



2015

# City of Tower – Breitung Township Joint Comprehensive Plan Update



Arrowhead Regional Development  
Commission (ARDC)

[www.arrowheadplanning.org](http://www.arrowheadplanning.org)

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# Acknowledgements

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# Table of Contents

<b>Vision Statement</b> .....	1
<b>Introduction</b> .....	1
<b>Comprehensive Planning</b> .....	1
<b>Legal Foundation</b> .....	2
<b>Plan Process</b> .....	2
<b>Plan Development Timeline</b> .....	3
<i>November 18, 2014 – Comprehensive Plan Update Kick-off Meeting</i> .....	3
<i>January 8, 2015 – Public Visioning Session</i> .....	3
<i>January 29, 2015 – Planning Committee Meeting</i> .....	4
<i>February 26, 2015 – Planning Committee Meeting</i> .....	4
<i>March 26, 2015 – Planning Committee Meeting</i> .....	4
<i>April 23, 2015 – Public Review Meeting</i> .....	4
<i>May 28, 2015 – Planning Committee Meeting</i> .....	4
<i>June 25, 2015 – Public Review Meeting</i> .....	4
<b>Community Survey</b> .....	5
<b>Community Profile</b> .....	6
<b>Location and History</b> .....	6
<b>Population Demographics</b> .....	8
<b>Survey Results – General Demographics</b> .....	9
<b>Housing</b> .....	10
<b>Survey Results – Housing</b> .....	11
<b>Housing Goals</b> .....	12
<b>Transportation</b> .....	14
<b>Transportation Demographics</b> .....	15
<b>Survey Results – Transportation</b> .....	15
<b>Transportation Goals</b> .....	17
<b>Public Utilities, Facilities, and Services</b> .....	20
<b>Survey Results – Utilities and Facilities</b> .....	20
<b>Survey Results – Community Services</b> .....	21
<b>Public Utilities, Facilities, and Services Goals</b> .....	21





**Agricultural, Natural, and Cultural Resources**..... 22

**Survey Results – Natural Resources** ..... 22

**Survey Results – Agricultural Resources** ..... 23

**Natural, Agricultural, and Cultural Resources Goals**..... 24

**Economic Development** ..... 27

**Income and Labor Force Demographics** ..... 28

**Survey Results – Economic Development** ..... 28

**Economic Development Goals** ..... 29

**Recreation and Open Space** ..... 31

**Recreation and Open Space Goals** ..... 32

**Land Use**..... 34

**Survey Results – Land Use** ..... 34

**Land Use Goals**..... 34

**Intergovernmental Cooperation**..... 38

**Intergovernmental Cooperation Goals**..... 38

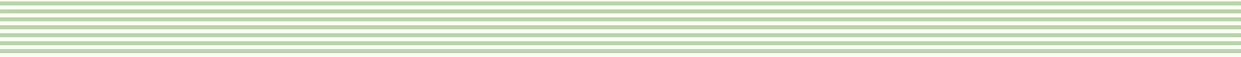
**Health** ..... 39

**Health Goals** ..... 39

**Appendices** ..... 40







## Vision Statement

*In the future, Tower, Breitung is...*

*“A place where people of all ages can live a high quality of life with excellent healthcare, education, infrastructure and services. A place where locals and tourists can enjoy an endless variety of recreation, history, culture, and outdoors activities throughout the year and have a place to stay, eat and shop, making it a true year round destination and hub for Lake Vermilion and the Boundary Waters Canoe Area Wilderness. A place where children and families can grow and thrive with safe parks and recreational facilities and good, living wage jobs. A place where two communities come together to take pride in an active, supportive, clean, organized, self-sustaining community where you know your neighbors. A place where everyone will desire to and have the ability to call home.”*





# Introduction

## City of Tower & Town of Breitung Joint Comprehensive Plan

In 2001 the City of Tower and Town of Breitung developed a joint comprehensive plan. The City of Tower and the Town of Breitung, which includes the unincorporated area of Soudan, have long considered themselves a single community. A common school, a single commercial district, cooperatively provided services, and a shared position in the world have easily overwhelmed political boundaries. A joint comprehensive plan, therefore, was the preferred route for future planning efforts within the two closely-tied communities.

The 2001 plan included an assessment of the livability, economic development, housing affordability, environmental, historic, and cultural resources, public facilities, and intergovernmental cooperation. The assessment was developed through the use of public forums as well as a community survey. The plan focused on a community vision for the year 2020 and included economic development and community development concepts as well as goals and policies for intergovernmental cooperation, environment, sustainable development, historical and cultural preservation, housing, economic development, transportation, public facilities and services, and recreation. An implementation program was also included at the end of the plan to assist the communities with fulfilling the goals, polices, and concepts presented in the plan.

In 2014, the City of Tower and Town of Breitung decided to begin the process of updating its Joint Comprehensive Plan in order to review the progress of the 2001 plan, ensure that current planning efforts are meeting the needs of local residents and businesses, and to update the plan in accordance with the 2014 Iron Range Resources and Rehabilitation Board (IRRRB) Comprehensive Plan Grant Program. The Comprehensive Plan Grant Program provides funding to cities, townships, and collaborative organizations within the IRRRB service area to aid in the development, adoption, and implementation of a comprehensive plan. The City and Town were awarded a matching grant by IRRRB and selected the Arrowhead Regional Development Commission (ARDC) to assist with the facilitation and development of the updated comprehensive plan.

In order to update the comprehensive plan in accordance with the IRRRB Comprehensive Plan Grant Program, the following topics were to be included in the updated comprehensive plan:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utility and Community Facilities
5. Mining, Timber, Tourism, Natural and Cultural Resources
6. Recreation, Open Space and Cultural Arts
7. Economic Development
8. Intergovernmental Cooperation
9. Land Use
10. Implementation

## Comprehensive Planning

A comprehensive plan is a long term vision for a community along with a plan of actions that will help the community satisfy the vision, address current and future issues and opportunities, and ensure that growth makes the community better, not just bigger. Comprehensive plans are an important piece to planning as they allow for public participation in the process of identifying the community's vision, assets, and issues and opportunities.

The comprehensive plan document records the public planning process and becomes a framework for local governments to reach the community's vision. Comprehensive plans are meant to help in preserving important local resources and lands, fostering sustainable development, protecting property rights and values, and considering future implications on current decisions all while allowing the opportunity for residents, businesses, and other local stakeholders to participate and enabling other public and private agencies to plan their activities in harmony with the community's plans.

## **Legal Foundation**

The State of Minnesota gives its cities the legal authority to regulate land use. The state does not require the creation of comprehensive plans for cities outside of the seven-county metropolitan area. It is recognized, however, that a comprehensive plan is a valuable tool that a city can use to express its vision and develop strategies that guide future decision making.

The Municipal Planning Act (Minnesota State Statute Sections 462.351-462.364) creates a single, uniform procedure that applies to all cities. The comprehensive plan provides the legal foundation to enact land use controls and other municipal actions to implement long-term growth and development strategies and regulations. The city's land use (zoning) ordinances and official zoning map should be updated to conform to the Comprehensive Plan pursuant to adoption. Townships also have express authority to conduct limited zoning pursuant to Minnesota Statute 366.10-181, although the current trend is to use the broader authority found in Chapter 462.

## **Plan Process**

The communities of Tower and Breitung contracted with ARDC in the fall of 2014 to review and update the 2001 Joint Comprehensive Plan. In order to review and update the 2001 plan, ARDC proposed a two phase planning process.

### *Phase One: Public Visioning Session*

The comprehensive plan is a document that leads a City and Township to implement its vision for the future. The public visioning session provides an opportunity for community members and stakeholders to give input on what they would like Tower and Breitung to look and feel like in the future. A community survey adds another opportunity for members of the community to provide input and supplements the results collected from the public visioning session.

#### Task 1: Public Visioning Session and Community Survey

### *Phase Two: Document Development*

Following the public visioning session, comments are documented and summarized in order to develop and evaluate an inventory of issues, opportunities, and threats facing the communities. This phase involves reviewing all previous planning processes that involve the City and Township or areas near the communities and compile background data such as updated demographics and community profiles. After reviewing the public visioning data and background of planning efforts within the communities, a list of goals and actions are developed that will become guides for future decision making in planning efforts within Tower and Breitung. During this phase, two public review meetings are held to allow residents and stakeholders an opportunity to review the process and proposed goals as well as review the final draft of the updated plan. Once the document is developed and reviewed, the City and Township will take steps to adopt the plan.

#### Task 2: Issues and Opportunities Identification and Inventory

#### Task 3: Goals, Actions, and Language Development

#### Task 4: Plan Publication, Review, and Adoption

## **Plan Development Timeline**

### *November 18, 2014 – Comprehensive Plan Update Kick-off Meeting*

A planning committee composed of representatives from both communities was organized and acted as a steering committee through the process. At a kick-off meeting held with the Planning Committee on November 18, 2014 in the Tower Community Center, the process was begun. It was decided that ARDC would develop and distribute a community survey ahead of the Public Visioning Session, which was scheduled for January 8, 2015.

### *January 8, 2015 – Public Visioning Session*

The Public Visioning Session began shortly after 6:30 PM in the Tower Community Center. Ryan Miller with the Arrowhead Regional Development Commission (ARDC) introduced himself as well as Andy Hubley (ARDC) and Annie Harala with the Carlton-Cook-Lake-St. Louis Community Health Board (CHB). The Comprehensive Plan Update process was described to those in attendance. A comprehensive plan is a long term vision for a community along with a plan of actions that will help the community satisfy the vision. The plan should address current and future assets, issues, and opportunities in a variety of areas such as housing, transportation, land use, economic development, and others, and will allow for public participation in the process.

The Public Visioning session is the first phase of the comprehensive plan process and results from the visioning session will be joined with the results of the Community Survey to provide public input to the comprehensive plan. As of January 8, 2015, the Community Survey had been completed by 140 respondents and will remain open until Friday, January 16. Results from these visioning methods will be reviewed by the Tower-Breitung Comprehensive Plan Committee at their next meeting on Thursday, January 29 at 6:00 PM in the Tower City Hall.

Goals for the night were laid out by Miller. The night would begin with an asset mapping exercise in which attendees identify current “Physical”, “Unseen”, and “Future” assets and threats within the community. After the asset mapping exercise attendees would consider how some of these assets or threats affect the health of the local population. The evening would end with a visioning exercise in which attendees explain their preferred community assets of the future.

#### *Asset Mapping Exercise*

Those in attendance were situated at six tables and all were given an Asset Mapping Exercise handout. Meeting attendees were asked to write down as many current physical assets (city parks, sidewalks, services, etc.) as they could come up with. The group was given a few minutes to write down identified assets on their handout and then discuss their answers with others sitting at their table. After small group discussions, each table reported back to Miller with their assets identified and each asset was recorded. This process was repeated for unseen assets (those not found on a map, such as social clubs, organizations, community events, etc.), future assets, and threats. A list of the items identified by meeting attendees can be found in Appendix C. of this document.

