

INTRODUCTION

PURPOSE

The City of Jordan Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the city. The Comprehensive Plan is based on local and regional historical facts, trends, and governmental planning standards. This Comprehensive Plan for Jordan, Minnesota is reflective of the community planning process conducted from 2016 to 2018. Pursuant to Minnesota Statutes 462.355 and 473.864, the City of Jordan has identified a need to proactively plan for areas beyond the city limits and ensure utilities, transportation, parks, and various land uses are planned accordingly.

This Comprehensive Plan utilizes information from the Metropolitan Council's System Statement for Jordan. This Plan recognizes and analyzes population, household, and employment projections and their impact on local and regional infrastructure systems including transportation, wastewater, surface water, water, and regional parks. It also considers the impact growth within and around Jordan will have on Scott County and the region.

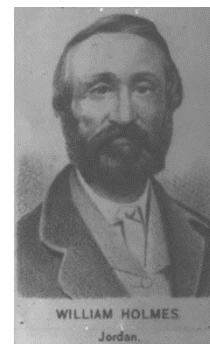
The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the city and utilizes this information for the planning of future growth. Accordingly, the Comprehensive Plan provides a knowledge base for instituting a hierarchy of policies that will assist the community in processing a variety of development issues on a defined policy level. This information and policy base will allow decision-makers to evaluate and guide proposals benefiting the residents of Jordan, and fulfilling the City's goals and objectives. The plan includes proposed land uses outside of the City's current corporate boundaries. This does not require this land to be developed, but establishes policies and recommendations to guide the development when it does occur. While the plan is intended to serve as a 20+-year guide, it should be reviewed and updated as needed to adequately address development as it occurs.

HISTORY AND REGIONAL SETTING

I. HISTORY

Founded in 1854. The 160 acres previously known as "Holmes Mill" was platted in 1853 by William Holmes. Holmes, along with his wife and son, constructed a log home at the current site of Water Street and Broadway Street. A year later, the Varner family moved to the village. William Varner, along with his wife and ten children, resided at what is now Varner Street and First Street. The City of Jordan was founded in 1854 and was later named after the biblical River Jordan. The City was incorporated in 1891.

Sawmills. One of the earliest industries in Jordan reported to be in operation included two sawmills which were established in the 1850s.



The Jordan Brewery Inc. Early businesses in Jordan included a hotel, school, tavern, post office, and the Jordan Brewery Inc., which was founded in the mid-1800s by Frank Nicolin. Along with the brewery, Nicolin opened a general store and later a second brewery plant. In 1867 he sold one of the breweries and constructed another one in Jordan. Following Nicolin's departure from the brewery business, the brewery was known as the Schutz and Hilgers City Brewery, and was a popular gathering place for area residents. Just four years prior to Prohibition in 1920, the brewery was sold to Cedar Lawn Hatchery. The facility became the largest egg incubator of its sort. The "Brewery," which served as an antique store with residential apartments on the upper level, was damaged in heavy rains and landslide in 2014. It has since been repaired and reopened with new uses.

The brewery caves. According to an article by Kevin Busse in the *American Breweriana Journal*, Issue 87, August 1997, brewery caves were built behind the brewery into the bluffs, as a method of cooling beer and to "move material used in the brewing process before electricity was introduced in the Minnesota River Valley." According to the article, the University of Minnesota explored the caves in 1981 and mapped and photographed the caves with details including ventilation shafts, room sizes, and distance into the hills. Geologists studied the history of the white sandstone which provided information on the 50 million year old land. The article notes that the University of Minnesota has recommended that the caves should be "preserved for geological interests" even if the brewery is someday demolished. Data gathered during the exploration provided information on the water quality issues in Southeastern Minnesota.

