

Chapter 4

Land Use Management

"Land Use Management is the local government process (planning) of determining the way land should be used and developed in a community, and the implementation (regulation) of tools to ensure that such use and development occurs." [North Dakota Planning Handbook]

The Land Use Management chapter establishes our desired community land use and development patterns over the next twenty years or 2030, including residential, business, industrial, public, mixed-use, parks/open space, and agricultural. Incorporated as a City almost 125 years ago, Wahpeton is a community with well-established land use and development patterns. This chapter is intended to guide the evolution of our community relating to preservation, redevelopment and expansion of land within the City. The Vision for the Future and Guiding Principles provide the foundation for the Land Use Management chapter.

This chapter consists of the following components:

- **Our Community Patterns** describes our community's inherent and evolved land use and development patterns
- **Land Use Categories** defines the City's general land use categories;
- **Existing Land Use Patterns** summarizes and maps our existing land use patterns;
- **2030 Planned Land Use Patterns** describes and maps future land use designations for all land within the City and provides the primary basis for establishing zoning district boundaries and regulatory tools;
- **Land Use Goals & Policies** establishes the City's

general land use goals and policies for achieving the Plan's Vision and Guiding Principles;

- **Housing Development** describes the community's housing stock, challenges, opportunities, goals and policies;
- **Economic Development** describes the community's business sectors, employment environment, land redevelopment, goals and policies;
- **Historic Preservation** describes the community's historic resources, goals and policies;
- **Growth Management Priorities** provides guidance for phasing of future changes, improvements and expansions to the City's land use and development patterns.



Aerial photo of Wahpeton showing current community land use and development patterns.

Our Community Patterns

Wahpeton's current community patterns have been shaped by a number of major physical elements including rivers, railroad corridors, highways & river bridges, "Main Street" and school campuses.

Rivers: Wahpeton is located at the junction of three rivers and the headwaters of the Red River of the North, where the Bois de Sioux River from the south and the Otter Tail River from the east meet to flow into the Red River. The Red River and Bois de Sioux River form the entire state boundary between North Dakota and Minnesota. To the west of the community is the Wild Rice River which also flows into the Red River of the North. The flat topography of the Red River Valley makes valley communities susceptible to seasonal high water and storm-related flooding. The river levee has a functional and recreational impact on the community. For the most part, the community has not developed along the rivers. The presence of the three rivers creates a beautiful setting for the Wahpeton-Breckenridge Twin Towns area and a natural landscape for the community's parks, trails and recreation system. The rivers provide the setting for Chahinkapa Park and the Bois de Sioux Golf Course.

Railroad corridors: Like many North Dakota towns, Wahpeton can trace its genesis to the emergence of the railroads. Wahpeton is bisected by railroad corridors both east-west and north-south. The original townsite was

platted in a very compact form along the east-west railroad that crossed the river, just south of Dakota Avenue. This east-west railroad corridor continues to operate today. However, the original north-south railroad that bisected the community, running just east of 11th Street, no longer operates and has been removed. West of downtown, three railroad lines fan out to the west, northwest and north. Today, the north-south railroad line runs alongside County Highway 10 and the City's current western boundary.

Major highways & river bridges: Wahpeton has three major highways that significantly impact its community patterns. ND Highway 13, which is also Dakota Avenue and our community's "Main Street", connects east-west through the center of Wahpeton west to I-29 and east to Breckenridge. ND Highway 210 connects to ND Highway 13 at the west edge of the community and extends north about one mile before extending east over the Red River and connecting to U.S. Highway 75 in Breckenridge. ND Highway 210 was originally built as a bypass road around Wahpeton that would separate truck traffic from local traffic and provide convenient access between the Wahpeton north industrial region and agricultural areas in North Dakota and Minnesota. County Highway 127, which is on the south side, provides a north-south connection between the south side, including the airport and south industrial area, to ND Highway 13, ND Highway 210 and downtown. To the north of the City, County Road 87 and County Road 10 provide connections to the Wahpeton's north industrial region.



The Red River of the North begins in Wahpeton and also serves as the community's eastern boundary



Railroad corridor that runs east-west just south of downtown and Dakota Avenue



Dakota Avenue continues to function as the community's "Main Street"

“Main Street”: Dakota Avenue has been Wahpeton’s “Main Street” since the origins of the town in the late 19th century and the historic connection across the river to Minnesota, including Breckenridge and Minnesota Avenue, its “Main Street”. Wahpeton’s downtown commercial district extends from the Bois de Sioux River west to 12th Street along Dakota Avenue. Dakota Avenue still retains many of its older, some historic, mixed-use storefront buildings typical of a traditional small town “Main Street”. The community’s two older neighborhoods directly north and south of Dakota Avenue retain their character of small square blocks and the traditional street grid with “Main Street” centrally located between the two neighborhoods. The community continues to value Dakota Avenue as the heart of the community’s commercial, civic and cultural activities.

School campuses: NDSCS and Circle of Nations Indian School have existed in Wahpeton since the beginning of the last century. Since these two large school campuses occupy approximately 175 acres and are centrally located in the community, they have had a major influence on the community’s street and development pattern. As the community has expanded to the north and west, development has wrapped around this central campus area. 4th Street and 11th Street are the only two north-south collector streets that connect the original town area, including downtown, and the areas north of the campus area. 14th Avenue is the only east-west collector street that connects through the campus area.



Several highways connect to and through Wahpeton which have big impacts on its land use and development patterns



Historic Old Main building on NDSCS campus

Existing Land Use Patterns

Figure 4.1, City's Existing Land Use Patterns Map, shows the existing land use patterns within our municipal boundaries in 2011. Figure 4.2, ETZ Existing Land Use Patterns Map, shows existing land use patterns within the Extraterritorial Zoning (ETZ). Table 4.1 shows the distribution of existing land uses within the City's current boundaries. The City's existing land use patterns can be described as follows:

Downtown

Downtown consists of a major concentration of commercial, office and mixed-use along Dakota Avenue/ ND Hwy 13. There is also a concentration of public/semi-public uses in downtown, including the county courthouse, law enforcement center, city library, post office, fire station, community center, senior citizens center, chamber of commerce, churches, schools, and medical clinics. The downtown district also has a small amount of residential and warehouse uses.

Business and Industrial

Outside of downtown, the ND Hwy 210 corridor has seen some recent development of commercial businesses, primarily on the city side (east & south) of the highway. Even more recently, a couple of major retail businesses have developed on the highway's west side. The community has two industrial districts: south of downtown/railroad corridor is primarily smaller industries, whereas, the majority of larger industries are located on the north side of town both in the City and in Dwight Township.

Residential

Existing residential land uses are categorized as low density residential, medium density residential, high density residential, and manufactured housing. Almost 80% of residential land uses are single-family detached housing, followed by medium density (8%), high density (7%), and manufactured housing (7%).

Public and Semi-Public

Public and semi-public institutions have a major impact on Wahpeton's land use patterns as they are the third largest existing land use in the community. Centrally located in the community, the NDSCS campus occupies approximately

Table 4.1: Existing Land Uses in the City

Existing Land Use	Acres	Percent of Total
Single/Two Family Residential	405	12.1%
Medium Density Residential	41	1.2%
High Density Residential	36	1.1%
Manufactured Housing	34	1.0%
Commercial	76	2.3%
Office	28	0.9%
Mixed Use	1	0.1%
Industrial	121	3.6%
Warehouse	72	2.1%
Airport	541	16.2%
Agriculture	130	3.9%
Utility	65	1.9%
Public / Semi-Public	435	13.1%
Parks & Open Space	373	11.2%
Parking	7	0.2%
Street & Railroad ROW	624	18.7%
Vacant	345	10.4%
Total	3,333	100.0%

125 acres about 1/2 mile north of downtown. Other major public uses are local K-12 schools, Circle of Nations Indian School, city facilities, county facilities, and the U.S. Armed Guard Reserve Center. This land use category also includes semi-public uses like churches and private schools.

Parks and Open Space

Wahpeton has a wealth of land devoted to parks and open spaces, which is primarily located along the river. This land use category also includes the community's neighborhood parks, Stern Sports Center and the cemetery.

Transportation

Transportation accounts for the City's largest land use, by far, at over 600 acres for street/railroad right-of-way and parking with an additional 540 acres for the airport.

Agricultural

Within the City's current boundaries, there is about 130 acres of agricultural land west of Hwy 210 and Hwy 127.

