" character. For example, Ironton has a much more intimate human scale and neighborhood feel in contrast to newer and linear highway oriented-developments. While these new developments provide valuable services, the large building setbacks, dominance of parking lots, traffic noise, distance between buildings, and lack of pedestrian access and public spaces create a far less inviting environment.

Compact and efficient project and building designs use land and resources effectively and efficiently, preserve more open space, and can provide memorable settings and experiences for residents and visitors alike, all of which have a positive impact on governmental budgets. Well-planned large-scale developments have an important place in Ironton's economy and can have a level of detail and scale that take on some of the characteristics of traditional downtown environments.

Mix of Land Uses – provides logical uses for sustainable and healthy active living in close proximity. For instance, in the downtown core of Ironton, residential, retail, service and recreational uses are located relatively close together and are walkable for family members, particularly for children and seniors. Conversely, newer development tends to separate different land uses from one another. The concept of single-use zoning grew out of the need to separate living spaces from major industries to protect the health of residents, and this practice is still a valid policy today in some cases (heavy industrial sites, need for heavy truck movement, etc.). But, mixing compatible but different uses in modern settings creates more interesting, livable, and efficient communities. Providing uses that are closer and linked to one another can also reduce the distances that people must travel by car to conduct their daily lives giving them opportunities to become more active on a regular basis.

Finally, plans and land development policies that provide appropriate use mixing also provide greater flexibility for those who build communities, and provides a means to avoid unnecessary regulation.

Housing Opportunities and Choices – creates more diverse housing types within Ironton that will meet the needs of changing housing needs and preferences. While Ironton has a good mix of owner- and renter occupied housing, there may be a need for smaller multi-family housing options such as duplexes and twin homes. While senior housing has been built to meeting the demands of an aging population, this will likely need to continue into the future. Also, as people have indicated their desire for walking and biking opportunities within the community, it would make sense for considering smaller lot, single family development in innovative design settings, and attached housing for young professionals and empty-nesters. Residential development in higher densities should be incorporated into mixed use projects to reduce separation between living places and activity centers. Ironton should provide opportunities for people at all stages of life to find places in the community.

Distinctive Neighborhoods with a Sense of Place – newer residential areas often occur in defined and sometimes isolated pods, largely caused by incremental development. However, these areas do not appear to have strong identities. A smart growth concept for Ironton should increase the highly desirable pattern of neighborhood sense of place and a larger sense of belonging to Ironton.

Preserves Open Space and Vital Environmental Areas – Ironton's environment, including Pennington Mine, Huntington Mine and Mahnomen, Alstead & Arco Lake and other recreational areas is one of Ironton's greatest assets. By preserving open spaces and environmentally sensitive areas, the City balances the built and natural environment and provides habitat for plants and animals, recreational opportunities, and places of natural beauty. Open spaces also add real property value to adjacent development. While passive in use, these environments should not be absent of use.

Creates Transportation Options – many communities have begun to realize the need to provide a wider range of transportation options. A completely auto-dependent city limits access of such groups as young people and older seniors. An increase in the City's physical size should not reduce access. Techniques that increase the ability of all residents to move freely around the City include better coordination between land use and transportation, increasing connectivity within the street network, and developing multimodal (or complete) streets that accommodate multiple forms of transportation. This expands transportation options and increases opportunities for social interaction. Equally important, incorporating physical activity into the daily routine of citizens creates a healthier and more physically fit community.

Achieves Community and Stakeholder Collaboration in Development Decisions –
Ironton is a great place to live, work, and play any time of the year. City government should stay close to its constituents through techniques that measure the priorities of its residents. While conducting a Community Survey as part of the comprehensive plan updating process is imperative, it is also important that the City check the pulse of the community every few years to understand any on-going needs or issues that may arise. Other tools that can be used include: open houses, focus groups, social events, on-line surveys or others forms of social media tools. The reason being is that implementation of the Smart Growth Principles cannot occur without the collaboration of citizens. Partnerships between neighborhoods, adjoining communities, developers, non-profit organizations, and the City will support and accelerate implementation of this Plan.

4.3   Existing Land Use

Understanding the patterns of land use in a community lends insight about predominant development types as well as potential deficiencies. Land Use analysis can provide insight into opportunities and constraints for future growth and development based on the need to preserve open space, protect fragile environmental features, and ensure that the character of the community is maintained.

The existing land use conditions are analyzed and mapping prepared using the best current data available which includes Crow Wing County land use tax data for land 2014 and aerial mapping. These categories and map is different from the Comprehensive Plan Future Land Use Map, which shows land use as envisioned in Ironton's 2014 revised Comprehensive Plan. The categories used in the two maps may have similarities, but are not identical.
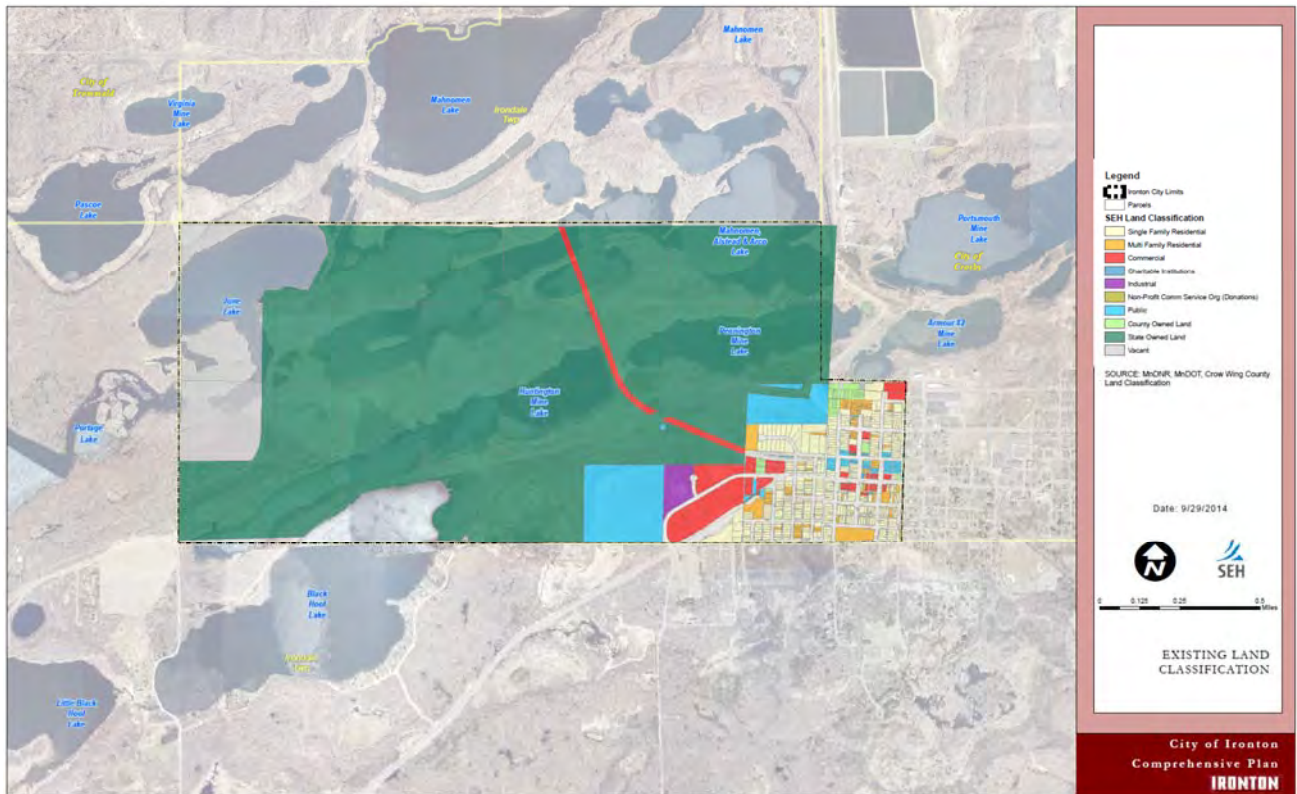
4.4 Land Use Patterns

The core of Ironton, is laid out in a typical small town grid pattern between the north side of Hematite Street and the south side of 2nd Street. The grid pattern also extends to the area between Winona Avenue on the east side and 7th Avenue on the west. This area is comprised primarily of single-family residential, with small segments of multi-family residential, smaller scale commercial development, and public uses (See Figure 4.1). In general, most traditional smaller lot residential land uses are located near the core of the downtown area.

Commercial land uses are located in various areas of the city. However, due to high visibility and easy access from CR 210, commercial land uses typically follow the same linear pattern as does the highway. Commercial activity is centered on the highway for the most part, specifically to the southwest of the immediate downtown area. Smaller scale commercial uses are remain adjacent to the historic downtown neighborhood area along CR 210.

There is one industrial area to the southwest of the downtown area along 4th Street (Mirada Research and Manufacturing).

Much of the land to the west and northwest of the downtown area encompassing much of the land surrounding the area lakes is state-owned.

Ironton encompasses approximately 5,500 acres. The planning area includes all land within the city limits of Ironton. Table 4.1 shows the distribution of existing land uses and distribution of acres for each category based on aggregated 2014 county parcel data.

Table 4-1
Existing Land Use Classifications

Land Use Classification	Acres	Percent
Charitable Institutions	0.14	0.0%
Commercial	41.42	0.7%
County Owned Land	126.08	2.3%
Industrial	7.60	0.1%
Multi-Family Residential	15.15	0.3%
Non-Profit Comm Service Org (Donations)	0.15	0.0%
Public	60.71	1.1%
Single Family Residential	58.22	1.1%
State Owned Land	4,115.89	74.3%
Vacant	1,113.62	20.1%
Total	5,538.99	100%

Currently, residential land uses make-up about 1% of the land within Ironton. However, of the developed uses (residential, commercial and industrial uses), residential makes up approximately 60 percent of the acreage, with commercial being about 39 percent and industrial being approximately 6 percent.

Public space which includes parks, municipal buildings, etc. comprises about 1% of Ironton's land area. The largest land use is state-owned lands, predominantly the Cuyuna Country State Recreation Area.

4.5   Future Land Needs

Figure 4.2 compares population growth with changes in land cover acres. Population has increased slightly within the last ten years, however the land use has remained constant. As growth continues, Ironton will want to maintain effective land use policies that will encourage more compact and efficient land consumption for the City. This type of growth pattern is not only sustainable but it will keep utility costs low for new development.

Figure 4-2 – Population and Land Consumption

	1970	1980	1990	2000	2010
■ Land Cover Acres	1408	1107	973	948	948
■ Population	562	537	553	498	572
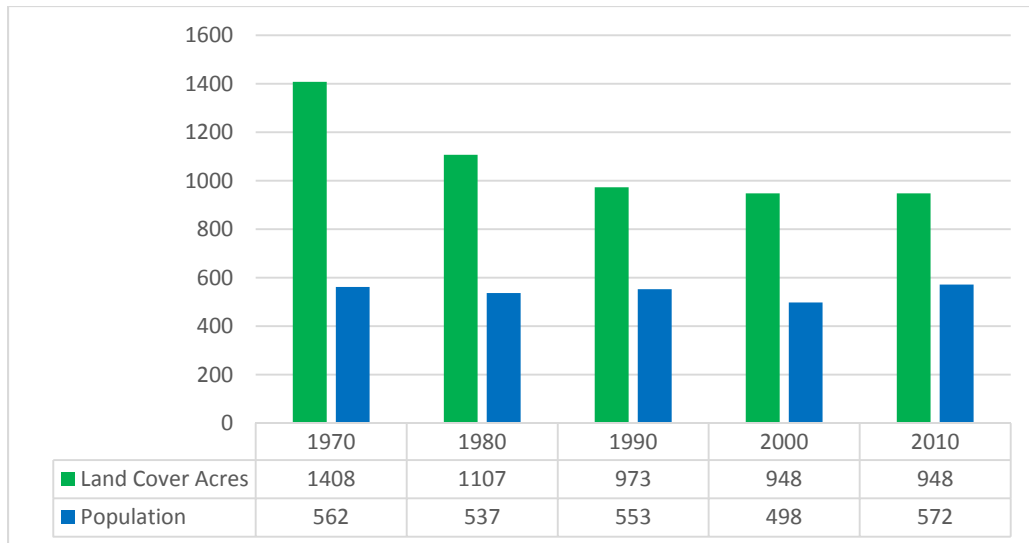
Figure 4.3 depicts density or persons per acre of land within Ironton's city boundary. Decreasing of density shows the beginning of a "sprawling" development pattern over the past 30 years. This is generally not happening in Ironton, and with population projections showing a slight decline, the City should have enough available space and housing units currently to accommodate the population changes projected.

Figure 4-3 – Population Density per Acre
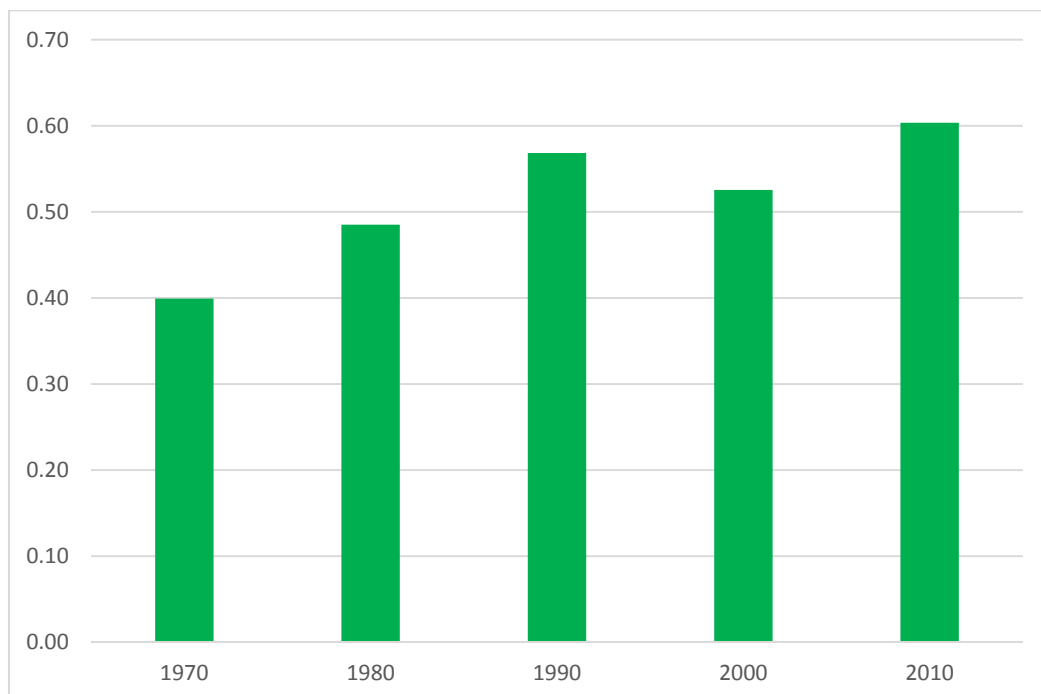
4.5.2   Issues and Opportunities

Following is a summary of key issues and ideas expressed by the Community during the current planning process:

- The City should create incentives to build on vacant land downtown.
- Downtown Identity
- Promote recreation resources

4.6   Comprehensive Plan Development Framework

The framework for the Comprehensive Plan emerges from a program based on the Smart Growth Principles outlined earlier, market realities, existing projects and priorities, and community-wide goals. The framework establishes an overall structure for the Plan and includes:

- Build out existing platted neighborhoods
- Focus on infill to best utilize already existing infrastructure
- Promote commercial and industrial growth
- Support transportation connectivity
- Strengthen recreation amenities
- Create strong Downtown Core

The framework land use category elements are illustrated in Figure 4.2 – Future Land Use Plan Map. The Plan is intended to serve as a guide to the Planning Commission and City Council in land use related decisions. Residents, businesses, and land owners should understand the future land use map is intended to direct development to certain areas where facilities and services are available and where land uses are compatible with one another.

As a decision-making tool it is important that the Land Use Plan be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for designated land uses are mapped.

4.7   Future Land Use Map

The Future Land Use Plan looks at development patterns for 20 years into the future. It represents the direction endorsed by the city based on what is currently known and desired for the future. The plan describes the future land use designations for the city and its growth areas. Future land use designations are products of past, present and anticipated future influences.

The Future Land Use Map is intended to serve as a guide for land use decisions and it provides for the basis for creating and/or changing zoning district boundaries or zoning ordinance language. It will also assist in guiding public investments in infrastructure, including roads and sewer and water service extensions. Modifications to the Future Land Use Map should be carefully considered after analysis and examination against the broader community vision, principles, and goals, and policies found within the plan.
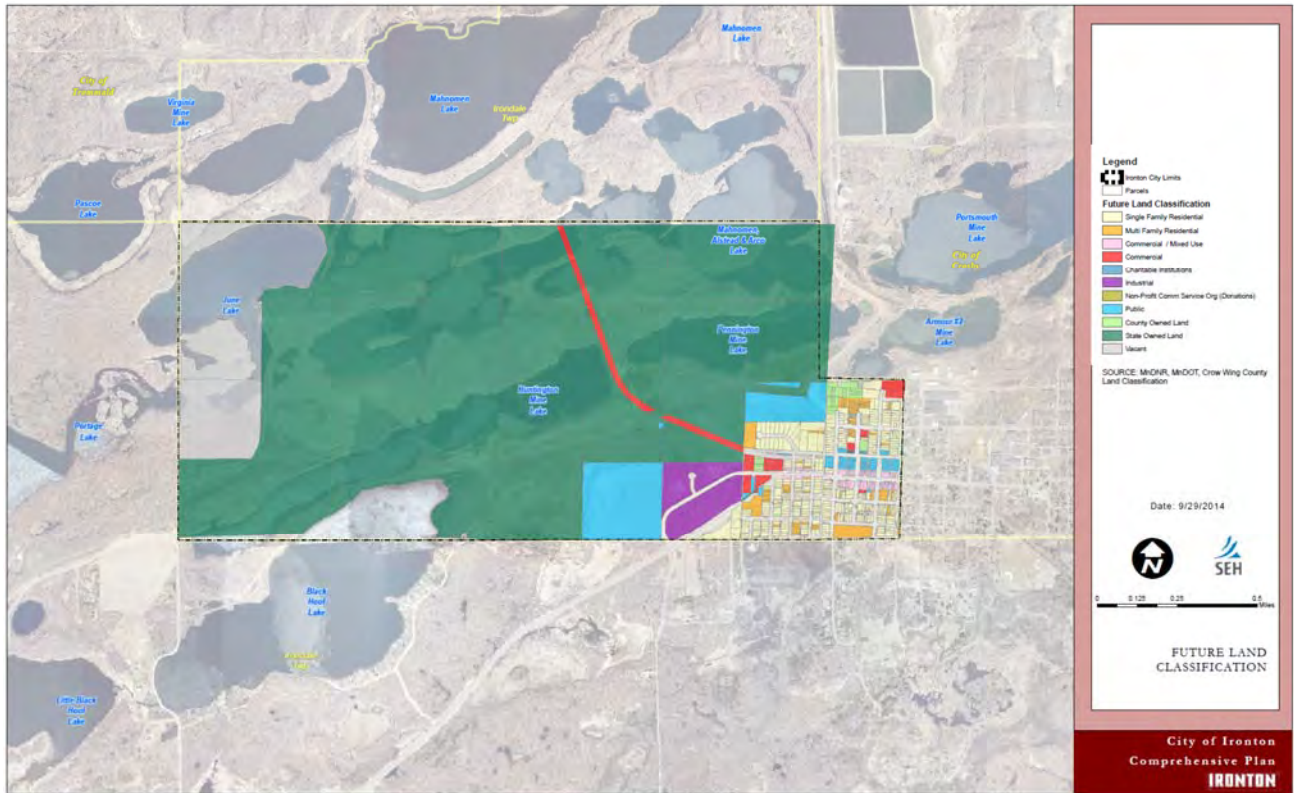
4.8   Future Land Use Categories

The Future Land Use Map contains a variety of categories to address the full range of land use types found in Ironton today, as well as those likely to occur in the future. The categories have been more clearly defined to reflect a wider range of density and uses. Each land use category is described in detail and illustrated on the Future Land Use Map (Figure 4.3). It is recognized that not every parcel of land within each designation will be buildable due to wetlands, floodplains, soil types, slopes and other natural constraints.

Residential – identifies uses that will be predominately single-family detached units.

Multi-Family Residential – identifies uses that will accommodate a multi-family residential housing.

Commercial/Mixed Use – identifies areas intended to provide a mix of commercial, residential, public/institutional-related uses in pedestrian friendly/human scale environment, typically part of what defines "small town character". Mix of uses can be integrated either vertically or horizontally. Mixed use areas are found in downtown Ironton.

Commercial – identifies commercial land uses including retail and service commercial, waterfront commercial and other areas that serve neighborhood, community and regional markets. In addition, uses would include such as professional offices and services. These areas are located to provide convenient access for customers.

Industrial – identifies portions of Ironton that contain industrial uses. The location of these businesses is concentrated and separate from other businesses to reduce disruption that could be caused if each business was scattered throughout the city. Uses include manufacturing, warehousing, assembly, and other similar businesses that provide goods and services.

Public/Institutional – identifies portions of Ironton that contain uses that benefit the public. Includes all publicly owned uses, such as schools, city/township buildings, water towers, pumping stations, sewage treatment plants, sanitary sewer facilities as well as public utilities, e.g., power plants, electrical substations, and telephone companies. Also includes private institutional uses, e.g., hospitals, colleges, private schools, churches, cemeteries, etc.

Parks/Recreation Areas/Open Space – identifies portions of Ironton that contain public and private parks and open spaces. Parks and open spaces are used for recreation and relaxation. Uses include parks, golf courses, campgrounds, wildlife areas, and other recreation facilities.

Since population projections are showing Ironton to be on a slight decline, significant land use changes are not anticipated. However, it is anticipated that commercial development will occur along the major thoroughfares, and that some multi-use land uses may be appropriate for the downtown areas.

Zoning map updates may be desired based upon identified future land use areas.
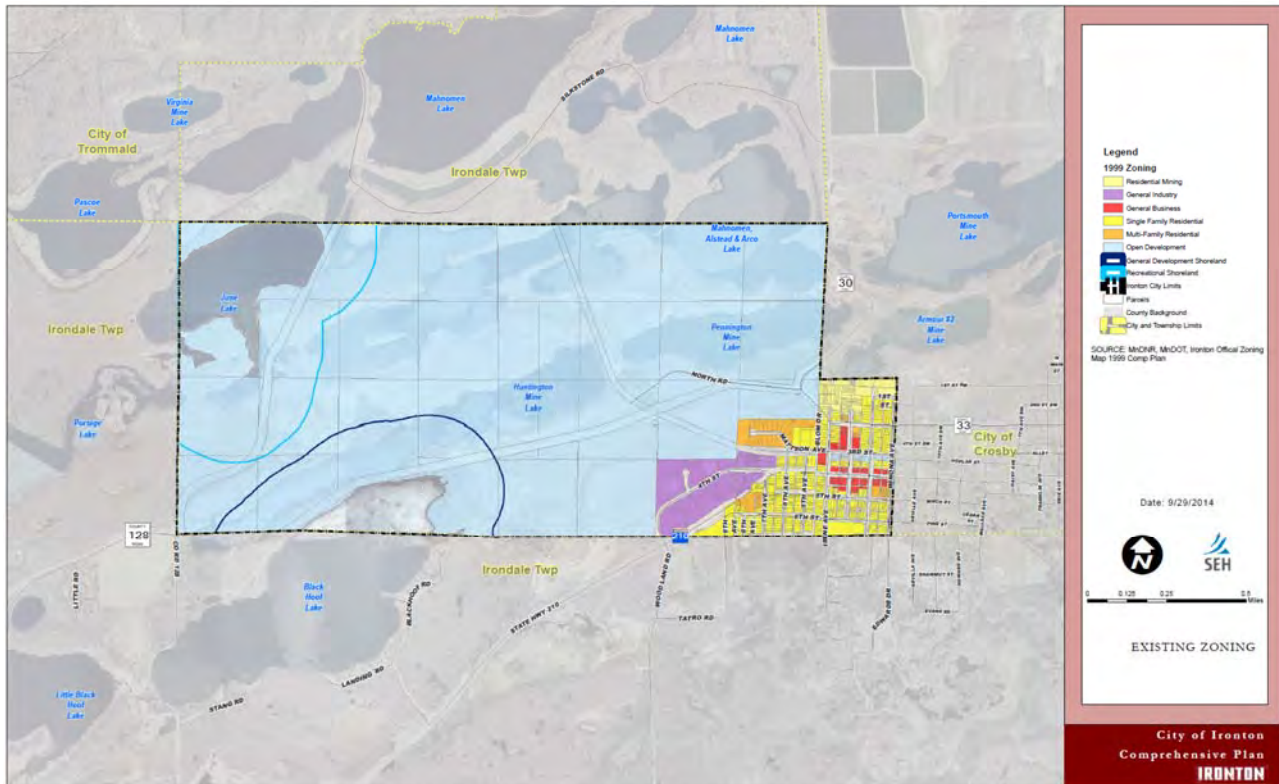
4.9   Goals and Policies

The foundation of Ironton's Land Use Plan rests on several goal statements. Policies are built upon this foundation. The City has included programs and standards within policy statements rather than listing them separately.

- Goal: Support the compact, efficient, and orderly growth of all urban development, including residential, commercial, and industrial areas. Strengthen the distinction between the urban city and the rural countryside with well-planned and carefully coordinated services appropriate to the distinct needs of each.

- Policies:
  – Develop orderly annexation plans for areas that are urban or are about to become urban in character. Work cooperatively with the adjacent townships, the County, and property owners to encourage orderly growth and development.
  – Review all applicable ordinances and policies to ensure that they do not deter desirable, self-supporting development.
  – Identify areas of significant natural resource benefit and protect these areas from premature or incompatible development.
- Goal: Plan for the orderly, efficient, and fiscally responsible growth of commercial and industrial development in Ironton.
- Policies:
  – Locate and design industrial and commercial developments to provide good access and road service, while avoiding the routing of traffic through residential neighborhoods.
  – Require new commercial and industrial developments to have access to adequately sized and designed public roads.
  – Encourage the development of additional commercial and industrial areas within the City in accordance with the Land Use Plan.
  – Require all commercial developments to be on public sewer and water.
  – Buffer commercial and industrial developments from environmentally sensitive areas within the community.
- Goal: Plan for the orderly, efficient, and fiscally responsible growth of residential development in Ironton.
- Policies:
  – Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced.
  – Encourage compatible infill residential development throughout the developed portions of the City to encourage the efficient use of land, the establishment of a strong tax base, and cost effective provisions of City services.
  – Require all residential developments to be on public sewer and water.
  – Encourage the incorporation of a system of trails, sidewalks, and open spaces in new residential developments.
  – Encourage redevelopment when possible.
- Goal: Plan land uses and implement standards to minimize land use conflicts.
- Policies:
  – Prepare and adopt a Land Use Plan that designates land use areas and guide development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.
  – Require adequate transitions between different land uses through appropriate Land Use Planning and zoning standards and promote architectural/site aesthetics that are compatible with community standards.
  – Encourage the location of commercial and industrial development in areas that avoid adverse impacts, such as truck traffic through residential areas.

- Goal: Support development that enhances community character and preserves the small town character and protects natural resources.
- Policies:
  - Work to strengthen and maintain the appearance of downtown Ironton area through design standards, trails, lighting, sidewalks, signage, and other tools.
  - Develop new downtown design guidelines that maintain downtown's historic character.
  - Continue to plan for land uses in order to support and enhance Ironton's ability
  - Allow lower density residential development in areas of transition between the urban and more rural landscape and in environmentally sensitive areas such as those found near wetland areas.
  - Ensure that new developments are designed in a manner that protects the small town character of Ironton, open space, and the natural environment.
  - Require residential developments to include appropriate open space (either public or private) to allow for parks, trails and the protection of sensitive environmental features. The City may require that a minimum amount of open space be part of the design of a residential development through amendments to the City zoning or subdivision ordinances.
- Goal: Support the economic viability of the downtown mixed (business) use district.
- Policies:
  - Retain and attract the appropriate mix of retail/service business activity and housing opportunities in downtown.
  - Evaluate and recommend improvements to downtown pedestrian and vehicular traffic flow.
  - Encourage and support innovative housing opportunities in the downtown area.
  - Promote adequate customer parking for the downtown with additional concentration on maintenance and improvement of parking facilities.
  - Encourage the use of federal, state, local, and other financial resources to promote reinvestment and the rehabilitation of downtown.
  - Provide appropriate wayfinding signage.
- Goal: Support mixed use development that is focused on integrating instead of separating land uses—residential, commercial, office, light industrial, public and semi-public, and parks, recreation, and open space.
- Policies:
  - Encourage development efforts to take advantage of the future Cuyuna Lakes Trail to provide a creative and contextual identity for new construction and renovation.
  - Provide for more than a single use within a development that are mutually supporting, i.e., office buildings with coffee shop, restaurant, small convenience store, post office.
  - Provide for a safe, comfortable, and attractive environment to attract pedestrians, patrons, and residents.
  - Require development within mixed land use areas to work with the natural environment by preserving and integrating natural features such as mature trees, topography, streams, and natural drainage ways into the development plan.
  - Encourage the use of shared parking facilities to multiple buildings to provide safe and efficient access to buildings and to lessen the impact of vehicles and parking.

- Promote the assembling of small tracts of land to form larger, more cohesive parcels to enable well planned and orderly development to occur and to support mixed use type of development.
- Create regulations that allow for mixed use residential commercial, office, and industrial/commercial.