After the asset mapping exercise and discussion about threats, Annie Harala (CHB) described how health can be impacted by the way we plan. Harala discussed some of the significant determinants of health such as genes and biology, clinical care, health behaviors and social and economic factors. Current planning trends were discussed as they relate to health and Harala explained Health Northland’s role as a resource for improving health in the Arrowhead Region.

#### *Visioning Exercise*

A visioning exercise was the final activity for the evening and involved asking meeting attendees to consider how Tower and Breitung will look and feel in the future. A handout was provided for everyone in attendance that directed them to complete a statement with visioning nuggets describing Tower and Breitung in the future. Recorded answers from the visioning exercise can also be located in Appendix C. of this document.

*January 29, 2015 – Planning Committee Meeting*

The Comprehensive Plan Committee meeting began at 6:15 PM in the Tower City Hall. This was the second committee meeting and first since the Public Visioning Session held on January 8<sup>th</sup>. The primary goal of the meeting was to review the Public Visioning Session along with the results from ARDC's Community Survey which provided additional public input, and then discuss the committee's vision and goals for the comprehensive plan.

Results from the Community Survey are located throughout the updated comprehensive plan with individual question results located in their corresponding planning sections.

*February 26, 2015 – Planning Committee Meeting*

The Comprehensive Plan Committee meeting began at 6:00 PM in the Tower Community Center. This was the third committee meeting. The primary goal of the meeting was to review the goals and objectives described in the 2001 Comprehensive Plan and to discuss planning efforts that have occurred since 2001 as they relate to goals from the previous plan.

*March 26, 2015 – Planning Committee Meeting*

The Comprehensive Plan Committee meeting began at 6:05 PM in the Tower City Hall. This was the fourth committee meeting. The goal of the meeting was to review and discuss the draft goals and action steps prepared by ARDC. After discussing the draft goals and action steps, the committee set a date for the first of two Public Review meetings for April 23, 2015.

*April 23, 2015 – Public Review Meeting*

The first of two Public Review meetings took place at 6:30 PM in the Tower Community Center. The purpose of this public review meeting was to review the progress of the comprehensive plan update process, specifically reviewing the proposed goals and action steps that the updated plan will focus on. Comments and questions from the evening were recorded by ARDC for review and discussion by the Comprehensive Plan Committee. A summary of the public review meeting, including all recorded comments and questions, is located in Appendix E. of this document.

*May 28, 2015 – Planning Committee Meeting*

The Comprehensive Plan Committee meeting began at 6:00 PM in the Tower City Hall. This was the fifth committee meeting. The goal of the meeting was to review and discuss comments and questions that were collected from the April 23<sup>rd</sup> Public Review meeting. Each question and comment was discussed by the committee and changes to the draft goals and action steps were made based on public feedback gathered. After finalizing the changes, a second Public Review meeting was scheduled for June 25, 2015.

*June 25, 2015 – Public Review Meeting*

The second Public Review Meeting was held at the Tower Community Center and began at 6:30 PM.

*(Adoption meeting dates)*

## Community Survey

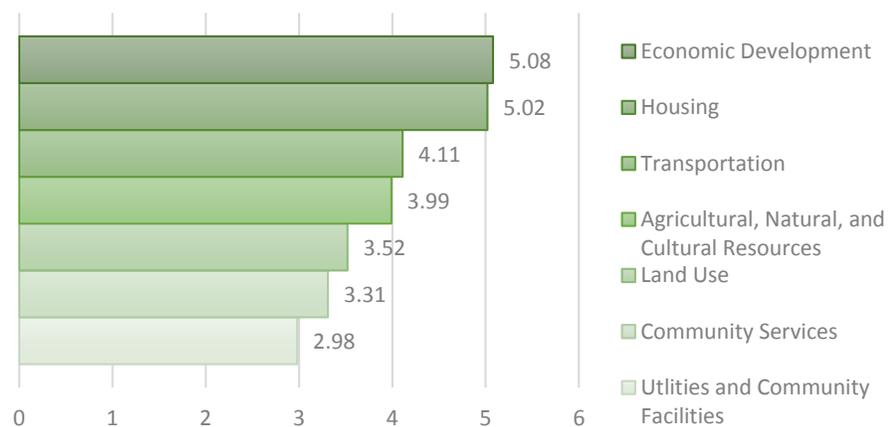
In December of 2014, ARDC and the Comprehensive Plan Update Committee developed a local community survey to help gather public input in addition to the input gathered through the Public Visioning Session. The Community Survey, which is separate from the US Census' American Community Survey, was developed using Survey Monkey, an online survey development service. The survey was written to gather general demographic information as well as feedback regarding the topic areas to be included in the updated Comprehensive Plan.

In total, the survey asked respondents to complete twenty-five questions directed towards their experiences and satisfaction within the planning topics of; economic development, housing, transportation, utilities and community facilities, agricultural/natural/cultural resources, land use, community services, and others. All responses were collected by ARDC and broken down for review by the Comprehensive Plan Committee in order to help prepare recommendations for the updated Comprehensive Plan.

The survey was opened on December 9, 2014 and made available through January 19, 2015. Residents of Tower and Breitung were informed of the Community Survey through a number of ways. Flyers were distributed throughout both communities at community bulletin boards and businesses. The City of Tower posted a link to complete the survey online via the City's official website and the City's Facebook page. ARDC also posted a link to the survey on its website. On January 8<sup>th</sup>, 2015, ARDC facilitated a Public Visioning session during which the Community Survey was advertised again for all attendance.

When the survey was closed on January 19, the total number of responses hit 150. Results of the Community Survey are discussed throughout this Comprehensive Plan document with individual questions being referenced within their corresponding topic area. One of the final questions of the Community Survey asked respondents to rank their top - priority areas from the previously discussed planning topics. Economic Development was ranked the highest among survey respondents with a total score of 5.08. Housing was ranked as the second highest priority area, followed by Transportation, Resources, Land Use, Community Services, and Utilities and Facilities.

Top Priority Areas - Community Survey



Categories	Rank							Score
	1	2	3	4	5	6	7	
Economic Development	38.14%	12.37%	16.49%	5.15%	12.37%	11.34%	4.12%	5.08
Housing	21.65%	23.71%	11.34%	34.02%	1.03%	4.12%	4.12%	5.02
Transportation	9.28%	10.31%	14.43%	28.87%	28.87%	2.06%	6.19%	4.11
Ag/Natural/Cultural Resources	12.37%	12.37%	11.34%	15.46%	26.80%	17.53%	4.12%	3.99
Land Use	9.28%	11.34%	13.40%	4.12%	23.71%	25.77%	12.37%	3.52
Community Services	6.19%	15.46%	23.71%	3.09%	4.12%	4.12%	43.30%	3.31
Utilities and Community Facilities	3.13%	14.58%	9.38%	9.38%	3.13%	34.38%	26.04%	2.98

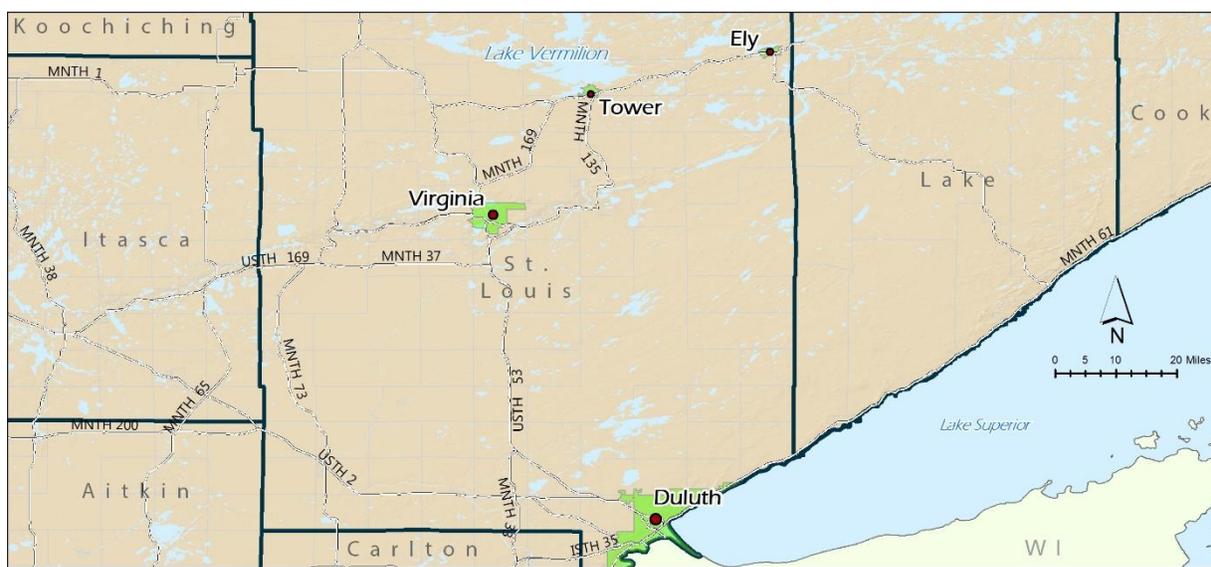
# Community Profile

## Location and History

The City of Tower and Town of Breitung are located within St. Louis County in Minnesota's Iron Range region. The abutting communities are located almost equally in distance between the Cities of Ely and Virginia, MN along Minnesota Highway 169. The communities encompass a large portion of Lake Vermilion's southern and eastern shoreline as well as many islands on the lake. Breitung Township includes the unincorporated community of Soudan, which is located approximately one mile east of the City of Tower. Tower and Soudan are the communities' most densely developed areas and include the area's major residential, industrial, commercial, civic, and cultural centers.

Tower is located along the southern shore of Lake Vermilion and East Two River. The City is 3.41 square miles in area with 3.00 sq. miles of land and 0.41 miles of water. The Tower city limits include sections of undeveloped wooded areas, wetland areas along both the East and West Two Rivers, miles of Lake Vermilion shoreline, and a more-densely developed area in the southern portion of the City limits. The major transportation connections to the community include MN State Highway 169/MN State Highway 1 that runs east to west through the center of community as Main Street, and MN State Highway 135 that terminates in Tower at the intersection with 169/1 and runs south. The Tower Municipal Airport is located in the northern section of the City.

Breitung Township is located adjacent to the City of Tower, occupying most of Tower's northern and eastern boundaries. The Township consists of 38.9 square miles including 23.0 sq. miles of land and 15.8 sq. miles of water. The unincorporated community of Soudan is located in the Township's southwestern section and accounts for 0.68 sq. miles of Breitung Township's land area. A majority of the Township is composed of woodlands, wetlands, and Lake Vermilion shoreline and islands. MN Hwy 169/1 is the only major transportation corridor and runs just south of the Soudan community connecting Breitung Township to Tower, and eventually connecting the communities with Virginia via US 53/US 169 to the west. The highway also connects the communities with Ely to the east. In addition to Lake Vermilion and the community of Soudan, other major features of Breitung Township include the Soudan Underground Mine and Lake Vermilion State Park.



Much like other communities of the Iron Range, The City of Tower and Town of Breitung have a history closely tied with the mining of iron ore. Tower was incorporated on March 13, 1889 making it the second oldest city in the Arrowhead region behind only Duluth. Early activity in the area is known to have occurred with a number of camps and posts locating here during the early exploration of the Iron Range. The Lake Vermilion area has also been a favorite hunting and fishing area for Native Americans for many generations.