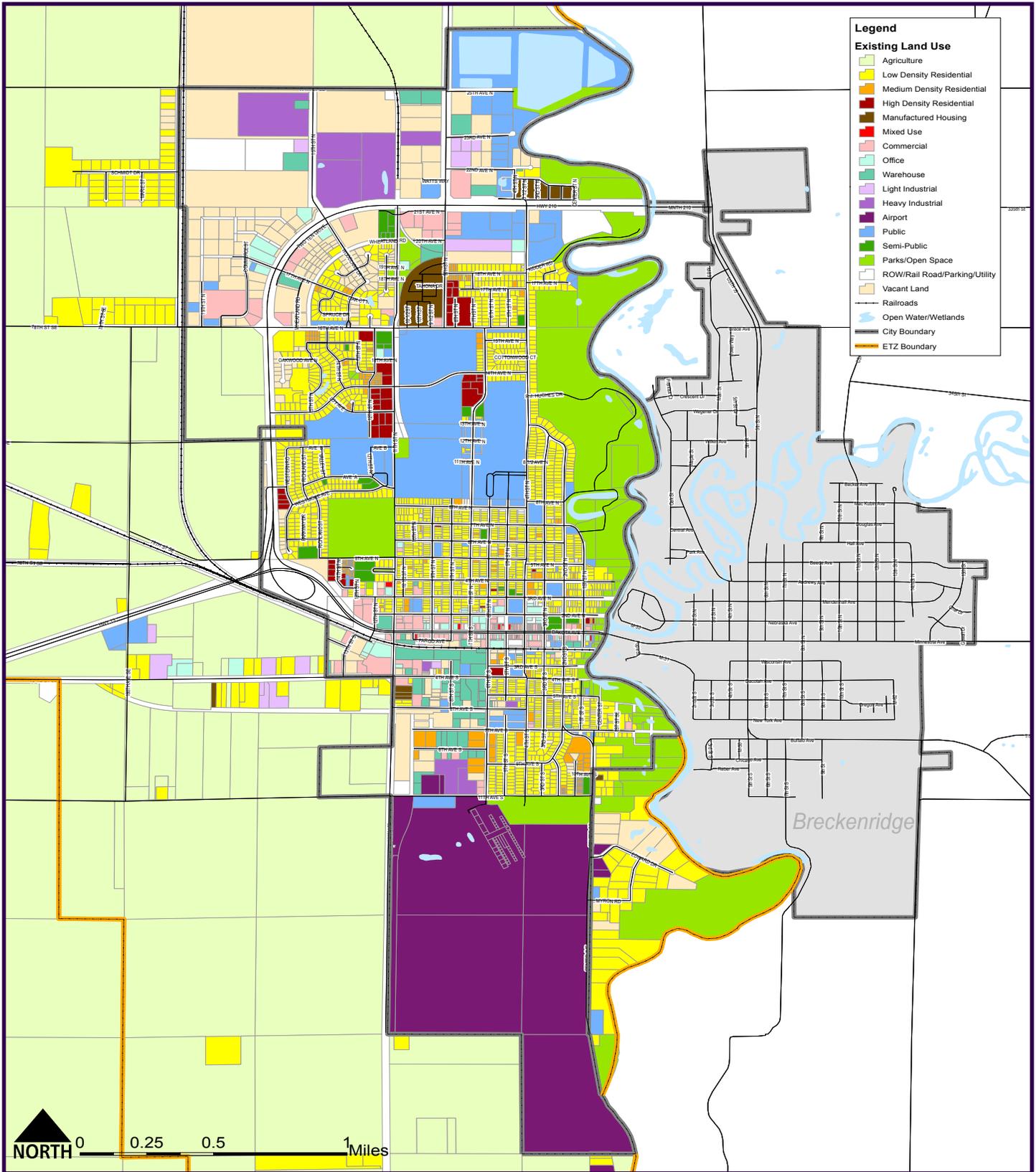


Figure 4.1: City's Existing Land Use Patterns Map (2011)

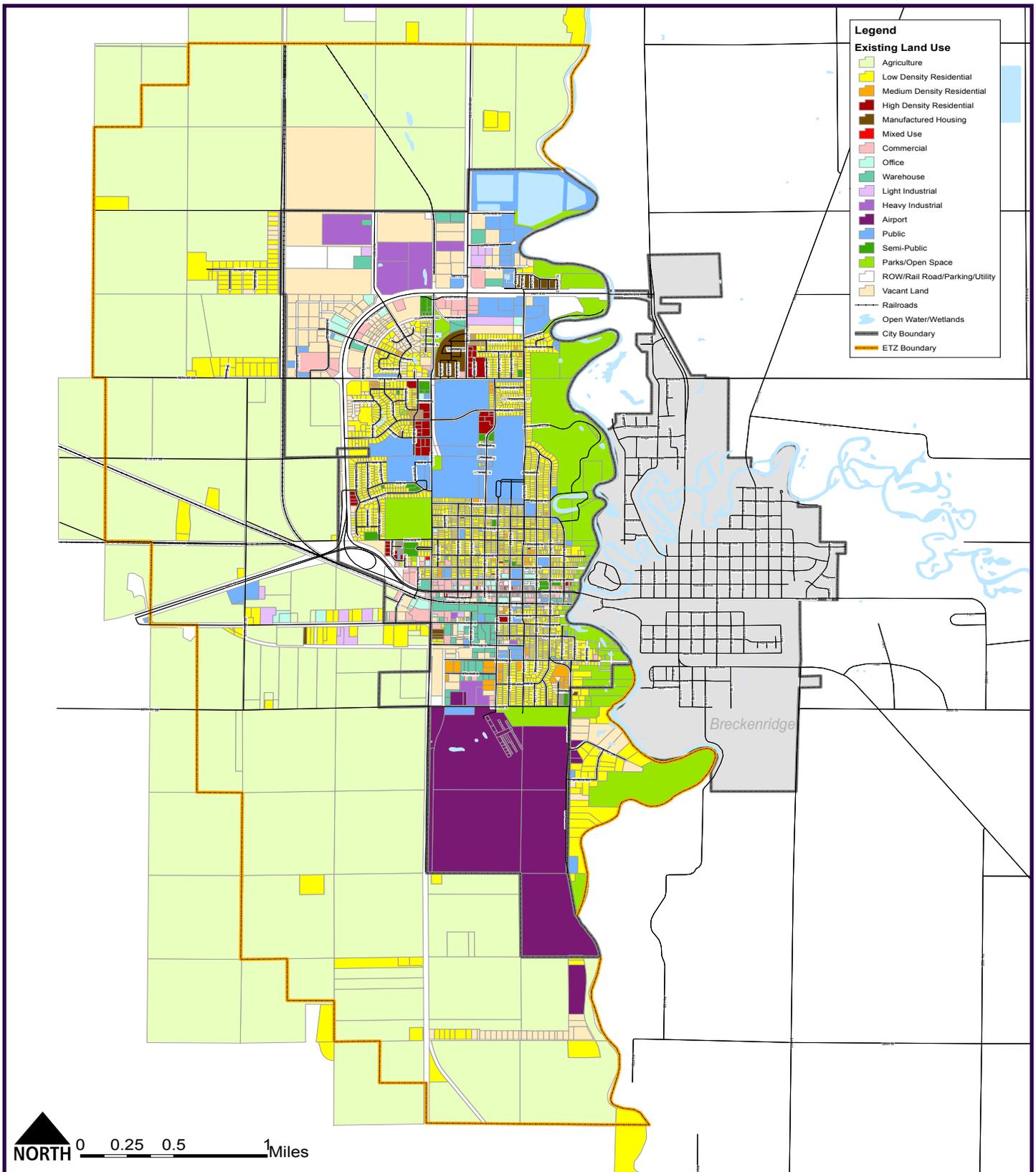


Figure 4.2: City and ETZ Existing Land Use Patterns Map (2011)

Land Use Categories

The 2030 Land Use Plan serves to reinforce desirable land use patterns, identify places where change is needed and guide the form and location for future growth. All land within Wahpeton's city limits and extraterritorial zoning area is placed into one of fourteen land use categories. The land use categories are focused on describing the predominant use and form of the land rather than on the property's ownership. The 2030 Land Use Plan establishes some new land use categories for the community, including three categories of residential, three categories of mixed-use, park/open space, and right-of-way.

Mixed Residential (MR)

This land use captures the pattern which historically developed around the grid street system. Housing types provide a predominantly single-family detached pattern integrated with variety of attached single- and multi-family units. Limited retail and service commercial uses might also factor into this pattern provided the type of business, size and design of the structure "fits" with the surrounding residential pattern.

Detached Residential (DR)

This land use category reflects the predominantly single-family detached subdivisions which have occurred away from the traditional residential neighborhoods adjacent to downtown. In addition to single-family detached homes, also allowed in this land use category would be duplexes.

Attached Residential (AR)

This pattern reflects the residential areas with primarily attached housing types, such as townhomes, condominiums, apartments, and manufactured housing.

Downtown Traditional Mixed Use (DTMU)

Traditional Downtown Mixed Use focuses on continuing the mix of uses found historically in Downtown's core. Land uses include retail, services, entertainment, civic, institutional, offices and housing that are mixed within the lot or a single building. Development and redevelopment in this area should be predominantly vertical in nature with retail, service and civic uses on the ground floor. Housing and offices would be focused on the upper floors.

Our Comprehensive Plan is based upon the following land use categories:

- Mixed Residential
- Detached Residential
- Attached Residential
- Downtown Traditional Mixed Use
- Downtown Edge Mixed Use
- Neighborhood Mixed Use
- Commercial
- Industrial
- Public Institutions
- Park/Open Space
- Airport
- Right-of-Way
- Agricultural



Existing example of attached housing in the community

Downtown Edge Mixed Use (DEMU)

Downtown Edge Mixed Use seeks to have a balance of land uses oriented either vertically or horizontally. Land uses include retail, services, entertainment, civic, institutional, offices and housing. This area is more likely to have uses mixed within a site rather than within the same building.

Neighborhood Mixed Use (NMU)

This land use category includes small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service and office. Stacked residential uses may be located in their own building or as part of a mixed-use building. Buildings shall be scaled appropriately to the surrounding neighborhood.

Commercial (C)

Commercial land uses provide retail goods, services, restaurants and entertainment with convenient automobile access. Employment intensive offices uses are also an acceptable commercial use.

Industrial (I)

Industrial land uses include manufacturing, assembly, processing, warehousing, laboratory, distribution, related offices uses and truck/transportation terminals.



Downtown's existing land use patterns include a broad mix of land uses and building types



The existing land use patterns of the older neighborhoods adjacent to downtown include a mix of housing types.

Public Institution (PI)

Public Institution land uses encompass areas used for educational purposes including the Wahpeton Public School sites, North Dakota State College of Science and Circle of Nations/Wahpeton Indian School.