- Goal: Provide for retention and expansion of development in the established commercial areas of Ironton.
- Policies:
  - Encourage the development, retention, and expansion of commercial development in the established areas of the City.
  - Encourage investment in new and existing commercial development that is compatible in size, architectural design, intensity, and signage with the surrounding land uses in established areas.
  - Encourage the formation, retention, and expansion of commercial development within the existing commercial boundaries as shown on the Future Land Use Plan.

- Goal: Support sufficient and varied choices in the location of commercial activities that serve a definite market need with the City but avoid overbuilding.
- Policies:
  - Promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned and orderly development to occur.
  - Encourage commercial development to locate on sites having minimal slope to avoid substantial grading and disruption of natural drainage and vegetation..
  - Regulate and enforce outdoor storage associated with commercial uses and environmental quality maintenance.
  - Design developments to limit parking to the extent possible to reduce stormwater run-off.

- Goal: Support the development of guidelines that would allow for compatible transition from commercial development to residential neighborhoods and other less intensive land uses (churches, schools, parks).
- Policies:
  - Consider appropriate transitional methods at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned).
  - Work with surrounding townships to prevent sprawl of incompatible commercial uses outside of the City.

- Goal: Provide locations that facilitate economic development opportunities.
- Policies:
  - Identify sites for new industrial development.
  - Ensure land served by public infrastructure is available to accommodate future economic growth.

- Goal: Promote continued development of high quality, high value industries that enhance the City's economy through improved tax base and expanded employment opportunities.
- Policies:
  - Identify sites for new commercial and industrial development.
  - Encourage infill development in the existing industrially zoned areas of the City.

- – Due consideration shall be given to all potential physical implications and service and facility demands (i.e., traffic generation, sewer and water demands, etc.) of any proposed industrial development.
- – Encourage site upkeep and maintenance through code enforcement to promote a positive industrial development image.
- – Consider site design that integrate industrial facilities with natural features of the land and provide an aesthetically attractive appearance.
- Goal: Protect, conserve, and enhance the City's natural resources and environmentally sensitive areas for the community's long-term environmental and economic benefits.
- Policies:
  - – Continue to identify and protect natural resources and environmentally sensitive areas.
  - – Encourage maintaining wetlands and natural drainage systems when accommodating new growth and reestablishing wetlands and natural drainage systems through redevelopment projects.
  - – Support development types that protect both surface and groundwater from hazardous waste, fertilizers, and pesticides.
  - – Require sedimentation and erosion control techniques during development and redevelopment projects and continue to encourage innovative techniques, such as rain gardens, and other low impact development and best management practices.
  - – Require the management of stormwater runoff in accordance with local and state requirements, as well as drainage needs.
  - – Encourage the use of two-cell stormwater treatment design that both treat stormwater and provide quality wildlife habitat.
  - – Retain, enhance, or restore vegetative buffers along streams, lakes, wetlands, and ponds. Use native plant species whenever feasible.
  - – Continue to protect the drinking water source management area in accordance with the Wellhead Protection Plan Department of Health rules and regulations.
  - – Strictly limit development on unsuitable soils, including slopes over 18 percent, wet soils, and floodplain soils.

5.0   Downtown Framework Plan

Ironton's downtown serves as the central core of civic life and plays a primary role in shaping the character of the community. This chapter describes existing conditions and recommendations for long term enhancement to make downtown a more vibrant, appealing, walkable, mixed use area.

The Vision for Ironton's downtown is built upon an analysis of existing conditions and community input received during public discussions conducted in April and June, 2014:

- Downtown Ironton should preserve and highlight its mining history.

- Downtown Ironton should be an attractive, walkable and family-oriented district providing a range of choices for shopping, personal services, dining, and entertaining for residents and visitors.

- Downtown Ironton should be an attractive, safe and convenient place where people of all ages can meet many of their daily needs by foot, bicycle and motor vehicle.

- Downtown Ironton should support opportunities for locally owned and operated business to thrive and grow.

Downtown Ironton has several charming buildings that set a strong foundation for the character of the town.

5.1 Community Perceptions, Issues, and Ideas

During the April 2014 community meeting, nine participants shared their ideas pertaining to what's missing or needed to improve downtown, what shouldn't change in the downtown, and what opportunities there are for improving downtown.

5.1.1 Community Wants for Downtown Ironton:

- A common, more uniform design theme in the public areas
- Public town square/centerpiece for gatherings, seating, relaxing
- Enhanced signs and neon lights in business windows
- Entry monuments and welcome signs
- Attractive signs identifying public parking areas
- Improved, decorative street lighting
- New businesses occupying empty buildings

5.1.2 Community Does Not Want:

- More bars
- Chain stores
- Run down, neglected buildings
- Industrial, manufacturing businesses
- High assessments for improvements

5.1.3 Community Identified Opportunities:

- Hotel
- Outdoor recreation/adventure-oriented retail (bikes, kayaks, canoes, fishing, birding, scuba diving, etc.)
- Coffee shop/café with evening dining, live music
- Soda fountain/ice cream shop
- Convenience store with groceries, bait, tackle, coffee, etc.
- Formalized town square park space
- Town Clock
- Bike racks
- Benches

As part of the April 2014 community meeting, participants also worked to identify the perceived boundaries of Downtown Ironton. The map below shows the outcome of the effort with the western border at 5th and 6th Avenues, the southern border at the alley south of Hwy 210 (4th Street), the eastern border at the City Limits, and the northern boundary at 3rd Street with a 1.5 block extension north along Curtis Ave.

Downtown Ironton's "Main Street" is focused on the three block stretch of Hwy 210 (4th Street) between 6th Ave and Winona Ave. Several redevelopment sites and most of the signature buildings identified in the downtown are located within this three block stretch.

5.2 Guiding Principles

The following principles were developed to provide guidance for all aspects of downtown Ironton's redevelopment, enhancement, management and maintenance activities.

Enhance the Public Realm - Walkability and Human Scale Are Important.

Unlike other low-density, more auto-oriented commercial areas, Downtown Ironton's is unique in its compact, walkable form. With buildings facing the sidewalk and moderate block lengths, pedestrians can experience the charm and character of a buildings' authentic materials and make eye contact or conversation with neighbors along the street. The quality of a person's walking experience through downtown is the measure of its success as a place.

Share the Street – Ironton is Multi-modal.

Downtown, more than any place else in the city, relies on multiple modes of transportation; walking, bicycling, auto, motorcycle, etc. Downtown's streets serve as the outdoor living rooms of the city and multiple modes of transportation should be accommodated.

Preserve and Strengthen Neighborhoods Surrounding Downtown.

The connections between downtown Ironton and its surrounding neighborhoods should be strengthened. A vital downtown is surrounded by strong neighborhoods and vice versa. Downtown Ironton has a mix of residential uses in and surrounding it that provide feet and eyes on the street, enhancing public safety, sociability, and economic viability.

Program events and "happenings" in public spaces.

Community activities such as sidewalk sales, multi-seasonal festivals and street dances should be planned for public spaces to strengthen sociability and identity. These events showcase the role of downtown as the heart and soul of the community while attracting and entertaining visitors and residents of all ages.

Mixing Uses.

Ironton's downtown core is the best place for continuing the tradition of mixing retail, service, entertainment and residential uses, on multiple stories and side by side.

Buildings should remain but uses can change.

Ironton's historic, main street buildings are one of its greatest assets: their ground floors are adaptable to multiple uses and their brick and stone exteriors establish downtown's character and sense of place. The uses within these buildings may change as business come and go but the exterior of the buildings themselves should be restored and maintained in a state of good repair.

5.3   Downtown Framework Plan

The Downtown Framework Plan identifies a range of issues and opportunities affecting the downtown. The overall framework plan (below) shows the complete picture. The following pages then take a more detailed examination of the following plan elements:

- Streetscaping and Gateways
- Town Square Park, Public Art & History
- Signature Buildings and Development Sites
- Cuyuna Recreation Gateway Development Opportunity
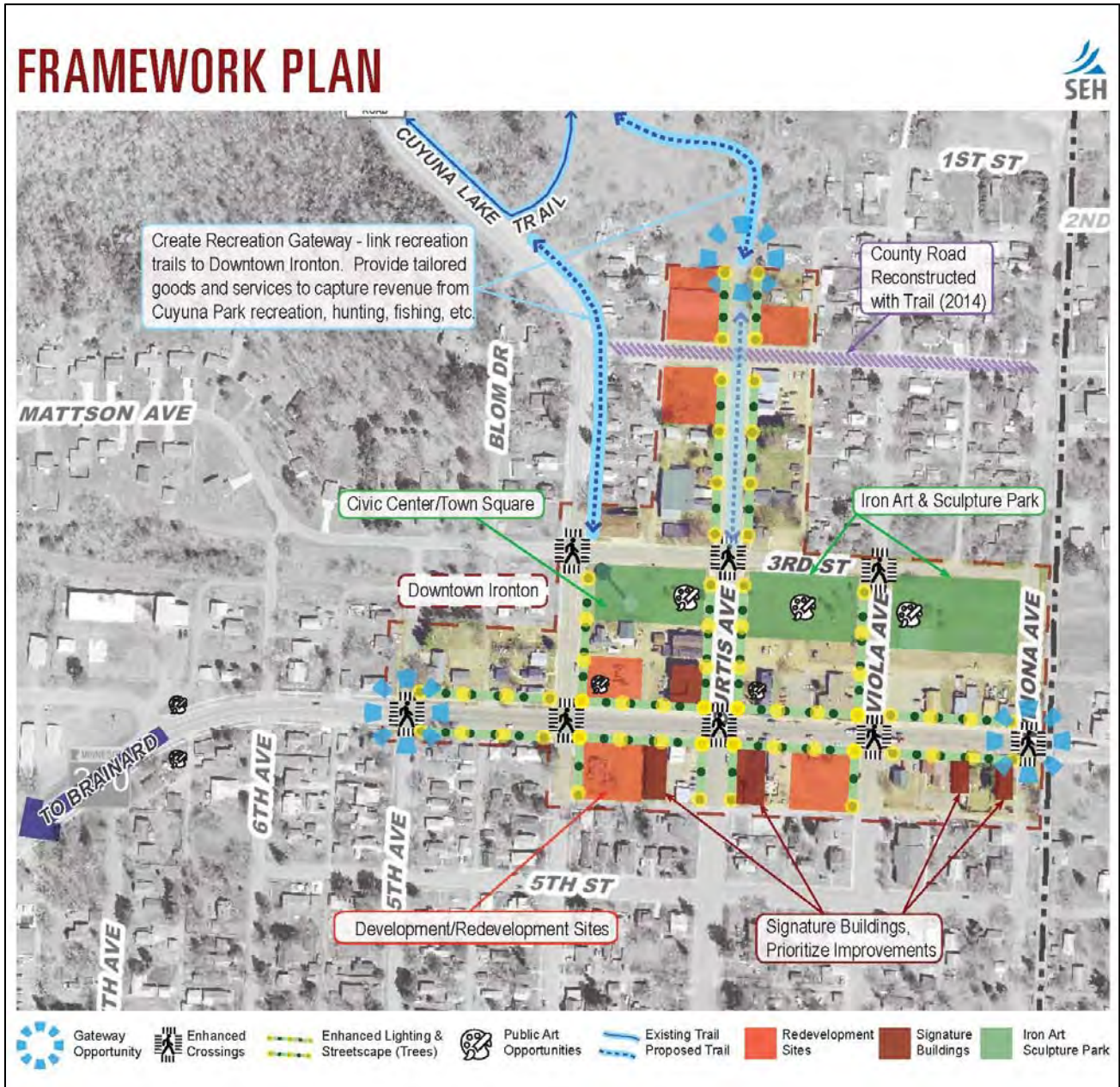
5.4 Streetscaping and Gateways

State Highway 210 spans the state of Minnesota from the border on the west to I-35 on the east. This State Highway is also the *Main Street* and *Front Door* to Downtown Ironton. Lane and shoulder widths of a state highway are greater than would otherwise be required of an urban street section, so Ironton's main street profile is larger than it needs to be for the number of people that the downtown serves. These attributes make the heart of downtown less quaint and walkable, but there are several strategies than can help to alleviate this.

The picture above shows the entrance to Downtown Ironton as seen from Hwy 210 (4th Street) heading east. This scene represents the bleak first impression drivers have of downtown Ironton and it would benefit from the following enhancements:

1. Add street trees and boulevards (space permitting) to soften the expansive hardscape.
2. Add gateway elements such as signs, banners, or iron art and artifacts to signify arrival in downtown.
3. Replace auto-oriented cobra head lights with a more aesthetically pleasing light fixture. Focus on pedestrian scale lighting that creates a signature aesthetic for downtown.
4. Add curb bump outs at intersections and enhanced cross walk striping. This will naturally calm traffic speeds, reduce crossing distance; and increase pedestrian visibility, safety, and comfort.
5. Encourage downtown businesses to add planters, baskets, or other seasonally appropriate decorations in the public realm.
6. Ensure that building facades are well-kept and maintained.
7. Encourage new development on corner lots that will also be gateway anchors to the downtown.

The streetscaping and gateways framework plan (below) shows recommended locations for two Downtown Ironton gateways on Hwy 210 (4th Street)—one at 5th Avenue and one at Winona Avenue. Enhanced crossings are shown at five intersections along 4th Street and three intersections along 3rd Street. Enhanced lighting and streetscaping is called for along both sides of 4th Street from 5th Avenue to Winona Avenue, with similar enhancements called for on the adjacent north/south streets. A 1.5 block stretch of Curtis Avenue is shown with enhancements on both sides of the street while 4th Ave and Viola Ave are limited to enhancements on one side of the street to be mindful of fiscal limitations. Ideally in the future, enhanced streetscaping and lighting could expand beyond the primary focus areas shown.

5.5 Town Square Park, Public Art & History

Key to the heart of any downtown or small town is a place where the community can gather and connect to their history and each other. During the issues and opportunities identification process, participants indicated that they wanted a "Public town square, a centerpiece for gatherings, seating, and relaxing". Ironton is very fortunate to have a relatively large swath of vacant land in the center of downtown that is ideally located for accessibility and visibility. It offers a unique opportunity to create a Town Square feature for recreation, gathering, and connecting as well a significant amount of space to create a public art and history park. Drawing from Ironton's rich history as a mining town and the incredible flexibility and range of ways we use iron in industries and art, creating a sculpture and public art park could celebrate this while adding charm and character to the downtown…even drawing visitors in to visit the park, or enticing pass-through traffic to stop and see the sight. Residents and visitors would be treated to a range of art and artifacts from mining equipment to modern sculpture.

The images below show a range of the types of iron art and artifacts that could be collected and displayed within the town square park, throughout downtown, and as gateways to the community.

IRONTON IRON ART OPPORTUNITIES

IRONTON IRON HISTORY PARK OPPORTUNITIES

5.6   Signature Buildings and Development Sites

Five signature buildings have been identified for their exceptional character and contribution to the urban fabric of downtown Ironton. Four of the five buildings, identified as A-E below, front onto the "main street" and their preservation and maintenance is critical to maintaining and fostering the charm and character that exists today. Recommendations for the preservation and rehabilitation of the signature buildings along with five additional buildings are outlined in the Façade Inventory and Observations on the next page.

5.6.1 Façade Inventory and Observations
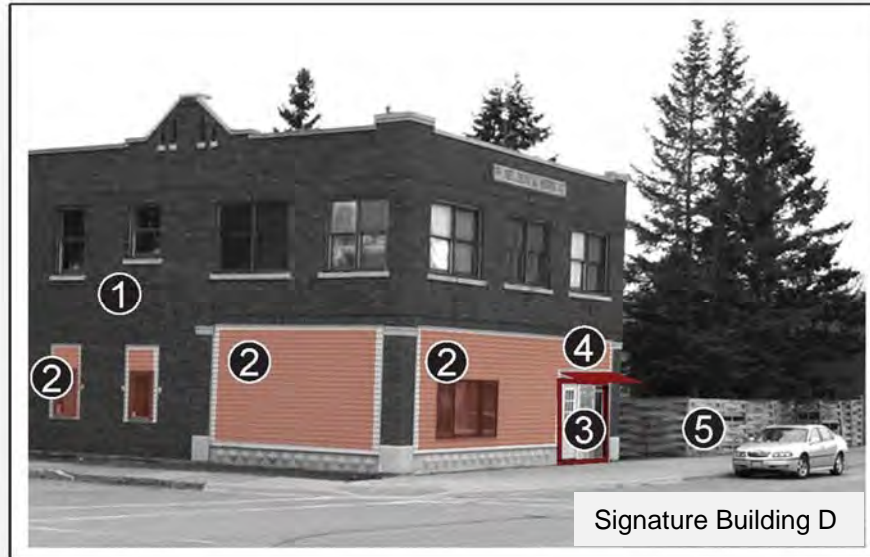
Signature Building D

Description: Two-story brick mixed-use building with ground floor retail and upper level office or residential uses. Serves as a gateway building into Ironton. Original store front windows have been replaced with wood siding.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.
2. Restore store front window in original opening.
3. Emphasize entry with canopy and wider framing.
4. Add lighting over entry.
5. Residential wood privacy fence is inappropriate for downtown. Replacement fence should be less than 4 feet tall. Consider wrought iron, decorative metal or masonry fence.

Description: One-story wood-sided (log veneer and shingles) commercial building with metal panel roof. New materials in good condition with an appropriate design for context.

1. Consider one larger, centered business sign. (Remove vinyl banner)
2. Add landscaping elements (tree, shrubs, and annuals) around perimeter.

Description: Two-story mixed-use building with wood siding and metal panel canopy roof. Retail and residential or office uses should be apparent from exterior.

1. Emphasize window openings with wider framing.
2. Add signage to indicate use (Business or Residential)
3. Add landscaping to soften parking lot edges and improve appearance.

Description: Two-story brick and wood siding mixed-use buildings with ground floor retail and upper level office or residential uses. Original store front windows have been infilled with wood siding and stucco.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.

2. Restore store front window in original opening.

3. Emphasize entry with canopy or framing.

4. Add lighting over entry.
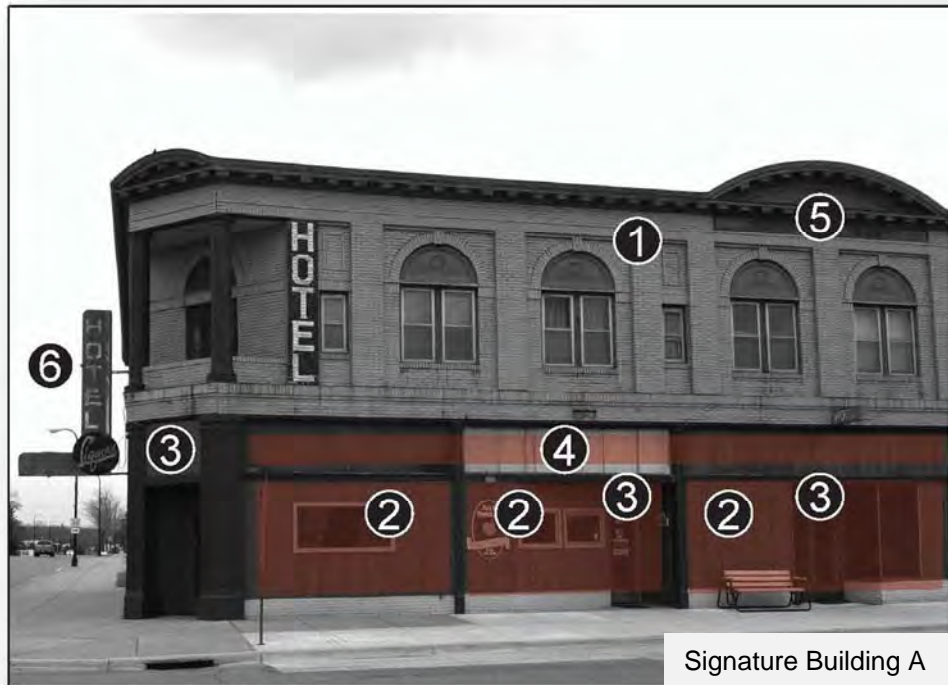
Signature Building A

Description: Two-story brick mixed-use building with ground floor retail and upper level office or residential uses. Signature building in Downtown Ironton. Original store front windows have been replaced with wood siding.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.
2. Restore store front window in original opening.
3. Add lighting over entry.
4. Develop consistent signage for tenants.
5. Maintain preserve wood cornice and details.
6. Classic neon sign adds character. Preserve and maintain.

Signature Building E
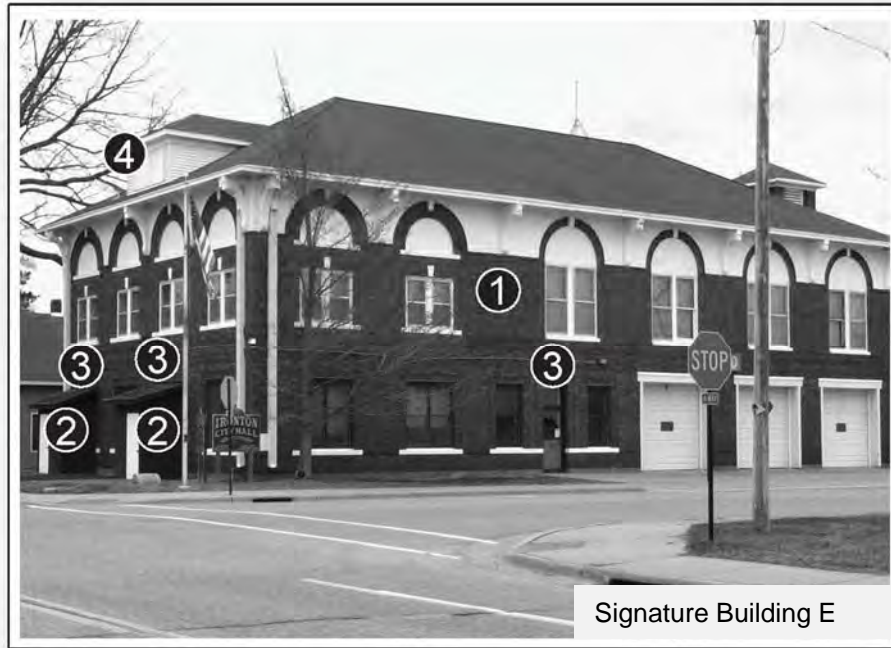
Description: Two-story brick City Hall. Signature building in Downtown Ironton.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.
2. Remove portals. If rebuilt, use transparent materials.
3. Add lighting over entry.
4. Replace solid siding with louvers to match original.

Description: Two-story wood panel siding commercial building with ground floor retail and upper level office or residential uses.

1. Remove and replace degraded wood siding and trim. Orient new siding horizontally.
2. Re-stain and seal log siding.
3. Replace small window with large store-front window.
4. Add lighting over entry.
5. Residential wood privacy fence is inappropriate for downtown. Replacement fence should be less than 4 feet tall. Consider wrought iron, decorative metal or masonry fence.

Signature Building B

Description: Two-story brick commercial building with ground floor retail and upper level office or residential uses. Priority building in Downtown Ironton.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.

2. Remove vertical siding on facade and restore underlying brick or replace with complimentary brick or wood siding.

3. Remove glass block and replace with large store-front windows.

4. Add lighting over entry.

5. Sign adds character. Preserve and maintain.
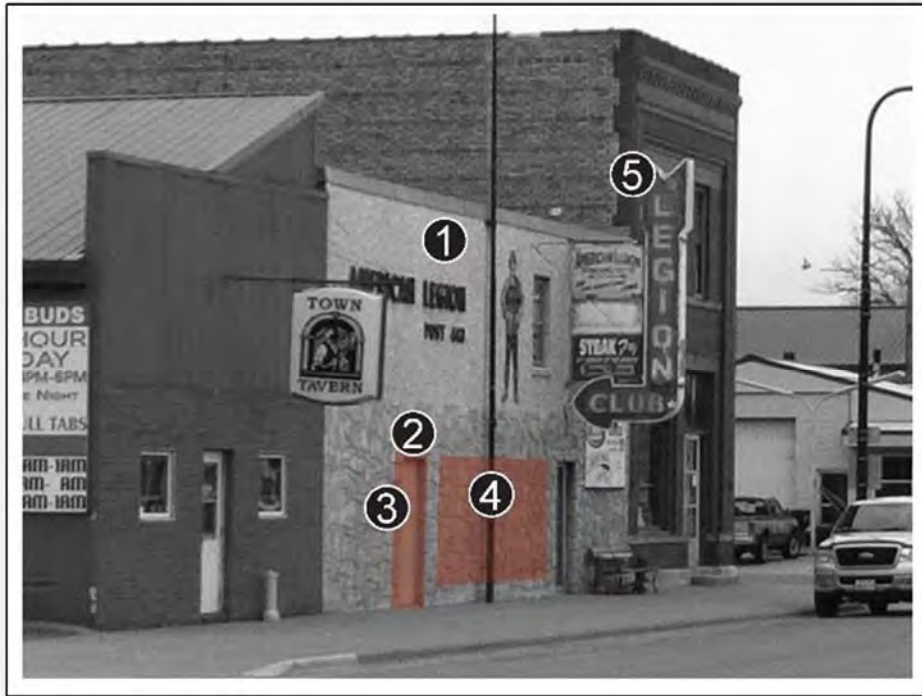
Description: One-story stucco and stone veneer commercial building.

1. Remove and replace stucco and stone veneer with brick or wood siding.
2. Add lighting over entry.
3. Emphasize entry doors with wide trim.
4. Add large store front window(s).
5. Classic neon sign adds character. Preserve and maintain.

Signature Building C
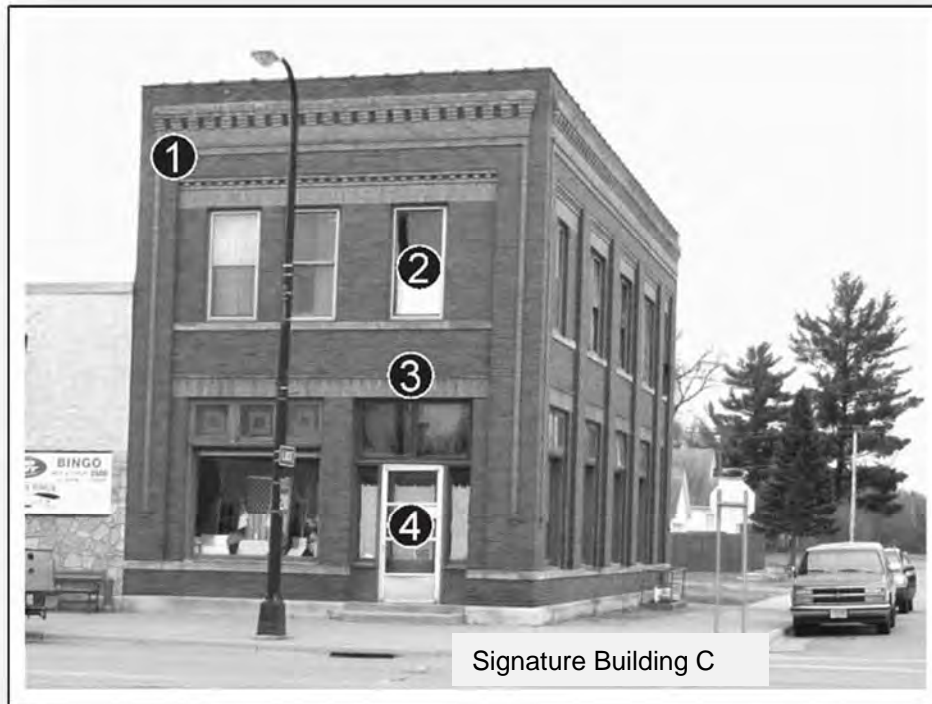
Description: Two-story brick commercial building. Priority building in Downtown Ironton. Good example of maintaining store-front windows in original openings.

1. Maintain integrity of exterior brick, tuck point as needed and do not paint.
2. Consider replacing and upgrading windows in existing openings.
3. Add lighting over entry.
4. Replace entry door, side lite, and transom window at main entry. Align transom over door with those over store front windows.

In addition to the signature buildings that call for prioritized preservation, there are six key redevelopment sites that have been identified:

Table 5-1
Development Site Opportunity Matrix

Site	Location	Approximate Acreage	Notes
1	4th Street & 4th Avenue	0.35	Main Street Gateway – Northwest Corner
2	4th Street & 4th Avenue	0.35	Main Street Gateway – Southwest Corner
3	4th Street & Viola Avenue	0.35	Main Street Infill
4	2nd Street and Curtis Avenue	0.4	Recreation Gateway
5	2nd Street and Curtis Avenue	0.6	Recreation Gateway
6	2nd Street and Curtis Avenue	0.4	Recreation Gateway

Sites 1 and 2 are currently vacant lots that sit at the western gateway of downtown. New development should front onto 4th Street, but pay special attention to the look and character of the west elevations as these are so highly visible as you enter town. Site 3 provides another centrally located infill/development opportunity on the main street. Opportunities for sites 4-6 are discussed in more detail in the next section.

5.7 Development and Enhancement Opportunities

Redevelopment sites include open properties where new, urban mixed-use buildings can be constructed. Uses should include ground floor commercial, retail and convenience with office or residential above.

A preliminary analysis of Ironton's demographics (2010 Census) reveals that 28% of residents are under 18, while 37% are age 50 and over.