No. 8 shaft, Soudan Mine – Tower, MN – 1900. [www.miningartifacts.org](http://www.miningartifacts.org)

The area was surveyed by George R. Stuntz in the 1880's including the townsite of Tower in 1882 for the Minnesota Iron Company. The same company tasked John Owens with constructing a sawmill.

In 1884 the Duluth & Iron Range railroad was built through Tower, greatly advancing the ease of transportation for iron ore out of the Soudan Mine. The railroad also brought about rapid development within the City, bringing growth such as businesses, schools, churches, and population growth. The first school was built the City in 1885 and the Vermilion Iron Journal was founded in 1888 making it the first newspaper in Northern Minnesota outside of Duluth. Prior to the completion of this railroad, the primary transportation route was the Vermilion Trail

The City of Tower as we know it today, owes its establishment to the Soudan Underground Mine that was developed in 1900. The Soudan Mine was discovered in the late 19<sup>th</sup> century as prospectors were searching for gold in northern Minnesota. When rich iron ore was located, the site was mined initially as an open pit but eventually mined underground. The Soudan Underground Mine was an active mine from 1901 to 1962 and was owned by the Oliver Iron Mining division of US Steel. The City of Tower constructed the first monument in honor of U.S. President William McKinley in 1901 shortly after his assassination. The monument is located near the current day Tower Train Museum.

### **Tower Population**

Census	Pop.	% +/-
1890	1,110	-
1900	1,366	23.1
1910	1,111	-18.7
1920	706	-36.5
1930	801	13.5
1940	820	2.4
1950	773	-5.7
1960	878	13.6
1970	699	-20.4
1980	640	-8.4
1990	502	-21.6
2000	479	-4.6
2010	500	4.4



Tower, MN – 1905. Tower-Soudan Historical Society, [www.towersoudan.com](http://www.towersoudan.com)

<i>Breitung Population</i>		
Census	Pop.	% +/-
1970	907	-
1980	933	28.7
1990	755	-19.1
2000	662	-12.3
2010	605	-8.6

Population trends within both Tower and Breitung have been declining gradually for decades. The first recorded census population for the City of Tower was 1,110, more than double its current population of 500 today. Shortly after the 1890 census, the City's population swelled to 1,366 before declining most after with the exception of the 30's, 40's, 60's, and the first decade of the 21<sup>st</sup> century

Historic population records are harder to locate for Breitung Township due to records being mixed with the now unincorporated community of Soudan, however, the declining population trend holds true in Breitung as well.

### Population Demographics

As of the 2010 US Census, the population of Tower was 500, and Breitung Township's population was 605 for a total of 1,105 residents within both communities. The population of tower included nearly an even split of male and female residents with a 50.8% male population and 49.8% female population. Breitung had a slightly larger gap with a 54.4% male population and 45.6% female population. Both communities have seen recent declines in their population age 19 and under while seeing an increase in their population age 55+. Tower had a slightly more diverse population than Breitung Township with Caucasians representing 94.6% of Tower's population compared to 96.9% of Breitung's population. Native Americans represented 2.40% of Tower's population and 2.20% of the population identified themselves as being two or more races. African American's represented 1.20% of Breitung's population with all other races representing less than 1% of the population. A more detailed analysis of population demographics can be located in Appendix B. of this document.



Logging also played an early role in Tower-Soudan's development. Tower-Soudan Historical Society, [www.tower-soudan.com](http://www.tower-soudan.com)



Miners at Soudan Mine. [www.miningartifacts.org](http://www.miningartifacts.org)

## Survey Results – General Demographics

What age group are you a part of?		
Answer Choices	Response Percent	Response Count
0-19	7.43%	11
20-29	8.11%	12
30-39	16.89%	25
40-49	15.54%	23
50-59	22.30%	33
60+	29.73%	44

How long have you lived in Tower or Breitung?		
Answer Choices	Response Percent	Response Count
0-5 years	9.46%	14
6-10 years	9.46%	14
11-15 years	4.73%	7
16+ years	29.73%	44
I do not live in Tower or Breitung	46.62%	69

What is your interest in Tower / Breitung?		
Answer Choices	Response Percent	Response Count
Own a home in Tower / Breitung	57.25%	79
Rent a living space in Tower / Breitung	6.52%	9
Own a business in Tower / Breitung	12.32%	17
Work in Tower / Breitung	18.84%	26
Shop or do business in Tower / Breitung	50.00%	69
Visit family in Tower / Breitung	26.81%	37
Vacation in Tower / Breitung	32.61%	45



# Housing

Housing within Tower and Breitung has been developed in primarily two ways: traditional homes built on city lots and homes built on lakeshore lots along the shore of Lake Vermilion. A majority of housing within the communities is located either in the urban centers of Tower and Soudan or along the southern shore of Lake Vermilion between Stuntz Bay and Pike Bay.

The City of Tower's official zoning map and zoning ordinances includes three types of residential districts; R-1, R-2, and R-3. The R-1 district allows single family homes with a thirty-six foot or two and ½ story height restriction and maximum lot coverage of thirty-five percent. R-2 districts allow all permitted uses in R-1 districts as well as allowing one and two family dwelling units. Maximum lot coverage within the R-2 district is set at 40%. R-3 districts allow all permitted uses in R-1 and R-2 districts as well as allowing multi-unit apartment buildings. Maximum lot coverage for lots in the R-3 district is 50%. The core neighborhoods in Tower between N 3<sup>rd</sup> St and S 3<sup>rd</sup> St are zoned R-3 with areas to the north and west including the North Star addition and Pike Bay shoreline zoned R-1. Only a small section on the eastern edge of Tower is zoned R-2.

Breitung Township's zoning is administered by St. Louis County and includes six sub-districts of the County's Residential land-use district (RES 4, 7, 9, 10, 11, and 12). This district is intended to be used in those areas of the county with extensive or the potential for extensive residential development. This district shall be used to promote a high quality residential living environment where non-residential uses are restricted. This district may be used in



An apartment complex in Breitung Township

shoreland and non-shoreland areas that are typically platted, or, if not platted, have a development density of dwellings of more than one dwelling per 300 lineal feet of lot frontage.

Minimum lot sizes include 4.5 acres (RES-4), 2.0 acres (RES-10), 1.0 acre (RES-7 and 9), .5 acre (RES-11), and .25 acre (RES-12).

See Appendix F. for the official zoning maps of Tower and Breitung to reference the residential zoning districts.

## Housing Demographics

### *Tower*

As of the 2010 US Census, there are 331 total housing units within the City of Tower. Of these housing units, 265, or 80.1%, are occupied and 66, or 19.9% are vacant. Occupied housing units include 180 owner-occupied units and 85 renter occupied units. The percent of housing that is renter occupied (32.1) is quite high in comparison to peer communities, including Breitung Township, which has only 3.8% of its occupied housing as renter-occupied. Of the 66 vacant units, 21 are also for rent, with 34 for seasonal use, 6 for sale, and 5 vacant for other reasons. A majority of owner-occupied units in Tower consist of either one or two-person households with 41.7% of homes being two-person households and 37.2% being one-person households. Renter-occupied units are largely one person households (63.5%), followed by two person households (22.4%).

According to the 2013 American Community Survey (ACS), 21.2% of housing units in Tower were built in 1939 or earlier, the largest era for home construction in the community. 17.2% of homes were built between 2000 and 2009, 14.9% between 1950 and 1959, 14.6 between 1980 and 1989, and 13.9% between 1970 and 1979. All other decades saw less than 10% of the housing stock built. 41.7% of housing units contain 3 bedrooms, while 34.8% contain 2 bedrooms, and 15.6% contain 1 bedroom. Most home-owners in Tower moved into their homes between 2000 and 2009 (48.2%). Over a third (37%) of the housing stock is valued between \$50,000 and \$99,999, while 23.3% is valued between \$100,000 and \$149,000, and 17.1% is valued below \$50,000.

*Breitung*

In Breitung Township, there were 590 housing units as of the 2010 US Census. More than half of these housing units were vacant (51.5%), largely due to a high number of seasonal use homes (92.8% of vacant units). There were 286 occupied units and 304 vacant units. In contrast to Tower, nearly all of the occupied units were owner-occupied with 92% owner-occupied and only 8% renter-occupied. Most owner-occupied units are two-person households (48.7%) followed by one-person households (28.5%).

The 2013 ACS indicates that most homes in Breitung were built during the 1970's (20.7%) and before 1939 (20.5%). Other decades of significant home construction include the 1950's with 14.9% of homes built, and the 2000's with 10.4% of homes built. Similar to Tower, most homeowners moved into their homes between 2000 and 2009 with 40.2% moving into their units during that decade followed by 28.9% moving into their units during the 1990's. Home values are comparable to Tower with 35.7% valued between \$50,000 and \$100,000. 21.3% of homes were valued between \$100,000 and \$149,000, and 10.6% were valued at less than \$50,000. 41.4% of homes contain 2 bedrooms, while 34.4% contain 2 bedrooms and 13.0% include only one bedroom.

**Survey Results – Housing**

Within the Tower-Breitung Community Survey, survey respondents were asked about their level of satisfaction regarding housing in the communities. Of the categories questions, parking availability and housing affordability score the highest overall. Rental housing management and housing stock condition/maintenance score the least satisfactory overall, followed by the variety of available housing. Housing/lot sizes and overall aesthetic quality and landscaping scored moderately even, however, a majority rated these as satisfactory.

*Housing Specific Question Results:*

Please indicate your level of satisfaction concerning housing.				
Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Housing/Lot size	17.76%	59.81%	21.50%	0.93%
Variety of available housing	10.38%	36.79%	45.28%	7.55%
Housing affordability	15.09%	60.38%	19.81%	4.72%
Condition/Maintenance of housing stock	4.72%	34.91%	52.83%	7.55%
Landscaping/Overall aesthetic quality	12.04%	47.22%	38.89%	1.85%
Rental housing management	5.32%	45.74%	38.30%	10.64%
Parking availability	21.70%	61.32%	12.26%	4.72%

## Housing Goals

### H1. **Maintain and update a quality housing supply to a level that ensures consistent or increased property and housing values throughout both communities.**

**Action Step H1.1:** Tower and Breitung will conduct an assessment of their housing stock to determine its condition and needs. Through collaboration with County, State, and Federal housing agencies, the communities will help home owners in Tower and Breitung maintain and update their homes with help from available assistance programs.

**Action Step H1.2:** Tower and Breitung will work to provide housing within their communities, that have up-to-date infrastructure connections with sewer and water, local streets and sidewalks, and, when possible, connections with other utilities such as cable television, broadband internet, or natural gas.

**Action Step H1.3:** Tower and Breitung will promote new housing developments that fit with existing development and help increase property and housing values throughout both communities. New housing developments should locate where infrastructure either exists or where infrastructure could be extended in a cost effective manner.

### H2. **Develop a wider range of housing options within both communities to include new or additional rental and senior housing as well as a mix of housing for all income levels.**

**Action Step H2.1:** Tower and Breitung will explore housing needs based on the results of a housing assessment. New rental, senior, or affordable housing options will be promoted based on needs identified.