Park and Open Space (POS)

This land use category includes active and passive recreation areas such as parks, playfields, playgrounds, golf courses, zoo, and natural areas.

Airport (AF)

This includes all areas dedicated to the operation of the airport.

Right-of-way (ROW)

Right-of-way land uses include public and private right-of-way utilized for transportation purposes, including highways, streets and railroads.

Agriculture (AG)

This land use category includes all areas which are predominantly used for farming purposes, including related single-family homesteads.

2030 Planned Land Use Patterns

The 2030 Land Use Plan comprehensively guides the community's land toward a desired future land use pattern. Establishing a future land use plan provides a reasonable level of certainty or predictability in both public and private future investments which would not otherwise exist. The 2030 Land Use Plan is created using the new land use categories established by this Plan. The land use plan is informed by an in-depth exploration of three focus areas within the community:

- Downtown
- Highway 210 Corridor
- Southwest

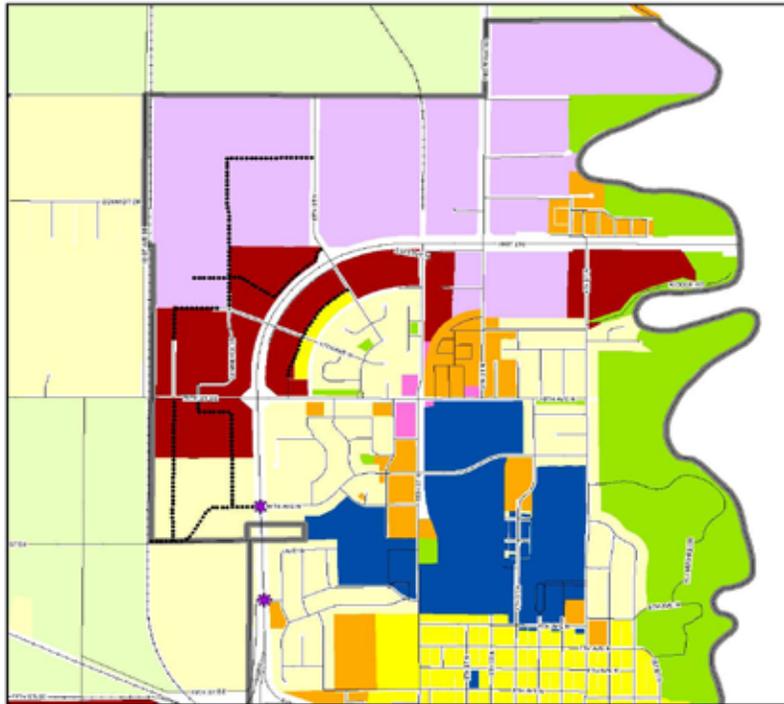
As part of the planning process, individual visioning sessions were conducted for these three focus areas. These focus area visioning sessions identified key issues, opportunities and preferences for future land uses and development character. Key community stakeholders participated in the focus area visioning sessions.

The 2030 Land Use Plan Map incorporates the analysis, input and findings from the focus area explorations. Figure 4.3 summarizes the changes made to the land use plan for each of the focus areas. Figure 4.4, 2030 Land Use Plan Map, shows the city-wide planned land use patterns as the community evolves over the next twenty years. This map provides the basis for the City's zoning districts and their boundaries. Table 4.2 summarizes the distribution of planned land uses within the City's current boundaries, the ETZ area, and overall.

Table 4.2: 2030 Land Use Plan

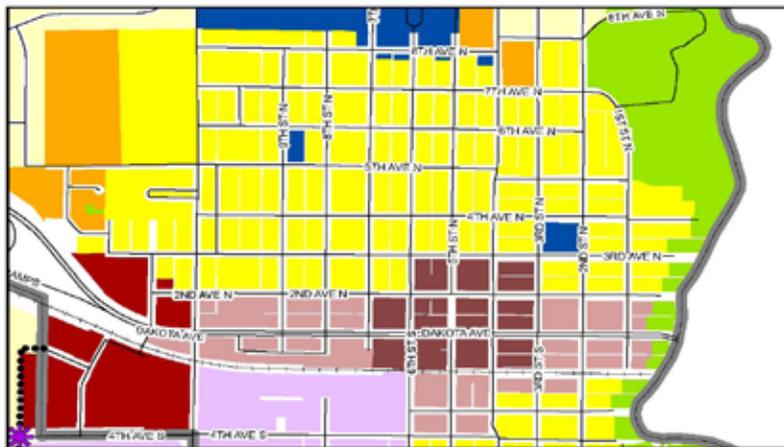
2030 Land Use Plan	Within City Boundaries		ETZ Area		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Detached Residential (DR)	355	10.7%	967	16.6%	1,322	14.5%
Mixed Residential (MR)	207	6.2%	0	0.0%	207	2.3%
Attached Residential (AR)	152	4.6%	0	0.0%	152	1.7%
Neighborhood Mixed Use (NMU)	8	0.2%	0	0.0%	8	0.1%
Downtown Traditional Mixed Use (DTMU)	20	0.6%	0	0.0%	20	0.2%
Downtown Traditional Mixed Use (DEMU)	34	1.0%	0	0.0%	34	0.4%
Commercial (C)	234	7.0%	203	3.5%	436	4.8%
Industrial (I)	631	18.9%	46	0.8%	677	7.4%
Public Institution (PI)	212	6.4%	7	0.1%	219	2.4%
Park & Open Space (POS)	350	10.5%	124	2.1%	474	5.2%
Airport (AP)	556	16.7%	22	0.4%	578	6.3%
Right-of-Way (ROW)	574	17.2%	260	4.5%	835	9.1%
Agriculture (AG)	0	0.0%	4,186	72.0%	4,186	45.8%
Total	3,333	100.0%	5,815	100.0%	9,148	100.0%

Figure 4.3: Focus Area Highlights



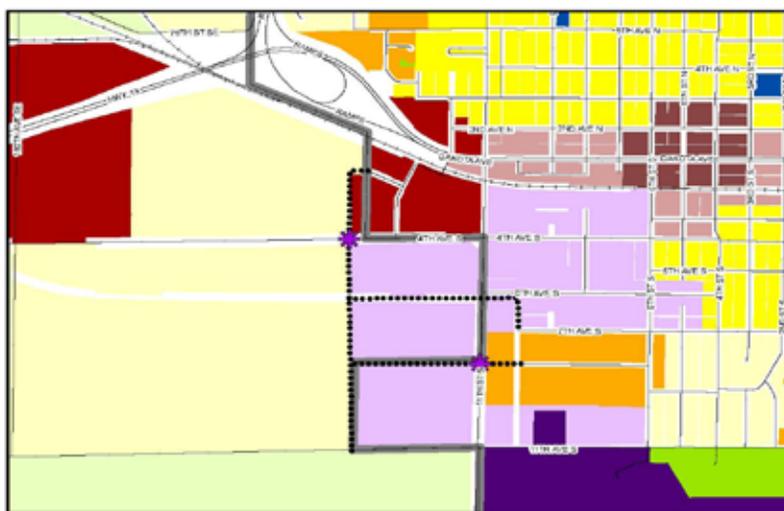
Highway 210

- Organized commercial areas around key Highway 210 nodes/intersections including 16th Ave, 11th Street and 4th Street.
- Modified split of industrial/commercial land use north of Walmart, expanding industrial.
- Split land south of 16th Ave into commercial and residential to mirror the pattern to the north and in recognition of the limit to the amount of commercial land that should be designated along Highway 210, especially since Downtown will remain the priority district for commercial development.
- Designated industrial uses south of Highway 210 from 11th St to 4th St to recognize existing land use and focus commercial around nodes rather than a strip.
- Added area within ETZ along Highway 210 for future residential land uses.
- Designated property east of Wheatland Road to mixed residential as a transition to the detached residential neighborhoods to the southeast.



Downtown

- Designated two types of downtown mixed-use categories: Downtown Traditional Mixed Use and Downtown Edge Mixed Use (see land use category descriptions for additional information).
- Designated the western edge of Downtown as commercial reflecting its convenient automobile access and character distinctive from Downtown.
- Designated the western vacant half of the cemetery's land for attached residential development. Higher density development is preferred because of this location's proximity to Downtown.



Southwest

- Expanded higher density residential in the industrial area to create a more cohesive residential area that better connects to south side neighborhood.
- Suggest City explore focusing their public works uses within the industrial park rather than extending into the residential neighborhood. Thus, the east part of the City property is guided for traditional residential, while the west remains industrial.
- Extended industrial land uses to west side of Hwy 127 to ensure location for industrial uses to expand if needed in the future.
- Changed the area between old and new Highway 13 from commercial to residential reflecting the reduced access of that area.

