

- f. Encourage design standards in subdivisions and higher-density housing that take into consideration the social and psychological well-being of their residents.
- g. Encourage innovative site and housing unit design for energy conservation, aesthetics, open space preservation, bike and pedestrian access etc.
- h. Regulate home occupations carefully to avoid or minimize traffic problems and incompatible land uses in residential districts.
- i. Regulate industrial or commercial land uses to control truck traffic and to reduce land use conflicts with residential properties.
- j. Encourage the location of residential subdivisions where City services are readily available and in areas which have direct access to existing transportation routes.
- k. Promote the orderly growth of residential developments with logical expansion of municipal services and utilities.
- l. Encourage transition zones between low and high density residential developments.
- m. Restrict the location of mobile homes to mobile home parks where adequate services can be provided.
- n. Promote the use of rain gardens and infiltration basins to reduce storm water impacts.

### ***Section G: Historic Preservation and Aesthetics***

1. **GOAL:** To protect, preserve and enhance valuable historic and aesthetic sites throughout the community.
2. **OBJECTIVES:**
  - a. Protect, preserve, and restore key historic buildings and sites throughout the community.
  - b. Create, maintain, and enhance visually pleasing areas and neighborhoods throughout the community.
3. **POLICIES:**
  - a. Maintain a historic-design inventory of the community with special emphasis on the Central Business District.

- b. Enforce design, screening and landscape standards in the construction of all public facilities, utilities and buildings, when needed.
- c. Incorporate design and landscaping standards in all private development, including residential, commercial and industrial projects.
- d. Require all land uses which are either a potential source of nuisance or of questionable visual value such as junk yards, gravel and coal storage areas, etc. to be landscaped and screened from adjacent areas.
- e. Regulate the size, placement and visual appearance of all signs, whether private or public.
- f. Cooperate with local historic preservation groups for enhanced urban design throughout the community

### *Section H: Downtown*

#### *Willmar Downtown Planning*

The Willmar Design Center and the citizens of Willmar have initiated downtown planning and have outlined a number of strategic actions to enhance the Downtown. The four main recommendations include 1) restoring Litchfield Avenue, 2) establishing a downtown commons area, 3) urbanizing First Street, and 4) developing a connection to the lakes. The Willmar Downtown Visioneer was created to summarize these initiatives. For more information, please contact the Willmar Design Center.

1. **GOAL:** To maintain and enhance the downtown area as a great place to live, work, shop, dine, and entertain.
2. **OBJECTIVES:**
  - a. Revitalize the downtown area for both business and residential uses.
  - b. Encourage a quality urban residential and commercial connection to the lakes.
  - c. Facilitate high pedestrian use and green space amenities.
  - d. Maintain and/or increase employment opportunities,

### **3. POLICIES:**

- a. Encourage the restoration of Litchfield Ave. SW and SE by facilitating direct access to the bypass.
- b. Allow development with higher density and relaxed parking requirements beyond the existing Central Business District to facilitate redevelopment.
- c. Encourage development of the downtown commons area/parking.
- d. Support groups such as the Design Center that focus on downtown improvements.

### ***Section I: Citizen Participation and Intergovernmental Cooperation***

1. **GOAL:** To involve citizens, agencies, and organizations in the City's key decisions.

### **2. OBJECTIVES:**

- a. Maintain open and regular communication relating to planning and development issues between different levels of government.
- b. Maintain open and regular communication relating to planning and development issues between the various community agencies and organizations.
- c. Maintain open and regular communication relating to planning and development issues with the public.

### **3. POLICIES:**

- a. Encourage open communication relating to all planning and development issues between the different levels of government, including the townships, city, county, school district, regional development commission, and state agencies.
- b. Seek comment from adjacent governmental units on proposed new growth and development policies, comprehensive plans and development ordinances which are likely to have an area-wide effect.
- c. Integrate planning and development by involving the various City departments and appointed commissions in planning and development issues.
- d. Inform and educate the public, encouraging the widest possible citizen participation in the planning and development process.