**Action Step H2.2:** Tower and Breitung will encourage multiple family housing developments that provide housing for all income levels.

**Action Step H2.3:** Tower and Breitung will create a rental housing registry that will provide a resource for both renters and rental owners. The registry will help prospective renters find available rental properties as well as help rental owners market their rental units.

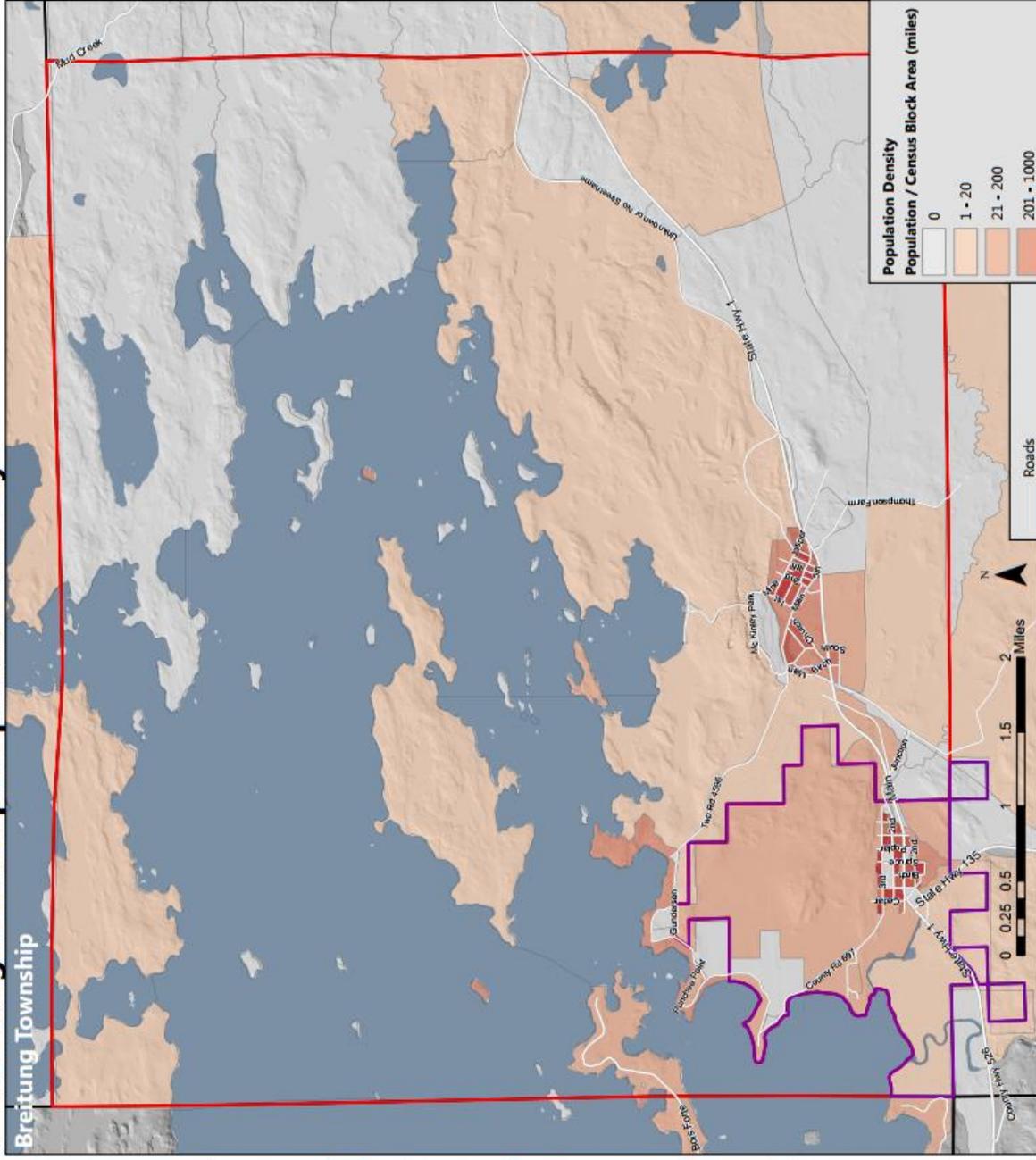
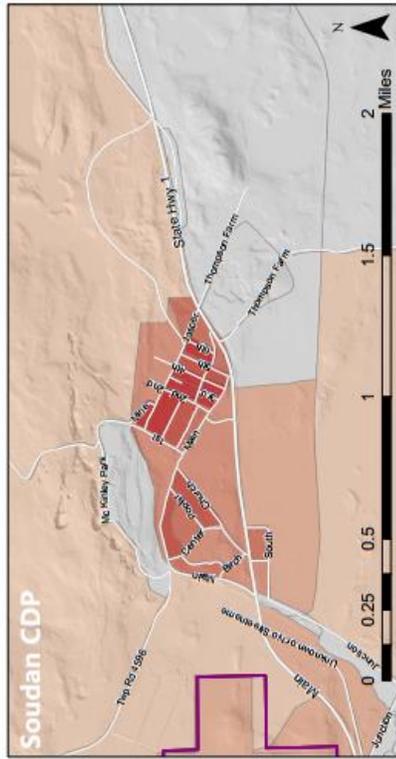
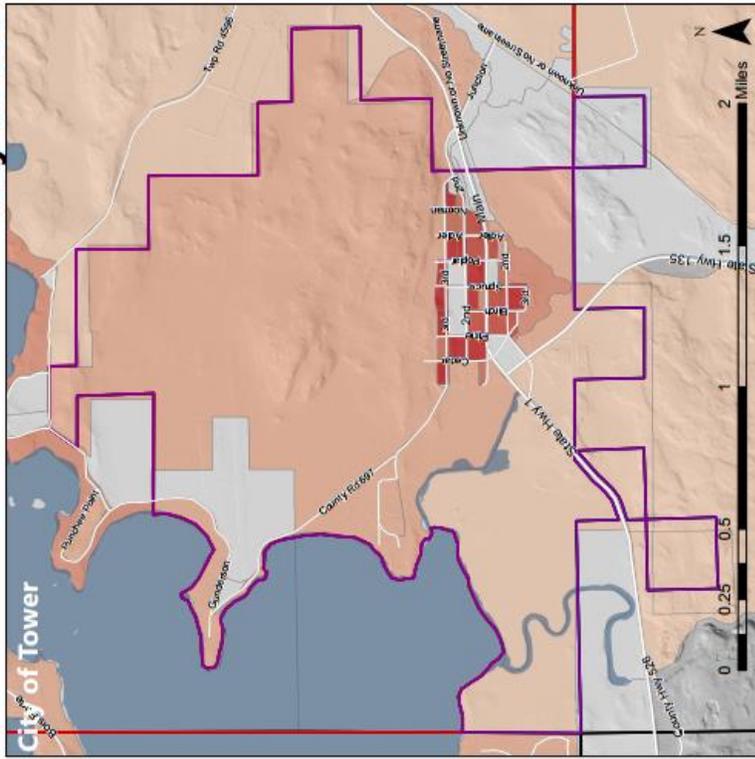
### H3. **Rehabilitate and/or rebuild blighted or abandoned housing through a variety of county, state, and federal housing redevelopment and assistance programs.**

**Action Step H3.1:** Tower will work to enforce zoning and blight ordinances to ensure properties are kept free of blight and in compliance. Breitung Township will work with St. Louis County to ensure county zoning and blight ordinances are being enforced within the Township.

**Action Step H3.2:** Tower and Breitung will identify abandoned and blighted housing and develop a plan for rehabilitation or demolition and infill housing development. Tower and Breitung will pursue funding opportunities (such as IRRRB funding or other funding opportunities as they arise) to help with these efforts.

**Action Step H3.3:** Tower and Breitung will develop strategies for filling vacant lots. Strategies could include but are not limited to incentives for encouraging the development or selling of vacant lots and assessing utility fees on properties hooked up to utilities, whether they are used or not.

# City of Tower - Breitung Township: Population Density



**Population Density**  
Population / Census Block Area (miles)

0
1 - 20
21 - 200
201 - 1000
1001 - 2000
2001 - 3000
3001 - 6120

**Roads**

**Tower City Boundary**

**Breitung Township Boundary**

**Lakes**

April 23, 2015  
2010 U.S. Census Bureau, MNDoT, MNDNR, Esri, St. Louis County



## Transportation

As discussed in the Community Profile section, the major transportation routes within Tower and Breitung include MN State Highways 1, 169, and 135. MN 169 and 1 merge near the Y store, west of Tower, and share their route through both Tower and Breitung eventually connecting the communities with Ely to the east. MN 169 ends near Ely, while MN 1 continues southeast from Ely providing access to the north shore of Lake Superior near Tettegouche State Park. To the west, MN 1 connects Tower-Soudan with the City of Cook on the western end of Lake Vermilion and MN 169 connects the communities with Virginia and Duluth via US 53. A major Highway 169 Improvement Plan is in the final stages of implementation and a relocation of the Highway is expected east of Eagles Nest Township in the near future. Tower is home to the northern terminus of MN 135. This highway runs south of Tower providing access to eastern range cities such as Biwabik, Aurora, and Hoyt Lakes.

Other major local roads include County Road 697 that connects Tower and Soudan and provides a northern route between the two communities, Jasper St., Stuntz Bay Rd, Church St., and Main Street in Soudan, and Pine Street, N 3<sup>rd</sup> St., and N 2<sup>nd</sup> St. in Tower. County Hwy 408 provides limited access to Breitung Township north of Lake Vermilion.

ARDC completed two regional sidewalk inventories, one in 2014 that included the City of Tower, and one in 2015 that included the community of Soudan. The inventories were gathered as part of a larger regional sidewalk inventory project designed to evaluate the conditions of sidewalks in Iron Range communities. The inventory of Tower identified sidewalks along eight local roads with a majority of them being in good to fair condition. Nine local roads in Soudan included sidewalks with a majority of them being in excellent to good condition.

Currently, the Mesabi Trail occupies portions of an abandoned railroad line and connects the communities of Tower and Soudan including connections with each community's existing sidewalk networks. The Mesabi Trail is a regional bicycle trail that is being developed across the Iron Range from Grand Rapids to Ely. Currently, Tower-Soudan's segment of the Mesabi Trail is isolated, however, future extensions of the trail could provide bike connections with the Cities of Ely, Cook, Biwabik, and beyond.

Tower is home to the Tower Municipal Airport that provides air traffic to the Tower-Soudan communities. The airport, located north of Tower along Co. Rd. 697 near Hoodoo point, is open to the public and includes one 3400 ft. asphalt runway, a seaplane base station, and approximately 26 hangers.



MN 1/169 serves as Main Street in Tower.

## Transportation Demographics

### *Tower*

According to the 2013 ACS, 68.6% of workers 16 years and over in the City of Tower commute to work in a car, truck, or van, 20.3% walked to work, 7.0% worked from home, and 4.1% commuted to via through other means. 43.6% of workers had access to 2 vehicles, 38.4% had access to 1 vehicle, and 18% had access to 3 or more vehicles. Commute times for workers in Tower were relatively low compared to peer communities with 49.4% of workers traveling less than 10 minutes for work. 19.4% traveled between 30 and 34 minutes to work, and 13.1% between 10 and 14 minutes. The mean travel to work time for workers in Tower was 16.3 minutes.