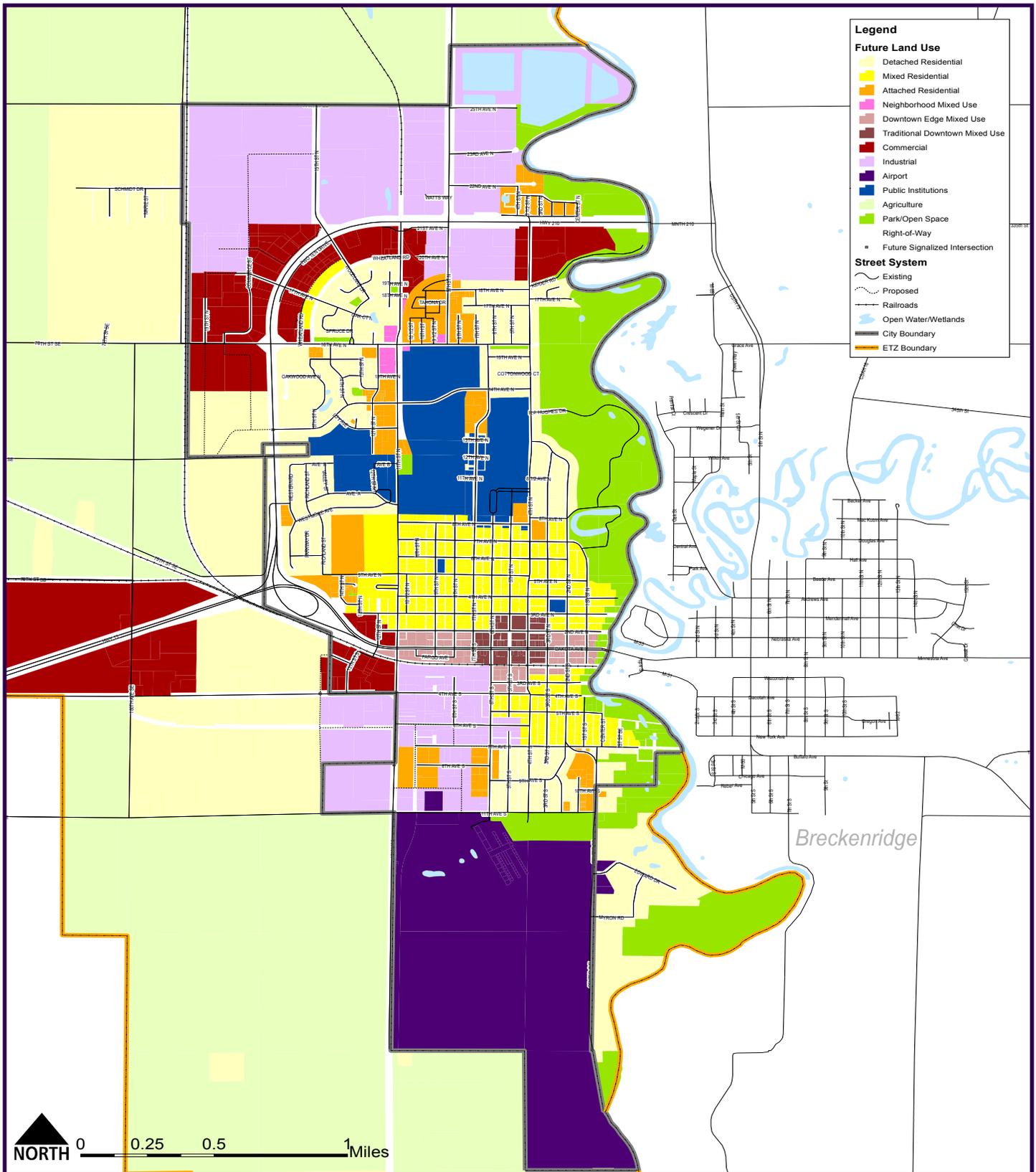


Figure 4.4: City's 2030 Land Use Plan Map
 (Note: Map does not show entire ETZ area)

Land Use Goals & Policies

General Land Use

Goal:

Maintain and enhance Wahpeton's land use and development patterns to ensure that future changes enhance our community's vitality, sense of identity, sustainability, and cost-efficient city services.

Policies:

4.1 Prioritize compatible infill development and redevelopment within the existing city boundary so as to enhance the vitality of the existing community, support efficient land use, and maintain provision of cost-efficient city services.

4.2 Preserve the agricultural areas outside the city boundary so future development can occur in a contiguous and efficient manner.

4.3 Follow the directions of the Growth Management Plan to phase future development in an orderly and efficient manner.

4.4 Ensure consistency between the Land Use Plan and Zoning Map for all properties which have the ability to be connected to public sewer and water services.

4.5 Evaluate requests for property rezoning for their short and long term impacts on the adjacent land uses and the cost-efficiency to the community of extending city utilities and services.

4.6 Evaluate requests to extend city infrastructure to new growth areas using the following guidelines:

- a. The site is identified in the plan as a future growth area.
- b. The site can be served by cost-efficient city infrastructure systems with minimal future investments to increase capacity.
- c. Providers of other government services (i.e. fire, police, public works, education) have been consulted and satisfied that the development can be serviced under existing or planned programming levels.
- d. The plan for development has been designed in consideration of the vision, guiding principles, goals, and policies of the comprehensive plan.

Residential Neighborhoods

Goal:

Enhance our existing residential areas and develop new residential areas as high quality livable neighborhoods that are well-connected to support services and buffered from incompatible land uses.

Policies:

4.7 Encourage the development of a variety of compatible housing types within neighborhoods.

4.8 Promote maintenance and reinvestment in existing residential buildings and properties, neighborhood support services, and public infrastructure.

4.9 Encourage infill and redevelopment to maintain the historical integrity of the existing neighborhood.

4.10 Provide or improve connections between neighborhoods and support services, such as parks, schools, and commercial areas.

4.11 Minimize the use of cul-de-sacs or dead-end streets in new residential areas so as to create connectivity between neighborhoods.

4.12 Encourage neighborhood planning and involvement. Encourage citizens to become involved in their neighborhood for beautification, neighborhood watch, general clean up and property improvement.

Downtown

Goal:

Revitalize our downtown to recapture its economic and social vibrancy and unique sense of place as a traditional downtown that integrates commercial, civic, employment, residential and recreational activities.

Policies:

4.13 Encourage a mix of complimentary land uses in downtown that provide vital functions and keep downtown active with people throughout the entire day, 7 days a week.

4.14 Improve downtown's streets, sidewalks and properties to be comfortable, safe and attractive for walking.

4.15 Strengthen downtown as the center of government services for the County and the City.

4.16 Preserve and strengthen downtown's role as the community and regional focal point for commercial, social and cultural venues and activities.

4.17 Encourage the preservation and rehabilitation of downtown's historic structures.

4.18 Design and implement a system of downtown pocket parks and plazas that offer passive and active spaces for gathering, resting or simply attractive visual experience.

4.19 Encourage the addition of higher density housing for all incomes and age groups as a component of downtown redevelopment and reuse projects.

4.20 Manage and improve the provision of parking facilities, in partnership with private sector reinvestment, to ensure that downtown's parking facilities are in convenient locations yet preserve the historic integrity of downtown's traditional "Main Street" environment.

4.21 Maintain and implement an up-to-date Wahpeton-Breckenridge downtown plan in collaboration with businesses and building upon the Wahpeton-Breckenridge Downtown Action Agenda 2006.

4.22 Continue to provide financial and technical assistance programs for rehabilitation of downtown business and residential buildings in conjunction with private sector reinvestment.

4.23 Encourage retail business expansion in downtown or contiguous to it in order to preserve and strengthen downtown as the primary commercial hub in Wahpeton.

Commercial

Goal:

Provide inviting, convenient and complementary commercial districts for residents, employees and visitors.

Policies:

4.24 Support the development of commercial districts that complement rather than compete with downtown.

4.25 Encourage commercial site and building design that orients higher quality architectural features and elements toward the public street corridors.

4.26 Encourage parking strategies and designs that will minimize the negative impacts of large surface parking lots and improve the customer experience.

4.27 Minimize traffic conflicts and congestion by directing primary access points to be on a side street or commercial side road.

4.28 Use screening and berming between commercial and residential uses that do not hinder logical pedestrian access to sites.

4.29 Ensure the location of buildings and parking lots

support a logical traffic pattern and encourage pedestrian movement within the area and to the broader pedestrian network.

4.30 Facilitate redevelopment of dilapidated or underutilized parcels.

Industrial

Goal:

Maintain and expand industrial uses to create a diversified community economy and employment base.

Policies:

4.31 Encourage industrial businesses to locate in designated industrial areas rather than in the commercial areas or downtown.

4.32 Avoid siting future industrial uses in areas surrounded by residential neighborhoods.

4.33 Direct the location and development of businesses generating significant truck traffic to areas with appropriate roadway access and less potential for conflict with general automobile traffic.

4.34 Support establishment of supporting commercial businesses which serve the industrial businesses and where roadway design supports it.

4.35 Use buffers to minimize the impacts of industrial uses on adjacent residential neighborhoods.

Housing

City governments are often held responsible for conditions and issues over which they have limited or no control. Housing is one of these situations. Most of the housing units in the community are privately owned and were built with private funding. Nonetheless, citizens are increasingly looking to city governments to address housing issues and concerns, including expanding the types of housing options (e.g. senior, rental), improving housing affordability, eliminating neighborhood blight from deteriorating housing, and generating new housing development as a means to growing the community's economy.

A key element of the City's 2030 vision is to plan and design Wahpeton as a Community for a Lifetime, a great place to grow and grow old. The quality and variety of the community's housing stock will play a key role in

achieving this vision. As the regional hub of the Richland-Wilkin Counties region, it is vital that Wahpeton offer a broad range of housing options for all household types, ages, sizes and economic means. In particular, as a larger share of the community's population will enter the senior citizen age groups over the next twenty years, the provision of adequate options and quantities of senior-friendly housing will become increasingly important. In general, the community will benefit from reinvesting in its existing housing stock while strategically developing new housing to meet specific gaps or unmet housing needs in the community.

To address these issues and concerns, the cities of Wahpeton and Breckenridge cooperatively hired a planning consultant to conduct a comprehensive study of the housing conditions and needs in the two cities, which was completed in 2010. The goals of the study were to:

- provide updated demographic data;
- provide an analysis of the current housing stock and inventory;
- determine gaps or unmet housing needs;
- examine future housing trends that the area can expect to address in the coming years;
- provide a market analysis for future housing development; and
- provide housing recommendations and findings.