Development of "Fairground Park/Mini-Met." In 1888, the land across from the brewery sold for \$2,700 to two individuals, Schultz and Kaiser, who also purchased the brewery in 1902. The brewery became known as the "Schutz and Hilgers City Brewery" from 1902 to Prohibition. This land, across from the brewery, became a private park for social gatherings and baseball games. Baseball has been an important sport in the City of Jordan, with over 100 years of history on this site. The Mini-Met ballpark is considered one of the best amateur baseball fields in the state. The baseball field is used as the home field for the Jordan Millers, Ahlers, the Jordan High School baseball team, and the Jordan Brewers. This has been the host site for state amateur baseball tournaments.

Jordan was selected as the site for the original Scott County Fair around 1914. The park site was the location of the Scott County Fair from approximately 1914 until 1973. In 1960 "Fairground Park" and its barns were damaged by a flood. Numerous original buildings were demolished. In 1969, the State Baseball Tournament was held at "Fairground Park." Following positive press in the St. Paul Pioneer Press, which compared the ballpark to the Metropolitan Stadium, the site became referred to as the "Mini-Met" baseball park in Jordan. In 1972, the Fair Board purchased 80 acres of land in St. Lawrence Township. In 1973, the City of Jordan purchased "Fairgrounds Park," with the assistance of a donation from the Jordan Commercial Club.



Sites on the National Register of Historic Places. Five sites within the general Jordan area are listed on the National Register of Historic Places. All sites were listed as of April 17, 1980. These include:

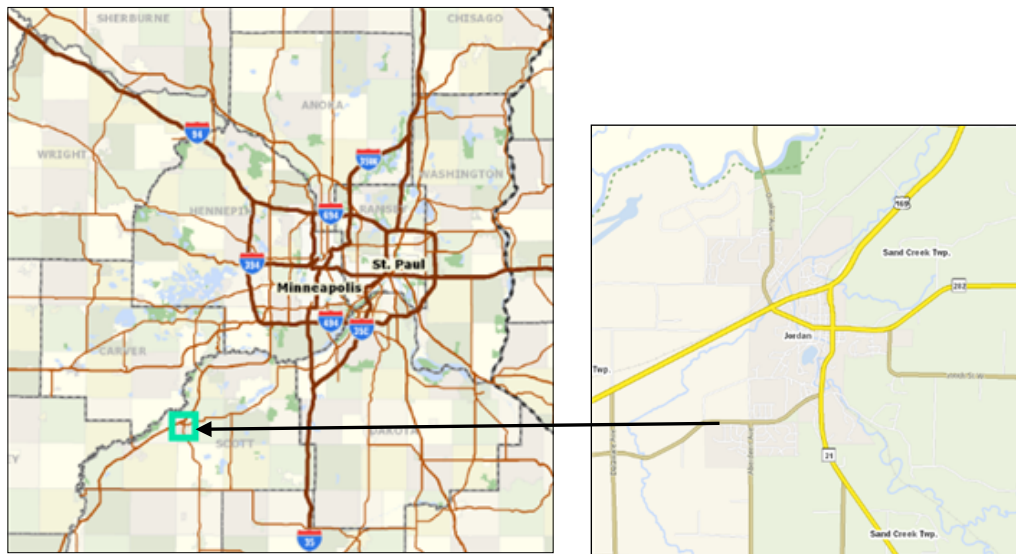
- The Abraham Bisson House on County Road 57 (outside city limits),
- Foss and Wells House at 613 South Broadway Street,
- Jordan Brewery Ruins along South Broadway Street,
- Jordan Historic District along Water Street and South Broadway, and

- Mudbaden Sulphur Springs Company along County Highway 63 (outside city limits).

This history and its importance in the community now, and in the future, are evident with the Downtown Design Standards and recent investments in the downtown, parks, and Mini-Met. More information about historic resources within Jordan and policies to protect these resources can be found in Chapter 2.

II. REGIONAL SETTING

Jordan is situated approximately 35 miles southwest of the Twin Cities metropolitan area. Located in the southwest corner of Scott County, the community is served by US Highway 169, Minnesota State Highway 21, Minnesota State Highway 282, and a number of County roadways including CR 9, CR 10, CR 61, and CR 66.



Located within the seven-county metropolitan area, both Scott County and the City of Jordan are within the jurisdiction of the Metropolitan Council.