### *Breitung*

In Breitung Township, 84.7% of workers commute to work in a vehicle with another 8.0% commuting in a vehicle through a car pool. 3.3% worked from home, 2.2% walked to work, and 1.8% commute to work via other means. 51.1% of workers had access to 3 or more vehicles, 34.9% had access to 2 vehicles, and 9.4% had access to at least one vehicle. Commute times were quite a bit longer for Breitung residents with the average travel to work time being 26.3 minutes, 10 minutes longer than the average in Tower. 24.5% of workers traveled less than 10 minutes to work with 21.1 traveling between 30 and 34 minutes to work, 15.8% traveling between 45 and 59 minutes, and 10.6% traveling between 35 and 44 minutes to work.

## Survey Results – Transportation

According to the results of the Tower-Breitung Community Survey, residents had the highest satisfaction with local trail systems, sidewalks systems, street lighting, and local bridge infrastructure. The condition of local roads also received a mostly satisfactory results, however, 30.09% indicated they were unsatisfied with the condition of local roads. Buses, shuttles, and railroad service received the least satisfactory results. Arrowhead Transit provides shuttle and bus service to the communities. There are currently no active railroads with Tower or Breitung.

Results of the local survey differed slightly from the 2013 ACS community on the number of residents walking to work. Only 5.49% of survey respondents indicated that they walk to work compared to the 20.3% result from the ACS. 66.38% of respondents did, however, indicate that it is very important to live in a community that has sidewalks, bike paths, and/or trails that connect your home to school/work and other destinations. In addition, another 23.28% indicated that it is somewhat important to live in a community with sidewalks. Other transportation specific survey question results can be seen below.

### *Transportation Specific Question Results:*

Please indicate your level of satisfaction concerning transportation infrastructure.				
Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Condition of local roads	10.62%	57.52%	30.09%	1.77%
Trail systems	24.11%	58.93%	13.39%	3.57%
Sidewalk systems	14.04%	63.16%	17.54%	5.26%
Street lighting	14.04%	65.79%	18.42%	1.75%
Bus/Shuttle	1.05%	22.11%	49.47%	27.37%
Bridges	16.51%	67.89%	11.01%	4.59%
Railroad	5.68%	44.32%	23.86%	26.14%

How do you most often travel to work?		
Answer Choices	Response Percent	Response Count
Vehicle (car, truck, van, etc.)	90.11%	82
Car-pool or ride share	1.10%	1
Bicycle	2.20%	2
Walk	5.49%	5
Mass-transit (Bus, shuttle, etc.)	1.10%	1

How do your school-aged children most often get to school?		
Answer Choices	Response Percent	Response Count
Drive them in a vehicle (car, truck, van, etc.)	11.11%	11
Car-pool or ride share	0.00%	0
Bicycle	1.01%	1
Walk	4.04%	4
School Bus	17.17%	17
I do not have school-aged children	66.67%	66

How important is it for you to live in a community that has sidewalks, bike paths, and/or trails that connect your home to school/work and other destinations and use for exercise?		
Answer Choices	Response Percent	Response Count
Very important	66.38%	77
Somewhat important	23.28%	27
Not very important	6.90%	8
Not important at all	3.45%	4

In addition to these transportation specific question results, survey takers were asked to describe specific transportation issues or opportunities that they see within the communities. Of the responses that were gathered from this question, the main transportation issues were: year-round/multi-use trails and trail connectivity, public and senior oriented transportation services such as shuttles going from city to city, sidewalk improvements, walkability and bicycle friendliness, and access between major nodes such as Lake Vermilion, the Tower Harbor, campgrounds and parks, Main Street, Fortune Bay, Soudan Mine, and Lake Vermilion State Park.

Specific items often discussed from this question include the expansion of the Mesabi Bike Trail which currently runs from Grand Rapids to McKinley, MN. There is a section already complete between Tower and Soudan, however, future extensions of the trail will connect Tower with Biwabik to the southwest, and Soudan with Ely to the east. Other trail connections mentioned included connections between Soudan and the mine with the new Lake Vermilion State Park, the completion of the Trail Loop around Hoodoo Point and McKinley Park between Tower and Soudan, and future connections with the Tower Harbor development.

## Transportation Goals

**T1. Maintain and enhance safe, efficient, and quality roadways among the communities to allow motorists, pedestrians, and bicyclists the ability to safely travel on and share local roads.**

**Action Step T1.1:** Tower and Breitung will work with engineers and local, county, and state transportation and enforcement agencies to ensure local roads are maintained to safe, acceptable conditions and to ensure traffic and speed laws are being regulated.

**Action Step T1.2:** Tower and Breitung will ensure all new developments fit with the existing transportation network and do not create unsafe intersections, access points, or grades.

**Action Step T1.3:** Tower and Breitung will explore options for allowing motorists, pedestrians, and bicyclists the ability to share the road in areas that lack sidewalks or walking and biking trails.

**T2. Encourage and assist in planning efforts for the state and county road system serving Tower and Breitung.**

**Action Step T2.1:** Tower and Breitung will continue helping with the implementation of the Trunk Highway 169 Improvement Plan.

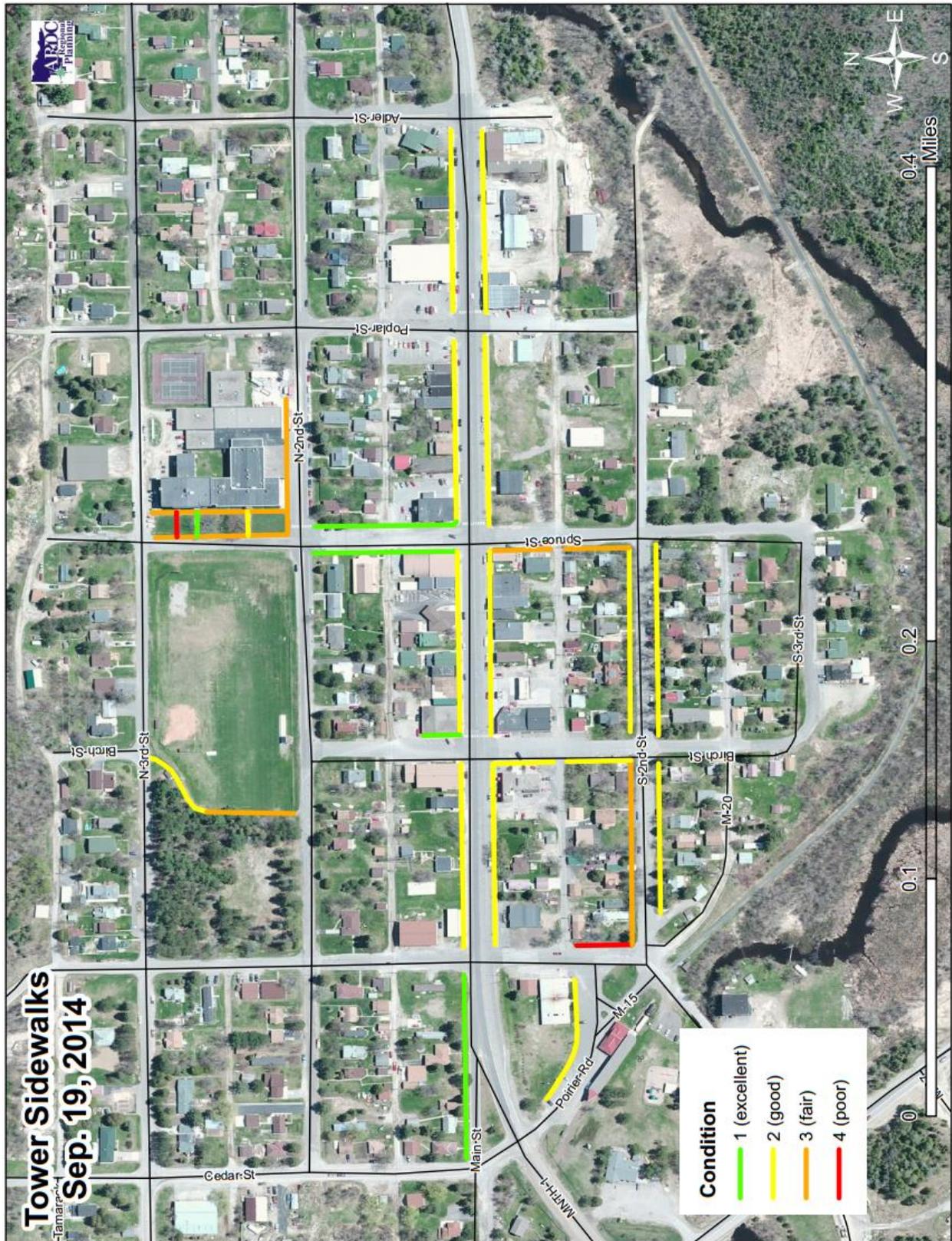
**Action Step T2.2:** Tower and Breitung will work with St. Louis County and MnDOT regarding any desired future changes or projects to state or county highways within the community.

**T3. Improve connectivity between significant areas and destinations within Tower and Breitung as well as with the surrounding region.**

**Action Step T3.1:** Tower and Breitung will promote improved connectivity between local sidewalk networks and the Mesabi Trail. Starting points for Tower could include sidewalk development along N 3rd Street and Pine Street.

**Action Step T3.2:** Tower and Breitung will promote trails that help connect the communities with the Lake Vermilion State Park and other regional destinations. Examples include promoting the completion of the Hoodoo Point-McKinley Park trail loop and promoting connections and extensions with the Lake Vermilion Regional Trail.

**Action Step T3.3:** Tower and Breitung will consider public or alternate transportation options for carrying residents and visitors between the communities' residential and commercial districts and major attractions such as parks, campgrounds, museums, and historical sites. Arrowhead Transit services could be considered as well.





## Public Utilities, Facilities, and Services

Public utilities, facilities, and services include things such as sewer and water infrastructure, city owned and maintained buildings like its City Hall or Fire Hall, and public services such as sanitation and emergency services. The Tower City Hall is located at the corner of Main Street and Birch Street. Just one block to the west of the Tower Community Center and Fire Hall located next to the Tower Depot. The Breitung Fire Hall is located at the corner of 1<sup>st</sup> Avenue and Superior Street in Soudan.

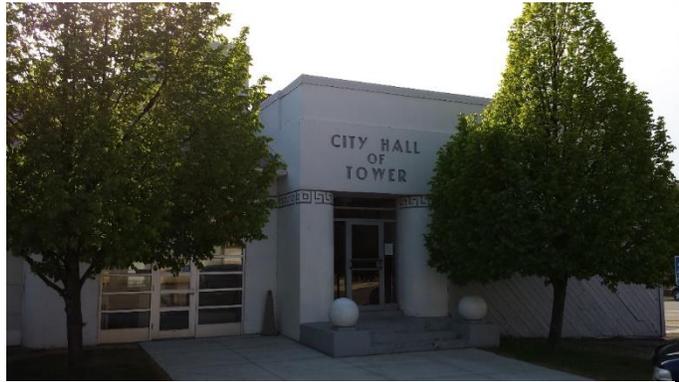
Due to the close proximity of the communities, Tower and Breitung share a number of utilities and services. The Tower Fire Department has mutual aid with Breitung Township and also provides services to Bois Forte. Police services in the communities are provided by the Tower-Breitung Police Department. Water and sewer treatment is also shared between Tower and Breitung and is operated by the Joint Powers Board.