Community's Housing Strengths

Through statistical data analysis, local interviews and on-site review of the community's housing stock, the 2010 Housing Study identified the following strengths for future housing development:

- *Regional Center* - Wahpeton & Breckenridge function as the regional center for the area, including Richland County, Wilkin County and portions of surrounding counties. The two cities provide employment opportunities, retail/service options, government services, health and professional services, and cultural amenities for a large surrounding trade area.
- *Affordable Housing* - The City has a relatively large existing stock of affordable housing. This existing stock, when available for sale, provides for

affordable options for home ownership.

- *NDSCS* - NDSCS is an excellent two-year accredited college with approximately 2,500 students.
- *Local Housing Developers* - Wahpeton has housing developers that are willing to invest in housing projects in the community, including rental housing, attached ownership housing, and single-family detached housing.
- *Wahpeton EDC and CDC* - The Economic Development Commission (EDC) and Community Development Corporation (CDC) have been active in developing residential subdivisions, building speculative houses, and assisting with commercial/industrial development.
- *Commuting Distance to Fargo and Fergus Falls* - The City is located within commuting distance of Fargo and Fergus Falls, which have employment, service, commercial and entertainment opportunities.
- *Strong School System* - The City has a good public K-12 school system.
- *Water Infrastructure* - Wahpeton's potable water and waste water systems are in good condition and can accommodate future expansion.
- *Downtown Redevelopment* - The City is redeveloping the downtown area, which will enhance Wahpeton as an attractive city to live in.
- *Commercial Development* - Wahpeton's commercial development is adequate to meet daily needs and new commercial development is ongoing.
- *Housing Agencies* - Several housing agencies have the capacity to provide financing and administrative services for housing projects and programs in Wahpeton.
- *House Prices* - Some existing houses are selling at prices in the \$150,000 to \$250,000 range. This price range provides confidence for developers, builders and households to construct new homes.
- *Housing Incentives* - The Wahpeton EDC is providing financial incentives to promote new rental housing.
- *Tourism* - Wahpeton has several tourism attractions including the Chahinkapa Zoo, Kidder

Recreation Area, Bois de Sioux Golf Course and others.

Housing Goals & Policies

Community's Housing Barriers

The 2010 Housing Study identified the following barriers for future housing development:

- *Competition with Breckenridge* - Wahpeton is competing with Breckenridge as well as other surrounding communities to attract new residents and housing growth.
- *Competition with Fargo and Fergus Falls* - Although it is an asset to be located within commuting distance of Fargo and Fergus Falls, it can also be a barrier to new housing development. These larger cities have more employment, service, retail and entertainment opportunities. These cities' amenities will often make them the preferred location for many households.
- *Quantity of Older Rental Housing Stock* - While the existing rental housing stock is affordable, some of it is old and may need substantial improvement to meet expectations of potential renters. Also, the large number of older rental units create a high vacancy rate and make it difficult to construct new rental housing.
- *Housing Agencies* - Although the City has access to several housing agencies, these agencies' housing activity has been limited within the City of Wahpeton.
- *Low Rental Rate Structure* - The community's rental rate structure is low, which makes it difficult to attract developers to construct new rental housing.
- *Limited Land for Housing Development* - The City has limited land available for future housing development.
- *Job Losses* - Although new jobs have been created, the City suffered the loss of a significant employer.
- *Population and Household Losses* - Wahpeton's population and number of households have decreased substantially since 2000.

Goal:

Encourage preservation and development of a wide variety of housing options to retain and attract a diverse mix of people and families with varying ages, economic statuses and abilities.

Policies:

4.36 Regularly ensure official controls support the development of new housing, the enhancement of existing housing and the diversification of housing choices.

4.37 Support plan that utilize a comprehensive approach to development and prevent the isolation of small areas of housing among non-residential uses.

4.38 Enforce the building code and zoning regulations to assure upgrading of physical appearance and the quality of the area.

4.39 Encourage the adaptive reuse of existing buildings for housing.

4.40 Support a balanced supply of both owner-occupied housing and rental housing.

4.41 Support the development of additional housing in and near downtown so residents are close to retail, services and amenities.

4.42 Strive to scatter low and moderate income housing throughout the community.

4.43 Partner with regional, state and federal agencies; nonprofit groups; and the private-sector to provide quality, affordable housing and support elderly remaining in their homes.

Economic Development

The economy of Wahpeton, in conjunction with Breckenridge, functions as a regional service hub for the Richland-Wilkin Counties region. Wahpeton will continue to be the regional center for employment, manufacturing, services, wholesale, and retail activities. The Comprehensive Plan sets economic development goals and policies and land use guidance that promotes retention and expansion of Wahpeton's economy in the future. Economic development encompasses employment, business activity, wages & income, tourism, and the City's financial resources.

Employment

Wahpeton's employment base has changed and diversified significantly since the 1970s. The community's employment was dominated by agricultural industries until the 1970s when the manufacturing sector began to grow rapidly and Wahpeton became a major manufacturing hub. The City's employment grew steadily through the 1990s, then stabilized in the early and mid 2000s. The number of jobs in the City started to decline in the mid 2000s with more substantial declines in 2008 and 2009. The city had 5,560 jobs in 2009 which was down from 6,438 in 2003 - a loss of 878 jobs or a 13.6% decline from 2003 to 2009.

Table 4.3: Wahpeton Employment 2003-2009

Year	No. of Jobs	Change	Change %
2003	6,438	-	-
2004	6,199	-239	-3.7%
2005	6,060	-139	-2.2%
2006	5,836	-224	-3.7%
2007	5,787	-49	-0.8%
2008	5,736	-51	-0.9%
2009	5,560	-176	-3.1%
2003-2009	N/A	-878	-13.6%

Manufacturing continues to be the dominant employment sector and consisted of almost 26% of all jobs in the City in 2009. Local government, which includes the Wahpeton Public School District, is the second largest employment sector at 11.3% of all jobs, followed by: retail trade at 11.1%, health care/social assistance at 9.3%, and state government, which includes NDSCS, at 8.4%.

From 2003-2009, the City experienced a loss of almost 900 jobs. By far, the biggest loss of jobs has been in the manufacturing sector from 2003-2009 with almost 600 less jobs or a 28% decline. Another 200 jobs were lost in the combined sector of administrative/support/waste management/remediation services. The combined government sector lost almost 90 jobs from 2003-2009. The only business sector with a significant increase employment was retail trade with 92 additional jobs or a 17.5% increase.

The community has a strong foundation of major employers that are critical for preserving and expanding our healthy employment environment. As the regional hub, our major employers will continue to a mix of large

industrial businesses and public entities, such as NDSCS, public school district, Circle of Nations School, and the County. Wahpeton has a strong legacy of innovation, entrepreneurship and job growth. As the national, regional and local economies continue to change, it is critical that the City continue to focus on achieving job growth into the future. In order to be adaptable to change, it is important that the community continue to diversify its employment mix. The community's major concern is the necessity of a healthy employment environment to prevent further declines in the City's population. Another concern is the high number of employees working at Wahpeton companies that choose to commute into Wahpeton rather than move to the community.

The largest employers in the Wahpeton area in 2009 are shown in Table 4.3 below:

Table 4.4: Largest Employers in Wahpeton

Rank	Employer	Business Sector
1	NDSCS	Technical and Trade Schools
2	Minn-Dak Farmers Cooperative	Beer Sugar Manufacturing
3	Wahpeton Public Schools	Elementary & Secondary Schools
4	Primewood, Inc.	Other Millwork
5	Wal-Mart	Warehouse Clubs and Supercenters
6	St. Catherine's Living Center	Nursing Care Facilities
7	WCCO Belting	Rubber and Plastics Hose and Belting Mfg.
8	Comdel Innovation	Metal Stamping
9	Red River Human Services Foundation	Residential Facilities for Devel. Disabled
10	Cargill	Flour Milling
11	Wil-Rich	Farm Machinery and Equipment Manuf.
12	Richland County	Executive & Legislative Offices
13	Circle of Nations School	Elementary & Secondary Schools
14	Comstock Construction, Inc.	Commercial Building Construction
15	Econofoods	Supermarkets and grocery stores



Table 4.5: Wahpeton Employment by Business Sector 2003-2009

	Wahpeton Number of Jobs 2009	% of total	Wahpeton Number of Jobs 2003	% of total	Change in Number of Jobs 2003- 2009	% Chg 2003 to 2009
Agriculture, Forestry, Fishing & Hunting	89	1.6%	159	2.5%	-70	-44.0%
Mining						
Utilities						
Construction	289	5.2%	288	4.5%	1	0.3%
Manufacturing	1,432	25.8%	1,994	31.0%	-562	-28.2%
Wholesale Trade	214	3.8%	210	3.3%	4	1.9%
Retail Trade	617	11.1%	525	8.2%	92	17.5%
Transportation & Warehousing	152	2.7%	202	3.1%	-50	-24.8%
Information	33	0.6%	53	0.8%	-20	-37.7%
Finance & Insurance	119	2.1%	113	1.8%	6	5.3%
Real Estate & Rental & Leasing	64	1.2%	56	0.9%	8	14.3%
Professional, Scientific & Technical Services	138	2.5%	150	2.3%	-12	-8.0%
Management of Companies & Enterprises						
Administrative & Support & Waste Mgmt & Remediation Services	139	2.5%	334	5.2%	-195	-58.4%
Educational Services (Private)						
Health Care & Social Assistance	518	9.3%	579	9.0%	-61	-10.5%
Arts, Entertainment & Recreation	50	0.9%	57	0.9%	-7	-12.3%
Accommodation & Food Services	354	6.4%	366	5.7%	-12	-3.3%
Other Services (Except Public Administration)	144	2.6%	130	2.0%	14	10.8%
Private						
Federal	36	0.6%	83	1.3%	-47	-56.6%
State	468	8.4%	502	7.8%	-34	-6.8%
Local	630	11.3%	637	9.9%	-7	-1.1%
Government	1,134	20.4%	1,222	19.0%	-88	-7.2%
Total	5,560	100.0%	6,438	100.0%	-878	-13.6%

Wages

Average annual wages are another indicator of a community's economic health. From 2005-2010, average annual wages in Wahpeton increased from \$29,503 to \$33,338. Business sectors in Wahpeton with the highest average annual wages are professional/scientific/technical services, wholesale trade, federal gov't, finance/insurance, and manufacturing. Business sectors with the lowest average annual wages are accommodation/food services, arts/entertainment/recreation, other services (except public admin), real estate/rental/leasing, and retail.