A list of appropriate uses to catering to residents and visitors includes:

- Hotel/Resort
- Restaurants
- Outdoor Recreation Equipment (Purchase and Rental)
- Toy Store/Gift Store
- Clothing Store
- Games and Arcade, Computers
- Indoor Fitness, Climbing, Skating, Dance, Gymnastics
- Bowling
- Theaters and Music
- Hobbies and Craft Stores

5.8   Cuyuna Recreation Gateway Development Opportunity

The Cuyuna Lake Trail connects the 5,000 acre Cuyuna Country State Recreation Area directly into Downtown Ironton. This developing recreation area is an incredible asset and offers uniquely convenient access to the areas former mine pits turned pristine lakes, hiking and biking trails, scuba, kayaking, fishing, and other recreation opportunities. Three development sites have been identified to be considered for a recreation gateway development that would cater to the local and visiting recreationists. A quick search for lodging opportunities in Ironton on the *Explore Minnesota* website and Cuyuna Country State Recreation Area website yielded no results. There exists an immediate opportunity to capture a portion of the rapidly increasing revenue stream from visitors by developing a recreation resort complex that has tailored goods and services, rental equipment, repair, lodging (rooms and RV camp sites), entertainment and restaurants.

This is an opportunity for Ironton to attract and capture revenue from this local phenomenon while revitalizing and growing the community.
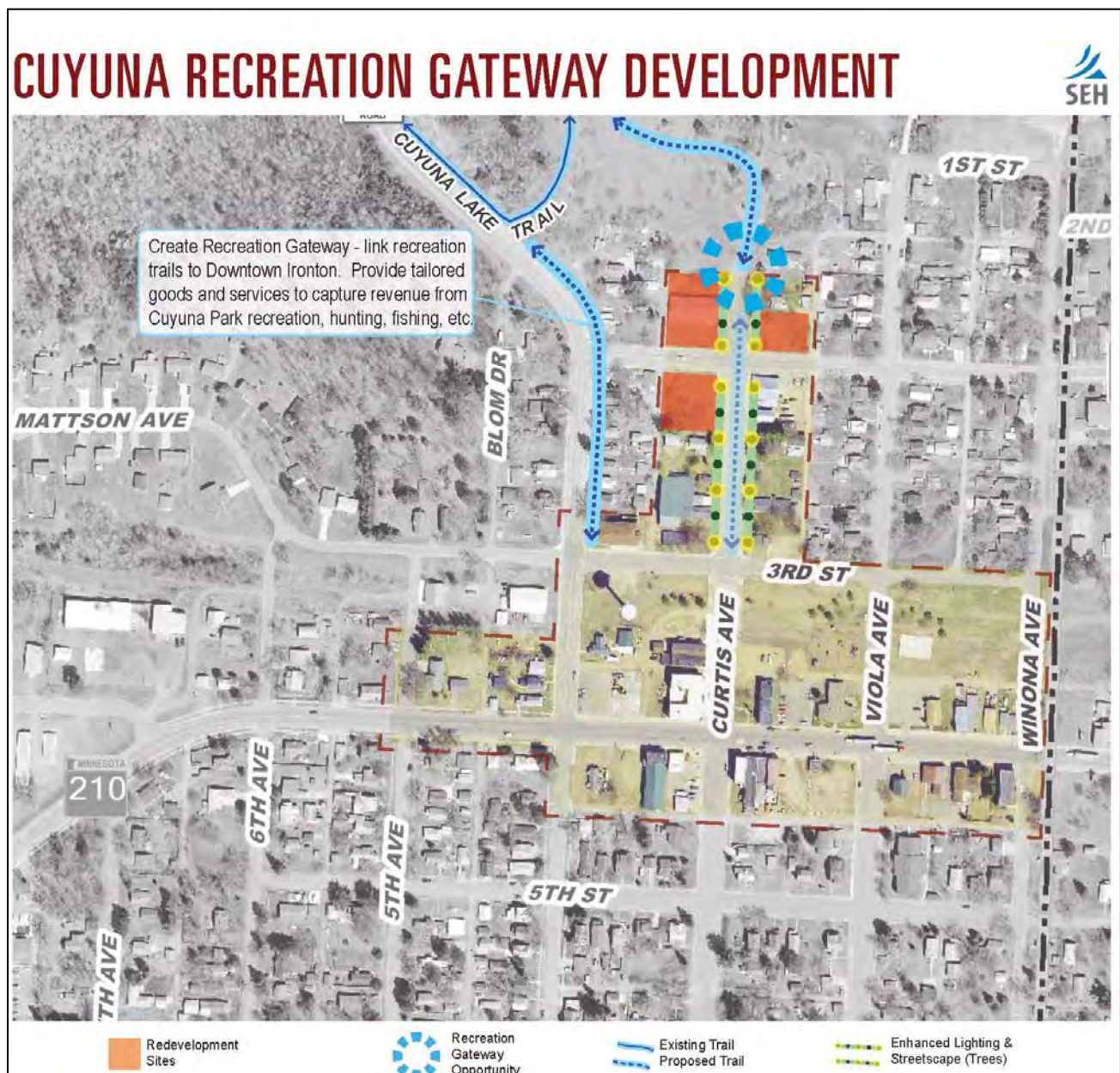
5.9   Goals, Objectives, and Strategies

Five goals were developed for fulfilling the downtown vision:

1. Downtown needs to be a place where businesses can prosper.
2. Existing and new buildings should contribute to Downtown's historic, main street character.
3. Provide a mix of multi-generational uses including commercial, entertainment, personal service, professional office and multi-family housing.
4. Create an attractive, walkable and interconnected public realm.
5. Create Bicycle-safe / bicycle-friendly streets.

Strategies specific to each goal provide more detailed action steps for achieving the goals and vision:

Goal: Downtown needs to be a place where businesses can prosper.

Strategy – Establish a Downtown Business Organization or Main Street Group.

Strategy – Manage and maintain off-street parking facilities as a shared resource. (Managed as a whole, not as individual facilities—Park anywhere for any business)

Strategy – Establish permitted parking to support downtown residential (Allow overnight parking).

Strategy – Consider establishing and maintaining district-wide business hours.

Strategy – Work with area business owners to develop and implement a Downtown identity program such as a logo and or promotional slogan.

Goal: Existing and new buildings should contribute to Downtown's historic, main street character.

Strategy – Develop Downtown Design Guidelines to require more appropriate, downtown-oriented building design and site development such as requiring buildings to hold the street corner; main entries to face the primary street, and; encourage the use of traditional, main street commercial building materials such as brick, stone, steel and glass while limiting or prohibiting the use of inappropriate materials such as vinyl siding, EFIS (faux stucco), etc.

Strategy – Review and update zoning and subdivision ordinances to eliminate barriers or inconsistencies in providing for a traditional, main street form and pattern of downtown development.

Strategy – Establish a façade grant program to provide incentives and support to Downtown building and small business owners in renovating, maintaining and enhancing their aging buildings and signs.

Goal: Provide a mix of multi-generational uses including commercial, entertainment, personal service, professional office and multi-family housing.

Strategy – Actively recruit entrepreneurs to locate their businesses in the Downtown.

Strategy – Recruit and direct developers to create appropriately scaled projects in the Downtown.

Strategy – Establish a range of development incentives (financial, stream-lined approvals, etc.) to help Downtown redevelopment succeed.

Goal: Create an attractive, walkable and interconnected public realm.

Strategy – Prepare and implement a street tree planting and maintenance program.

Strategy – Prepare and implement a decorative street lighting program.

Strategy – Include curb extensions and marked crosswalks at key intersections to protect on-street parking and enhance pedestrian safety when undertaking street improvements in the area.

Goal: Create Bicycle-safe / bicycle-friendly streets.

Strategy – Add bike parking / bike racks within downtown, in parking areas, and in front of business.

Strategy – Require bike parking as a part of new development and construction downtown.

5.10   Implementation

Recommendations described in the Downtown Framework Plan all contribute to the enhancement and revitalization of Downtown Ironton. Each recommendation should be advanced as opportunities come available and reprioritized based on the timing and availability of financial and organizational resources.

The biggest revitalization challenges that Ironton faces are
1. Securing Funding.
2. Establishing a Supportive and Effective Downtown Organization.
3. Locational Setting (Northern MN, Edge of MN's Iron Range).
4. Population size.

5.11   Funding

Seeking funding and support from federal, state and regional agencies as well as regional institutions can provide critical dollars in the form of direct grants or low-interest loans to realize projects that would otherwise not proceed. Below is a list of funding opportunities that should be explored:

- DEED Small City Development Program – Downtown Commercial Redevelopment Grant Funds.
- IRRRB Commercial Rehab Loan Funds.
- IRRRB Public Works Program Grant Funds.
- MnDOT Regional Transportation Enhancement Program Grant Funds.
- USDA Rural Development Intermediary Relending Program Loan Funds.
- Blandin Foundation.

5.12   Downtown Organization and Management

Securing outside funding and support is especially crucial in Downtown Ironton and this requires organization and partnerships that are dedicated to the pursuit of funding and revitalization of the Downtown. The Cuyuna Chamber of Commerce is a regional asset, but a group focused solely on the downtown is needed as well. Because of the size and seamless transition between the two communities of Ironton and Crosby, a cooperative group that shares development resources would be efficient and is encouraged. Create a downtown development commission (EDA or HRA) that would focus on the specific needs and enhancements of the downtown. Get business working together, from both Ironton and Crosby, to build and strengthen your regional identities and draw. Put an organization in place that will promote the success of Downtown and actively pursue funding.

5.13   Location and Population

Ironton's location within Minnesota is both an asset and a challenge. It's northern MN, Cuyuna Country State Recreation Area location and proximity to the Brainerd Lakes area firmly places it in one of the state's primary, multi-seasonal recreation areas. This also puts the city in active competition with numerous other communities for a limited pool of tourist dollars. Cooperating and collaborating with the state, county and near-by municipalities to leverage assets, investment and promotions will be important to overcoming Ironton's diminutive (572) population size as compared to 2,374 in the neighboring City of Crosby.

6.0 Housing

6.1 Introduction

Housing plays an essential role in the vision for the future of Ironton. Most housing opportunities in Ironton are not in long established neighborhoods. Most of the housing in Ironton has been built since the 1950's. These neighborhoods have certain features that make them attractive to residents, but the long-term quality of the neighborhood is something that can be addressed by encouraging the creation of a strong sense of neighborhood identity through design.

As Ironton continues to grow, new residential neighborhoods need to be created without compromising existing standards of the community. By developing new areas based on the accepted character traits of the community while respecting its natural resources, Ironton will continue to maintain its desire to be perceived as a small town. For that type of development to be successful, Ironton needs to continue to understand and use all of those physical elements that help to define "small town" including logical street patterns, accessible sidewalks that lead to downtown, schools, corner stores, parks, jobs, etc. and opens spaces.

Many people spend a significant amount of income on shelter, and much effort is invested to transform the space they live into their personalized home. Residential areas set the tone for community character, quality of life and citizen morale. Housing markets, development, and reinvestment are influenced by many interconnected economic, social, and political factors. Local policy influences the community's ability to meet the housing needs of its changing citizenry.

6.2 Existing Conditions

6.2.1 Housing Units

Table 6.1 shows a comparison of housing units between 2000 and 2012. The survey shows that the City of Ironton has a total of 331 housing units in 2012 which is about a 26% increase over the last 12 years. Of the total housing units, 289 were occupied and 42 or about 12% were vacant. This shows that vacancy rates have been increasing slightly since the 2000 census.

Table 6-1
Comparison of Housing Units

	2000	2012	Percent Change
Total Units	263	331	25.9%
Occupied	231	289	25.1%
Vacant	32	42	31.3%
Vacancy Rate	12.2%	12.7%	0.5%

Source: 2008-2012 American Community Survey, DP04

Table 6.2 shows a comparison of total owner-occupied and renter-occupied housing between 2000 and 2012. Of the total occupied housing units in 2000, 72% were owner-occupied while 28% were renter-occupied. This is in comparison to 51% being owner-occupied while 49% were renter-occupied in 2012. This would indicate that rental units are rising while ownership is decreasing.

Table 6-2
Comparison of Occupancy of Housing Units

	2000	2012	Change
Total Occupied Units	231	289	58
Owner-Occupied	167	148	-19
Renter-Occupied	64	141	77

Source: 2008-2012 American Community Survey, DP04

The majority of housing units (See Table 6.3) in Ironton are single family dwellings (72.8%). Structures with 10 to 19 units and 20 or more units provide the second and third largest housing types in the city. This would reflect that while most residents live in single family dwellings, there are a number of residents that live in moderately to large multi-family dwellings which are likely apartment buildings.

Table 6-3
Units in Structure

Total Housing Units in Structure	Estimate	Percent
1-unit, detached	241	72.8%
1-unit, attached	0	0.0%
2 units	0	0.0%
3 or 4 units	9	2.7%
5 to 9 units	19	5.7%
10 to 19 units	31	9.4%
20 or more units	28	8.5%
Mobile home	3	0.9%
Boat, Rv, van, etc.	0	0.0%

Source: American Community Survey 2008-2012, DP04

6.2.2   Age and Condition of Housing

Maintenance and preservation of existing housing supply will continue to be important to the vitality of the community, in general but in particular the historic area of downtown known as Downtown. Greater discussion of existing conditions of the city's redevelopment area can be found in the Downtown Development Plan that is being concurrently prepared with the Comprehensive Plan Update.

Typical of the building boom throughout the 1990s to the early 2000s, reflecting the migration of residents away from urban areas to smaller communities within commuting distance, the City of Ironton also shows a significant peak in construction of new housing units and then a notable dip in the mid-2000s due to stalled population growth and economic factors that hit the country as a whole.

The majority of Ironton's housing stock built in 1939 or earlier or about 28%. The second highest period of building occurred between 1960 and 1969. Census data show that approximately 30% of homes have been built since 1980 but only about 9% since 2000. Because of the relative mature age of one fourth of the housing stock in Ironton, Ironton will be experiencing varying degrees of maintenance issues.

Table 6-4
Construction Year of Housing Units

Year Built	Estimate	Percent
2010 or later	0	0.0%
2000 to 2009	29	8.8%
1990 to 1999	20	6.0%
1980 to 1989	49	14.8%
1970 to 1979	9	2.7%
1960 to 1969	53	16.0%
1950 to 1959	30	9.1%
1940 to 1949	49	14.8%
1939 or earlier	92	27.8%

Source: American Community Survey 2008-2012, DP04

6.3   Building Permits

Building permits provide an idea of building activity within a community. Figure 6.1 shows reported building activity between 2000 and 2013. The greatest building permit activity between that period occurred during the years 2000 through 2004 which is consistent with 2010 Census Data that shows an increase in housing unit construction. The vast majority of building permits were for single family home construction followed by a small number of moderate sized multi-family units.

Figure 6-1 – Building Permits (Reported)
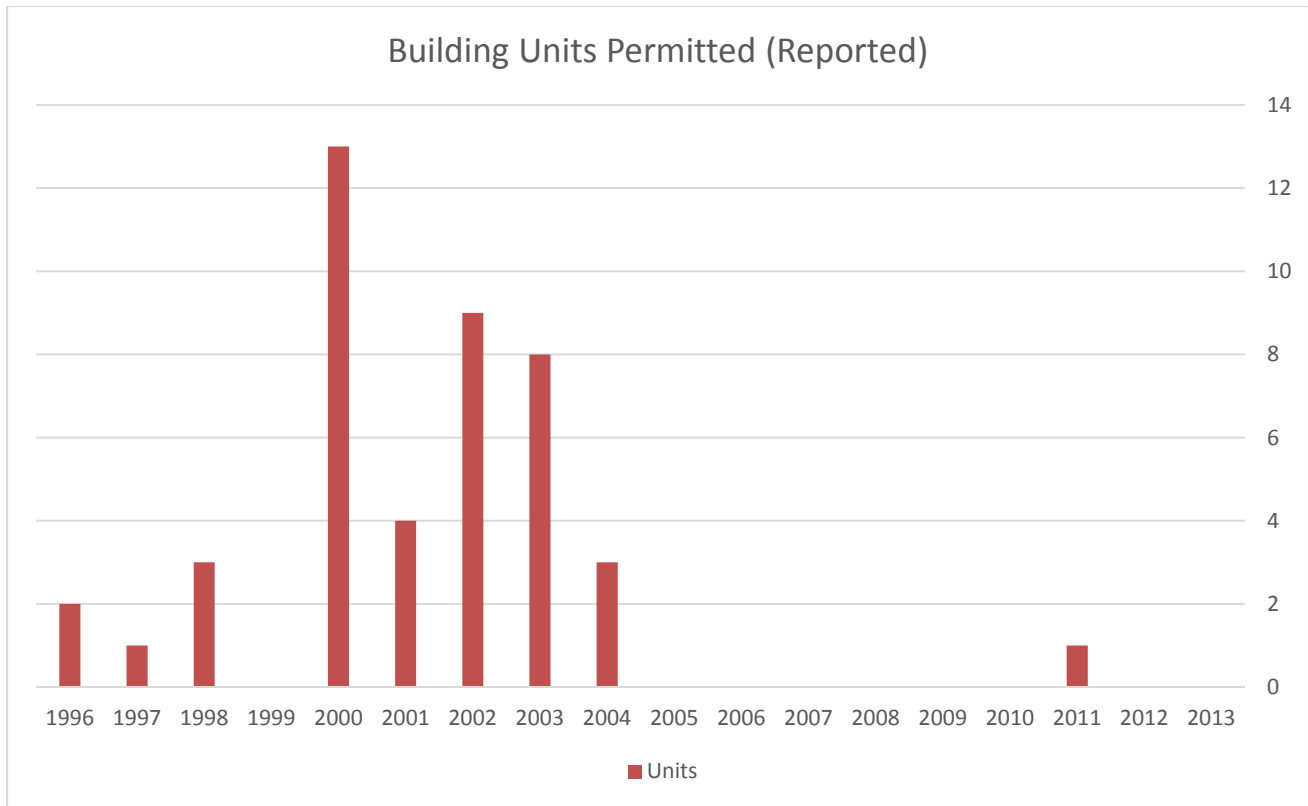
Source: US 2013 Census

6.4   Guiding Principles

The following guiding principles reflect the community's desire to provide a diverse range of housing options to all residents:

- Provide available housing to attract both renters and homeowners from young adults to seniors.
- Provide a range of housing options within neighborhoods that make it affordable for young families and adults and seniors to live.
- Provide a diversity of single family home and rental unit standards that contribute to the aesthetics of the community as a whole.
- Provide the means for rehabilitating older, viable housing stock at various locations throughout Ironton.
- Explore the creation of mixed-use development in the city center and at key intersections in new development areas that include housing, employment, shopping, and recreation opportunities in a compact pedestrian setting.
- Encourage, where appropriate, housing above businesses.

6.5   Housing Mix and Types

Providing a balanced mix of housing will satisfy the needs of both existing and future Ironton residents. With the trend towards an older population within the next 20 years, providing lifestyle housing options, particularly multi-family housing, will be critical to attracting young professionals as well as retaining empty nesters and seniors.

In additional to providing for traditional housing options, the future plan will also provide for higher density mixed use development which will enable residents to live and work in the same dwelling, i.e., living space above a retail use.

6.6   Goals, Objectives and Policies

The following section provides goals and policies that will help ensure new residential neighborhood development serves existing and future residents of all ages and economic levels.

- Goal: Provide a balanced housing supply with housing available for people at all income levels and unit types that meet the range of life-cycle needs of Ironton residents.
- Policies:
  - Establish a housing pattern that respects the natural environment while striving to meet local housing needs and community's share of regional area housing growth.
  - Promote unique housing design and variety in new housing developments.
  - Encourage quality housing stock that is supported by strong identifiable neighborhoods.
  - Promote the development of multi-family housing in areas that are physically suited to higher densities.
  - Maintain zoning and subdivision regulations allow for the construction of a variety of housing types and price ranges.
  - Improve access and linkage between housing, employment and retail centers in Ironton.
  - Where appropriate, support programs, such as Habitat for Humanity, that help address Ironton's older housing redevelopment needs.

- − Explore opportunities to develop "traditional neighborhood design (TNDs) ordinances and subdivision regulations. Where appropriate, encourage TNDs as a means to provide attractive housing for young families.
- Goal: Provide an adequate supply of housing at an affordable price to meet the needs of all age groups and income levels of residents in the community.
- Policies:
  - − Continue to monitor changes in the make-up of community residents.
  - − Ensure affordable housing is available to accommodate aging Ironton resident's needs. Housing options may include multi-unit community housing with common facilities, maintenance and open space.
  - − Participate in local and regional housing programs that continue to expand the type and number of housing options available to residents and employees within the City of Ironton.
- Goal: Establish a community of well-maintained housing and neighborhoods.
- Policies:
  - − Promote ongoing maintenance of owner-occupied and rental housing units.
  - − Explore opportunities to develop and make available a handbook to guide homeowners in rehabilitation of their property.
  - − Strive to identify blighted properties that are vacant or for sale in the city core and other appropriate areas of the city.
  - − Consider acquiring the properties and improving them for parks, housing, or other appropriate uses. Seek private rehabilitation support where desirable.

7.0 Transportation

7.1 Introduction

The City of Ironton has initiated this comprehensive planning effort to better prepare the community to manage and accommodate ongoing development and redevelopment within the community. As part of this effort, the City of Ironton has identified the transportation system as an important element, which must meet the existing and future travel demands of the public. The role of the Ironton transportation system is primarily to bring people (residents and visitors) into and out of the community, as well as provide a means by which individuals can circulate about within the community from one location or activity to another.

It is imperative that transportation improvements and future land use be planned and implemented in conjunction with one another. Therefore, the purpose of this transportation chapter is to acknowledge the current trends in development, to identify existing conditions and issues/needs of the transportation system, set transportation goals and policies, and to make recommendations that will help guide the City in decision making to meet the needs of the community in the future.

7.2 Existing Conditions and Issues Identification

7.2.1 Existing Conditions

The existing transportation system for the City of Ironton has primarily been developed to accommodate through traffic along State Highway 210 which traverses the city in an east/west direction. County Road 33 also travels through the city's north end, as well as County Road 30 traveling north out of the City. During the summer months, Ironton's transportation system also accommodates tourist traffic and considerable levels of pedestrian/bicycle movements. Currently, the roadway system provides adequate service to existing developments; however, there will be a demand and an opportunity to expand the system. Equally important is providing routine maintenance of the existing roadway system.

The City does not have a formal capital improvement plan where infrastructure improvement, maintenance, and/or pavement replacement program and roadway improvements are programmed into a budgeting cycle. Instead, these items have been handled on an "as needed basis". Infrastructure improvement, maintenance, and/or pavement replacement programming and roadway improvements should advance towards a structured program as major transportation improvement projects (mill and overlays, and full roadway reconstructions) become more regular.

As mentioned above, the transportation system is primarily comprised of a series of city and residential streets. Most residential streets interconnect the northern and southern residential areas of the city and generally serve short trips. The characteristics of these streets are commonly a paved driving lane in each direction with narrow paved or gravel shoulders and limited use of curb and gutter. Local roadways within the city (see Figure 7.1) provide access to the regional transportation system (State Highway 210 and County Road 30 and County Road 33). All city maintained roadways are classified as local streets and their basic function is to serve local property access to public and private properties.

State Highway 210 is a two-lane arterial roadway that comes into town from the West and continues straight East as it exits the city limits and enters Crosby. Highway 210 provides a link to the City of City of Crosby and the City of Deerwood further east beyond Crosby. The 2011 average annual daily traffic (AADT) on Highway 210 (see Figure 7.1) in downtown Ironton was about 5,100 trips, which jumps to 7,500 trips in Crosby.

County Road 33 enters the City from the East and sees approximately 670 vehicles per day. County Road 33 intersects with County Road 30 on the northwest edge of the developed portion of Ironton. Crow Wing County Road 30 enters the city from North and intersects Highway 210, and sees about 710 vehicles per day. As of now, there does not appear to be a need for capacity expansion on any of the local, county, or state roadways in the study area.

Figure 7-1 – Traffic Counts
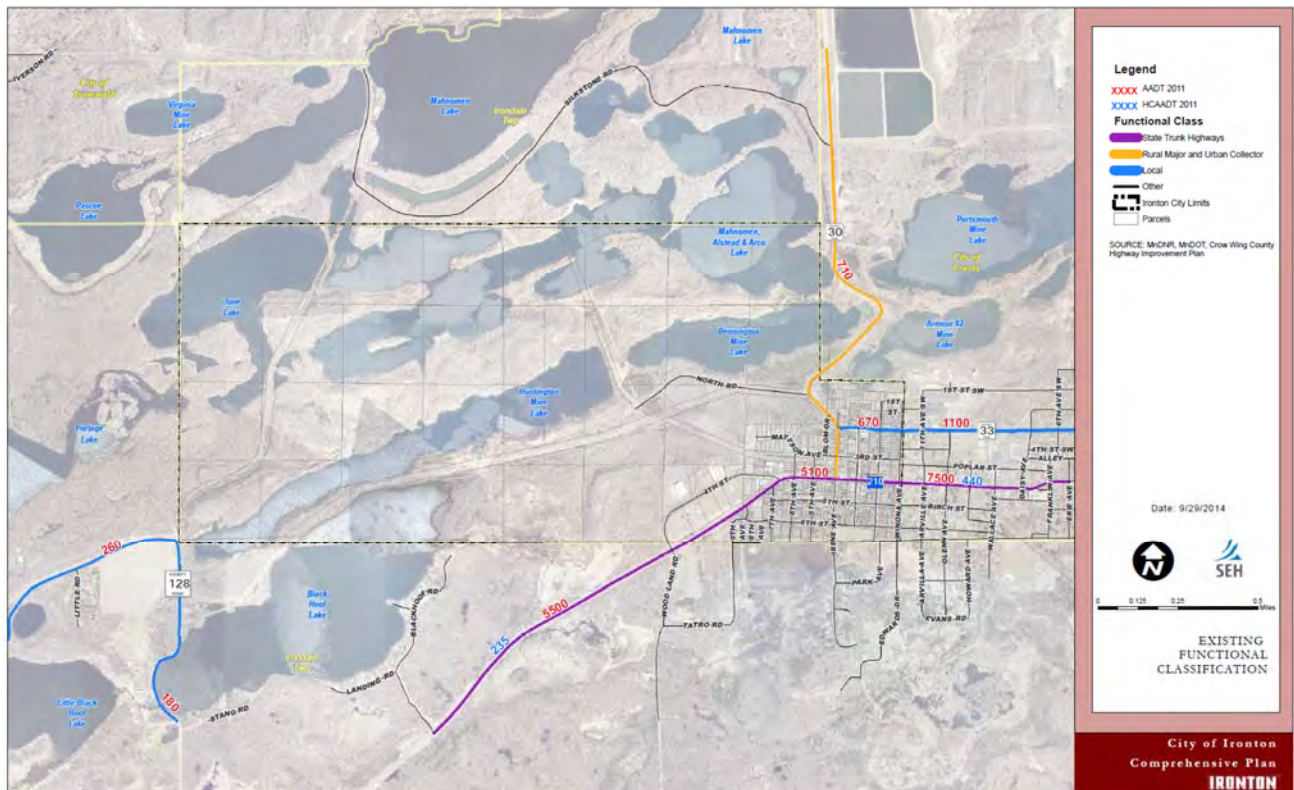
7.2.2 Trucking

Local trucking occurs through Ironton. For the most part, trucks passing through remain on County and State roadways except for local trucks.

7.2.3 Airports – Local

Several smaller airports or seaplane bases exist in the Ironton area. However, most of the commercial air traffic utilizes the Brainerd Lakes Regional Airport. Delta serves the airport via SkyWest Airlines. There are generally three arrivals and departures daily Monday through Friday (one to International Falls and two to Minneapolis/St. Paul), and two on weekends. Other smaller airports or seaplane bases in the area are:

- Aitkin Municipal Airport
- Birch Lake Seaplane Base
- Breezy Point Airport

- Lindeys Landing Airport
- Mals-serpent Lake Seaplane Base
- Rosackers Number 2 Seaplane Base
- Sethney Stolport

7.2.4 Water

Waterways are not particularly used for water travel, other than recreational uses via Serpent Lake and other small water bodies. There are several mine pit lakes within or bordering the city limits, including:

- Armour #2 Mine Lake
- Pennington Mine Lake
- Huntington Mine Lake
- Black Hoof Lake
- June Lake
- Mahnomen, Alstead & Arco Lake

7.2.5 Transit

Crow Wing County Public Transit offers transit services to the communities of Crosby, Ironton and Deerwood. "Dial a Ride" Service is available on Tuesday and Thursday from 9am to 1:30pm.

7.2.6 Disabilities and Electric Personal Assistive Mobility Devices

Persons with disabilities often utilize sidewalks to safely move throughout town. There are many disconnected areas where no sidewalks area available.

7.2.7 Walking and Bicycling

When reviewing the pedestrian and bicycle routes through town, it was noted that there are numerous sidewalks in the center of town near the commercial business. Beyond the business district, walkways were lacking, especially in the residential areas of town.

Portions of the Cuyuna Mountain Bike Trail System travels through the City of Ironton, particularly through the western edge and around some of the lakes. The Cuyuna Range is becoming a mountain biking destination that is poised to see continued biking growth.