### Survey Results – Utilities and Facilities

When asked to indicate their level of satisfaction regarding community utilities and facilities, survey respondents were mostly satisfied with the water, sewer, and stormwater systems in Tower and Breitung. The stormwater system received the most satisfactory result with 76.40% indicating they were satisfied with the system. The local drinking water system received the highest percentage of very satisfied results with 19.57% of survey takers indicating they were very satisfied with drinking water, however, drinking water also received a high percentage of very unsatisfied results, with 9.78% indicating they were very unsatisfied with this system.

The local emergency services, fire department, and law enforcement services received the highest amount of very satisfied responses for community services. Zoning ordinances, zoning enforcement, and community events received the least amount of overall satisfactory results and the highest percentage of overall unsatisfied results

#### *Utilities and Facilities Specific Question Results:*



Tower City Hall



Breitung Township Fire Hall

Please indicate your level of satisfaction concerning community utilities and facilities.

Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Drinking water system/quality	19.57%	56.52%	14.13%	9.78%
Sanitary water system	18.68%	69.23%	8.79%	3.30%
Storm sewer	11.24%	76.40%	6.74%	5.62%
Electricity	17.58%	68.13%	12.09%	2.20%

Garbage/Recycling	12.09%	56.04%	19.78%	12.09%
Communications	6.59%	54.95%	26.37%	12.09%
City Hall	13.04%	57.61%	19.57%	9.78%
Parks/Recreational facilities	15.73%	64.04%	17.98%	2.25%

## Survey Results – Community Services

### Community Services Specific Question Results:

Please indicate your level of satisfaction concerning community services.				
Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Law enforcement	21.74%	60.87%	10.87%	6.52%
Fire department	27.96%	67.74%	2.15%	2.15%
Emergency services	30.43%	64.13%	3.26%	2.17%
Zoning ordinances	5.88%	69.41%	18.82%	5.88%
Zoning enforcement	4.76%	55.95%	30.95%	8.33%
Community events	12.09%	57.14%	25.27%	5.49%

## Public Utilities, Facilities, and Services Goals

### U1. Maintain and update adequate public utilities, facilities, services, and infrastructure that meet the needs of the community’s residents and visitors.

**Action Step U1.1:** Tower and Breitung will continue to develop and implement a Capital Improvement Plan (CIP) to determine maintenance and update needs for public utilities, facilities, and equipment.

**Action Step U1.2:** Tower and Breitung will support the sharing of public utilities, facilities, services, and infrastructure among both communities in the most cost effective manner. Shared facilities and services could include a joint Fire Department, joint Community Center, and others.

### U2. Explore expanding utilities, facilities, services, and infrastructure to areas currently not served, areas where future development could be a potential, and areas where service is needed for public health and/or environmental protection.

**Action Step U2.1:** Tower and Breitung will consider locations where expanded sewer infrastructure expansion may be needed or desirable. Locations would include areas of preferred residential, commercial, or industrial development potential with feasible costs for expansion.

**Action Step U2.2:** Tower and Breitung will consider locations where natural gas expansion may be needed or desirable and contact Minnesota Energy Resources for a feasibility study when appropriate.

**Action Step U2.3:** Tower and Breitung will promote expanded broadband access within the Township and City and seek out programs such as the Blandin Broadband Communities Program for assistance.

## Agricultural, Natural, and Cultural Resources

The Tower-Breitung area is located among some of the richest natural, cultural, and agricultural resources in Minnesota. The community's history is tied to the mining of iron ore at the no-longer active Soudan Underground Mine. The Vermilion Range within Minnesota's Arrowhead region runs between Tower and Ely, just north of the currently more active Mesabi Range. Although mining activity has ended in the immediate area of Tower and Breitung, much of the communities' history and culture has been influenced by mining and tourism.

In addition to the early mining of area natural resources, other local resources have been important to the Tower and Breitung communities. Natural resources such as Lake Vermilion and densely forested lands attract tourism to the community and allow an opportunity for sustainable forestry and fishing operations that take advantage of local resources.

Local lakes and forests can also be considered agricultural resources as they provide residents with hunting lands, berry picking areas, and fisheries.

The communities have a large number of cultural resources tied to the area's historical and recreational assets. During the January Public Visioning Session, participants were asked to list as many local assets as they could think of. A small sample of local assets that would be considered cultural assets includes:

Historical buildings	Depot Museum	Stuntz Bay Boathouses	Local newspapers
Local churches	Pottersfield Cemetery	Fortune Bay	Tower Community Center
Soudan Mine	Lee Mine	Fourth of July events	Historical Society
Community Picnics	Little League	Depot Days	Harbor Fest

A full list of assets identified during this visioning session can be found in Appendix C. of this document.

### Survey Results – Natural Resources

Part of the culture of Tower and Breitung is the "Up-North" feel and residents of the community feel strongly about protecting the area's natural resources. This feeling was conveyed through the results of the Community Survey where 72.07% of respondents indicated that it is very important to live in a community that preserves and protects its natural resources with an additional 26.13% indicating that it is somewhat important to preserve and protect natural resources.



The Tower Farmer's Market provides an agricultural resource to Tower-Breitung



The Tower Farmer's Market provides an agricultural resource to Tower-Breitung

*Natural Resources Specific Question Results:*

How important is it for you to live in a community that preserves and protects natural resources (e.g. rivers, lakes, public lands, rock outcroppings, or geological features, etc.?)		
Answer Choices	Response Percent	Response Count
Very important	72.07%	80
Somewhat important	26.13%	29
Not very important	0.90%	1
Not important at all	0.90%	1

**Survey Results – Agricultural Resources**

Results were mixed when survey participants were asked about agricultural resources such as community gardens and greenhouses. 37.38% of respondents indicated that they have a garden or participate in a community garden, with 36.45% indicating they do not, but would be interested in participating if community gardens were available and the remaining 26.17% indicating no interest in gardening or the growing of fruits and vegetables.

A study of food purchasing shows that a majority of survey respondents have a local grocery store, convenience store, or community supported agriculture location within five miles of their home. Restaurants also provide a fair amount of food to local residents with over half of survey respondents indicating they purchase food from local restaurants within five miles of their home. Most respondents would have to travel over 10 miles to find the nearest super store or food buying club such as Walmart, Target, Sam’s Club, or Costco.

*Agricultural Resources Specific Question Results:*

Do you have a garden or greenhouse, or participate in a community garden where you grow fruits and vegetables?		
Answer Choices	Response Percent	Response Count
Yes	37.38%	40
No, but I would be interested in participating if facilities/programs were made available	36.45%	39
No, I have no interest in growing fruits and vegetables	26.17%	28

Where do you most often purchase food and how far is this source? (Choose one)			
Answer Choices	0-5 miles	5-10 miles	Over 10 miles
Traditional grocery store	65.38%	9.62%	25.00%
Convenience store	72.92%	8.33%	18.75%
Super store (Walmart, target, etc.)	6.45%	4.84%	88.71%
Restaurant	52.73%	20.00%	27.27%
Food buying club (Sam’s, etc.)	2.22%	2.22%	95.56%
Community Supported Agriculture (CSA)	36.36%	9.09%	54.55%

## **Natural, Agricultural, and Cultural Resources Goals**

### **A1. Preserve, promote, and expand the areas agricultural resources.**

**Action Step A1.1:** Tower and Breitung will work to preserve existing agricultural resources such as the Towers Farmer's Market, area public hunting land, and berry picking areas.

**Action Step A1.2:** Tower and Breitung will promote and expand locally based food resources within the communities. Additional resources could include community gardens, additional public fishing piers, and others as identified.

**Action Step A1.3:** Tower and Breitung will work with agencies such the US Department of Agriculture and other state and local agencies to help fund agricultural resources projects when appropriate.

### **N1. Preserve and enhance Lake Vermilion water quality, fisheries, and wildlife.**

**Action Step N1.1:** Tower and Breitung will work with the Minnesota Department of Health to implement the Wellhead Protection Plan.

**Action Step N1.2:** Tower and Breitung will work with the Minnesota DNR, Minnesota Department of Health, and area sportsman clubs to ensure continued water quality monitoring.

**Action Step N1.3:** Tower and Breitung will work with the Minnesota Department of Health and other federal, state, and local governments to implement a water quality management plan for the East Two Rivers Watershed.

**Action Step N1.4:** When appropriate, Tower and Breitung will work with the Minnesota DNR to address terrestrial and aquatic invasive species.

**Action Step N1.5:** Tower and Breitung will work with area partners such as the Minnesota DNR, 1854 Treaty Authority, area resorts, and others to promote the protection of local wildlife and fisheries.

### **N2. Harvest the area's timber and mineral resources in a manner that will provide an economic resource while not threatening critical habitat or recreational facilities or uses.**

**Action Step N2.1:** Tower and Breitung will promote and support efforts to address forest fire concerns through education, volunteerism, and forest management best practices.

**Action Step N2.2:** Tower and Breitung will contact the Statewide Wood Energy Team to learn more about wood and biomass energy systems that support sustainable timber harvest management.

**Action Step N2.3:** Tower and Breitung will support other alternative energy options such as solar, wind, or hydro-electric, etc. and support local alternative energy projects when feasible.

**Action Step N2.4:** Tower and Breitung will strive for mineral exploration and extraction projects that preserve the local environment, shore of Lake Vermilion, and local watersheds.

### **C1. Provide residents with a variety of social, cultural, and educational activities and events.**

**Action Step C1.1:** Tower and Breitung will promote and support local social and civic organizations that provide residents with opportunities to be engaged within their community.

Community engagement, networking, and volunteering opportunities will be actively promoted through a central communication hub.

**Action Step C1.2:** Tower and Breitung will explore options for establishing a central communication hub for communicating with the residents of both communities. Options could range from the use of social media to the establishment of a Tower-Breitung-Lake Vermilion community public radio station.

**Action Step C1.3:** Tower and Breitung will promote the expansion of cultural resources year round. Expansion of cultural resources could come in the form of Winter Festivals or the promotion of indoor cultural resources such as a bowling alley, roller rink, teen center, joint community recreation center, or movie theatre.