Average annual wages were growing in the range of 4-6% annually from 2006-2008. However, in 2009, they grew only 1% and then declined by 2% in 2010. Prior to 2009, Wahpeton's average annual wage was above the statewide average, but it has fallen below the statewide

average in 2009 and 2010. The employment sectors with the largest declines from 2008-2009 were wholesale trade (-16.5%), administrative/support/waste mgmt/remedial services (-9.3), manufacturing (-5.8%), and transportation/warehousing (-5.3%). From 2003-2009, the employment sectors that had the slowest growth in average annual wages were transportation/warehousing, agriculture/forestry/fishing/hunting, real estate/rental/leasing, manufacturing, retail trade, and arts/entertainment/recreation.

Total wages in the Wahpeton area have increased from 2004-2009 by just 1%, whereas, total wages increased by 35% statewide for the same time period. The business sectors with the most significant decreases in total wages were manufacturing (-21%), agriculture/forestry/fishing/hunting (-38%), federal government (-44%), transportation/warehousing (-23%), administrative/support/waste mgmt/remediation services (-32%).

Table 4.6: Changes in Total and Average Annual Wages 2003-2009

Employment Sector	Average Annual Wages		Total Wages	
	Change in \$\$ 2003-2009	Change in % 2003-2009	Change in \$\$ 2003-2009	Change in % 2003-2009
Agriculture, Forestry, Fishing & Hunting	\$7,916	24.1%	-\$2,178,454	-37.5%
Construction	\$12,073	45.1%	\$2,927,275	35.3%
Manufacturing	\$2,895	7.2%	-\$16,612,849	-21.3%
Wholesale Trade	\$12,538	37.2%	\$2,349,583	31.1%
Retail Trade	\$2,096	10.8%	\$2,984,287	29.0%
Transportation & Warehousing	-\$27	-0.1%	-\$1,415,915	-22.5%
Information	\$7,997	36.9%	-\$17,751	-1.8%
Finance & Insurance	\$7,764	20.8%	\$1,482,707	38.3%
Real Estate & Rental & Leasing	\$1,639	10.1%	\$104,912	10.1%
Professional, Scientific & Technical Services	\$13,903	38.8%	\$1,011,579	17.3%
Admin/Support/Waste Mgmt/Remediation Serv	\$1,454	5.5%	-\$1,819,410	-32.0%
Health Care & Social Assistance	\$5,640	24.4%	\$2,661,476	21.8%
Arts, Entertainment & Recreation	\$978	10.4%	-\$54,917	-9.5%
Accommodation & Food Services	\$1,263	15.4%	\$447,373	15.4%
Other Services (Except Public Administration)	\$4,610	35.4%	\$833,248	48.8%
Federal Government	\$7,800	20.7%	-\$1,277,777	-43.8%
State Government	\$10,286	37.2%	\$4,441,345	33.4%
Local Government	\$3,758	14.6%	\$2,401,192	14.8%
Total	\$3,759	12.7%	\$1,706,118	0.9%

Business Activity

From 2003-2009, the number of businesses in Wahpeton grew from 371 to 391, which was a 5% increase. The business sectors in Wahpeton with the largest growth were health care/social assistance, real estate/rental/leasing, administrative/support/waste mgmt/remedial services, state government, and other services (except public admin). The business sectors with the largest decline

were construction, information, professional/scientific/technical services, and local government.

The sectors with the largest number of businesses in 2009 were retail, construction, health care/social assistance, and wholesale trade. Strengthenin and expanding Wahpeton's economy long-term will benefit from increased diversification of businesses and strategically growing in opportunity sectors.

Table 4.7: Changes in Number of Businesses 2003-2009

Business Sector	Wahpeton Number of Job Sites 2009	% of total	Wahpeton Number of Job Sites 2003	% of total	Change in Job Sites 2003 to 2009	% Chg 2003 to 2009
Agriculture, Forestry, Fishing & Hunting	13	3.3%	12	3.2%	1	8.3%
Mining						
Utilities						
Construction	44	11.3%	50	13.5%	-6	-12.0%
Manufacturing	26	6.6%	25	6.7%	1	4.0%
Wholesale Trade	32	8.2%	31	8.4%	1	3.2%
Retail Trade	45	11.5%	44	11.9%	1	2.3%
Transportation & Warehousing	19	4.9%	19	5.1%	0	0.0%
Information	5	1.3%	8	2.2%	-3	-37.5%
Finance & Insurance	26	6.6%	27	7.3%	-1	-3.7%
Real Estate & Rental & Leasing	16	4.1%	12	3.2%	4	33.3%
Professional, Scientific & Technical Services	26	6.6%	29	7.8%	-3	-10.3%
Management of Companies & Enterprises						
Administrative & Support & Waste Mgmt & Remediation Services	18	4.6%	15	4.0%	3	20.0%
Educational Services (Private)						
Health Care & Social Assistance	33	8.4%	23	6.2%	10	43.5%
Arts, Entertainment & Recreation	9	2.3%	7	1.9%	2	28.6%
Accommodation & Food Services	23	5.9%	22	5.9%	1	4.5%
Other Services (Except Public Administration)	23	5.9%	20	5.4%	3	15.0%
Private						
Federal	6	1.5%	6	1.6%	0	0.0%
State	10	2.6%	7	1.9%	3	42.9%
Local	12	3.1%	14	3.8%	-2	-14.3%
Government	28	7.2%	27	7.3%	1	3.7%
Total	391	100.0%	371	100.0%	20	5.4%

Tourism

Wahpeton is home to an impressive number of regional tourist destinations for a town of its size, including Chahinkapa Park, Chahinkapa Zoo, Bois de Sioux Golf Course, Kidder Recreation Area, Prairie Rose Carousel, Prairie Rose Chapel, Richland County Historical Museum, Head of the Red Gun & Archery Club, fishing the Red River of the North. Nearby to Wahpeton are the Bagg Bonanza Historical Farm, Fort Abercrombie State Historic Site, Ringling Brothers Memorial, and the Dakota Magic Casino & Resort. The Twin Towns area is a major destination for fishing, hunting and bird watching.

The Chahinkapa Zoo recorded just over 54,000 visits in 2010, which was a 3.8% increase over 2009. The Prairie Rose Carousel is estimated to have attracted 15,000 rides in 2010. Fort Abercrombie State Historic Site attracted approximately 5,700 visits in 2010.

These regional tourism destinations are owned and operated by multiple organizations, including the City of Wahpeton, City of Breckenridge, Richland County, Wahpeton Park District, and the State of North Dakota. Promotion and economic development relating to tourism requires significant coordination between these organizations. The expanding trails system in Wahpeton and Breckenridge may be an opportunity to develop a new regional destination in the Twin Towns and better connect many of the regional tourism destinations to each other and to the Twin Towns downtowns.

City's Financial Resources

Local governments largely depend upon taxes as a major revenue source to finance public services. In 1991, City of Wahpeton voters approved a 1% sales and use tax, the proceeds of which were to be dedicated solely to economic development of the City of Wahpeton and Richland County. Economic development encompasses business and industrial expansion including job creation, job retention, business and industrial diversification, and the creation, fostering and maintenance of business and trade activities and facilities. The tax became effective July 1, 1991 and was to sunset in five years. In 1994, voters approved to extend the sales tax ten years to June 30, 2006. In 2003, voters approved broadening the use of the sales tax proceeds and extending the 1.5% sales tax to June 30, 2026, thus ensuring planned economic growth for years to come.

Beginning in 2005, proceeds of the sales tax were split with 40% going toward economic development projects/purposes, 33% toward flood protection efforts, 20% toward recreational needs, and 7% "floats" is allocated annually to any of the three main areas. This 7% cushion has since been added to flood funding annually making the split 40-40-20.

In 2009, voters once again were asked to approve an additional 1/2 cent for continued flood protection and city infrastructure projects. Not that all of the dollars generated would pay the entire costs but would help leverage the expenses. This increased tax was effective January 1, 2010.

The City of Wahpeton also has a Renaissance Zone, approved by the state, in the downtown area. Per the State Renaissance Zone Act, properties within the Renaissance Zone are eligible for certain types of tax exemptions and credits as a means to encourage investment in identified revitalization areas.

Economic Development Goals & Policies

Goal:

Encourage a diverse mix of businesses and job options to create a healthy and adaptable community economy that grows employment opportunities, wages/income, tax base, and quality of services in the community.

Policies:

4.44 Ensure public services of high quality, adequate capacity and reasonable cost will be available to serve existing and future commercial and industrial development.