Figure 7-2 – Cuyuna Range Bike Route
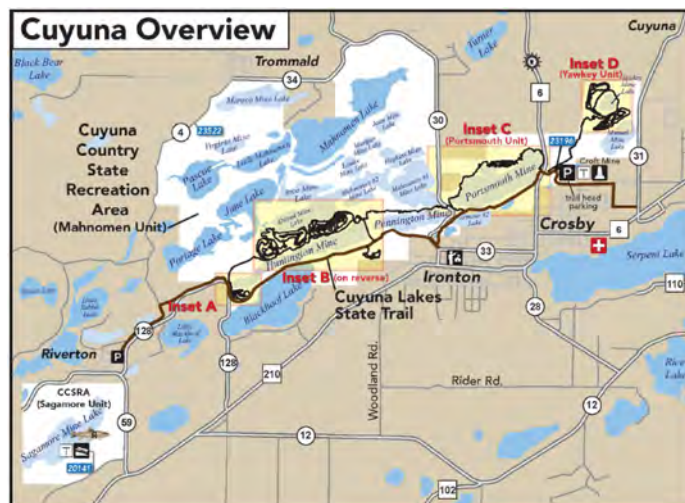
7.2.8   Railroads

Railroads were an important factor in the developing of the Cuyuna Range. However, Ironton does not have an active rail line.

7.3   Needs and Issues Identification

One of the most important steps in the transportation planning process is the identification of issues, concerns, and deficiencies. It is important that an analysis of the transportation system needs and issues is based on both an evaluation of the existing transportation system and an understanding of how the traffic will likely grow in the future.

Figure 7-3 – Vehicle Crashes
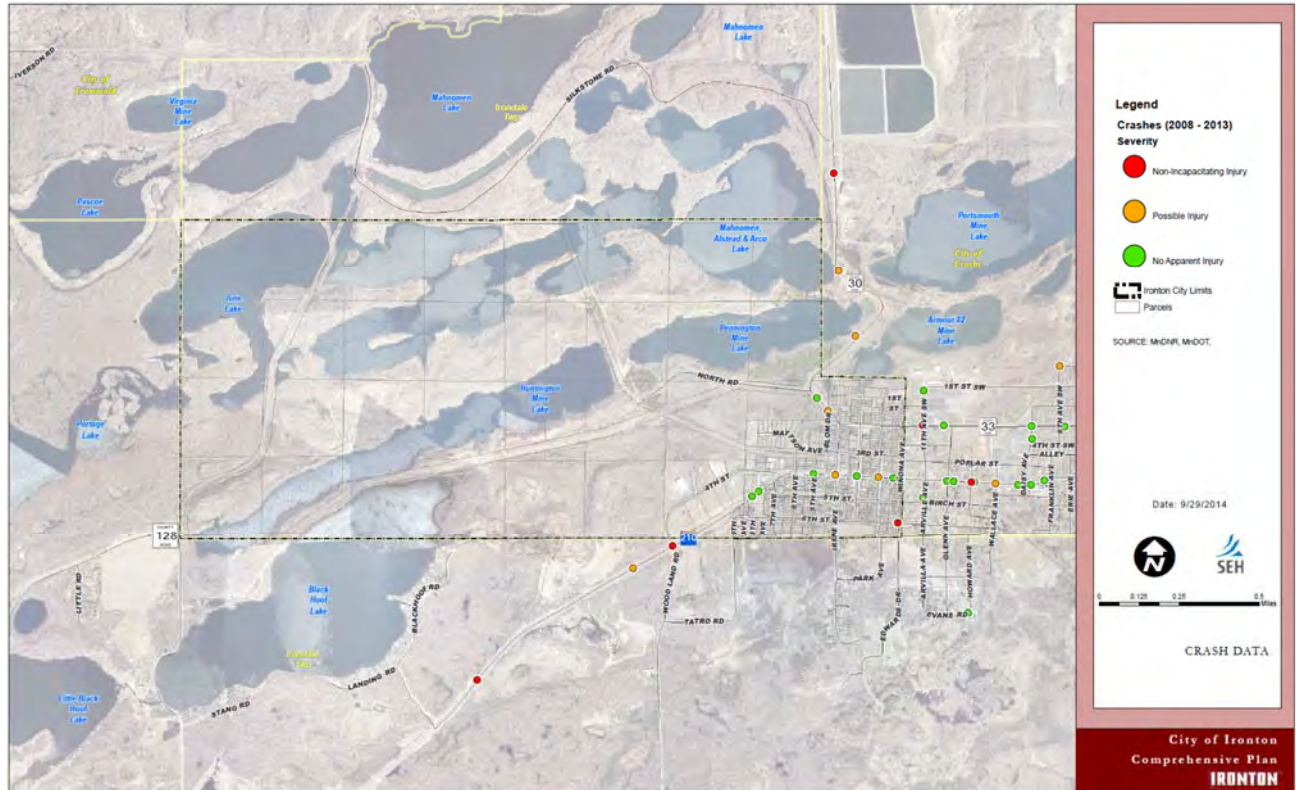
Establishing the key needs and issues also provides the groundwork for defining transportation goals and policies, which, in turn, serve as a guide for future decision-making. Below is a summary of transportation needs and issues for the City of Ironton that were gathered during meetings with city staff and through field observations:

- Vehicle crashes along State Highway 210 through Ironton.

- Improved pedestrian facilities: need for improved roadway shoulders along designated bike routes and need a fully connected trail system for recreation and travel around the lakes area.

- Heavy amounts of on-street parking during seasonal peaks (summer weekends) that may limit large vehicle access (emergency vehicles).

- Need to maintain and enhance the capacity and safety along Highway 210 because of its important function of providing a connection to Aitkin and Crosby.

7.4 Goals, Objectives, and Policies

7.4.1 Goals

The general transportation goals for the City of Ironton are as follows:

- The transportation system in the City of Ironton shall facilitate movement of its citizens within and through the community.

- Continue to establish and maintain a safe, convenient, coordinated, and affordable network of roadways, and pedestrian facilities (trails and designated bike routes).

- Balance transportation needs with significant environmental factors and the desired land uses as identified in the Future Land Use Plan.

- Transportation planning shall be a collaborative effort among the City of Ironton, surrounding communities, Crow Wing County, and MnDOT.

7.4.2 Objectives and Policies

This Transportation Chapter has been prepared in a manner that will provide guidance for making decisions to transportation situations as they arise. More importantly, it establishes the foundation for undertaking pro-active initiatives to implement key features of the transportation plan. The following statements delineate specific actions or recommendations to be considered by the City of Ironton.

- Establish a maintenance, and pavement replacement program for City Streets.

- Promote efficient and innovative land use patterns that minimize negative traffic problems. This may include the establishment of a roadway design guide or set of access management standards that would be considered throughout the development review and approval process, from the earliest site development planning, through the platting stage, and culminating at the time a zoning or building permit is reviewed for an individual site.

- Work closely with the MnDOT on road improvement projects or new development requests along Highway 210.

- Work closely with the Crow Wing County on improvement projects along CR 30 or CR33 to develop cooperative solutions for transportation enhancements trails, lighting, pedestrian accommodations and utility replacements.

- Consider restricting on-street parking to one side of the roadway in areas where emergency vehicle access may be restricted, due to narrow widths of residential streets.

- Minimize access points onto collector roads.

- Promote a trail system with new developments.

- Encourage flexible road design standards and minimize tree removal with new developments.

- Promote traffic calming strategies (plantings, pavement striping, signage, etc.) that often directly or indirectly encourage slower travel speeds on residential streets.

8.0 Utilities and Community Facilities

8.1 Introduction

Community utilities and facilities serve as the framework on which the city is built and maintained. Utilities include water, sanitary sewer, and storm sewer systems. They also include electricity, natural gas, telecommunications, and solid waste disposal systems.

Community facilities provide public or semi-public uses such as government services (administration, police, fire and public works). Other community facilities include public schools, libraries, community centers, museums, religious institutions, or other uses that are open to public use for little or no profit.

Planning for such facilities is important because these facilities help to form community identity and social interaction along with providing essential services for the community's businesses, employees, residents and visitors. As Ironton continues to grow, it will be important to plan for future expansion of these facilities to serve the population. The following list of facilities that support the quality of life for residents of Ironton and are important to its economic development:

The need for and capacity of these essential services depends on the physical size of the community, population, and expected growth. In addition many retail and service businesses, industrial companies, as well as potential residents, look to the availability of these facilities when considering locating or expanding in a particular community.

8.2 Guiding Principles

- Provide high quality, cost effective utility services to the community.
- Support controlled development through the use of public service extensions.
- Work with the Crosby-Ironton School District to ensure long-term educational needs are being met and they stay an important part of the Ironton community.

8.3 Existing Conditions

8.3.1 City Utilities

The City of Ironton owns and operates municipal water and storm water systems, as well as partners with a regional provider for sanitary sewer services. The city operates and maintains these systems as a public service through associated use and access fees. As a municipal utility, the city operates these systems for the benefit of its users in compliance with applicable state and federal standards.

The City water system consists of wells, a treatment plant, an elevated storage tower and a distribution system. The wells and treatment plant are quite old, and while periodic maintenance has extended the life, a replacement treatment plant is needed. Upgrades to the wells will occur at the same time. Currently efforts to obtain funding for this work is being pursued. The elevated water tower is relatively new (2005). Much of the distribution piping was installed by the mining companies. Periodically, when street improvement projects occur, some of the water mains are upgraded. Given the infrequency of breaks, there appears to be significant service life remaining in the piping.

Sanitary sewer treatment is provided by the Serpent Lake Sanitary District. Both the treatment system and collection system was upgraded in the 1970s. Other than periodic maintenance, the sanitary collection system in Ironton is in good condition.

The storm sewer drainage system is a collection of facilities with widely varying age and condition. Drainage systems connected with State and County roads are in good condition. Drainage facilities in some alleys and streets are in need of repair. However, including drainage facility upgrades with street improvement projects is expected to be adequate for the foreseeable future.

8.3.1.1   Water System

The City of Ironton currently has two wells in operation.

Table 8-1
Well Pumping Capacity

Well Number	GPM
00150831 – Well #1	700
00150840 – Well #2	1,000

Source: Minnesota Department of Health

The system currently has one 75,000 gallon water tower.

Figure 8-1 – Water Main Map

8.3.1.2 Sanitary Sewer Service

The City of Ironton belongs to the Serpent Lake Sanitary Sewer District along with the Cities of Cuyuna, Crosby and Deerwood. The District provides inter-city connection lines and treatment of waste.

8.3.1.3 Stormwater Management

Storm water systems help to convey water from developed areas of the city through systems of pipes and overland drainage systems to natural drainage courses. The system helps to protect developed areas from flooding during storm events. Storm water runoff and discharge from developed and agricultural areas can be a contributor to water quality degradation in streams, rivers, and lakes. The MPCA requires that development treat storm water runoff prior to discharge as part of the National Urban Runoff Program. The city needs to obtain an annual NPDES/SWPPP permit to comply with agency regulations.

8.3.1.4 Electricity and Natural Gas

Minnesota Power or Crow Wing Power provides Ironton's electrical power. Ironton's natural gas is provided by Minnesota Energy Resources Corp, Xcel Energy or CenterPoint Energy.

8.3.1.5 Telecommunications (Telephone, Cable and Internet)

A number of companies provide telecommunications services to Ironton including: Consolidated Telecommunications Company (CTC), Charter Communications, CenturyLink, Crosslake Communications, Emily Telephone Company, Integra Telecom, TDS, Sprint, SCI Broadband, Nextera and United Telephone of Minnesota.

8.3.1.6 Solid Waste Disposal and Recycling

Ironton is served by several privately owned waste collection services including, Range Disposal Services and Garrison Disposal.

8.3.1.7 Community Facilities

Community facilities provide public or semi-public uses such as government services (administration, police, fire and public works). Other community facilities include public schools, libraries, community centers, museums, religious institutions, or other uses that are open to public use for little or no profit.

Planning for such facilities is important because these facilities help to form community identity and social interaction along with providing essential services for the community's businesses, employees, residents and visitors. As Ironton continues to grow, it will be important to plan for future expansion of these facilities to serve the population. The following list of facilities that support the quality of life for residents of Ironton and are important to its economic development:

8.3.2 City Government and Administration

Ironton is governed by a Mayor and a four member city council. All members are elected at large by the voters of the city. General elections are held every two years. The Council serves as the legislative branch of the city and is responsible for setting policies and enacting ordinances.

8.3.3 Public Works Departments

The Public Works Department is responsible for the operation and maintenance of Ironton's streets and publicly owned sewer and water systems.

8.3.4   Police and Fire Departments

The City of Ironton currently contracts with the City of Deerwood for police protection. This has been in place since 2013 and appears to be meeting the needs of the City.

The Ironton Fire Department is staffed by approximately 30 paid on-call firefighters.

Crosby Ambulance service provides emergency medical responses.

8.3.5   Public Library

The nearest library to Ironton is the Jessie F. Hallett Memorial Library (JFHML) in Crosby.

8.3.6   Schools

Ironton is located in the Crosby-Ironton School District.

8.3.7   Health Care Facilities

The Cuyuna Regional Medical Campus is located in Crosby, and provides the region with health care services.

8.3.8   Child Care Facilities

There are seven operating licensed child care facilities in Ironton, including three for Foster Care, and four for Family Child Care. These are:

Table 8-2
Child Care Facilities

Name/Facility	Facility Type	Capacity
Bonsante Sharon A.	Family Child Care	14
Charnley Maureen P. and Charnley Corey A.	Child Foster Care	1
Cragun Raye A. and Cragun John E.	Child Foster Care	3
Laffin Linnea	Family Child Care	14
Landon Barry S. and Landon Tammy R.	Child Foster Care	3
Rothwell Cheryl L.	Family Child Care	12
Sheppard Diane	Family Child Care	12

8.4   Goals, Objectives, and Policies

Outlined below are goals and strategies for Ironton's Utilities and Community Facilities.

- Goal: Provide residents with reliable and clean water supply, and sewer collection system and wastewater treatment plant which meets applicable laws and regulations in a cost effective manner.
- Policies:
    - Work to guide development to areas that are contiguous to the city.
    - Prohibit development in areas of the city that require private sewer and water systems.
    - Work with Irondale Township to limit development of private sewer and water systems.
    - Maintain an infrastructure replacement program for the city.
    - Continue to implement the Well Head Protection Plan and update to meet the needs of city growth.
    - Use the city's CIP for long range planning of public services.
    - Evaluate the costs and benefits of new industries that will place high demands on the city's water system and WWTP.
    - Encourage the use of energy and water conservation practices in development and redevelopment projects.
    - Utilize best management practices (BMPs) to reduce surface water runoff and control sediments and erosion.
- Goal: Maintain essential emergency services to protect the public health, safety and welfare
- Policies:
    - Ensure there are adequate emergency services of police, fire, rescue, hazardous event responses and emergency medical services.

- Goal: Maintain and enhance community facilities and services, which contribute to the quality of life for area residents.
- Policies:
    - Continue to evaluate the 2014 Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.
    - Communicate with the Crosby-Ironton School District to discuss issues associated with growth and development as it relates to potential changes in school enrollment.
    - Continue to support having good health care and community education facilities that serve the city.
    - Determine new community facilities that will be needed in the future.

9.0 Mining, Timber, Tourism, Natural and Cultural Resources

9.1 Introduction

Iron ore was discovered in the Cuyuna Range in the 1890's due to compass needle reflections which were later traced to the iron ore below the surface of the ground. Mining quickly followed as companies began to flood to the area, particularly coming from the iron mines in Michigan. Mining was one of the region's largest industries until the 1970's. Total iron ore production from the Cuyuna Range eventually exceeded over 100,000,000 tons. Today, the mines are closed but the pits between the hills and mountains of overburden are filled with clear water and are an attraction to scuba divers, anglers and nature lovers.

9.2 Mining

While no mining is occurring today in the Ironton area, it is a rich part of the area's history, and has shaped many of the recreational assets that the region's residents and visitors enjoy.

9.3 Current and future mining areas

No current mining is occurring, and future metallic mining is not anticipated.
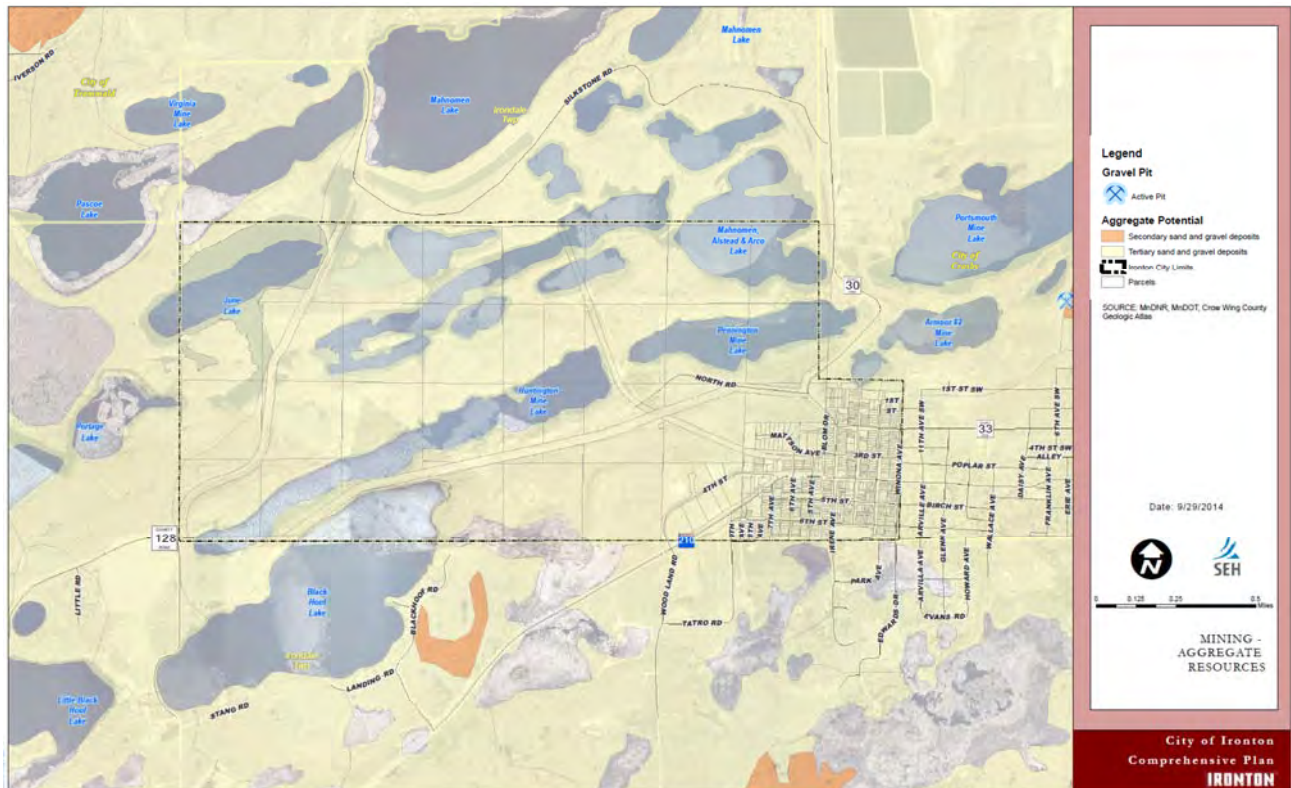
Much of the western and northern portion of the City has been previously mined. Reclamation activities have been completed and have created destination recreation lakes.

9.4 Timber

Much of the non-aquatic land cover in Ironton is upland deciduous forest. These areas tend to be soils that retain water. The canopy in densely forested areas is typically continuous with trees such as sugar maple, basswood, and red oak.

No active timbering occurs immediately within Ironton, however region-wide, this is an important industry. Forests have been and continue to be fragmented by settlements.

9.5   Tourism

The Brainerd Lakes region has been and continues to be strong tourist destination. There are numerous lodges and lake-related lodging and recreation opportunities. Because of the past mining activities, this area is extremely popular with those who enjoy scuba diving. There are also numerous lakes available that make family-friendly vacations with fishing, swimming and boating popular. There are also several off-road biking trails that make the region a destination for these activities.

9.6   Natural and Cultural Resources

Natural resources are significant in the City of Ironton as they contribute to the health and safety of the residents. Many natural resources in Ironton also act as recreational amenities for residents and landowners, which contributes to the quality of life in and around Ironton.

Cultural resources are important because of the history they hold. These resources are often able to tell stories about past events and residents that have been influential to Ironton, in addition to shaping current events.
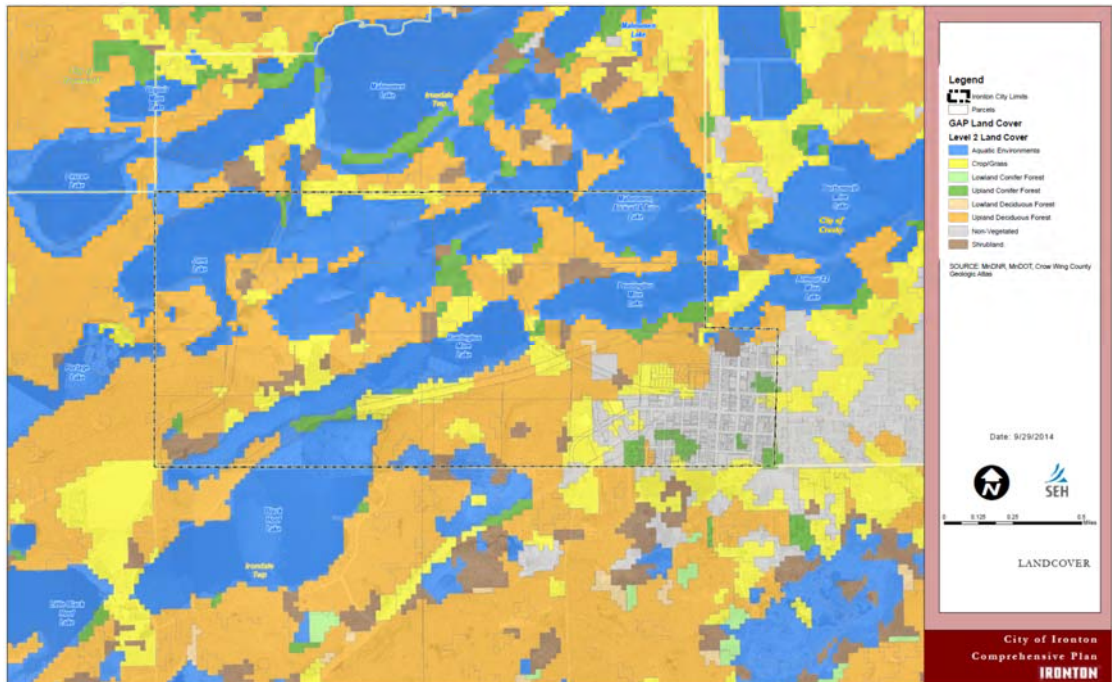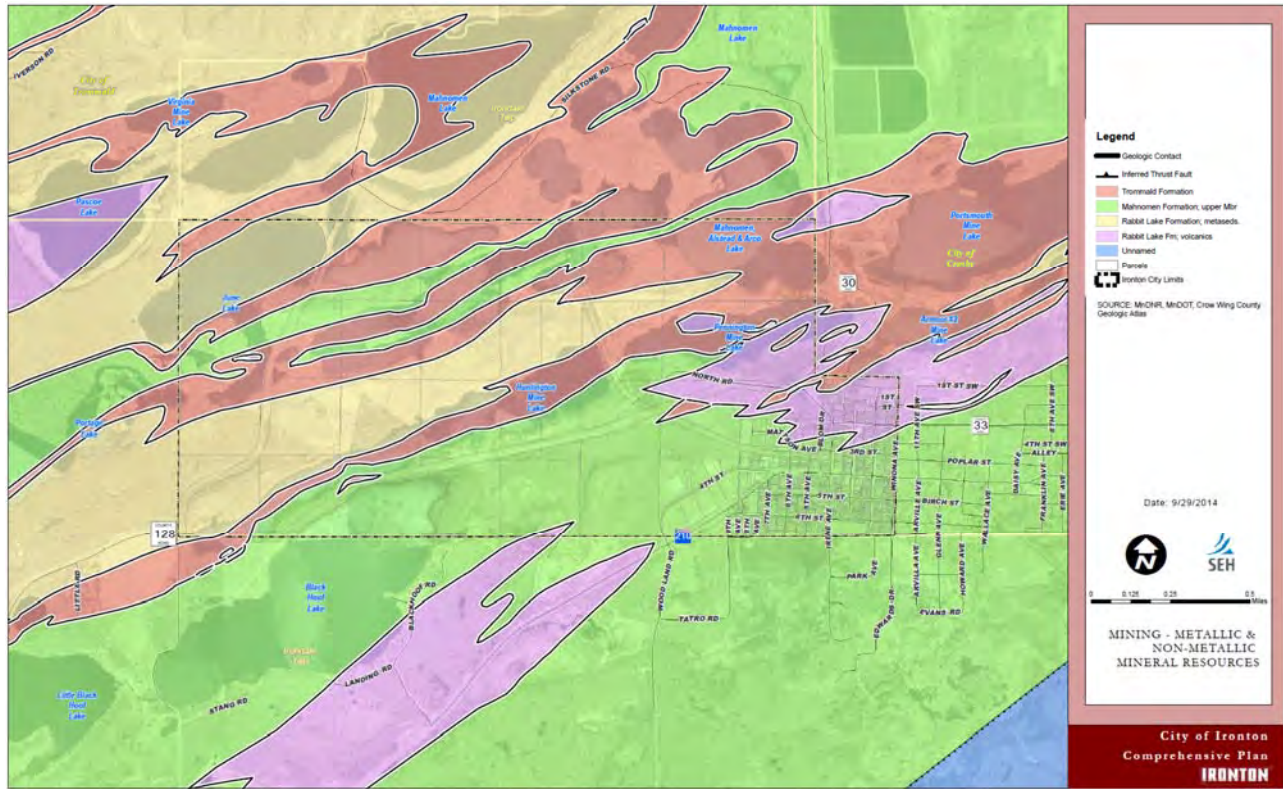
9.7   Groundwater

Similar to surrounding counties, the source of nearly all potable water is groundwater. Groundwater condition in Ironton is generally good. The City of Ironton has a Wellhead Protection Plan and ordinance in place to help protect water quality.
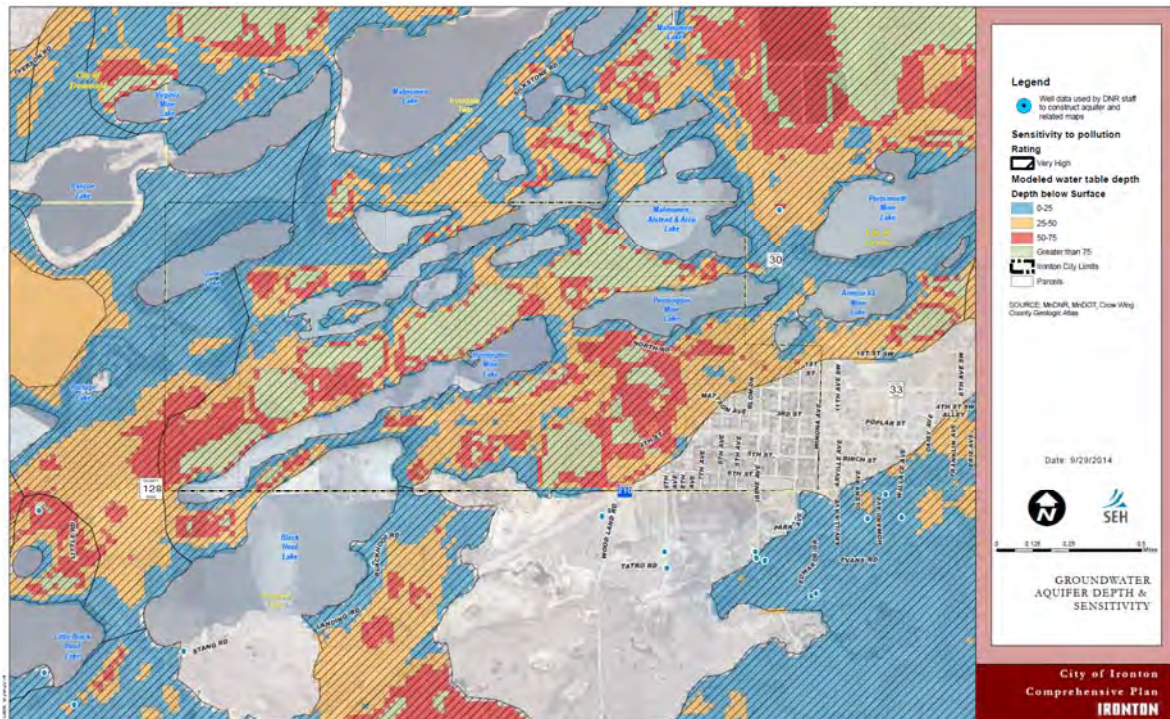
9.8   Environmentally sensitive areas

It is generally more desirable, both environmentally and economically, to avoid steep slopes and disrupting natural drainage ways with construction and land development. Problems with erosion and runoff pollution can occur with development on steep slopes, and flooding and wet basements can occur with drainage way disruptions.

9.9   Threatened and endangered species

Crow Wing County is home to many animal and plant species, as well as natural communities. There are several spots of vascular plants that are rare or endangered species, as well as protected waters. Those are shown in the Natural Resources map later in this section.

These species are protected, and as such, are preserved to the extent possible.

9.10   Stream corridors

Stream corridors are not particularly prevalent in Ironton.

9.11   Surface water

Lakes, ponds, rivers, streams, intermittent waterways, and natural drainage ways make up the surface waters of Ironton. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainage ways are characterized by intermittent streams, threads, rills, gullies, and dry washes that periodically contribute water to first-order streams. There are also many artificial drainage ways where the natural drainage ways have been altered by human activity. All of these features have the ability to transport sediment and pollutants and are affected by their watersheds, the land that surrounds them.