## **C2. Encourage the preservation of the area's history and culture.**

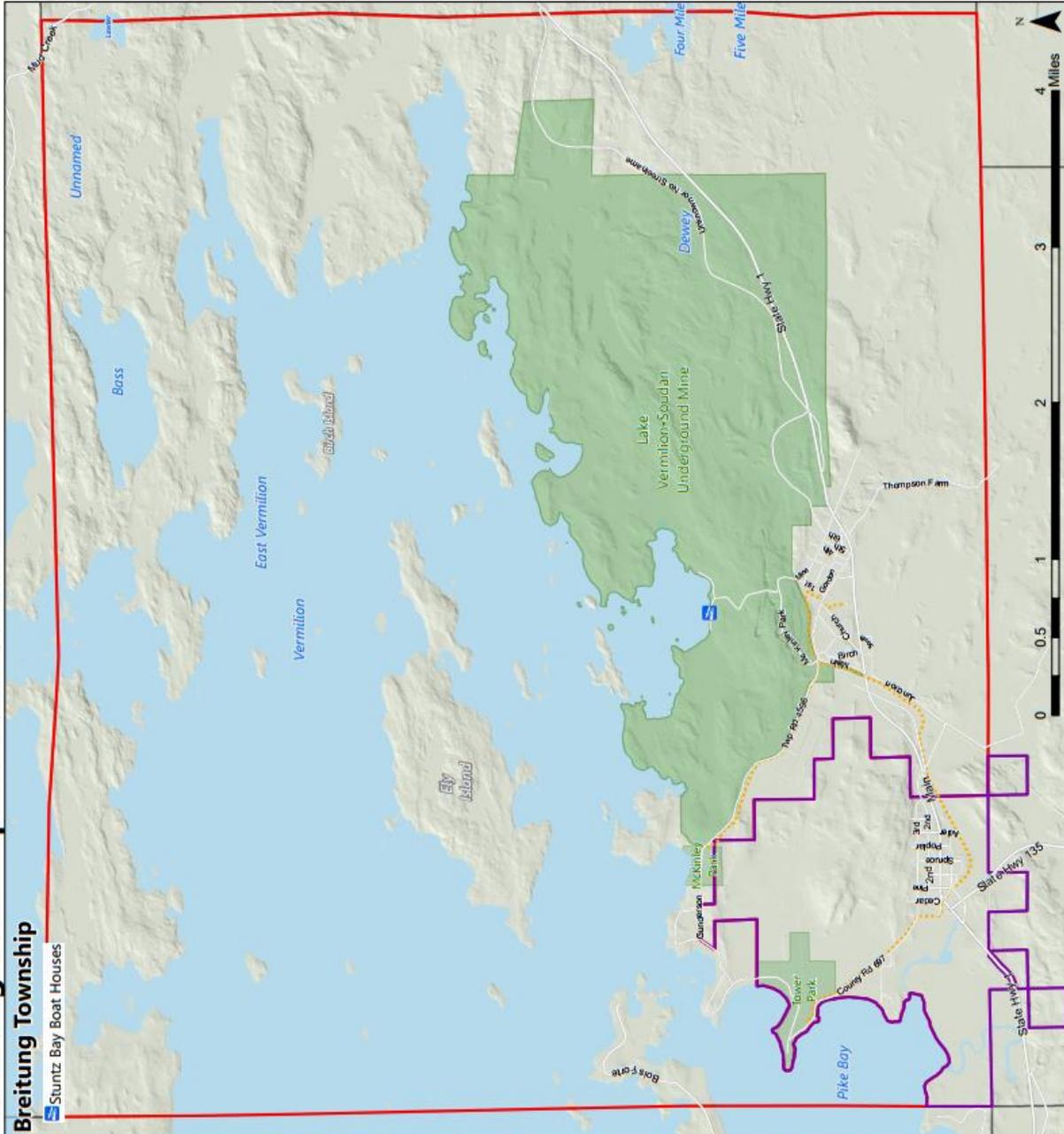
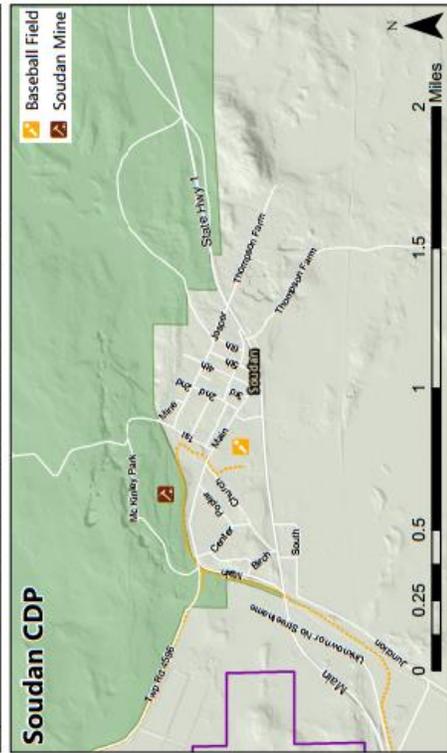
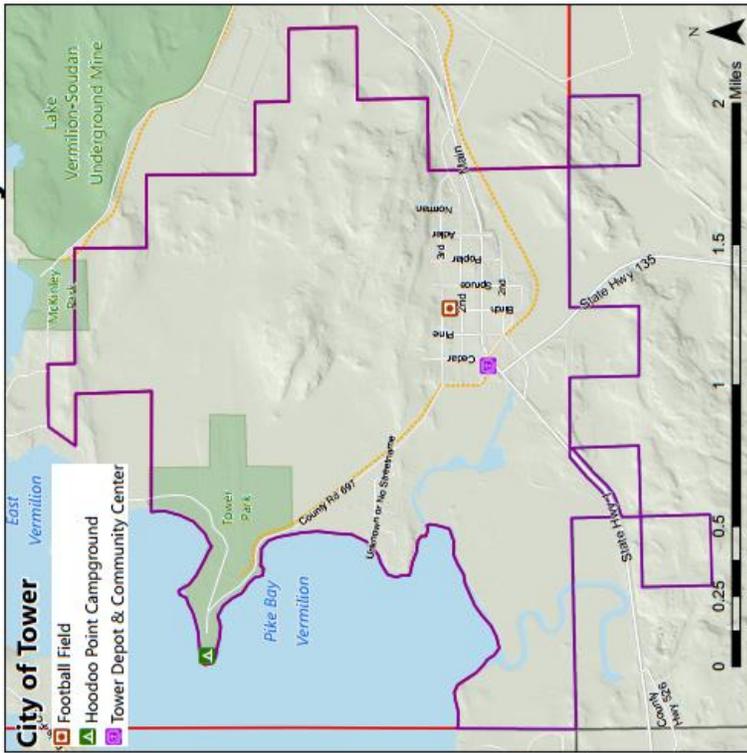
**Action Step C2.1:** Tower and Breitung will support the preservation of key structures and architectural styles. As an example, Tower and Breitung will support the efforts of the Lake Vermilion Cultural Center.

**Action Step C2.2:** Tower and Breitung will continue supporting the preservation of the area's logging, mining, and railroad history through the identification, preservation, and displaying of historic places and artifacts. Tower and Breitung will work with interested citizens, businesses, and industries to continue supporting a program to display historic photos and artifacts.

**Action Step C2.3:** Tower and Breitung will seek out federal and state grants for historic preservation and renovation projects when appropriate.

**Action Step C2.4:** Tower and Breitung will continue supporting and promoting the importance of the Soudan Underground Mine, Lake Vermilion State Park, Bois Forte Cultural Center, and others as major attractions to both communities.

# City of Tower - Breitung Township: Recreation & Culture



## Economic Development

Since the end of mining operations within the Tower-Breitung area, a major shift in the economy has occurred. Currently, the economy is very much driven by tourism and local businesses. With the communities' close proximity to a number of tourist attractions such as Lake Vermilion, nearby state parks, the Superior National Forest, and the Boundary Waters Canoe Area Wilderness, Tower and Breitung aim to become the gateway to travelers making their way to these nearby attractions.

One example of the community's efforts to become a gateway for area tourism is the current Harbor Renaissance project. A master plan for the project was completed in 2007 and progress has been made in recent years with a new Hwy 169 bridge completed in 2011 and dredging of the harbor occurring in 2014 and 2015.

The goal of this massive project is to attract boaters from Lake Vermilion into the heart of Tower and provide a connection between local businesses and a large number of potential visitors and customers who recreate on Lake Vermilion year round.

Included in the fully developed harbor would be a number of assets to the community's economy including a new hotel, new housing, multi-nodal connections between the harbor and Tower and Soudan, and additional recreational and cultural resources such as a park band shell that would tie in with the nearby Train Museum and McKinley Monument.

Focusing on the Tower Harbor project is only a start to the economic development goals of Tower and Breitung. Without the presence of a larger employer such as the previously active Soudan Underground Mine, smaller local



A view of the progress in Tower Harbor as of May, 2015



A concept of a completed Tower Harbor taken from the Tower Harbor Master Plan and Design Guide

businesses become much more vital to the local economy in terms of the community's employment centers and tax base.

### Income and Labor Force Demographics

#### Tower

Median household income, median family income, and per capita income have all been increasing within the City of Tower. From 2000 to 2013, the median household income increased by 47.8%. The largest employment industries in the City included the arts and entertainment industry, education industry, health care and social services industry, retail trade industry, and construction industry.

#### Breitung

Breitung Township saw similar increases in income with a 50.3% increase in median household income. Employment in Breitung was spread more evenly among a number of industries, however, like many northern Minnesota communities, the Education, health care, and social services industry and the arts and entertainment industry



Local businesses play a large role in the economy of Tower-Breitung

### Survey Results – Economic Development

According to results of the Community Survey, almost half of participants shop locally in the Tower-Breitung area with nearly another twenty percent shopping locally at least once per week. When asked about their level of satisfaction regarding local economic development, results leaned towards the unsatisfactory side for business recruitment, business expansion, and business retention and promotion. Participants were more satisfied regarding local economic development efforts in tourism promotion and site availability. Survey respondents were somewhat split when asked about their level of satisfaction concerning education and healthcare within Tower and Breitung.

#### Economic Development Specific Question Results:

How often do you patronize businesses in Tower / Breitung?		
Answer Choices	Response Percent	Response Count
Once every few months	18.80%	25
Once a month	17.29%	33
Once a week	19.55%	26
Several times a week	44.36%	59

Please indicate your level of satisfaction concerning economic development.

Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Business recruitment	4.12%	24.74%	53.61%	17.53%
Retention and promotion	4.17%	22.92%	51.04%	21.88%
Business expansion	3.09%	18.56%	58.76%	19.59%
Site availability	9.57%	43.62%	39.36%	7.45%
Tourism promotion	10.75%	49.46%	31.18%	8.60%

How important is mining to economic development in Tower/Breitung?

Answer Choices	Response Percent	Response Count
Most important economic activity	34.31%	35
As important as other economic activities	44.12%	45
Less important than other activities	13.73%	14
Not important to economic development	7.84%	8

Please indicate your level of satisfaction for education and healthcare within Tower/Breitung.

Categories	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Education	11.70%	31.91%	38.30%	18.09%
Healthcare	7.61%	51.09%	29.35%	11.96%

Additionally, survey participants were asked what types of businesses they would like to have added to the community. Responses included:

Bakery	Arts and crafts supplies	Yarn store	Pizza place
Ethnic food	Ice cream store	Manufacturer	Catering services
Food delivery	More restaurants	High tech employers	Department store
Retail stores/shops	Drug store/pharmacy	Outfitter/clothing stores	Microbrewery

### Economic Development Goals

**E1. Tower and Breitung will consider expanding the scope of the Tower Economic Development Authority to include representation from Breitung Township.**

**Action Step E1.1:** Tower and Breitung will hold a joint meeting to discuss including representation from Breitung Township to the Tower Economic Development Authority. Representation could include a liaison from Breitung Township that attends EDA meetings to discuss the needs and recommendations for economic development in the Township.