4.45 Coordinate with private utility providers to ensure adequate supplies and reliable distribution systems for electricity and natural gas services will be available for existing and future development areas.

4.46 Ensure telecommunication and information technology infrastructure to and within Wahpeton sufficiently meets business needs.

4.47 Foster strong relationships with existing and prospective businesses to understand their needs and to maximize opportunities for business retention, growth and development.

4.48 Explore redevelopment opportunities in areas where existing uses are obsolete, underutilized or

incompatible with surrounding land uses.

4.49 Promote interstate and international trade by participating in state-wide economic development initiatives.

4.50 Encourage economic development initiatives that focus on energy conservation or alternative energy sources.

4.51 Promote opportunities that enhance Downtown's role as one of the employment centers for the community.

4.52 Ensure local controls allow for contemporary retail, office and industrial uses that are part of the community vision.

4.53 Seek out new and innovative economic development incentives for their potential application in Wahpeton.

4.54 Support the formation and development of new businesses by local entrepreneurs and investors.

4.55 Support the expansion and recruitment of growing industries that diversify Wahpeton's economy and employment opportunities.

4.56 Provide economic development programs that attract private sector participation in maintaining, expanding and recruiting growing businesses in Wahpeton.

4.57 Coordinate the City's economic development programs with other public sector jurisdictions in the region and the private sector to optimize the City's position in the regional economy.

4.58 Encourage the provision of critical support services for the community's employers, such as job skills training, job placement, and childcare facilities.

4.59 Promote local and regional tourism as an important economic development initiative for the community.

Historic Preservation

Wahpeton has a substantial number of remaining historic resources in the community, which are primarily concentrated in the Dakota Avenue commercial district, the original civic core, and the NDSCS campus. The majority of Wahpeton's historic buildings were constructed from the 1980s through the 1920s.

In 1981, the State Historic Preservation Office (SHPO) of the State Historical Society of North Dakota funded a study aimed, in part, at recording all properties within Wahpeton's downtown district that were 50 years or older

in age. The study recorded a total of 78 sites fronting onto Dakota Avenue between the Bois de Sioux River and 12th Street. No survey report was actually produced but rudimentary information about legal location, building age and a photograph was provided about the buildings recorded as part of the study. A number of other surveys have been conducted that include potentially historic properties in Wahpeton in conjunction with state transportation projects and levee improvement projects.

Five buildings within the community are presently listed in the National Register of Historic Places (NRHP):

- Richland County Courthouse - 418 2nd Ave N
- Leach Public Library - 417 2nd Ave N
- Red River Valley University / NDSCS Old Main
- U.S. Post Office - 602 Dakota Avenue
- Wahpeton Hospital - 720 Dakota Avenue

In 2008, the City of Wahpeton collaborated with the City of Breckenridge to develop Downtown Design Guidelines. This manual provides building preservation and rehabilitation guidance for owners of landmark buildings within the joint downtowns.

In preparation for the 2010 Dakota Ave/ND Highway 13 reconstruction project, a Class II Standing Structures Inventory was completed in 2006. This inventory identified an additional five buildings that are likely individually eligible for NRHP designation. Furthermore, the inventory identified an additional 14 sites that, while not individually eligible for NRHP designation, are likely eligible as "part of a Dakota Avenue historic district that contains a concentration of buildings portraying the range and evolution of masonry techniques, designs, and skills characteristic of those found along main streets of the upper Midwest during roughly the first half of the 20th Century."

Historic Preservation Goals & Policies

Goal:

Promote the preservation and continued use of Wahpeton's historic resources for the cultural, economic and functional benefit of the citizens of Wahpeton.

Policies:

4.60 Pursue designation of identified buildings that are individually eligible for NRHP or eligible as a Dakota

Avenue historic district.

4.61 Provide educational, financial, technical and regulatory assistance to ensure preservation of the community’s historic resources.

4.61 Explore the possibility of becoming a certified local government (CLG) through the State Historical Society to access additional historic preservation expertise, assistance and funding.

4.62 Explore the possibility of developing a historic preservation ordinance that establishes the City’s procedures for officially designating and preserving historic buildings and districts.

4.63 Explore the possibility of establishing a historic preservation commission to oversee the preservation and restoration of designated historic buildings and districts.

Growth Management Priorities

2030 Residential Land Needs

Since the 2030 projections indicate that the number of households will probably be less than or equal to the current number of households in the City, the need for additional residential land should not be based on any growth in the City’s overall number of households. Rather, the focus should be on identifying the residential land needs for adding housing for the specific age groups that are projected to grow – 25 to 34 years old and 55 to 74 years old – or the community’s housing gaps. Extrapolating from the 2010 Housing Study’s numbers for 2015, we have calculated the future housing growth needs through 2030 in Table 4.4.

Based on these calculations for additional housing needs, the City should be planning for 90 to 109 additional acres of land for residential development between 2010 and 2030. Keep in mind that this calculation does not account for the current vacant housing units within the City. The 2000 U.S. Census reported 239 vacant housing units within the City, including approximately 90 single-family houses. The projected residential land needed could be met by vacant land within the City, redevelopment land within the City, or undeveloped land at the edge of the City. Table 4.5 summarizes vacant land that is guided for residential uses within the City’s current boundaries and the ETZ area. In

general, it is recommended that the Higher Density Rental Housing be located within the City near community services and amenities, ideally near downtown.

Analysis of the City’s current vacant land guided for residential land uses shows the following:

Table 4.8: Vacant Land Guided Residential

Type of Residential Land Use	Within the City (acres)	ETZ Area (acres)	Total (acres)
Mixed Residential	7	0	7
Detached Residential	80	644	724
Attached Residential	59	0	59
Total	14	644	790

Note: These vacant land numbers do not include any potential redevelopment sites (e.g. downtown or south side industrial area).

Figure 4.4 shows the residential growth management areas both within the City’s current boundaries and the ETZ area. This Plan also prioritizes locations for future residential growth based on three types of growth areas: reinvestment, infill and expansion areas.

The 2030 population is projected to be in the range of 7,400 to 8,800 residents, essentially the same or fewer residents than today. In the most optimistic scenario, it is not anticipated that Wahpeton’s 2030 population will exceed its previous peak population of almost 10,000. 2030 number of households is projected to be in the range of 2,800 to 3,500 households. Since the 2010 Housing Study estimated that the City had 3,566 housing units in 2010, the City’s future needs for additional housing and residential land should not be based on any significant growth in the number of households in the City.

Single-Family/Detached Housing: Development of additional residential land for single-family or detached housing should target the projected needs for certain types of single-family housing: higher priced “trade-up” houses, low-maintenance townhouses/twinhomes, and affordable homes for first-time homebuyers.



Multi-Family/Attached Housing: Development of additional residential land for multi-family or attached housing:

- a. Consider guiding undeveloped land adjacent to cemetery west of 11th Street (approx. 20 acres) for Attached Residential since this site is located near downtown's services and amenities.
- b. Consider guiding additional land in south side industrial area for Attached Residential in order to create a cohesive and accessible residential area west of 6th Street that becomes an extension of the south side neighborhood east of 6th Street.
- c. Target downtown redevelopment sites for opportunities to meet future needs for additional higher density rental housing in both mixed-use buildings and stand-alone residential buildings.

Recommended phasing of development of additional residential land for future housing needs is as follows and shown on Figure 4.4:

- a. Empty platted lots within the City (approximately 106 lots and 30 acres) located primarily in the developing western neighborhoods between 11th St N and ND Highway 210;
- b. Infill & redevelopment lots within the City, particularly in & near downtown as well as the south side;
- c. Undeveloped/expansion land between ND Highway 210 & the railroad on west side of City (46 acres within the City and approximately 86 acres could be annexed in ETZ) shown on Figure 4.4 as areas A & B;

Table 4.9: Projected Future Housing Growth Needs

Type of Housing	2010 – 2015 Growth (houses per year)	% of Total New Houses	2010 – 2030 Growth	Typical Density (housing units/acre)	Residential Land Needed
Higher & median priced “trade-up” houses	4-5 houses/yr	40%	80 – 100 houses	3 units/acre	27 – 33 acres
Affordable houses	2-3 houses/yr	20%	40 – 60 houses	5 units/acre	8 – 12 acres
Houses on in-fill lots	1-2 houses/yr	10%	20 – 40 houses	5 units/acre	4 – 5 acres
Townhouses/ twinhomes	3-4 houses/yr	30%	60 – 80 houses	8 units/acre	8 – 10 acres
Total for Single-Family Houses/ Townhouses	10 – 14 houses/ yr	100%	200 – 280 houses	Approx 4. 5 units/acre	47 – 60 acres
Market Rate Rental – General Occupancy	36 – 40 units	28%	144 – 160 units	12 units/acre	12 – 13 acres
Market Rate Rental – Senior-Friendly	36 – 40 units	28%	144 – 160 units	12 units/acre	12 – 13 acres
Senior Rental Housing with Services	57 – 70 units	44%	228 – 280 units	12 units/acre	19 – 23 acres
Total for Higher Density Rental Housing	129 – 150 units	100%	516 – 600 units	12 units/acre	43 – 49 acres

d. Undeveloped land between old ND Highway 13 and new ND Highway 13 southwest of downtown (approximately 78 acres could be annexed) shown on Figure 4.4 as area C.

e. The two large areas shown on Figure 4.4 as D in the northwest and southwest corners of the community are not recommended for residential development until after all of the areas above are approaching full development.