There are several mine pit lakes within or bordering the city limits, including:

- Armour #2 Mine Lake
- Pennington Mine Lake
- Huntington Mine Lake
- Black Hoof Lake
- June Lake
- Mahnomen, Alstead & Arco Lake
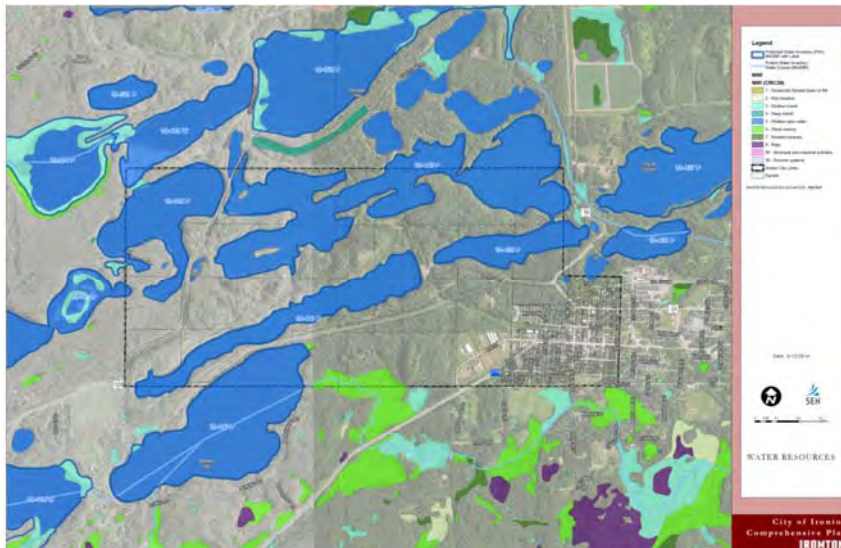
9.12 Floodplains wetlands

There are a number of wetland areas within the watersheds that can affect water levels of rivers and creeks flowing through Crow Wing County. Wetlands are defined as an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters and maintain stream flows.

There are wetland areas throughout the City primarily following surface waters.

One sensitive land feature that most residents are aware of is the floodplain, the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas due to the proximity to lakes, rivers and streams, but pose additional problems by possibly putting residents and property at risk. Development in floodplains can also affect the environmental quality of the waterway.

There are several areas of the City that lie within floodplain zones. These areas are generally adjacent to open bodies of water. Development within the floodplain is usually assessed through the use of the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The hatched areas indicate special flood hazard zones.

It is important to remember that these maps are no substitute for site specific analysis. Natural and man-made changes in the landscape, and the age and accuracy of flood insurance maps have in some cases limited their reliability for the identification and designation of floodplains.
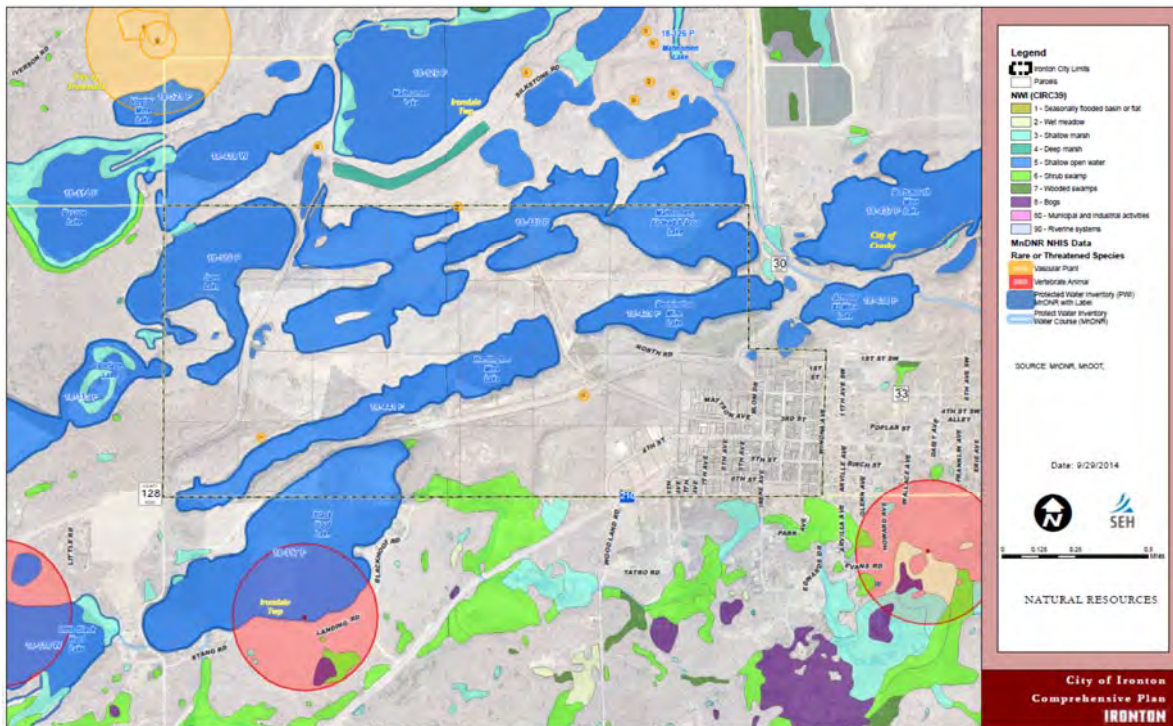
9.13   Wildlife habitat

Scattered throughout Crow Wing County are various federal, state, and local wildlife, fishery, natural and scientific areas. These often encompass one or more of the sensitive land areas discussed previously (e.g., wetlands, forests, shorelands, prairies). These areas are managed as open space to provide important feeding, breeding, nesting, cover, and other habitat values to a wide variety of plant and animal species. Agricultural lands can also provide important open space and wildlife habitat, while maintaining the rural character of the area.

9.14   Goals, Objectives and Policies

Outlined below are goals, objectives and policies to protect and enhance Ironton's natural resources:

Goal: Protect the resources and ecological value of the water bodies within Ironton.

Policy: Protect wetlands by encouraging landscaping buffers of native, undisturbed vegetation.

Policy: Regulate floodplain development in accordance with state requirements and to protect life and property.

Policy: Minimize impervious surface coverage where practical and relevant.

Goal: Encourage intergovernmental coordination and collaboration for natural resources planning and mitigation efforts.

Policy: Maintain open communication networks with townships, cities, counties, the State of Minnesota, and other governmental agencies to encourage on-going dialogue regarding natural resource issues.

Policy: Coordinate with Crow Wing County's wetland protection and preservation programs.

Policy: Continue coordination with the Minnesota DNR on the successful operation and integration of the Cuyuna Country State Recreational Area into the City and region.

Goal: Support the preservation of non-renewable natural resources and the wise consumption and re-establishment of renewable resources.

Objective: Encourage the development of conservation and preservation tools.

Policy: Implement a woodland management and tree preservation program that includes components for preservation and restoration of woodland areas in new residential areas.

Policy: Utilize the available database information regarding natural plant communities and rare biological species when identifying land for preservation and set-asides within developing areas.

Policy: Support programs that aim to prevent and eliminate non-native invasive species.

10.0 Recreation, Open Space, and Cultural Arts

10.1 Introduction

Parks, Open Space and Cultural Arts can often be driving forces of tourism and a community's identity. It is important to foster creative growth in these areas.

10.1.1 Parks and Trails

As the City of Ironton grows in population and area, the park and recreation facilities will need to accommodate that growth and respond to a range of active and passive recreational needs.

Ironton's parks, trails and open space provide the community a wide range of recreational opportunities, maintain property values, and preserve valuable wildlife habitat and scenic landscapes. Open space provides scenic opportunities and a way to preserve the "small town" character of Ironton. Open space is primarily undeveloped areas within the fabric of city development. It includes sensitive areas, natural plant communities, shore lands, wetlands, water bodies, wildlife management and water fowl production areas and wildlife refuges, etc.

The park and trail system also fosters a positive image of the city's commitment to providing a recreational system that helps define the community's quality of life. A well-developed park, trails and open space plan promotes a sense of community where residents are engaged with neighbors. It also provides a network that promotes creating a healthy community based on making active living a routine part of daily life.

10.1.2 Recreation Programs

Research has shown the importance of staying active, socially engaged and physically fit. This is especially significant as Americans are becoming an aging population and who, both young and old, are experiencing health-related issues associated with lack of exercise, such as obesity. In addition, there has been a growing tendency towards singular entertainment and non-direct communication with easier access to the internet.

Recreation programs provide a community tool to address these issues by:
- Providing opportunities to socialize with other members of the community
- Providing health related benefits
- Stimulating local economy
- Providing healthy rather than destructive past-time opportunities for youth

10.1.2.1 Cultural Arts

A community's culture is characterized by its museums, entertainment facilities, community art organizations performance venues and historic structures.

10.1.2.2 Parks

10.1.2.2.1 *Existing Conditions*

Morningside Park currently has an abundance of green space for open recreation, as well as Ironton's free 9-hole disc golf course.

Grandma's Court consists of a two hoop cement basketball court.

Grandpa's Park has relatively new playground equipment for the children to utilize.

A county-wide bicycle and pedestrian trail travels through Ironton. It was widely discussed at community meetings that additional bike paths and walking trails are desired throughout the community, and to connect regionally.

10.1.2.3   Trails and Sidewalks

In addition to parks, Ironton has miles of trails and sidewalks. The sidewalk and trail system primarily follows the current residential development pattern. However, additional sidewalks are strongly desired in the residential developed areas of the City.

The Cuyuna Range, which is generally on the eastern edge of the Brainerd area, has become known as the mountain biking destination in Minnesota, and even the Midwest. It is home to the Cuyuna Country State Recreation Area, which supplies 25 miles of the Cuyuna Lakes Mountain Biking Trails and six paved miles on the Cuyuna Lakes State Trail.
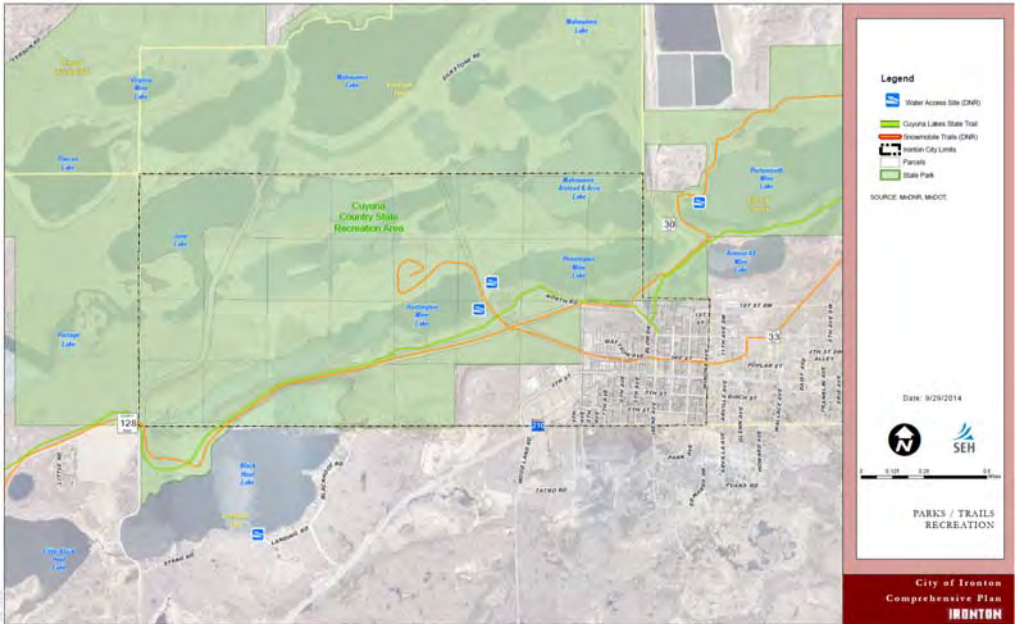
10.1.2.4   **Recreation, Development and Sports Programs**

The Ironton park system benefits through collaboration with other local and regional entities to provide recreational facilities and recreational programs. Such entities and organizations include the Crow Wing County, athletic associations and community service organizations.

All of the area lakes also offer superior recreation opportunities, including fishing, boating and swimming, including Huntington Mine Lake, Pennington Mine Lake, Mahnomen, Alstead & Arco Lake, and June Lake.

10.1.3   Open Space

10.1.3.1   **Cuyuna Country State Recreation Area**

This area was abandoned by mining companies more than 30 years ago, and covers most of the western portion of the City of Ironton. The former mining pits and rock deposit stockpiles not contain regenerated vegetation and clear lakes. Over 25 miles of natural shoreline can be explored in the over 5,000 acre of mostly undeveloped area. A new trailhead facility is being developed between Pennington Mine Lake and Huntington Maine Lake.

The existing parks are well distributed throughout the city.

10.1.4   Cultural Arts

Throughout the downtown plan, the importance of Ironton preserving and highlighting its mining history was identified. Part of this working concept was to, in the future, possibly develop an Iron Art and Sculpture Park that could be a place to hold community events that would also showcase the area's mining history.

10.1.5   Community Issues, Perceptions, and Ideas

In general, the park and recreation system serves the community well. The majority of ideas and issues generated were regarding the desire for additional trails segments. The community survey distributed as part of the planning process identified that over 60% of respondents thought that park and recreation services in the City were "Excellent" or "Good."

Based on survey participation, the items where the most improvement is desired is in availability of picnic facilities and recreational events. The items scoring the most favorable are playground facilities, multi-use non-motorized trails, and the availability of community parks.

10.1.6   Future Park Needs

Using a National Park Standard of 10 acres of parkland and open space per 1,000 people, the current park system, including the Cuyuna Country State Recreational Area far exceeds the national standard. While this is a general "rule of thumb" it seems based on survey results that residents are generally satisfied with the accessibility of area park and recreation facilities. The current size of the facilities should be sufficient to meet future demand as well.

It is important to serve all residents and neighborhoods with park and recreation facilities. As additional subdivisions are divided further away from the existing park facilities, it will be critical to identify if the new areas are well-served by park and recreation facilities.

10.1.7   Trail Plan

10.1.7.1   Trail Service Level

Service level of a trail refers to capacity of the trail or trail system to meet the needs and expectations of a given population or user group within a defined geographical area. The following describes the hierarchy of six service levels. The service level within a trail system increases as user groups become broader, more specialized and/or more resource dependent. Also included in this section is a description of private trails.

10.1.7.2 State Trails

State trails are typically destination trails and serve a statewide population. Travel time to a trailhead is often one to four hours. State trails are a minimum of 20 miles long and traverse high quality natural resource and scenic landscapes. Abandoned railroad corridors are often developed to accommodate state trails with connections to state parks or regional, county or local attractions.

10.1.7.3 Regional Trails

Regional trails serve multiple cities and/or counties in greater Minnesota. It takes about 30 minutes or more to travel to a trail head. Typically, the trail must be long enough for at least an hour of non-motorized recreational travel which is about 5 miles of walking or 20 miles of bicycling. Given the highest priority are those trails showing scenic qualities and a diversity of natural resource attributes. High priority is given to connections between State Trails and urban centers, parks, and other trail systems. Regional trails should provide a multi-modal surface.

10.1.7.4 County Trails

County trails differ from local trails in that they are typically located within county parks. Lengths can vary considerably. They are frequently designed for specific uses, i.e., mountain biking, skiing, interpretive trails, etc.

10.1.7.5 Local Trails

Local trails provide "close-to-home" opportunities (typically within a five-minute drive or 10 minute walk), and often have direct access from neighborhoods. Trail linkages to county, regional, and state trails are desirable. Local trails have the following characteristics:

- Mostly non-motorized.
- Lengths vary from ¼ mile to numerous miles of interconnected trails within a site or between communities.
- Most often cities and townships have jurisdiction and funding responsibilities for local trails.

10.1.7.6 Blue Trails

Blue trails are dedicated stretches of rivers or waterways that enjoy special clean water protection and are destinations for boating, canoeing, fishing, and other outdoor recreation. They provide opportunities for people to discover rivers and waterways and help connect urban and rural communities to the outdoors. Blue trails also provide:

- Healthy recreation and educational opportunities for people of all ages.
- Connections for people to access special protected areas such as wildlife refuges, parks, and forests.
- Opportunities to build partnerships and support for natural resource conservation.

10.1.7.7 Private Trails

Private trails are those that traverse private land as part of larger trail system. The most common are grant-in-aid snowmobile trails, which traverse private land through agreements secured by local snowmobile clubs and are important to maintaining the network for snowmobiles in the state.

10.1.8   Trail Classifications and Guidelines

Trails serve a number of functions including commuter corridors linking business and retail centers, parks and natural areas, schools and neighborhoods, and communities. Trails support the principles of walkability to "create a healthy community that makes active living a routine part of daily life". Planning for an inter-connected trail system enables residents to choose another mode of transportation to experience the natural and cultural resources or to travel to a favorite recreation destination within the city and surrounding area.

The following are trail classifications and guidelines consistent with the service levels described in the Minnesota Department of Natural Resources Trail and Planning, Design and Development Guidelines (2007) and are relevant for the planning of a county level trail system. The trails are categorized according to type of use, surfacing, location or season and include Share-Used Paved Trails, Natural Surface Trails, On-Road Bikeways, and Winter Use Trails. The use of this classification system will provide a clearly defined framework for future development of Ironton's trail system.

10.1.8.1   Share-used Trails

Classification: Neighborhood trail, city trail, county trail, regional trail and state trail.

Uses: Walking, jogging, bicycling, and in-line skating (in-line skating only accommodated when asphalt paved).

Service Levels: Trails occur at local, county, regional and state service levels.

10.1.8.2   Natural Surface Trails

Classification: Hiking trail, equestrian trail, mountain biking trail, off-highway vehicle (OHV) trail, forest access routes and roads, shared-use nature trails

Uses: User groups are consistent with classifications; Shared-use trails can be non-motorized or motorized, but typically not both.

Service Levels: Hiking trails occur at local, county, regional and state service levels, Equestrian and mountain biking trails are common at county, regional, and state level, OHV trails almost always at state or county level and local access trails typically traverse larger tracts of land at federal, state, or county level.

10.1.8.3   On-Road Bikeways

Classification: Bike route, bike lane

Uses: Bicyclists are primary users and in-line skaters are secondary users.

Service Levels: Bikeways are common are local, county, regional, and state service levels; they augment but do not replace shared-used paved trails.

10.1.8.4   Winter-Use Trails

Classification: Cross-country ski trail, snowshoeing trail, winter hiking trail, dog sledding trail, skijoring trail, and snowmobile trail.

Uses: User groups are consistent with classifications

Service Levels: Groomed cross-country ski trails and winter hiking trails are common at county, regional, and state service levels. Dog sledding and skijoring trails are most common at regional and state levels, and snowmobile trails are typically at the county, state, or private level.

For a greater discussion of trails, refer to the State of Minnesota Department of Natural Resources, 2007, Trail Planning, Design, and Development Guidelines, Trails and Waterways Division, 500 Lafayette Road, St. Paul, MN.

10.2 Goals, Objectives, and Policies

Outlined below are goals and policies for the park, recreation and trail system. Goals provide general statements intended to be attained through implementation of strategies. Strategies, in turn are detailed actions necessary to initiate or actualize a proposed goal.

- Goal: Enhance and enrich Ironton's community identity through various forms of expressions of cultural arts.
- Policies:
  - Provide social gathering places that are stabilizing and strengthening elements in creating a strong sense of community identity.
  - Support the effort to educate residents about different ethnic arts and cultural traditions, and for building multi-cultural understanding.
  - Increase public awareness of cultural programs and services through media, use of new technology, City publications, community partnerships, and through increased accessibility to public artwork.
  - Promote cultural arts that distinguish the City of Ironton from other regional cities.
- Goal: Facilitate partnerships and collaborations with other public agencies, community based groups, and the private sector to expand opportunities for cultural arts.
- Policies:
  - Collaborate with Crosby-Ironton School District, and other jurisdictions to present quality arts programs and performances to the community.
  - Pursue, where appropriate, county, state and federal funding opportunities for cultural arts.
- Goal: Preserve and promote the arts, and support the development of programs for public art and cultural opportunities that create and enrich a strong sense of community identity and promote a high quality of life.
- Policies:
  - Advocate for visual and performing programs to serve the needs of the community.
  - Incorporate cultural arts as part of Ironton's overall economic development program, especially those that attract out-of-town visitors.
  - Incorporate the arts into the Downtown Redevelopment Plan to enhance pedestrian connections and highlight cultural assets including public art and community history.
  - Incorporate public art into city parks and open spaces.
  - Encourage participation from the private and business sectors to provide art for display in public places.

11.0   Economic Development

11.1   Introduction

Economic development is a critical use of a community's fiscal, social, and physical resources in a long-term process aimed at preserving and improving the life and livelihood of each member of the Ironton community.

Those elements necessary to support economic development include:

- Sufficient and suitable land;
- Appropriate and adequate infrastructure;
- Available and trained workforce.

Another important element to both supporting and attracting economic development is maintaining a high "quality of life" which, along with all these other elements, must be addressed if Ironton is to attract new residents to the community.

The volatility of economic development opportunities also must be understood and anticipated. It is quite likely that major new social, economic, or development opportunities or influences may arise that were unforeseen when policies were first formulated. Because of this, the planning process needs to continue provisions for the periodic review of the impacts of major changes in the City of Ironton, in the County and neighboring communities to assure that desirable change can be accommodated and undesirable change avoided.

11.2   Existing Conditions

In terms of economic development, Ironton is largely dependent on the downtown for its economic pulse. Much of the economic development items are covered in the Downtown Framework Chapter of this plan. In general, there is a strong desire for increased businesses in Ironton's downtown, so that empty buildings are occupied, and there is a more active and vibrant area that everyone travelling through the City will see.

11.2.1   Labor Force

Labor Force charts and tables are generally shown in Chapter 2 of this plan. Briefly to touch on some of the key points, in Ironton, the percent of residents with Bachelor or Graduate Degrees significantly lags Crow Wing County, however there is a higher percentage of residents with at least a high school degree in Ironton as compared to Crow Wing County.

The Ironton population has a median age of 41.4, slightly lower than Crow Wing County's median age of 42.4. However, the population of Ironton is projected to decline slightly through year 2035, while the County population is projected to increase.

The Median Household Income in Ironton is approximately $26, 375, compared to Crow Wing County's MHI at over $45,800.

In June of 2014, the Unemployment Rate in Crow Wing County was 5.1%, compared to 4.5 percent of Minnesota and 6.1 for the US.

11.2.2   Economic Base

The educational and health care services employ about 41 % of the people which is the largest percentage of workers followed by the sales and office occupations (30.0%) and management and business representing 10% each. The data suggests continued diversity in job types within the City of Ironton, i.e., employment not dominated by any one industry.

About 45% percent of those employed are in management, sales and office occupations and 30% in service occupations. A large percentage increase was seen in the professional occupations as well as the production, transportation and material moving occupation, while a large decline was seen in construction, extraction and maintenance occupations.

Leading employers in Ironton include:
- Northern NB-Ironton
- Mirada Manufacturing
- City of Ironton
- Melenich Cabinet

11.3 Economic Strengths and Weaknesses

The following are strengths and weaknesses in attracting and retaining businesses and industries to the City of Ironton. It is important that the community continue to work on strengthening its position to meet future business and industry needs that may arise.

11.3.1 Strengths
- Environmental Quality (peace and quiet, rural environment, natural resources).
- Education and Training – Ironton residents have good high-school graduation rates and access to secondary education.
- Low wage scale, low land costs, and lower business and property taxes.
- Good transportation facilities and options
- Workforce Age – Ironton has a median age that is lower than Crow Wing County's.
- Nearby healthcare facility
- Access to everyday needs – goods and services.

11.3.2 Weaknesses
- Lack of financial resources for development assistance.
- Seasonality of vacationers.

11.4 Assessment of Future Conditions

Future commercial and industrial development in the City of Ironton is most likely to occur along State Highways 210, and County Road 30, which extends to the Cuyuna Country State Recreational Area.

11.4.1 Designated Economic Development and/or Redevelopment Sites

Economic development sites and projects should be evaluated on a case-by-case basis. Of foremost importance is to determine if the proposed project is consistent with the community's vision and Comprehensive Plan. If and when there are sites that the City would like to develop for commercial or industrial uses, they should seek assistance in marketing them.

Throughout the Downtown Planning process, several key sites were identified as being significant development opportunities. These are reiterated in the table below.

Table 11-1
Development Site Opportunity Matrix

Site	Location	Approximate Acreage	Notes
1	4th Street & 4th Avenue	0.35	Main Street Gateway – Northwest Corner
2	4th Street & 4th Avenue	0.35	Main Street Gateway – Southwest Corner
3	4th Street & Viola Avenue	0.35	Main Street Infill
4	2nd Street and Curtis Avenue	0.4	Recreation Gateway
5	2nd Street and Curtis Avenue	0.6	Recreation Gateway
6	2nd Street and Curtis Avenue	0.4	Recreation Gateway

There were also several key structural buildings to preserve in the Ironton downtown identified in the Downtown Framework Plan chapter.

11.5 Goals, Objectives and Policies

Along with the goals, objectives and policies created in the Downtown Framework chapter of this plan, the following are more generalized economic development goals for the City of Ironton.

Goal: To maintain and expand Ironton's economic climate and varied employment opportunities.

- Objective: Focus on attracting innovative as well as traditional businesses, include actions to retain and expand existing businesses
  - Policy: Encourage the retention and expansion of existing employers.
  - Policy: Aggressively seek to attract new employers to the City.
  - Policy: Review development proposals and permit requests promptly and effectively.
  - Policy: Establish and nurture strong inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
  - Policy: Plan for sufficient land suitable for economic development to be available in appropriate locations within the City.
- Objective: Provide an environment where businesses flourish and jobs are created.
- Objective: Provide an environment for the highest quality system of education from pre-school through 12th grade and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.
  - Policy. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic wellbeing.
- Objective: Provide a high quality transportation system to satisfy the demands of present and future economic development.
  - Policy. Develop and maintain a balance of transportation facilities that makes transportation quick, safe, reliable and accessible.
  - Policy. Coordinate with local, regional, state, and federal governments to provide a balanced regional transportation system that is adequately funded.
  - Policy. Prioritize and implement the Countywide Transportation Plan to meet the long term economic development needs of the County.

- Objective: Provide a superior quality of life for residents and business personnel.
  - Policy. Provide a safe environment through public safety services including police, fire protection, emergency medical services, and health facilities.
  - Policy. Protect the environment, preserving air and water quality, and sustaining a well-balanced level of green space (parks, nature preserves, etc.) through reasonable regulations which take cognizance of the needs of commerce and private property rights.
  - Policy. Encourage public and private initiatives that promote and support the revitalization of areas in need of renewal.
  - Policy. Maintain a high quality system of public infrastructure including transportation, schools, libraries, parks, water and sewer.
  - Policy. Promote the availability of affordable housing.

12.0   Intergovernmental Cooperation

12.1   Introduction

A range of issues cross jurisdictional boundaries that affect more than one community such as water and air – they pass over the landscape regardless of boundaries. Watersheds and other ecosystems, economic conditions, land use, housing, and impacts from growth changes affect municipal boundaries and a region as a whole.

Working together, sharing information or entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff and revenue are all ways that communities can work together, share visions, coordinate plans and achieve results that will provide mutual benefits.

12.2   Benefits of Intergovernmental Cooperation

Below is a list of some of the benefits of Intergovernmental Cooperation:

- **Early Identification of Issues:** Cooperation enables communities to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.

- **Reduced Litigation:** Communities that cooperate may be able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.

- **Consistency:** Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.

- **Understanding:** As communities communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them through communication and shared information.

- **Trust:** Cooperation can lead to positive experiences and results that build trust and good working relationships between communities.

- **History of Success:** When communities cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

- **Cost Savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with additional services and facilities that would otherwise be too costly. Examples include shared library services, hazardous waste collection, recycling, and shared informational/data collection. When evaluating shared services, the impact on service levels must be evaluated together with potential cost savings, to ensure that existing levels of service will not be adversely affected and that projected cost savings are likely to be achieved.

- **Address Regional Issues:** By communicating and coordinating their actions, and working with regional and State agencies, County and local governments are able to address and resolve issues which are regional in nature. Examples include the construction and maintenance of highways, provision of transit service, and planning and construction of facilities for stormwater management, water supply, and sewage treatment and waste disposal.

12.2.1 School Districts

The City of Ironton benefits by cooperation with various organization and entities including the Crosby-Ironton School District, and the Minnesota State Colleges and Universities system.

12.2.2 Sewerage District

The City of Ironton relies on the Serpent Lake Sewerage District for wastewater treatment.

12.2.3 Adjacent LGUs

Neighboring governments include the City of Crosby to the east, the Town of Irondale to the south, north and west, and the Village of Trommald to the northwest. The City lies within Crow Wing County, which provides many services to and through the City.

The City coordinates with the Deerwood Police Department for services.

12.2.4 State of Minnesota

While many facets of the state government impact Ironton, perhaps the most noticeable and imminent is through the Cuyuna Country State Recreation Area, which is operated primarily by the Minnesota Department of Natural Resources.

The Minnesota Department of Transportation also is responsible for roadways through Ironton.

12.3 Goals, Objectives, and Policies

Goal: The City and all neighboring and overlapping governmental jurisdictions work proactively and cooperatively to address planning issues of mutual concern and to provide high quality, cost effective services to the region.