The City is categorized as a Rural Center, and has its own water and sanitary sewer systems.

PLANNING FRAMEWORK

I. DATA AND PLANS

This Comprehensive Plan is the product of several entities and systematic, ongoing, forward-looking processes including:

Census Data

Information from the U.S. Census on population, demographics, housing, and employment has been incorporated into the various sections of the 2040 Comprehensive Plan.

Growth Projections

The Minnesota State Demographer's and Metropolitan Council population estimates and projections for Jordan and Scott County have been incorporated into the plan.

Building Permit Records, 2000-2016

Historic building construction, including new home construction and commercial/industrial construction as shown in City building permits, is incorporated into the Housing and Land Use Sections.

Scott County Housing Plan

Scott County engaged the services of Maxfield Research to identify the housing needs in Scott County. The Study incorporates 2010 U.S. Census data and includes recommendations for housing for each of the communities, including Jordan.

City of Jordan Master Parks, Trails and Natural Resource Plan, 2010

The City of Jordan prepared a Master Parks, Trail and Natural Resource Plan in 2010. Information from this plan has been incorporated into the Parks and Trails Section.

City of Jordan Utility Plans

The Water Supply Plan, Water Resource Plan, and Sanitary Sewer Plan have been updated as part of this overall comprehensive plan update.

Transportation Plan

The Transportation Plan has been updated as part of this overall comprehensive plan update.

Safe Routes to School Plan, 2015

The City of Jordan and Jordan School District worked with MnDOT on a Safe Routes to School Plan in 2015. Findings and recommendations of the Plan are included in the Transportation Chapter.

Downtown Master Vision, 2014

A Downtown Master Vision was completed in 2014. The concepts have been incorporated into the Economic Competitiveness Chapter.

II. PLANNING PROCESS

This Plan evolved through a participatory process that included:

- **Community survey:** An online and paper community survey was available February 2016 through March 2016. Two-hundred and ninety-five (295) responses were received. There were 2,153 estimated households in 2014 suggesting approximately 14% of households participated, if one person per household responded.
- **Public meetings**, including:
 - A **community visioning session** held October 11, 2016. Approximately 20 people attended and provided input.
 - An **open house** held on May 31, 2017. Approximately 20 people attended and provided input.
 - Two **public hearings** held on June 12, 2018 and February 12, 2019.
- **Focus group meetings with City committees** including the:
 - Jordan Economic Development Authority (EDA) and
 - Park and Recreation Commission
- **City staff, consultant/engineer** participation.
- **Workshop meetings** with a Comprehensive Planning Committee (Planning Commission) from January 2016 to May 2018.

III. PROJECT PARTICIPANTS

The development of the Comprehensive Plan is the result of the input of many participants including citizens, staff, elected officials, citizen commissions, and other stakeholders. The list of participants follows:

City Council:

Tanya Velishek, Mayor
Mike Franklin
Jeremy Goebel
Brenda Lieske
Terry Stier
Robert Whipps
Jeff Will
Tom Nikunen, City Administrator

Planning Commission:

Tom Sand, Chair
Toni Walsh, Vice Chair
Sally Shultz, Commissioner
Jane Bohlman, Commissioner
Jesse Masloski, Commissioner
Jeff Will, Council Representative
Robert Whipps, Council Representative
Lucinda Meyers, City Planner
Addison Lewis, City Planner

Economic Development Authority:

Ron Jabs, Chair
Ray Sandey, Vice-Chair
Mike Franklin, Council Representative
Tanya Velishek, Council Representative
Ryan Dahnert, Member
Dan Elke, Member
Dr. Chuck Cook, Member

Parks and Recreation Advisory Board:

Michael Salzwedel
Becky Meyer
Terry Stier
Jeff Vizenor
Donna Breeggemann
Lucinda Meyers, City Planner

Other:

Residents of Jordan
City Staff
Jordan Commercial Club
Local Developers
Bolton & Menk, Inc., Engineering and Planning Consultant