2030 Commercial Land Needs

Commercial and office land uses currently occupy approximately 100 acres (76 acres of commercial and 28 acres of office) in the City. Within the City's current boundaries, there is approximately another 114 acres of vacant land that is guided for commercial land uses. Figure 4.5 shows potential commercial growth areas within the City's current boundaries. Developable land for commercial includes reinvestment in downtown properties, infill lots at the west end of downtown and along ND Highway 210 (north of 16th Ave N), and expansion area south of 16th Ave N. Since the community's population is not projected to grow significantly over the next 20 years, the land use plan provides sufficient developable land for future commercial development.

Outside the City's current boundaries but within the ETZ, there is an additional 250 acres of developable land that is guided for potential commercial land uses. This land is located west of the City along ND Highway 13. This land will require more significant public infrastructure costs; therefore it should only be developed after the vacant commercial land within the City has been fully developed.

2030 Industrial Land Needs

The City currently has just under 200 acres of land developed with industrial and warehousing uses. Existing industrial land uses are primarily concentrated in the South Industrial Area and north of ND Highway 210, which is where additional vacant land is guided for future industrial development. Both of these industrial areas have significant developable land. Within the City's current boundaries, there is approximately 170 acres of vacant land that is guided for industrial land uses, which could accommodate industrial growth through reinvestment, infill and expansion. Figure 4.5 shows potential industrial

growth areas. The potential growth area located west of ND Highway 127 and south of old ND Highway 13/4th Avenue S will require more significant public infrastructure costs; therefore it should only be developed at such time that the industrial area east of ND Highway 127 has been more fully developed.

Outside of the City's boundaries, the City has also identified the potential for major industrial growth north of ND Highway 210. The City has identified this area as the emerging North Wahpeton Industrial Region. In total, this potential industrial area encompasses approximately 6,000 acres of land. Some of this land is located within Wahpeton's ETZ area and some outside of it.

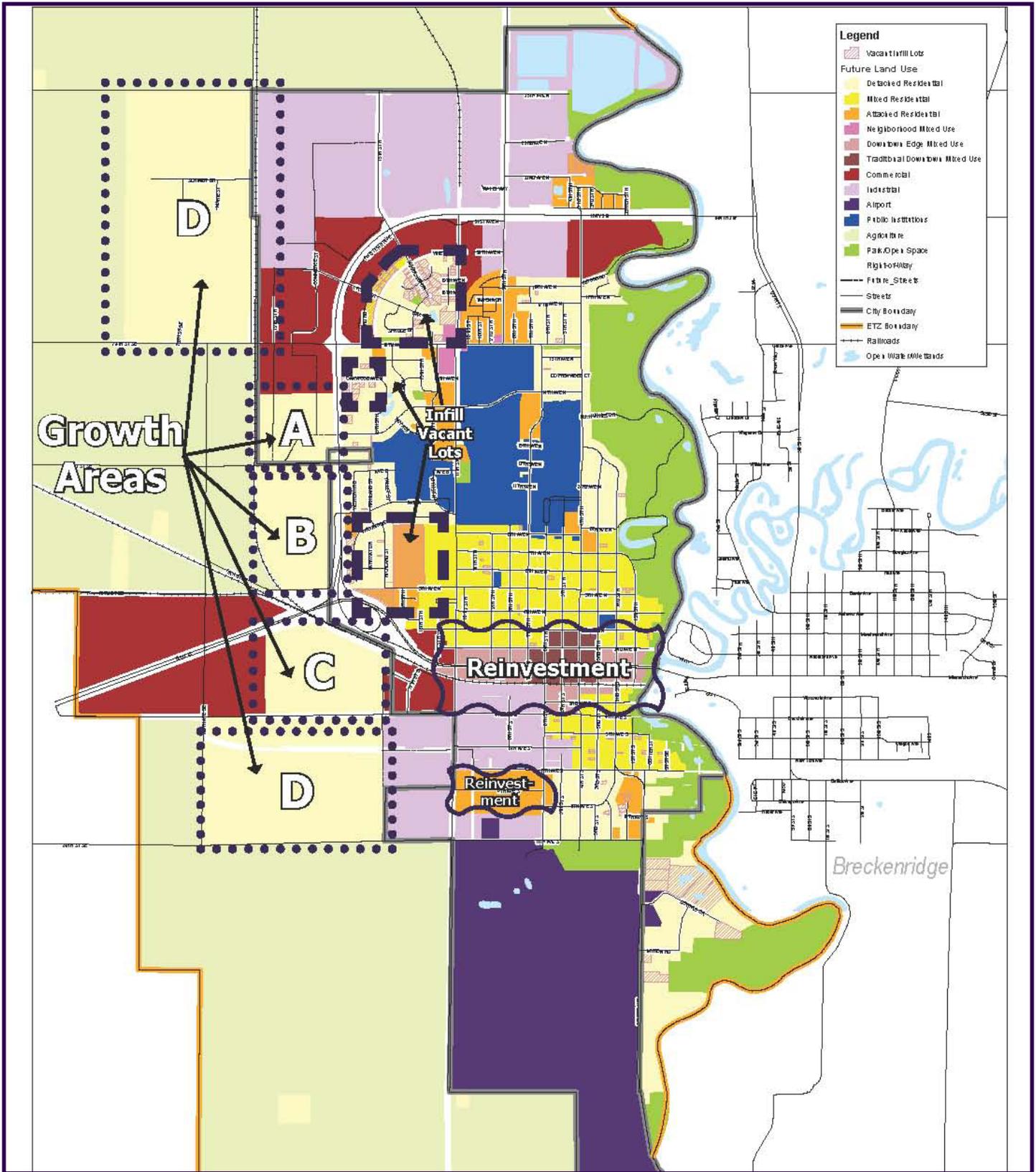


Figure 4.4: Residential Growth Management Areas Map
 (Note: Map does not show entire ETZ area)

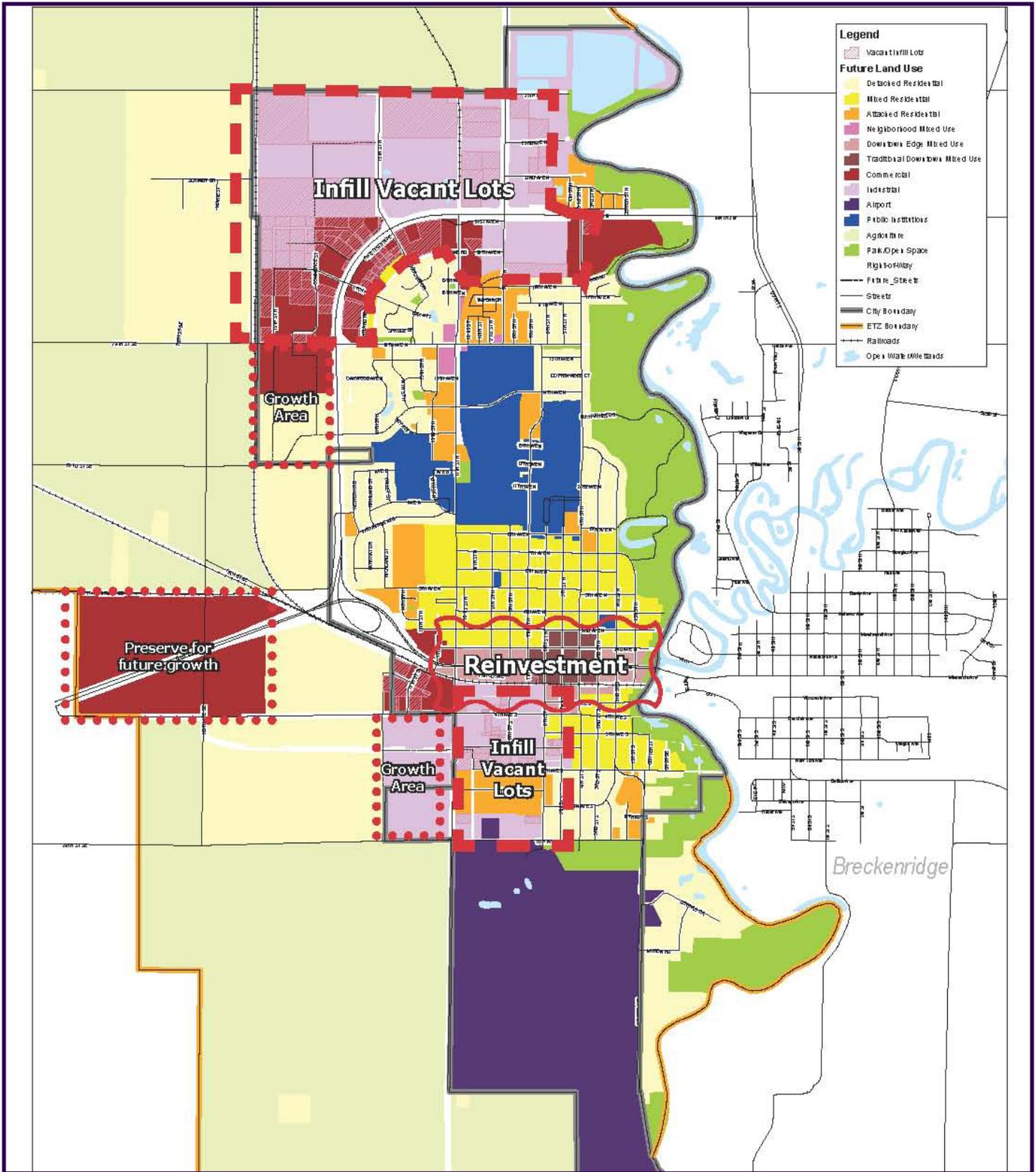


Figure 4.5: Non-Residential Growth Management Areas Map
 (Note: Map does not show entire ETZ area)