- Objective: Provide open communication and good working relationships between the City of Ironton and neighboring and overlapping jurisdictions.
  - Policy: Strive to work with other pertinent governments to organize intergovernmental workshops involving representatives from neighboring and overlapping jurisdictions.
  - Policy: Openly share information that may be beneficial to neighboring and overlapping jurisdictions.
  - Policy: Strive to coordinate seminars, workshops and other education efforts that may be beneficial to neighboring and overlapping jurisdictions.
- Objective: Partner with neighboring and overlapping jurisdictions to provide efficient, cost effective, high-quality services, where practical or mutually beneficial.
  - Policy: Share services and facilities with neighboring and overlapping jurisdictions.
  - Policy: Support regional facilities and services that benefit Ironton and the region.
  - Policy: Work with neighboring and overlapping jurisdictions to coordinate shared purchases of bulk items and special equipment, where practical or mutually beneficial.
  - Policy: Work with the Crosby-Ironton School District, athletic associations, and neighboring communities to provide quality recreation programs and facilities for area residents.
  - Policy: Continue to work with neighboring and overlapping jurisdictions to ensure that Ironton and the region have high quality, cost effective police, fire, emergency medical services, and other public services. In particular, continue to explore opportunities to develop a regional fire and emergency medical services system.

- Objective: Work proactively and cooperatively on planning issues that affect neighboring and overlapping jurisdictions.
    - Policy: Work with neighboring and overlapping jurisdictions on land use decisions that may affect other jurisdictions.
    - Policy: Coordinate with neighboring and overlapping jurisdictions to ensure that Ironton and the surrounding area have a safe, efficient, well maintained, and connected multi-modal transportation system.
    - Policy: Work with Crow Wing County, the Minnesota Department of Transportation, private transit providers, neighboring governments, and others to promote the use of the public transportation system. Strive to make the public transportation system more energy efficient, cost effective and user friendly.
    - Policy: Coordinate with neighboring and overlapping jurisdictions to preserve and enhance natural and cultural resources in the region.
    - Policy: Where mutually beneficial and appropriate, work with neighboring and overlapping jurisdictions to coordinate development and improvements of utilities and community facilities that meet the needs of area residents.
    - Policy: Strive to coordinate with neighboring and overlapping jurisdictions to ensure that there is a full range of housing to meet the needs of area residents.
    - Policy: Work with neighboring and overlapping jurisdictions on economic development issues and planning that will strengthen the economy of the region.

13.0   Implementation
13.1   Introduction

The Implementation Section serves as a priority list for implementing and realizing the Comprehensive Plan. It prescribes those actions necessary to realize the visions, guiding principles, goals and strategies highlighted in previous sections of the plan. The plan addresses many important components critical to sustaining a healthy community while preserving the city's natural resources, small town character, and history. As change is inevitable, the plan may need to be amended to appropriately reflect land use changes.

The City of Ironton's Comprehensive Plan is intended to guide land use decisions within the city. The plan is an expression of the city's needs and desires and provides a series of policies for assisting the community in attaining its visions, guiding principles, goals and strategies. The plan is not an attempt to predict the future, but rather an attempt to document the community's values and ideas that the citizens of Ironton share. The plan guides a variety of community issues including land use, transportation, city core redevelopment, parks, recreation, and trails, housing, and natural resources.

Ironton's final step in the comprehensive planning process is to set priorities for strategies associated with the specific Plan Sections to achieve its vision and goals. Just as many distinct strategies can speak to a given goal, a community can select a range of strategies or action items – consistent with its policies – to achieve any of its goals. Reaching an understanding of which should be given the highest priority is a key step a community should take to implement the Plan.

The City of Ironton commits to update the comprehensive plan at a minimum of every four years. However, the City will strive to ensure an annual review of at least the goals, objectives and policies is completed by a City committee or the City Council.

13.2   Action items

The City of Ironton's Comprehensive Plan is intended to guide land use decisions within the City. The plan is an expression of the City's needs and desires and provides a series of policies for assisting the community in attaining its visions, guiding principles, goals and strategies. The plan is not an attempt to predict the future, but rather an attempt to document the community's values and ideas that the citizens of Ironton share. The plan guides a variety of community issues including land use, transportation, downtown redevelopment, parks, recreation, trails, housing, natural resources, intergovernmental cooperation, and economic development.

Ironton's final step in the comprehensive planning process is to set priorities for strategies associated with the specific Plan Sections to achieve its vision and goals. Just as many distinct strategies can speak to a given goal, a community can select a range of strategies or action items – consistent with its policies – to achieve any of its goals. Reaching and understanding of which should be given the highest priority is a key step a community should take to implement the Plan.

The following table provides a summarized list of specific implementation action items for each comprehensive plan element. The action items have been assigned a priority rating of high, moderate, or low and assigned a completion timeline in terms of a short or medium timeframe that the City of Ironton should undertake to implement the Comprehensive Plan Update.

The recommended action items may require substantial cooperation with others, including local governments and property owners. In addition, other local and city government priorities may affect the completion of these key actions in the time frames presented.

Table 13-1
Implementation Action Items

Plan Element	Priority	Short-Term 1-5 years	Medium-Term 5-10 years	On-going
Land Use				
Update zoning and subdivision ordinances to confirm with Comprehensive Plan	High	X		
Review the Comprehensive Plan by City Staff and Committee on an annual basis to identify areas in need of amendments and recommendation to City Council	Medium			X
Downtown Development				
Create Design Guidelines to reflect the historic main street atmosphere of the District	High	X		
Establish a range of development incentives to help the redevelopment efforts	Medium	X		
Housing				
Work with the development community on a regular basis to ensure local housing needs are being met.	High			X
Establish a housing rehabilitation program or assistance program to assist the clean-up and redevelopment of existing homes and neighborhoods	High	X		
Transportation				
Expand transportation services and options in a fiscally responsible manner to ensure mobility for all residents and visitors.	Medium		X	X
Continue to coordinate non-motorized transportation linkages regionally.	Medium			X
Utilities and Community Facilities				
Continue to ensure that adequate public services are being provided to all residents and business owners	High			X
Ensure utilities, specifically water and wastewater facilities, are maintained and kept in compliance will all health and safety regulations.	High			X
Mining, Timber, Tourism, Natural and Cultural Resources				
Maintain open communication networks with the townships, cities, counties, the State of Minnesota, and other government agencies to encourage ongoing dialogue regarding natural resource issues.	Medium-High			X
Promote the local mining history	Medium		X	
Recreation, Open Space, and Cultural Arts				
Promote the local mining history	Medium		X	
Continue coordination with the Minnesota DNR on operation of Cuyuna Country State Recreation Area	High			X
Continue to provide for regular operations and maintenance of existing park and trail system components through the annual budget.	High			X
Develop and adopt a Park, Trail and Open Space System Plan that would provide a greater level of detail and serve as an efficient tool for annual budgeting and funding purposes.	High	X		
Economic Development				
Continue to improve the business climate by ensuring the high quality of life standards are being met and provided for by the City	Medium			X
Begin implementation the Downtown Framework Plan	Medium			X
Intergovernmental Cooperation				
Continue coordination to ensure services are being provided in a cost-effective manner	High			X

13.3   Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan will depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The IRRRB requires plan updates at least every 4 years. A tremendous amount of change can occur in a community over just a couple of years and the City will be prepared to address changing conditions with timely plan updates.

Figures
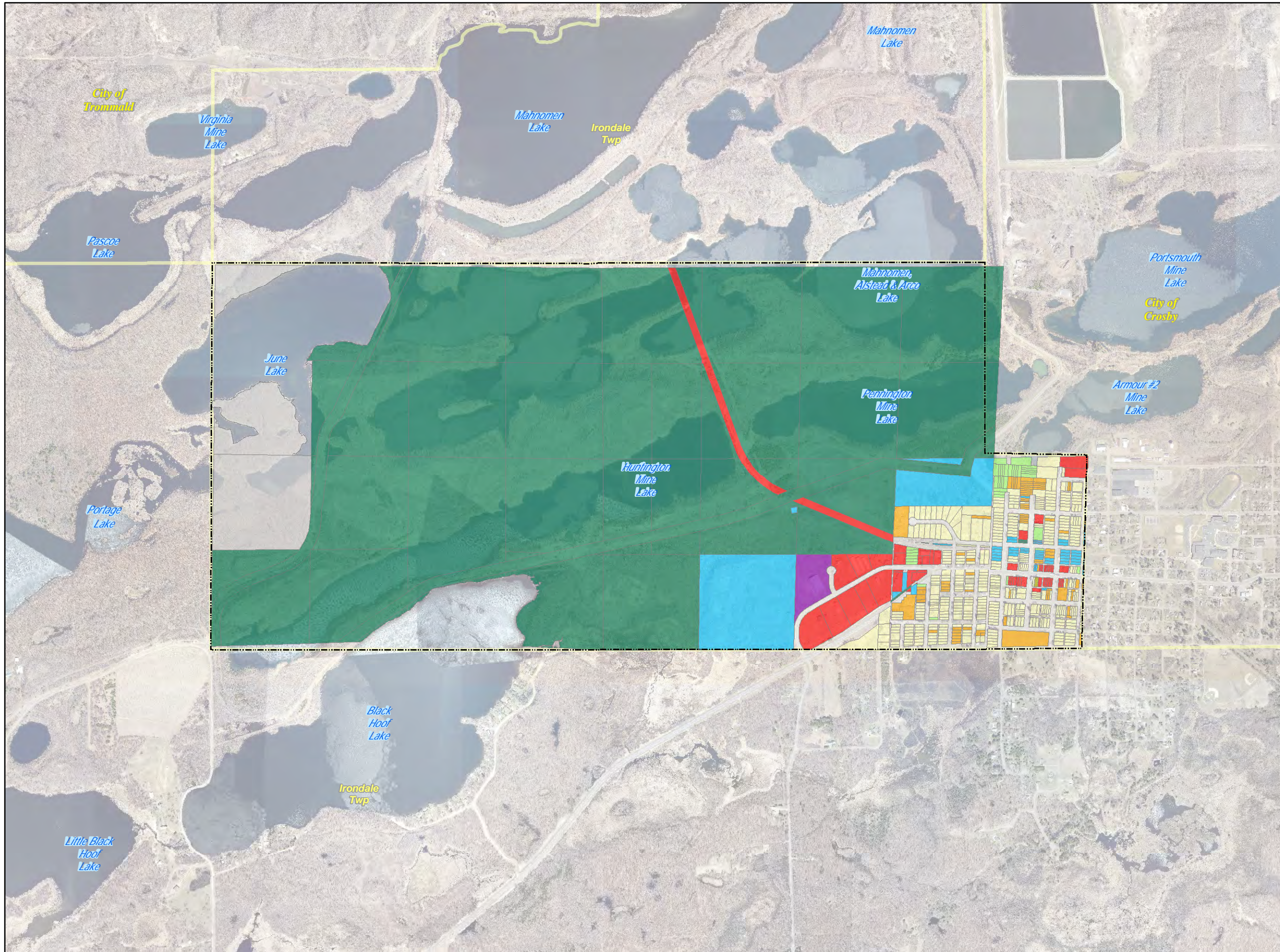
Legend

- ▢ Ironton City Limits
- ▢ Parcels

SEH Land Classification
- Single Family Residential
- Multi Family Residential
- Commercial
- Charitable Institutions
- Industrial
- Non-Profit Comm Service Org (Donations)
- Public
- County Owned Land
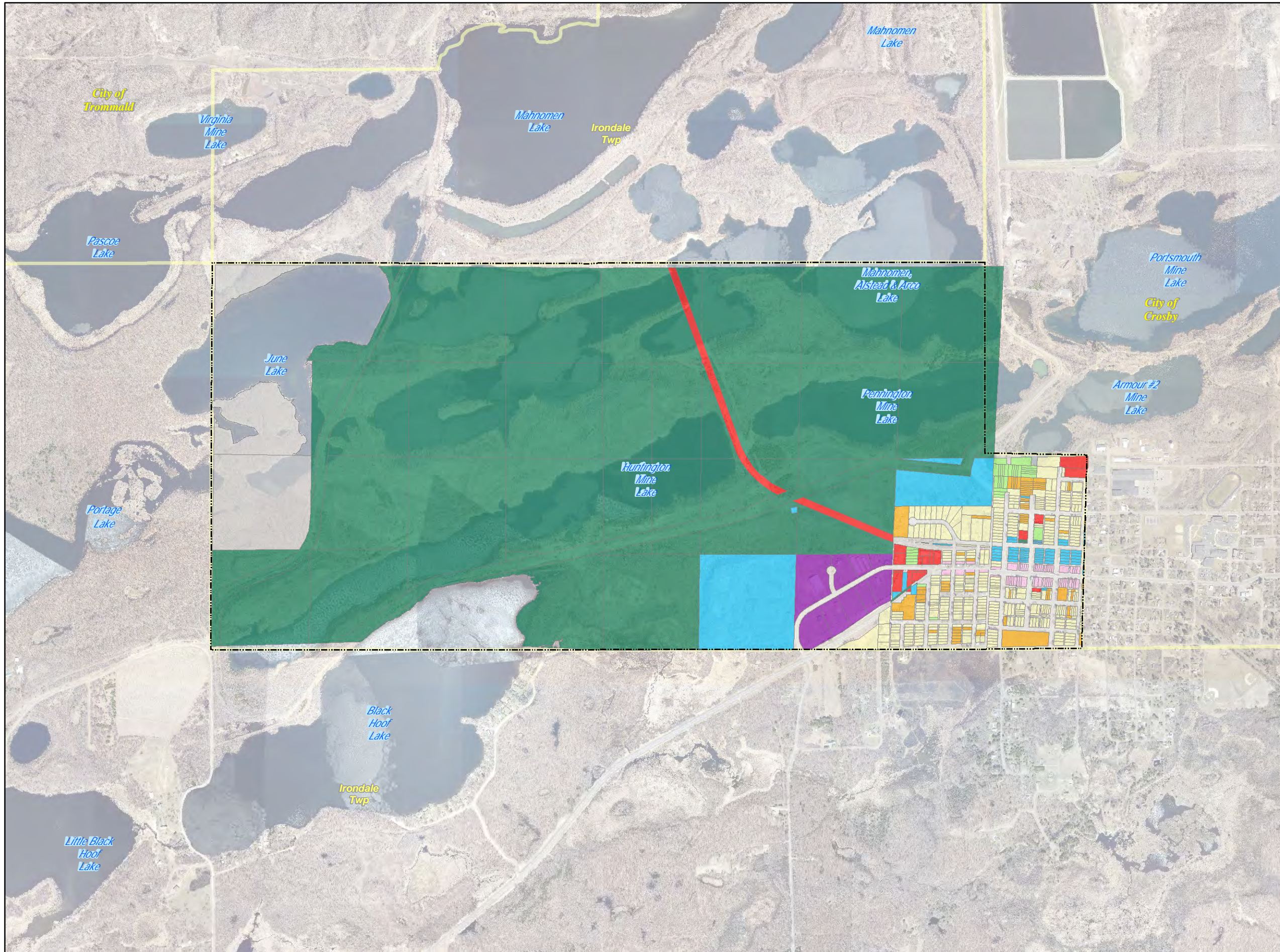- State Owned Land
- Vacant

SOURCE: MnDNR, MnDOT, Crow Wing County
Land Classification

Date: 9/29/2014

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Miles

SEH
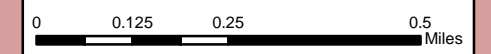
EXISTING LAND
CLASSIFICATION

City of Ironton
Comprehensive Plan

IRONTON

Legend

[: :] Ironton City Limits

☐ Parcels

Future Land Classification
- ☐ Single Family Residential
- ☐ Multi Family Residential
- ☐ Commercial / Mixed Use
- ■ Commercial
- ■ Charitable Institutions
- ■ Industrial
- ■ Non-Profit Comm Service Org (Donations)
- ■ Public
- ■ County Owned Land
- ■ State Owned Land
- ☐ Vacant

SOURCE: MnDNR, MnDOT, Crow Wing County
Land Classification

Date: 9/29/2014

SEH

0   0.125   0.25   0.5
                            Miles

FUTURE LAND
CLASSIFICATION

City of Ironton
Comprehensive Plan

IRONTON

City of Trommald
Virginia Mine Lake
Pascoe Lake
June Lake
Portage Lake
Black Hoof Lake
Little Black Hoof Lake
Irondale Twp
Mahnomen Lake
Mahnomen Lake
Irondale Twp
Mahnomen, Alstead & Arco Lake
Pennington Mine Lake
Huntington Mine Lake
Portsmouth Mine Lake
City of Crosby
Armour #2 Mine Lake
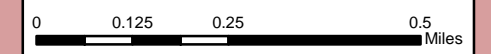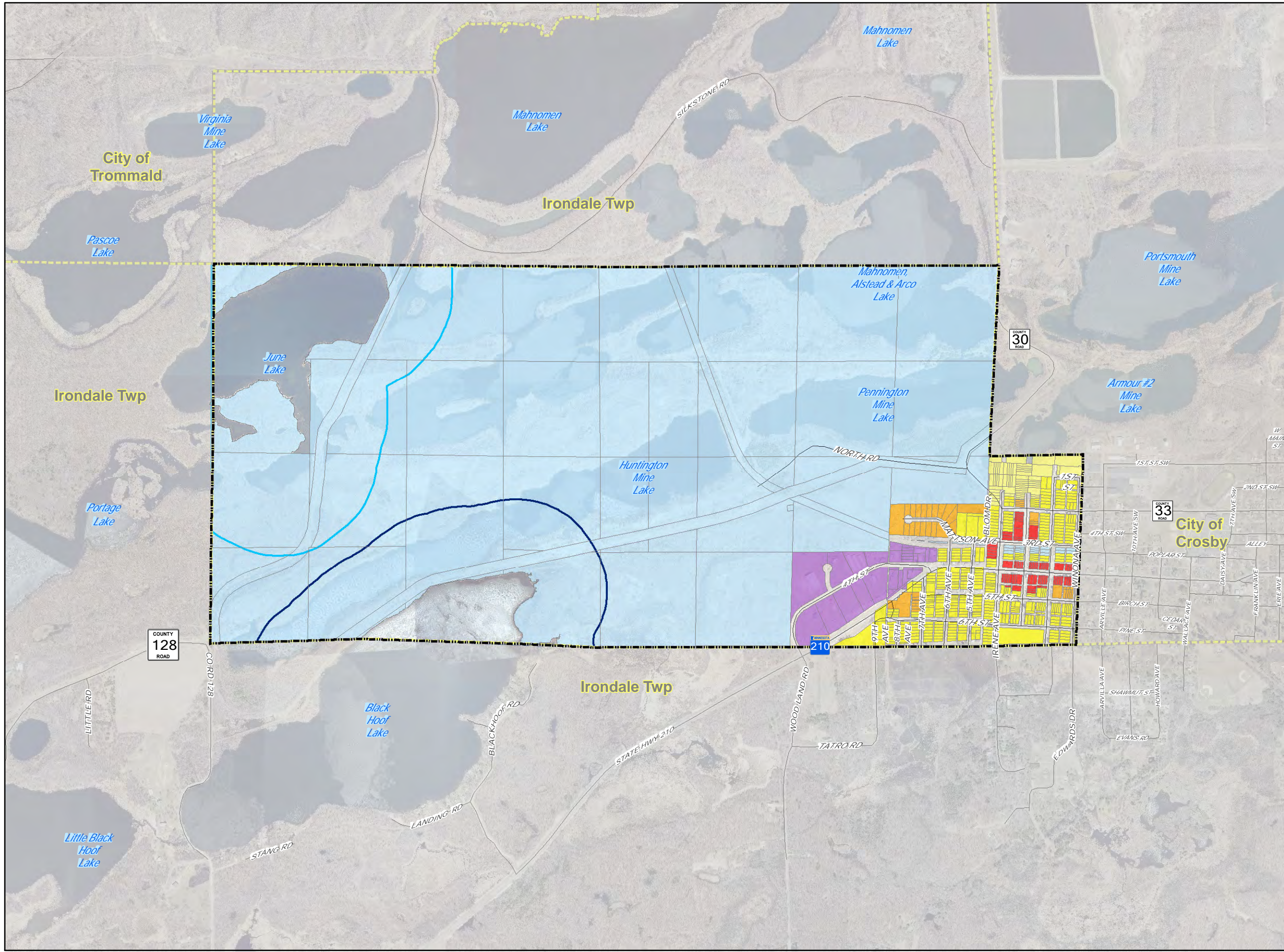
Legend

1999 Zoning

- Residential Mining
- General Industry
- General Business
- Single Family Residential
- Multi-Family Residential
- Open Development
- General Development Shoreland
- Recreational Shoreland
- Ironton City Limits
- Parcels
- County Background
- City and Township Limits

SOURCE: MnDNR, MnDOT, Ironton Offical Zoning Map 1999 Comp Plan

Date: 9/29/2014

0   0.125   0.25   0.5
Miles

EXISTING ZONING

Pennington Mine Lake

Armour #2 Mine Lake

Huntington Mine Lake

NORTH RD

COUNTY 30 ROAD

1ST ST SW

1ST ST

2ND ST SW

COUNTY 33 ROAD

11TH AVE SW

MATTSON AVE

BLOM DR

4TH ST SW

10TH AVE SW

3RD ST

POPLAR ST

CURTIS AVE

VIOLA AVE

WINONA AVE

City of Crosby

4TH ST

MINNESOTA 210

6TH AVE

5TH AVE

5TH ST

ARVILLA AVE

BIRCH ST

CEDAR ST

WALLACE AVE

9TH AVE

8TH AVE

7TH AVE

6TH ST

PINE ST

HEMATITE ST

STATE HWY 210

WOOD LAND RD

TATRO RD

Irondale Twp

IRENE AVE

EDWARDS DR

ARVILLA AVE

GLENN AVE

SHAWMUT ST

HOWARD AVE

THOMPSON ST

EVANS RD

Legend

Ironton City Limits

City and Township Limits

SOURCE: MnDNR, MnDOT, Ironton Offical Zoning Map 1999 Comp Plan, City of Crosby Zoning Districts Map (Bolton Menk)

Date: 9/29/2014

N

SEH

0   250   500   1,000
Feet
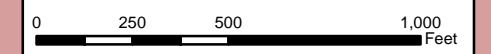
DOWNTOWN IMAGERY

City of Ironton
Comprehensive Plan

IRONTON

Legend

1999 Zoning
- Residential Mining
- General Industry
- General Business
- Single Family Residential
- Multi-Family Residential
- Open Development
- General Development Shoreland
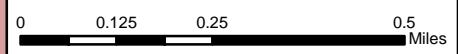- Recreational Shoreland
- Ironton City Limits
- Parcels
- City and Township Limits
- County Background

City of Crosby Zoning
Zoning District (originally done by Bolton Menk)
- R-1 Single and Two Family Residential
- R-2 Multi-Family Residential
- Parks/Public
- Light Industrial

SOURCE: MnDNR, MnDOT, Ironton Offical Zoning Map 1999 Comp Plan, City of Crosby Zoning Districts Map (Bolton Menk)

Date: 9/29/2014

0   250   500   1,000 Feet

EXISTING ZONING

City of Ironton
Comprehensive Plan
IRONTON

Pennington Mine Lake

Armour #2 Mine Lake

Huntington Mine Lake

NORTH RD

COUNTY 30 ROAD

1ST ST

2ND ST SW

1ST ST SW

COUNTY 33 ROAD

11TH AVE SW

4TH ST SW

10TH AVE SW

POPLAR ST

BLOM DR

MATTSON AVE

CURTIS AVE

3RD ST

VIOLA AVE

WINONA AVE

City of Crosby

ARVILLE AVE

BIRCH ST

CEDAR ST

WALLACE AVE

MINNESOTA 210

4TH ST

6TH AVE

5TH AVE

5TH ST

7TH AVE

8TH AVE

9TH AVE

6TH ST

IRENE AVE

PINE ST

GLENN AVE

Irondale Twp

STATE HWY 210

WOOD LAND RD

TATRO RD

EDWARDS DR

ARVILLA AVE

SHAWMUT ST

HOWARD AVE

Path: S:\FJ\I\Iront1265664-Graphics\GISMaps\11X17_Zoning_Downtown.mxd
Date: 9/29/2014

SEH
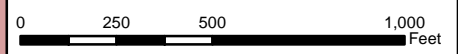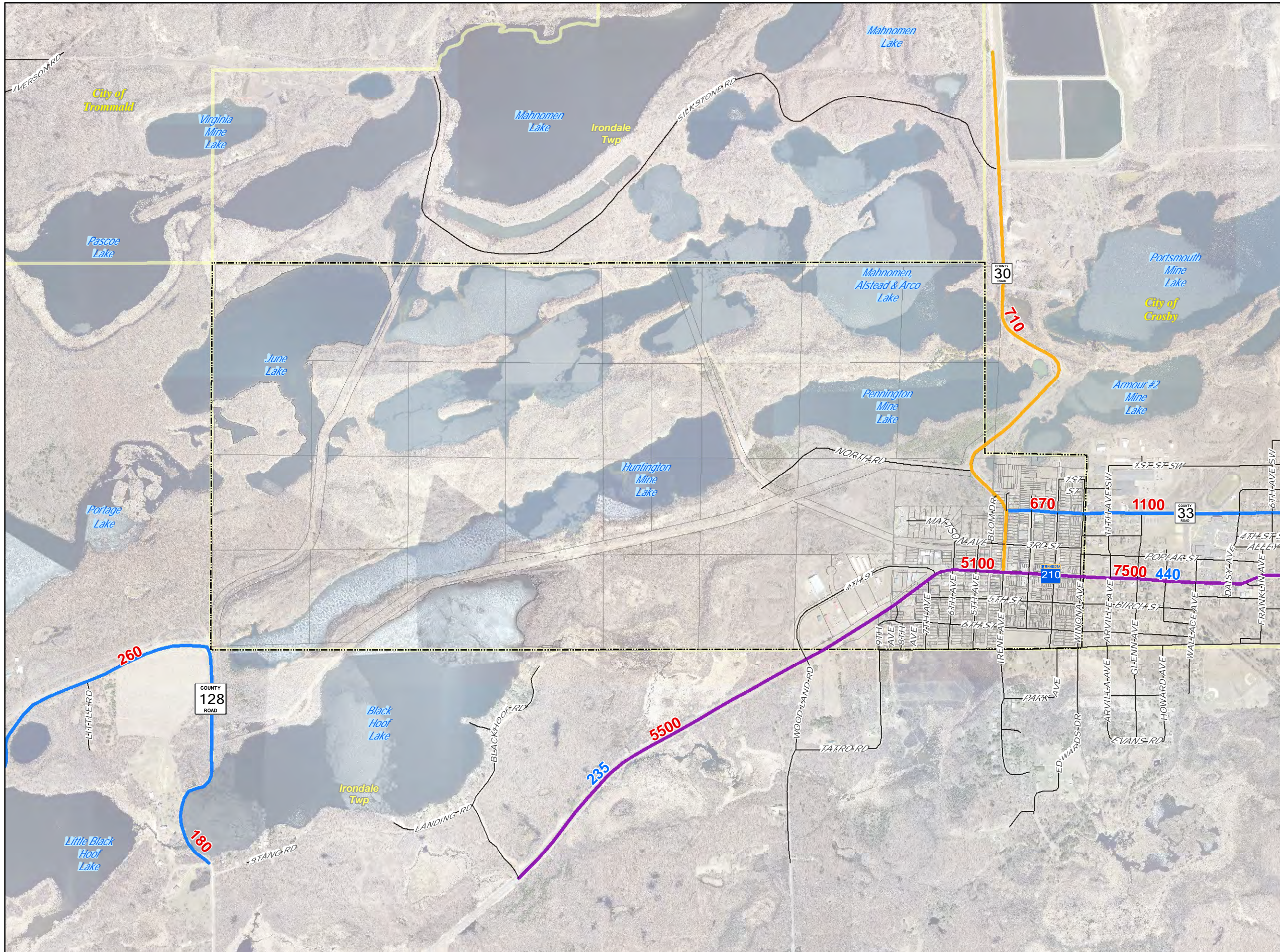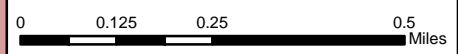
Date: 9/29/2014

EXISTING
FUNCTIONAL
CLASSIFICATION

City of Ironton
Comprehensive Plan
IRONTON

City of Trommald
Virginia Mine Lake
Pascoe Lake
Mahnomen Lake
Mahnomen Lake
Irondale Twp
Silkstone Rd
Iverson Rd
County Road 30
710
Portsmouth Mine Lake
City of Crosby
Mahnomen Alstead & Arco Lake
June Lake
Pennington Mine Lake
Armour #2 Mine Lake
Portage Lake
Huntington Mine Lake
North Rd
670
1100
County Road 33
Matteson Ave
Blomda
3rd St
Poplar St
1st St SW
1st Ave SW
4th St SW
Alley
5100
210
7500 440
4th St
9th Ave
8th Ave
7th Ave
6th Ave
5th Ave
Irene Ave
Winona Ave
Arville Ave
Birch St
Wallace Ave
Daisy Ave
Franklin Ave
Erie Ave
260
County Road 128
Black Hoof Lake
Blackhoof Rd
Woodland Rd
5500
235
Park Ave
Edwards Dr
Arville Ave
Glenn Ave
Howard Ave
Evans Rd
Little Black Hoof Lake
Little E Rd
180
Stang Rd
Landing Rd
Tatro Rd
Irondale Twp

Legend

Crashes (2008 - 2013)

Severity

● Non-Incapacitating Injury

● Possible Injury

● No Apparent Injury

⌐⌐ Ironton City Limits

☐ Parcels

SOURCE: MnDNR, MnDOT,

Date: 9/29/2014

SEH

| 0 | 0.125 | 0.25 | 0.5 |
Miles

CRASH DATA

City of Ironton
Comprehensive Plan
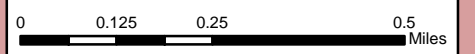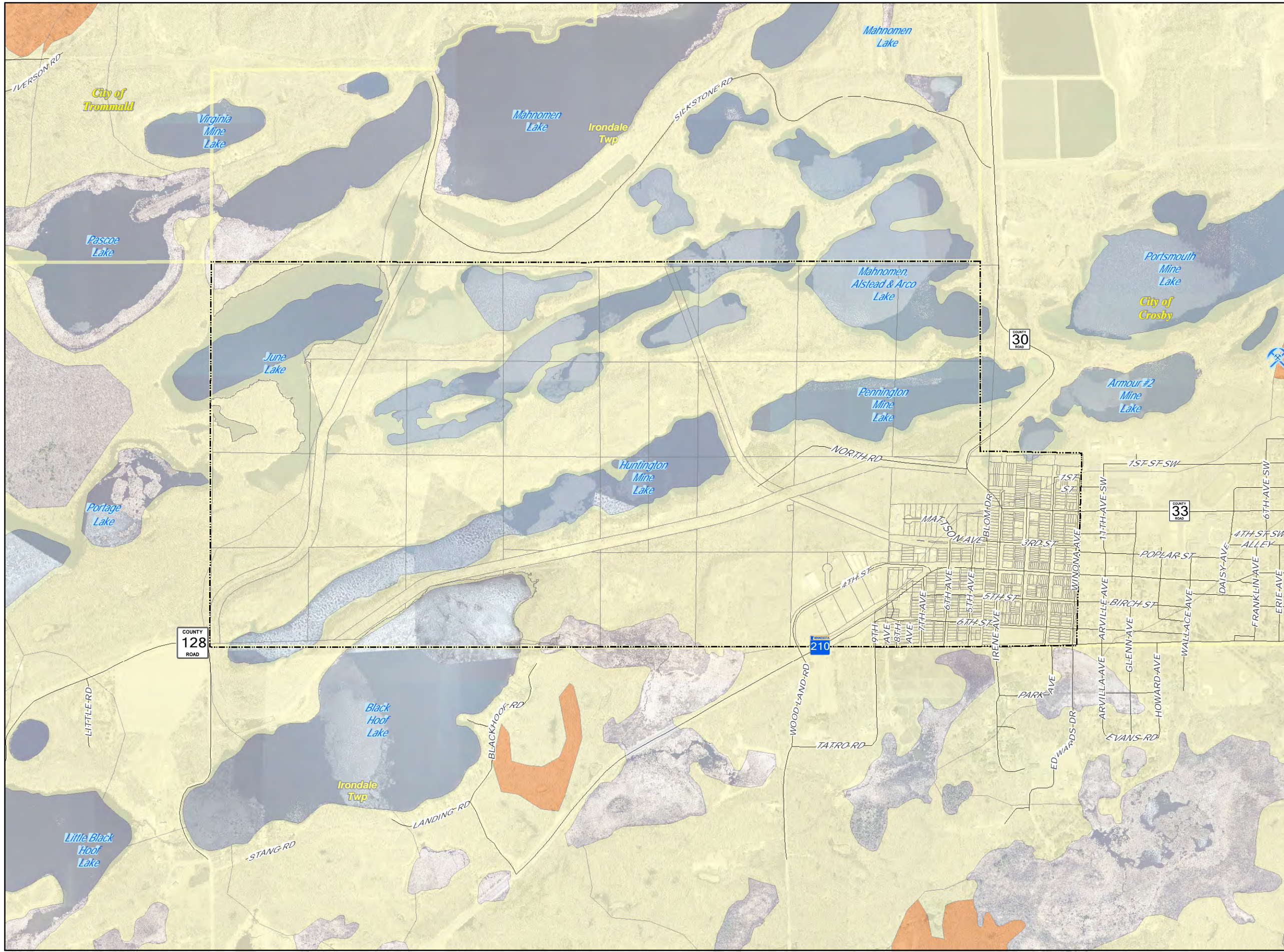
IRONTON

Legend

Gravel Pit

⊗ Active Pit

Aggregate Potential

Secondary sand and gravel deposits

Tertiary sand and gravel deposits

Ironton City Limits

Parcels

SOURCE: MnDNR, MnDOT, Crow Wing County
Geologic Atlas

Date: 9/29/2014

SEH

0   0.125   0.25   0.5
                                  Miles
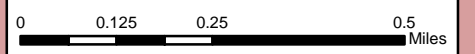
MINING -
AGGREGATE
RESOURCES

City of Ironton

Comprehensive Plan
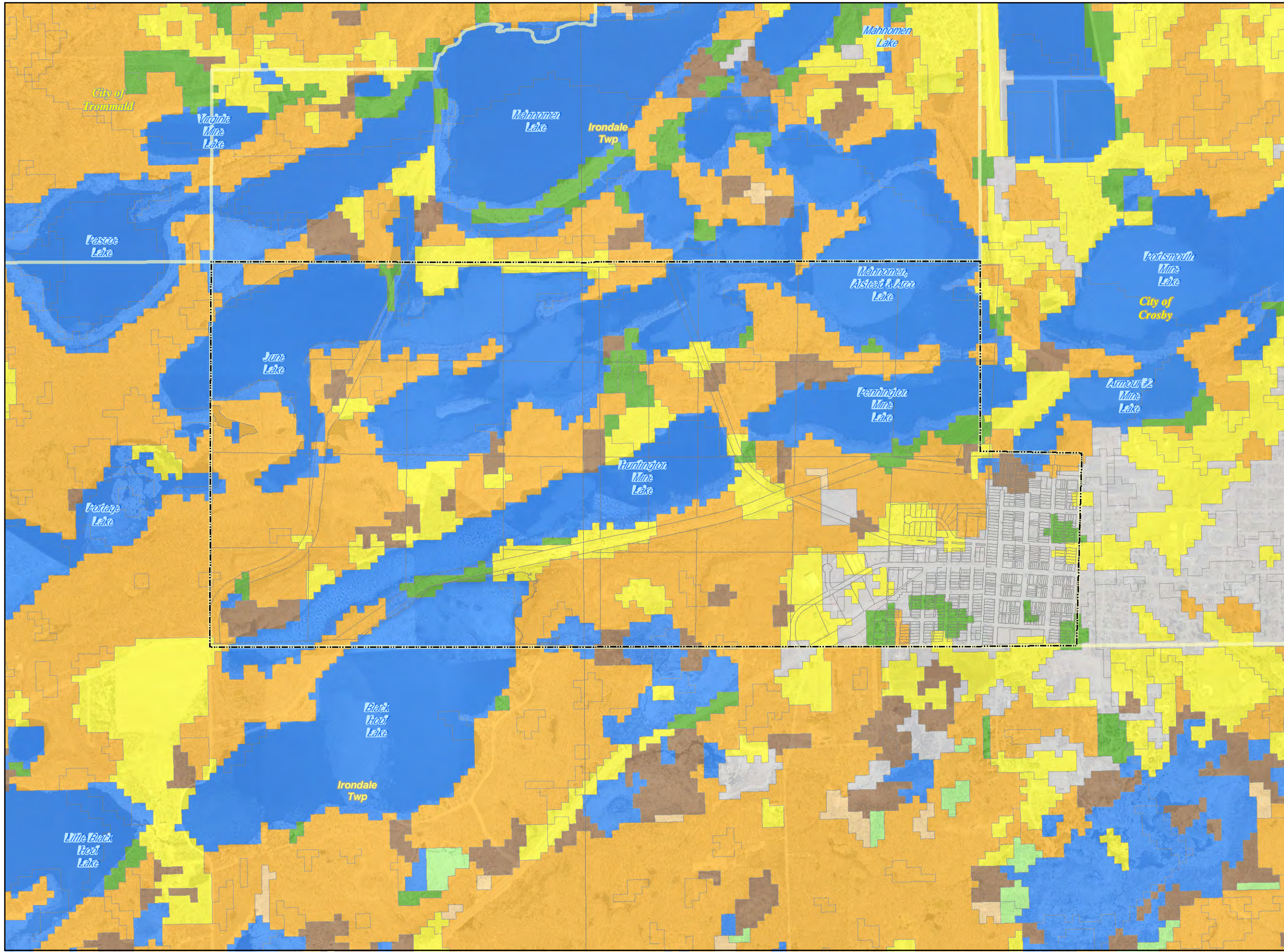
IRONTON

Legend

Ironton City Limits

Parcels

GAP Land Cover

Level 2 Land Cover

- Aquatic Environments
- Crop/Grass
- Lowland Conifer Forest
- Upland Conifer Forest
- Lowland Deciduous Forest
- Upland Deciduous Forest
- Non-Vegetated
- Shrubland

SOURCE: MnDNR, MnDOT, Crow Wing County Geologic Atlas

Date: 9/29/2014
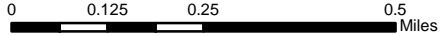
LANDCOVER

City of Ironton
Comprehensive Plan
IRONTON

Mahnomen Lake

City of Trommald

Virginia Mine Lake

Mahnomen Lake

Irondale Twp

Portsmouth Mine Lake

Pascoe Lake

Mahnomen, Alstead & Arco Lake

City of Crosby

June Lake

Pennington Mine Lake

Armour #2 Mine Lake

Huntington Mine Lake

Portage Lake

Black Hoot Lake

Irondale Twp

Little Black Hoot Lake

0   0.125   0.25   0.5
Miles

Path: S:\FJJ\Ironto\126564-Graphics\GIS\Maps\11X17_LandCover.mxd
Date: 9/29/2014

SEH
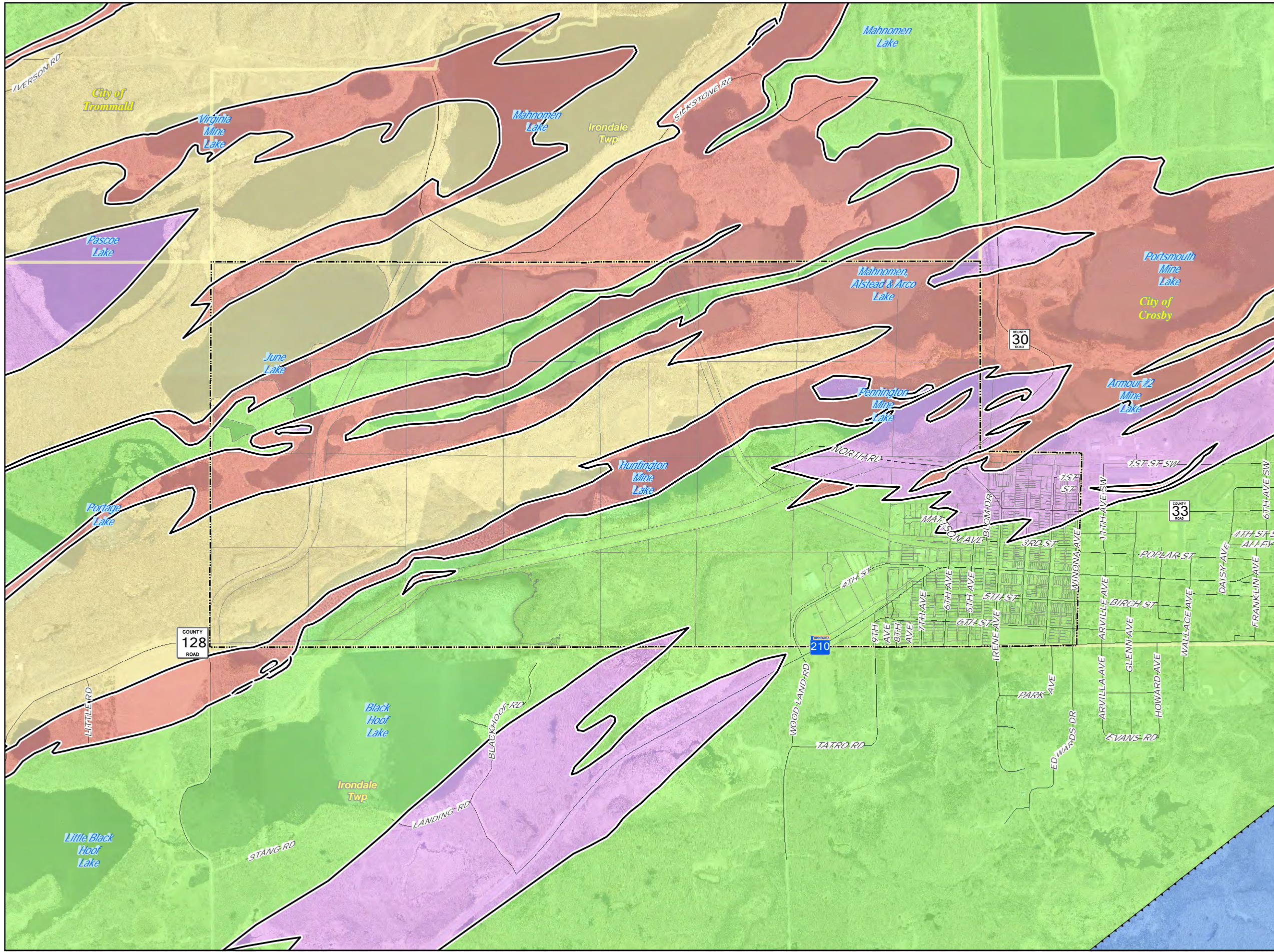
Legend

— Geologic Contact

▲ Inferred Thrust Fault

Trommald Formation

Mahnomen Formation; upper Mbr

Rabbit Lake Formation; metaseds.

Rabbit Lake Fm; volcanics

Unnamed

Parcels

Ironton City Limits

SOURCE: MnDNR, MnDOT, Crow Wing County
Geologic Atlas

Date: 9/29/2014

0   0.125   0.25   0.5
Miles
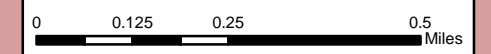
MINING - METALLIC &
NON-METALLIC
MINERAL RESOURCES

City of Ironton

Comprehensive Plan
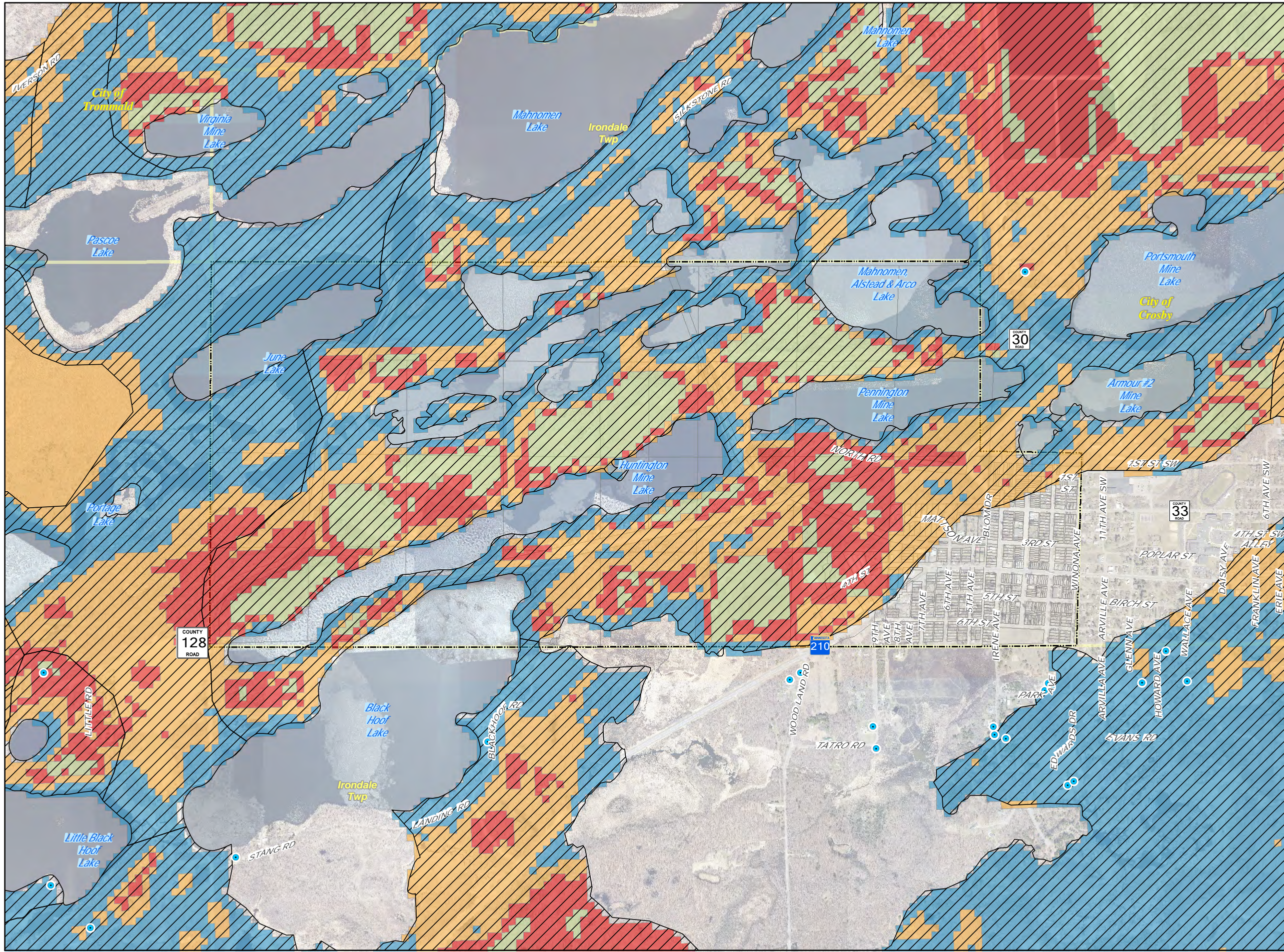
IRONTON

Legend

● Well data used by DNR staff to construct aquifer and related maps

Sensitivity to pollution

Rating

▱ Very High

Modeled water table depth

Depth below Surface

■ 0-25
■ 25-50
■ 50-75
■ Greater than 75

▱ Ironton City Limits

□ Parcels

SOURCE: MnDNR, MnDOT, Crow Wing County Geologic Atlas
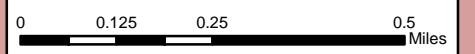
Date: 9/29/2014

GROUNDWATER
AQUIFER DEPTH &
SENSITIVITY

City of Ironton
Comprehensive Plan

IRONTON
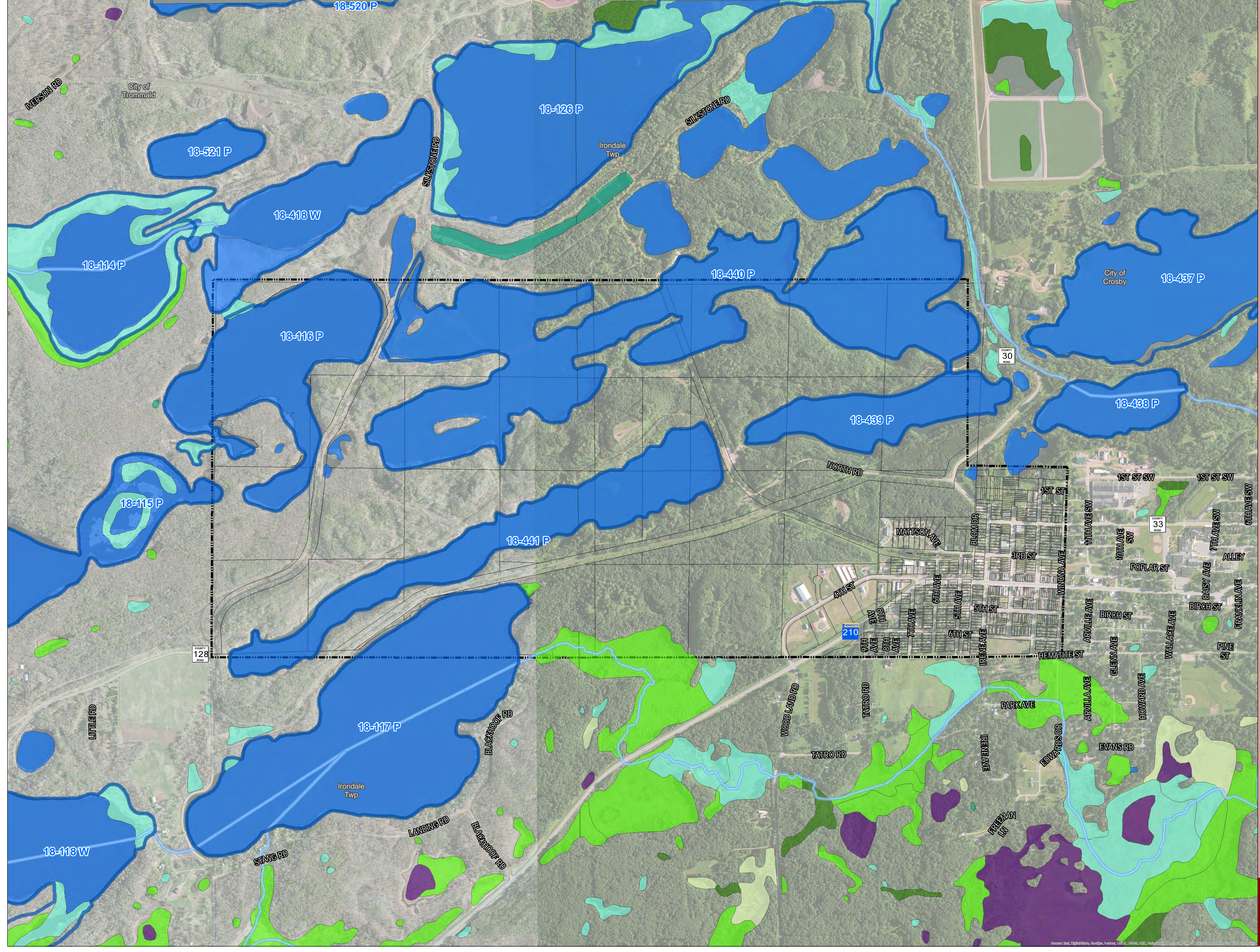
Legend

Protected Water Inventory (PWI) MnDNR with Label

Protect Water Inventory Water Course (MnDNR)

NWI

NWI (CIRC39)

- 1 - Seasonally flooded basin or flat
- 2 - Wet meadow
- 3 - Shallow marsh
- 4 - Deep marsh
- 5 - Shallow open water
- 6 - Shrub swamp
- 7 - Wooded swamps
- 8 - Bogs
- 80 - Municipal and industrial activities
- 90 - Riverine systems

Ironton City Limits

Parcels

WATER RESOURCES SOURCES: MNDNR

Date: 3/13/2014

WATER RESOURCES

City of Ironton
Comprehensive Plan

IRONTON

SEH

18-520 P
18-521 P
18-114 P
18-418 W
18-116 P
18-115 P
18-117 P
18-118 W
18-441 P
18-126 P
18-440 P
18-439 P
18-437 P
18-438 P

City of Trommald
City of Crosby
Irondale Twp
Irondale Twp

SILKSTONE RD
IVERSON RD
LITTLE RD
BLACKHOOT RD
STANG RD
LANDING RD
TATRO RD
WOOD LAND RD
NORTH RD
HEMATITE ST
MATTISON AVE
BLOM DR
RENDE AVE
FREEMAN LN
EDWARDS DR
ARVILLA AVE
HOWARD AVE
GLENN AVE
WALLACE AVE
FRANKLIN AVE
BIRCH ST
PINE ST
POPLAR ST
BUSY AVE
DAISY AVE
PARK AVE
EVANS RD
ARVILLE AVE
WINONA AVE

1ST ST
1ST ST SW
3RD ST
5TH ST
6TH ST
4TH ST
9TH AVE
8TH AVE
7TH AVE
6TH AVE
5TH AVE
210
128
30
33

Path: S:\FJ\I\Ironton\126568\4-Graphics\GIS\Maps\WaterResources.mxd
Date: 3/13/2014

0 0.05 0.1 0.2 0.3 Miles

Legend

- Ironton City Limits
- Parcels

NWI (CIRC39)
- 1 - Seasonally flooded basin or flat
- 2 - Wet meadow
- 3 - Shallow marsh
- 4 - Deep marsh
- 5 - Shallow open water
- 6 - Shrub swamp
- 7 - Wooded swamps
- 8 - Bogs
- 80 - Municipal and industrial activities
- 90 - Riverine systems

MnDNR NHIS Data

Rare or Threatened Species
- Vascular Plant
- Vertebrate Animal

Protected Water Inventory (PWI) MnDNR with Label

Protect Water Inventory Water Course (MnDNR)

SOURCE: MnDNR, MnDOT,

Date: 9/29/2014

NATURAL RESOURCES

City of Ironton
Comprehensive Plan
IRONTON

0   0.125   0.25   0.5 Miles

Map labels:
- City of Trommald
- Virginia Mine Lake
- 18-521 P
- Mahnomen Lake
- 18-126 P
- Irondale Twp
- Silkstone Rd
- 18-126 P
- Mahnomen Lake
- 18-418 W
- 18-114 P
- Pascoe Lake
- 18-116 P
- Juno Lake
- Portage Lake
- 18-115 P
- 18-440 P
- Mahnomen, Alstead & Arco Lake
- Portsmouth Mine Lake
- 18-437 P
- City of Crosby
- Armour #2 Mine Lake
- 18-438 P
- Pennington Mine Lake
- 18-439 P
- Huntington Mine Lake
- 18-441 P
- North Rd
- Black Hood Lake
- 18-117 P
- Irondale Twp
- Blackhoof Rd
- Landing Rd
- Little Black Hood Lake
- 18-118 W
- Stang Rd
- Tatro Rd
- Wood Land Rd
- Edwards Dr
- Evans Rd
- Park Ave
- Iverson Rd
- Little Rd
- County Road 128
- County Road 30
- County Road 33
- Minnesota 210
- Mattson Ave
- Blom Dr
- 3rd St
- 4th St
- 1st St SW
- 1st St SW
- 6th Ave SW
- 4th St SW
- Poplar St
- Birch St
- Arville Ave
- Arvilla Ave
- Glenn Ave
- Howard Ave
- Wallace Ave
- Daisy Ave
- Franklin Ave
- Erie Ave
- Winona Ave
- Irene Ave

SEH

Legend

Water Access Site (DNR)

Cuyuna Lakes State Trail

Snowmobile Trails (DNR)

Ironton City Limits

Parcels

State Park

SOURCE: MnDNR, MnDOT,

Date: 9/29/2014

SEH
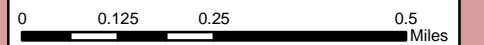
PARKS / TRAILS
RECREATION

City of Ironton
Comprehensive Plan
IRONTON

Appendix A

Survey Results

SurveyMonkey®

+ Create Survey

Home　My Surveys　Examples　Survey Services　Plans & Pricing

Upgrade for more meaningful results: View all your responses and get powerful analysis. Upgrade →

Ironton 1 of 2

Summary　Design Survey　Collect Responses　**Analyze Results**

CURRENT VIEW ❓

| + FILTER | + COMPARE | + SHOW |

No rules applied ❓

Rules allow you to **FILTER**, **COMPARE** and **SHOW** results to see trends and patterns. Learn more »

SAVED VIEWS (1) ❓

👁 **Original View** (No rules applied)

+ Save as...

EXPORTS ❓

SHARED DATA ❓

No shared data

Sharing allows you to share your survey results with others. You can share all data, a saved view, or a single question summary. Learn more »

Share All

RESPONDENTS: 31 of 31　　　Export All　　Share All

📊 **Question Summaries**　🕐 Data Trends　👤 Individual Responses

PAGE 1

Q1　　　　　　　　　　　　　　Export

Please identify two words/phrases that best describe what your vision for Ironton should look like in 20 years?

Answered: 27　Skipped: 4

Answer Choices ▼	Responses ▼
▼ 1. 　　　　　Responses	100.00%	27
▼ 2. 　　　　　Responses	85.19%	23

Q2　　　　　　　　　　　　　　Export

What are two things you like best about Ironton?

Answered: 28　Skipped: 3

Answer Choices ▼	Responses ▼
▼ 1 　　　　　Responses	100.00%	28
▼ 2 　　　　　Responses	75.00%	21

💬 **Responses (21)**　　💬 Text Analysis　　🏷 My Categories

PRO FEATURE　　　　　　　　　　　　　　　　　❌
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

Upgrade　Learn more »

| Categorize as... | Filter by Category |　　　| Search responses | 🔍 | ❓ |

Showing **21** responses

Communication is excellent with City Hall
7/31/2014 10:28 AM   View respondent's answers

Some progressive people who want to see Ironton
7/31/2014 10:08 AM   View respondent's answers

Low taxes
7/31/2014 10:00 AM   View respondent's answers

Good neighbors
7/31/2014 9:52 AM   View respondent's answers

Not busy
7/30/2014 3:40 PM   View respondent's answers

The feeling of a county environment
7/30/2014 3:18 PM   View respondent's answers

Small town atmosphere
7/30/2014 3:07 PM   View respondent's answers

Q3   Export

What are two things that you would like to change in Ironton?

Answered: 27   Skipped: 4

Answer Choices		Responses	
1.	Responses	100.00%	27
2.	Responses	77.78%	21

Q4   Export

What are two things that would make Ironton a better place to live and do business?

Answered: 25   Skipped: 6

Answer Choices		Responses	
1.	Responses	100.00%	25

● Responses (25)   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

Upgrade   Learn more »

Categorize as...   Filter by Category   [Search responses] 🔍 ❓

Showing **25** responses

More things to do
7/31/2014 2:11 PM   View respondent's answers

a grocery store
7/31/2014 2:04 PM   View respondent's answers

Grocery Store
7/31/2014 1:56 PM   View respondent's answers

Lower taxes
7/31/2014 1:48 PM   View respondent's answers

Get rid of drug dealers
7/31/2014 1:34 PM   View respondent's answers

Family restaurant
7/31/2014 12:48 PM   View respondent's answers

More visually attractive
7/31/2014 11:44 AM   View respondent's answers

▼ 2.	Responses	72.00%	18

💬 **Responses** (18)   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ✕
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

[Upgrade]   Learn more »

[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **18** responses

a clothes store
7/31/2014 2:04 PM   View respondent's answers

Restaurant
7/31/2014 1:56 PM   View respondent's answers

Make people keep their yards clean when they don't do it
7/31/2014 1:34 PM   View respondent's answers

Shops - Motel/ hotel - Community center or day care
7/31/2014 12:48 PM   View respondent's answers

So people would not have to go to Brained for everything they need
7/31/2014 11:38 AM   View respondent's answers

Flowers on Main Street Highway
7/31/2014 11:30 AM   View respondent's answers

Grocery store
7/31/2014 11:08 AM   View respondent's answers

Q5   [Export]

What two steps should be taken to strengthen the local economy?

Answered: 20   Skipped: 11

Answer Choices ▼	Responses ▼	
▼ 1. Responses	100.00%	20

💬 **Responses** (20)   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ✕
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

[Upgrade]   Learn more »

[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **20** responses

Add businesses which grow based on number one above rest, bars, supper clubs (remember "Gary's")
7/31/2014 11:01 AM   View respondent's answers

Give mountain bikers a place to spend their money
7/31/2014 10:44 AM   View respondent's answers

Make business feel welcome - not turn away
7/31/2014 10:08 AM   View respondent's answers

Welcome cyclists
7/31/2014 10:00 AM   View respondent's answers

Don't know
7/31/2014 9:52 AM   View respondent's answers

Community garden
7/30/2014 3:40 PM   View respondent's answers

▼	2.	**Responses**	70.00%	14

💬 **Responses (14)**   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

[Upgrade]   Learn more »

[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **14** responses

Utilize existing space - EX. Jim's Lunch, Gary's, Old Steinke Garage Location
7/31/2014 1:56 PM   View respondent's answers

Incentives for new businesses to move to Ironton
7/31/2014 1:48 PM   View respondent's answers

Coffee/ gift shop
7/31/2014 12:48 PM   View respondent's answers

Rummage sales
7/31/2014 11:30 AM   View respondent's answers

Fast food restaurant to pay taxes
7/31/2014 11:08 AM   View respondent's answers

Promote Ironton, seperate and included with Rec Area - we are an unique part
7/31/2014 11:01 AM   View respondent's answers

Make the city a quaint, beautiful place to visit
7/31/2014 10:44 AM   View respondent's answers

Q6

[**Chart Type**] [Display Options] [Colors] [Labels]

☐ Apply to all (Some will not change) ❓   [Cancel] [Save]

How would you rate each of the following services in the City of Ironton (EXCELLENT, GOOD, FAIR, POOR, DON'T KNOW).

Answered: 30   Skipped: 1
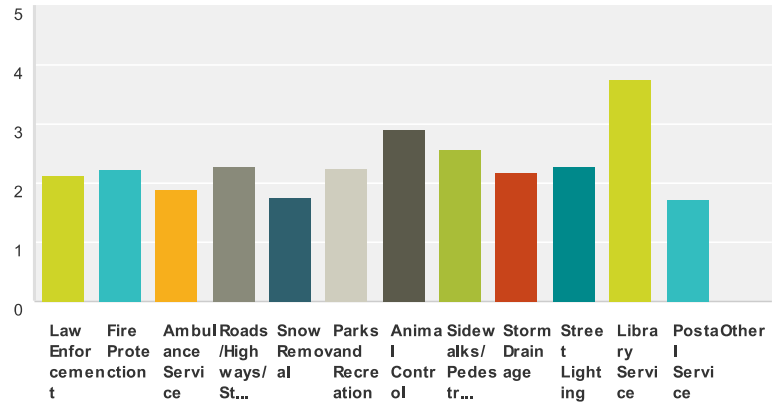
|	Excellent	Good	Fair	Poor	Don't Know	Total
Law Enforcement	26.67% 8	43.33% 13	20.00% 6	10.00% 3	0.00% 0	30
Fire Protection	26.67% 8	50.00% 15	10.00% 3	0.00% 0	13.33% 4	30
Ambulance Service	44.83% 13	41.38% 12	3.45% 1	0.00% 0	10.34% 3	29
Roads/Highways/Streets	10.00% 3	56.67% 17	30.00% 9	3.33% 1	0.00% 0	30
Snow Removal	51.72% 15	34.48% 10	3.45% 1	6.90% 2	3.45% 1	29
Parks and Recreation	20.69% 6	41.38% 12	31.03% 9	6.90% 2	0.00% 0	29
Animal Control	3.45% 1	41.38% 12	24.14% 7	24.14% 7	6.90% 2	29
Sidewalks/Pedestrian Safety	13.33% 4	36.67% 11	30.00% 9	20.00% 6	0.00% 0	30
Storm Drainage	13.33% 4	60.00% 18	23.33% 7	3.33% 1	0.00% 0	30
Street Lighting	10.00% 3	63.33% 19	20.00% 6	3.33% 1	3.33% 1	30
Library Service	6.90% 2	6.90% 2	17.24% 5	41.38% 12	27.59% 8	29
Postal Service	43.33% 13	46.67% 14	3.33% 1	6.67% 2	0.00% 0	30
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

Comments (0)

Q7

| Chart Type | Display Options | Colors | Labels |

☐ Apply to all (Some will not change)　⑦　　　　　　　　Cancel　Save

Which of any are problems in your neighborhood?

Answered: 30　　Skipped: 1
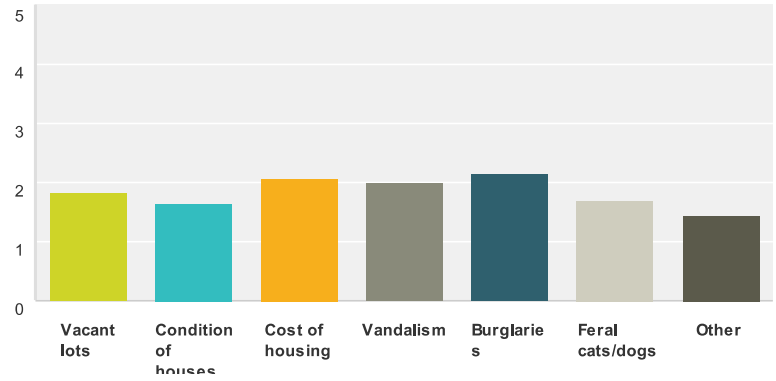
	Yes	No	Don't Know	Total
Vacant lots	25.00% 7	67.86% 19	7.14% 2	28
Condition of houses	50.00% 14	35.71% 10	14.29% 4	28
Cost of housing	14.29% 4	64.29% 18	21.43% 6	28
Vandalism	17.86% 5	64.29% 18	17.86% 5	28
Burglaries	14.29% 4	57.14% 16	28.57% 8	28
Feral cats/dogs	41.38% 12	48.28% 14	10.34% 3	29
Other	66.67% 6	22.22% 2	11.11% 1	9

Comments (7)

💬 **Responses (7)**   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗

Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

[Upgrade]   Learn more »

[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **7** responses

Pets not on leashes
7/31/2014 2:11 PM   View respondent's answers

Bikers don't know they have the same laws at automobiles
7/31/2014 1:34 PM   View respondent's answers

*Drug houses *Trees not being trimmed *Neighbors trees encroaching in property
7/31/2014 11:08 AM   View respondent's answers

Drunken neighbors
7/31/2014 10:00 AM   View respondent's answers

Speeders
7/30/2014 3:07 PM   View respondent's answers

Long-term problems with not following set-backs, buildings, trees, fences, etc and ordinance rules
7/30/2014 2:34 PM   View respondent's answers

Messy yards
7/30/2014 1:01 PM   View respondent's answers

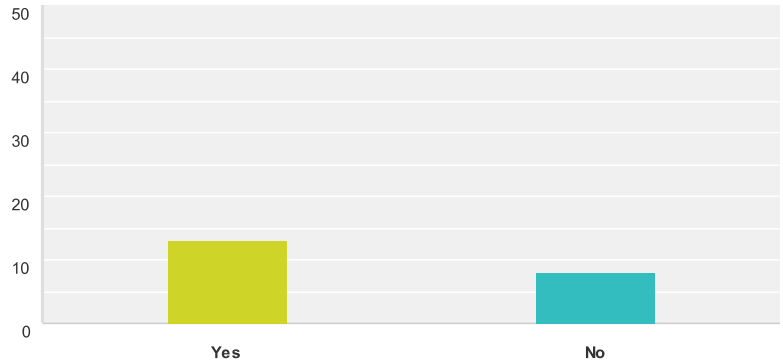
Q8

| Chart Type | Display Options | Colors | Labels |

☐ Apply to all (Some will not change) ❓   Cancel Save

Do you believe that there is sufficient diversity of housing types in Ironton?

Answered: 21   Skipped: 10

Answer Choices	▼	Responses	▼
▼ **Yes**		**61.90%**	13
▼ **No**		**38.10%**	8
Total			21

Comments (2)

| 💬 **Responses (2)** | ☁ Text Analysis | 🏷 My Categories |

PRO FEATURE   ⊗
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

[Upgrade]   Learn more »

[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **2** responses

Put an X with O around it between yes and no
7/31/2014 1:56 PM   View respondent's answers

Not sure
7/30/2014 3:18 PM   View respondent's answers

Q9

| Chart Type | Display Options | Colors | Labels |

☐ Apply to all (Some will not change) ❓   Cancel   Save

Please rank the following methods to finance improvements in the City of Ironton from 1 to 4 with 1 being the most preferred method of financing. If you use the other category rank them 1 through 5. Write in number.

Answered: 26   Skipped: 5

		1		2		3		4		Total		Average Rating	
▼	User Fee	42.86%		28.57%		19.05%		9.52%					
		9		6		4		2		21		1.00	
▼	Assessments	12.50%		33.33%		29.17%		25.00%					
		3		8		7		6		24		1.00	
▼	Community Fund Raisers	43.48%		21.74%		34.78%		0.00%					
		10		5		8		0		23		1.00	
▼	Other	40.00%		10.00%		30.00%		20.00%					
		4		1		3		2		10		1.00	

Comments (7)

| 💬 **Responses (7)** | ☁ Text Analysis | 🏷 My Categories |

PRO FEATURE   ⊗
Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

Upgrade   Learn more »

| Categorize as... | Filter by Category | Search responses 🔍 ❓

Showing **7** responses

Grants
7/31/2014 1:34 PM   View respondent's answers

Grants
7/31/2014 11:01 AM   View respondent's answers

Grant + revolving loan
7/31/2014 10:44 AM   View respondent's answers

Call Santa
7/31/2014 10:00 AM   View respondent's answers

Grants for green and sustainable improvements
7/30/2014 3:40 PM   View respondent's answers

Ironton Rec, Park
7/30/2014 3:07 PM   View respondent's answers

Events/ Festivals
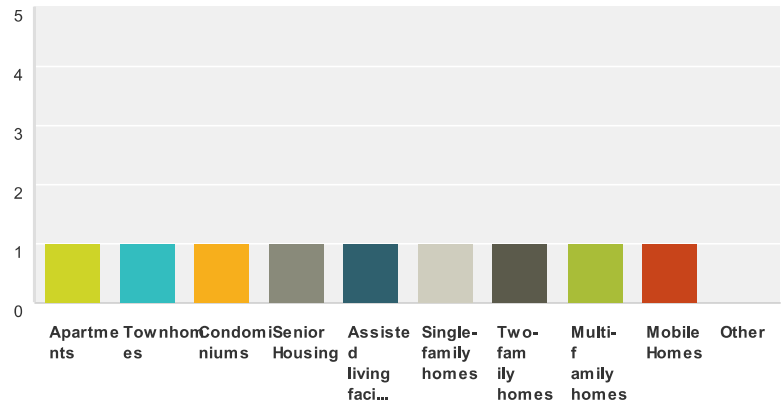7/30/2014 2:34 PM   View respondent's answers

Q10

Customize   Export

Please identify, in order of priority, the five types of new housing that should be developed in Ironton with 1 being the most important and 5 being the least important. Select and prioritize 5 items.

Answered: 29   Skipped: 2

		1	2	3	4	5	Total	Average Rating
▼	Apartments	17.65% 3	17.65% 3	17.65% 3	29.41% 5	17.65% 3	17	1.00
▼	Townhomes	16.67% 3	5.56% 1	27.78% 5	16.67% 3	33.33% 6	18	1.00
▼	Condominiums	0.00% 0	14.29% 2	28.57% 4	7.14% 1	50.00% 7	14	1.00
▼	Senior Housing	36.36% 8	31.82% 7	13.64% 3	13.64% 3	4.55% 1	22	1.00
▼	Assisted living facilities for seniors	19.05% 4	42.86% 9	19.05% 4	14.29% 3	4.76% 1	21	1.00
▼	Single-family homes	47.37% 9	5.26% 1	26.32% 5	15.79% 3	5.26% 1	19	1.00
▼	Two-family homes	0.00% 0	42.86% 3	0.00% 0	42.86% 3	14.29% 1	7	1.00
▼	Multi-family homes	12.50% 1	0.00% 0	37.50% 3	25.00% 2	25.00% 2	8	1.00
▼	Mobile Homes	0.00% 0	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	1.00

		0.00%	0.00%	0.00%	0.00%	0.00%		
▾	Other	0	0	0	0	0	0	0.00

Comments (0)

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+ Create Survey

Ironton 2 of 2

Summary   Design Survey   Collect Responses   **Analyze Results**

CURRENT VIEW   ?

+ FILTER   + COMPARE   + SHOW

No rules applied

Rules allow you to FILTER, COMPARE and SHOW
results to see trends and patterns. Learn more »

SAVED VIEWS (1)   ?

👁 **Original View** (No rules applied)

+ Save as...

EXPORTS   ?

SHARED DATA   ?

No shared data

Sharing allows you to share your survey results
with others. You can share all data, a saved view,
or a single question summary. Learn more »

[Share All]

RESPONDENTS: 31 of 31   Export All   Share All

📊 **Question Summaries**   🕐 Data Trends   👤 Individual Responses
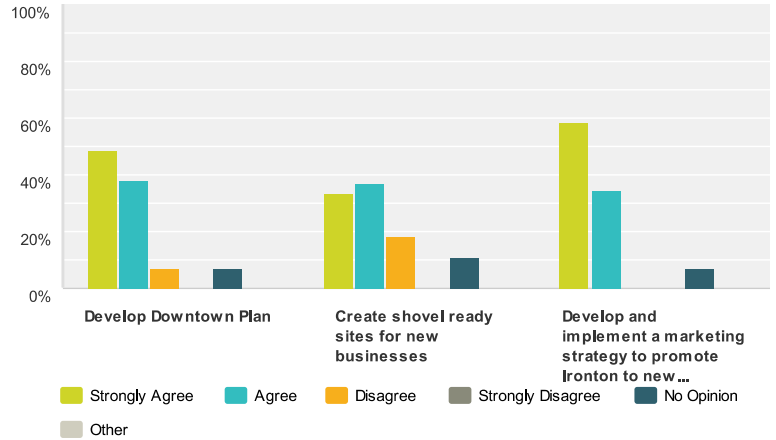
PAGE 1

Q1   [Customize] [Export]

Should the City of Ironton pursue any of the following economic development initiatives?

Answered: 29   Skipped: 2

- 🟩 Strongly Agree
- 🟦 Agree
- 🟧 Disagree
- 🟫 Strongly Disagree
- 🔷 No Opinion
- ⬜ Other

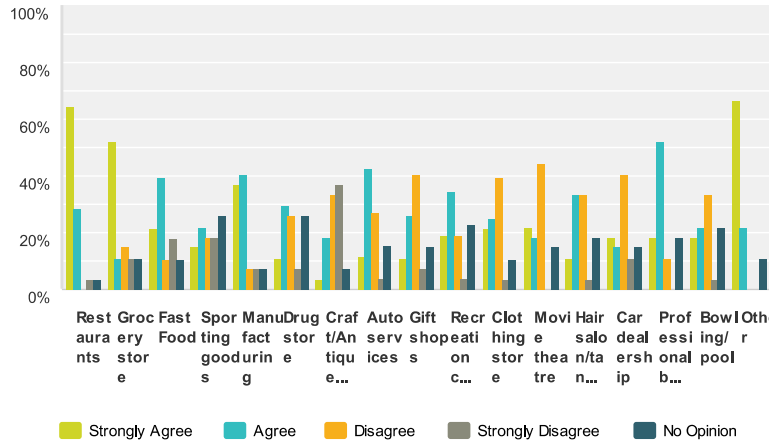|	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Other	Total Respondents
▼ Develop Downtown Plan	48.28% 14	37.93% 11	6.90% 2	0.00% 0	6.90% 2	0.00% 0	29
▼ Create shovel ready sites for new businesses	33.33% 9	37.04% 10	18.52% 5	0.00% 0	11.11% 3	0.00% 0	27
▼ Develop and implement a marketing strategy to promote Ironton to new businesses, housing developers and potential tourists	58.62% 17	34.48% 10	0.00% 0	0.00% 0	6.90% 2	0.00% 0	29

Comments (0)

Q2   [Customize] [Export]

What types of new businesses would you agree are needed in Ironton?

Answered: 29   Skipped: 2

■ Strongly Agree   ■ Agree   ■ Disagree   ■ Strongly Disagree   ■ No Opinion

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Total
▼ Restaurants	64.29% 18	28.57% 8	0.00% 0	3.57% 1	3.57% 1	28
▼ Grocery store	51.85% 14	11.11% 3	14.81% 4	11.11% 3	11.11% 3	27
▼ Fast Food	21.43% 6	39.29% 11	10.71% 3	17.86% 5	10.71% 3	28
▼ Sporting goods	14.81% 4	22.22% 6	18.52% 5	18.52% 5	25.93% 7	27
▼ Manufacturing	37.04% 10	40.74% 11	7.41% 2	7.41% 2	7.41% 2	27
▼ Drug store	11.11% 3	29.63% 8	25.93% 7	7.41% 2	25.93% 7	27
▼ Craft/Antique Stores	3.70% 1	18.52% 5	33.33% 9	37.04% 10	7.41% 2	27
▼ Auto services	11.54% 3	42.31% 11	26.92% 7	3.85% 1	15.38% 4	26
▼ Gift shops	11.11% 3	25.93% 7	40.74% 11	7.41% 2	14.81% 4	27
▼ Recreation center	19.23% 5	34.62% 9	19.23% 5	3.85% 1	23.08% 6	26
▼ Clothing store	21.43% 6	25.00% 7	39.29% 11	3.57% 1	10.71% 3	28
▼ Movie theatre	22.22% 6	18.52% 5	44.44% 12	0.00% 0	14.81% 4	27
▼ Hair salon/tanning	11.11% 3	33.33% 9	33.33% 9	3.70% 1	18.52% 5	27
▼ Car dealership	18.52% 5	14.81% 4	40.74% 11	11.11% 3	14.81% 4	27
▼ Professional building	18.52% 5	51.85% 14	11.11% 3	0.00% 0	18.52% 5	27
▼ Bowling/pool	18.52% 5	22.22% 6	33.33% 9	3.70% 1	22.22% 6	27
▼ Other	66.67% 6	22.22% 2	0.00% 0	0.00% 0	11.11% 1	9

Comments (7)

💬 Responses (7)   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗

Use text analysis to search and categorize responses; see frequently-used words and phrases. To use Text Analysis, upgrade to a GOLD or PLATINUM plan.

Upgrade   Learn more »

Categorize as...	Filter by Category		Search responses	🔍 ❓

Showing **7** responses

Camping		
7/31/2014 1:51 PM	View respondent's answers	
Hardware		
7/31/2014 12:54 PM	View respondent's answers	
Hardware		
7/31/2014 11:13 AM	View respondent's answers	
Camping		
7/31/2014 10:50 AM	View respondent's answers	
Hotel / motel		
7/31/2014 10:31 AM	View respondent's answers	
Recreation Park		
7/30/2014 3:09 PM	View respondent's answers	
Hardware store		
7/30/2014 1:03 PM	View respondent's answers	

Q3   [Customize] [Export]

How would you rate each of the recreation services in the City of Ironton?

Answered: 25   Skipped: 6

Legend: Excellent, Good, Fair, Poor, Don't Know
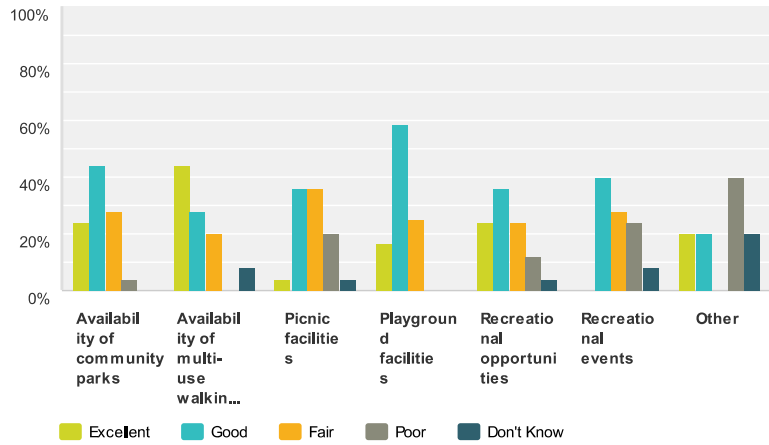
	Excellent	Good	Fair	Poor	Don't Know	Total
Availability of community parks	24.00% 6	44.00% 11	28.00% 7	4.00% 1	0.00% 0	25
Availability of multi-use walking biking trails	44.00% 11	28.00% 7	20.00% 5	0.00% 0	8.00% 2	25
Picnic facilities	4.00% 1	36.00% 9	36.00% 9	20.00% 5	4.00% 1	25
Playground facilities	16.67% 4	58.33% 14	25.00% 6	0.00% 0	0.00% 0	24
Recreational opportunities	24.00% 6	36.00% 9	24.00% 6	12.00% 3	4.00% 1	25
Recreational events	0.00% 0	40.00% 10	28.00% 7	24.00% 6	8.00% 2	25
Other	20.00% 1	20.00% 1	0.00% 0	40.00% 2	20.00% 1	5

Comments (3)

💬 Responses (3)	☁ Text Analysis	🔖 My Categories

PRO FEATURE   ✖

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[Upgrade]   Learn more »

Categorize as...	Filter by Category		Search responses	🔍 ❓

Showing **3** responses

Bank
7/31/2014 2:08 PM   View respondent's answers

need a place for all the bikers - not the park on hermitite street - bikers need to follow the laws on the streets and not stop traffic to give them the right to do what they want to do
7/31/2014 1:44 PM   View respondent's answers

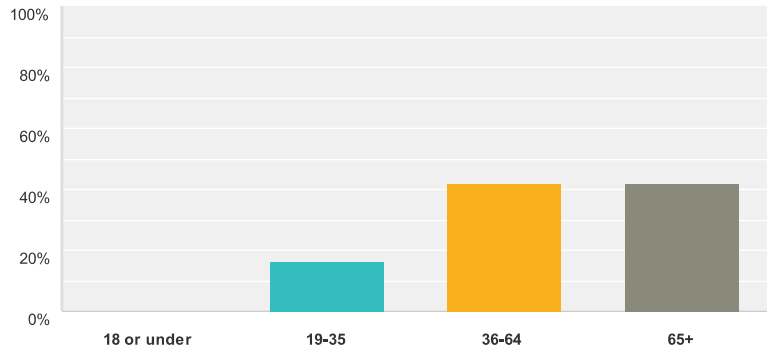Water Pressure
7/30/2014 2:18 PM   View respondent's answers

Q4   [Customize] [Export]

Your Age?

Answered: 31   Skipped: 0

Answer Choices	Responses	
▾ 18 or under	0.00%	0
▾ 19-35	16.13%	5
▾ 36-64	41.94%	13
▾ 65+	41.94%	13
Total		31

Comments (0)

Q5   [Customize] [Export]

Your gender?

Answered: 31   Skipped: 0
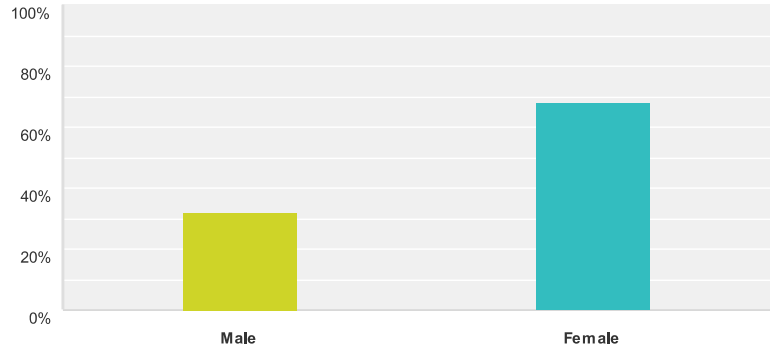
Answer Choices		Responses	
▼ **Male**		**32.26%**	10
▼ **Female**		**67.74%**	21
Total			31

Q6   [Customize] [Export]

Length of time you have resided in Ironton?

Answered: 31   Skipped: 0
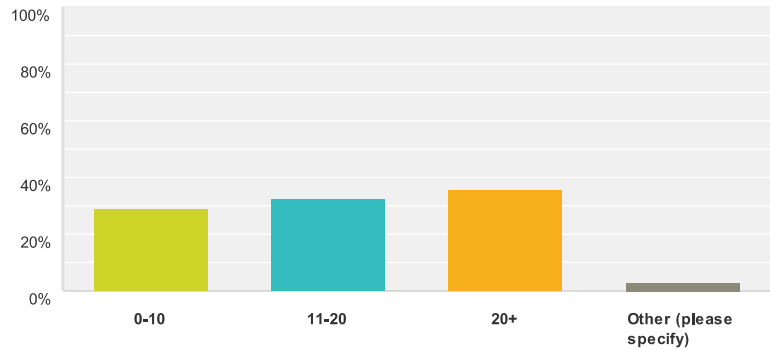
Answer Choices		Responses	
▼ **0-10**		**29.03%**	9
▼ **11-20**		**32.26%**	10
▼ **20+**		**35.48%**	11
▼ **Other (please specify)**	Responses	**3.23%**	1

💬 **Responses (1)**   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗
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[Categorize as...] [Filter by Category]   [Search responses] 🔍 ❓

Showing **1** response

50+
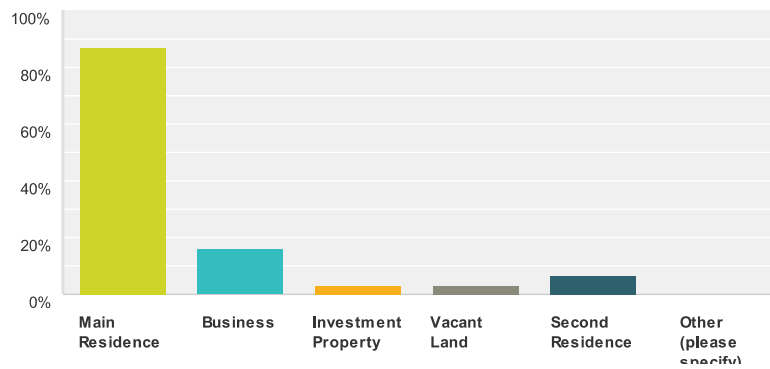7/31/2014 11:04 AM   View respondent's answers

Total	31

Q7   Customize | Export

Use of your property in Ironton?

Answered: 31   Skipped: 0

Answer Choices	▼	Responses	▼
▼	Main Residence	87.10%	27
▼	Business	16.13%	5
▼	Investment Property	3.23%	1
▼	Vacant Land	3.23%	1
▼	Second Residence	6.45%	2
▼	Other (please specify) Responses	0.00%	0

Total Respondents: 31

Q8   Export

Other Comments throughout Survey

Answered: 9   Skipped: 22

💬 Responses (9)   ☁ Text Analysis   🏷 My Categories

PRO FEATURE   ⊗
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[Upgrade]   Learn more »

| Categorize as... | Filter by Category | | Search responses | 🔍 | ❓ |

Showing **9** responses

Circled 'federal cats' and said "bad"
7/31/2014 2:22 PM   View respondent's answers

Crossed out antique and circled craft , said "Yes!" by both movie theatre and bowling/pool , "could use more" by community parks and playground facilities
7/31/2014 2:14 PM   View respondent's answers

Law enforcement: "since deerwood police started" it increased in ratings , "some empty are deteriorating" in regards to empty houses , vandalism at times , "don't understand how this would work" regarding user fee , and assessments "only if you don't raise property taxes or impose other taxes and fees"
7/31/2014 1:44 PM   View respondent's answers

Business owned: "Mirada Research" , "Problem a lot of vacant homes"
7/31/2014 12:54 PM   View respondent's answers

New housing: Filled out more than five, side comments include: "ground level for seniors and disabled" by townhomes, "duplexes?" by two-family homes, and "same as townhouses?" by multi-family homes. ALSO by question 1 on survey 2, by develop and implement a marketing strategy... she wrote "Taco Johns? :)"
7/31/2014 12:40 PM   View respondent's answers