**E2. Tower and Breitung will work to build on the area's tourism cluster.**

**Action Step E2.1:** Support expansion of tourism infrastructure by developing recreational facilities for hiking/biking, camping, boating, fishing, skiing, snowmobiling, and ATV.

**Action Step E2.2:** Support the continued development of Lake Vermilion State Park and its diverse amenities and attractions. Advocate for the timely creation of the Park's facilities.

**E3. Diversify the economy through recruitment of businesses or industries that the community lacks and would help strengthen the communities economic portfolio.**

**Action Step E3.1:** Tower and Breitung will consider completing a market analysis study to identify gaps in businesses, services, or industries that have a potential to prosper in the community.

**Action Step E3.2:** Tower and Breitung will leverage the Tower Harbor project to attract new economic development opportunities that may not have existed prior to its development.

**Action Step E3.3:** Tower and Breitung will actively promote available properties and land within the community that pose economic opportunities. Available land and properties could be promoted through the Northland Connection and Minnesota Department of Employment and Economic Development (DEED) websites similar to how they are promoted on the City of Tower's website.

**E4. Improve the local business atmosphere through working with business retention and expansion programs.**

**Action Step E4.1:** Tower and Breitung will work with local businesses to improve the business environment. Promoting year round or seasonal extended hours among local businesses, promoting senior discounts and incentives, and exploring other collaborative promotional events could help improve the local business environment.

**Action Step E4.2:** Tower and Breitung will work with the Minnesota Small Business Development Center, the University of Minnesota Extension's Business Retention and Expansion Strategies Program, and IRRRB programs to help local businesses remain profitable or growing.

**E5. Preserve and promote services and infrastructure, such as clinics and schools that help improve the quality of life.**

**Action Step E5.1:** Tower and Breitung will work with health clinics (medical, dental, etc.) and schools to ensure there is continuous access for all residents in the communities.

**Action Step E5.2:** Tower and Breitung will pursue adding additional services and infrastructure such as a pharmacy, continue supporting local schools, and combine forces to promote the best educational opportunities to local residents.

**E6. Tower and Breitung will continue to support and pursue the development of the Tower Harbor project.**

**Action Step E6.1:** Tower and Breitung will continue to implement and, when needed, update the harbor improvement plan.

**Action Step E6.2:** Tower and Breitung will seek out new developments and businesses that can be a key facility on or near the harbor and that fit the community.

## Recreation and Open Space

As discussed previously throughout the comprehensive plan document, recreation is an important part of both the Tower and Breitung communities.

The Tower-Breitung area is home a number of recreational assets and opportunities. Just west of the community is Fortune Bay Resort and Casino, a large regional attraction with close ties to the Tower-Breitung community. Between Fortune Bay and the City of Tower sits Pike Bay, an extension of Lake Vermilion. Fortune Bay and Lake Vermilion are two year-round attractions to the area.

Along the shore of Lake Vermilion are the Hoodoo Point Campground, McKinley Park and Campground, Soudan Underground Mine State Park and Lake Vermilion State Park. The Lake Vermilion State Park is currently still under development but closely nearing completion and will soon become another significant regional recreation asset. The communities of Tower and Breitung have identified a goal to promote future trails and connections between the new Lake Vermilion State Park and Soudan and Tower.

Another goal regarding trail connections is to promote future trail connections around the region. A specific example can be pointed to the Mesabi Trail that will soon connect the communities with much of the Iron Range region.

One other important goal of the communities is the expansion of recreational opportunities lead by the Joint Recreation Board. In the past decade, the local Tower-Soudan K-12 School was relocated outside of the communities. Since this happened, there has been a void in the availability and participation of sports and recreation among the youth in both communities. Some work has been done already to supplement the loss of local school sports and activities. Soudan recently completed an improvement project to its local ball field and Tower has added a charter school that serves both communities and offers activities for both students and non-students.

More work can be done however, and the communities would like to explore further options for collaboration with nearby communities and schools to enhance the recreational opportunities for the youth. Possible partners could include the City of Tower, Breitung Township, Tower Economic Development Authority, Lake Vermilion Chamber of Commerce, and local schools. Possible shared staffing could be explored with partners such as the Mesabi Community College, Vermilion Community College, and Community Education Program.



The Mesabi Trail provides local recreation opportunities.



A boat ramp on Lake Vermilion near McKinley Park

## Recreation and Open Space Goals

### **R1. Provide a variety of recreational opportunities through the preservation, maintenance, and expansion of local parks, recreational facilities, and open space.**

**Action Step R1.1:** Tower and Breitung will preserve and maintain its local park systems and recreational facilities to ensure all recreational opportunities are safe and accessible for residents and visitors of all ages and abilities

**Action Step R1.2:** Tower and Breitung will support the State of Minnesota's maintenance and recreational development of the Soudan Underground Mine State Park and Lake Vermilion State Park.

**Action Step R1.3:** Tower and Breitung will consider additional opportunities for parks, recreation, and open space development within the communities. The communities will consider existing and future annexed lands for parks, open space, or other recreational facilities that add unique and year round recreational opportunities.

**Action Step R1.4:** Tower and Breitung will consider developing "pocket parks" in locations along its main commercial district where there are gaps in buildings along Main Street. Pocket parks could include all or portions of vacant land between existing buildings.

**Action Step R1.5:** Tower and Breitung will consider studying locations and costs for a future joint community recreational and entertainment venue. Locations considered should provide access to residents of all ages from both communities.

### **R2. Establish Tower and Breitung as the major gateway to all of the area's outdoor recreation activities.**

**Action Step R2.1:** Tower and Breitung will actively promote itself as a major gateway for Lake Vermilion, the Boundary Waters Canoe Area Wilderness, Superior National Forest, and other major nearby recreation and tourism destinations.

**Action Step R2.2:** Tower and Breitung will develop recreation and tourism promotional materials and resources such as area recreational brochures, guided tours, recreation rentals, etc. The communities will actively recruit recreation and tourism support businesses such as local outfitters that supply outdoor tourists with equipment needs while also promoting the Tower and Breitung community by establishing a local outfitter brand.

**Action Step R2.3:** Tower and Breitung will work to maximize the Tower Harbor project's positive impact on recreation opportunities for residents and drawing in Lake Vermilion visitors.

### **R3. Explore future trail expansion and connectivity both within the Tower and Breitung community and throughout the region.**

**Action Step R3.1:** Tower and Breitung will work to finish the Trail Loop connecting Breitung, McKinley Park, Hoodoo Point, and Tower.

**Action Step R3.2:** Tower and Breitung will support Mesabi Trail and Lake Vermilion Regional Trail development efforts in the region through letters of support and other actions as necessary.

**Action Step R3.3:** Tower and Breitung will determine locations within the communities that could benefit from trail connections. Locations could include parks and recreational areas, schools,

major employers, and major residential and commercial areas. The communities will move forward with trail connection efforts when appropriate.

**Action Step R3.4:** Tower and Breitung will continue to identify and promote the expansion of new regional trails for ATV's, mountain bikes, snowmobiles, birders, hunters, and hikers.

**R4. Expand the scope and role of the Joint Recreation Board (Joint Powers Board) that serves both Tower and Breitung. The Joint Recreation Board could also serve as a recreational cooperative consisting of Tower, Breitung, the school district, local recreation and trail organizations, and state park staff.**

**Action Step R4.1:** Tower and Breitung will work together to gather public input for expanding on the Joint Recreation Board to include all local recreational entities, agencies, and organizations.

**Action Step R4.2:** The expanded Joint Recreation Board will serve as a recreational cooperative to help promote and expand recreational opportunities for residents and visitors of both communities and develop youth programs and organizations for sports and recreation.

**Action Step R4.3:** The Joint Recreation Board will work with the Tower Economic Development Authority, local schools, and the Lake Vermilion Chamber of Commerce through regular meetings to establish and promote year round recreation and tourism opportunities. The Board will seek funding and work with local partners such as the Mesabi Community College, Vermilion Community College, and Community Education Program for local staffing and administration help.

## Land Use

Land use practices in the Tower-Breitung area are generally consistent with other rural northern Minnesota communities. Zoning practices tend to restrict larger scale developments, though an exception was made recently for the Tower Harbor Renaissance project which required major rezoning of western portions of the City of Tower. Because of the significance of the Tower Harbor project and due to the amount of work that has been put into to the project, future land use practices should be designed to meld the Harbor project with its surroundings both within the City of Tower and surrounding areas. Beyond the Harbor project, land use practices are designed to preserve and protect local resources, green space, and recreational amenities.

Tower administers its own zoning and recently updated its zoning ordinance and zoning map. Breitung Township's zoning is administered by St. Louis County. The County has also recently updated its zoning ordinances and are now found in Ordinance 62 of the St. Louis County Ordinances. Because of the reliance of St. Louis County for zoning and land use practices in the Township, a goal has been identified to increase communication between Breitung and St. Louis County. This goal could include the formation of a planning and zoning committee designed specifically to community with the County regarding zoning changes, permit applications, and other building and zoning issues.

### Survey Results – Land Use

*Land Use Specific Question Results:*

Do current land use practices properly use local resources?		
Answer Choices	Response Percent	Response Count
Yes	69.00%	69
No	31.00%	31

### Land Use Goals

#### L1. Manage shoreland development for minimal impacts on water quality, wildlife habitat, views and vistas.

**Action Step L1.1:** Tower will enforce its shoreland management ordinance to ensure all shorefront land and development have minimal impact on water quality, wildlife habitat, and view sheds. Breitung will work with St. Louis County to ensure that its shorelands are managed effectively and appropriately.

**Action Step L1.2:** Tower and Breitung will work with agencies such as the Minnesota Department of Natural Resources, the Minnesota Pollution Control Agency, St. Louis County Zoning, and the North St. Louis County Soil and Water Conservation District to promote additional best use practices for shoreland management.

#### L2. Maintain and update modern zoning tools such as the zoning map, zoning and subdivision ordinances, and building and development controls.

**Action Step L2.1:** Tower will enforce, and update as needed, it's zoning map, zoning and subdivision ordinances, and building and development controls such as the permitting and variance application processes.

**Action Step L2.2:** Tower and Breitung will promote land use and zoning that keep compatible uses together and incompatible uses separated.

**Action Step L2.3:** Breitung will consider organizing a planning committee to work directly with St. Louis County's zoning department regarding zoning, subdivision, and other land use matters within the Township. The planning committee will have regular communication with the St. Louis County Planning Commission and Board of Adjustment to stay informed of building and land use permits and zoning variance requests. The committee will also update the County on zoning issues and request changes to the zoning map as needed. In the absence of a planning committee, the Town Board should maintain regular communication with the County regarding these matters.

**L3. Incorporate complete and well connected land use practices to ensure that major nodes within the communities are well connected and accessible**

**Action Step L3.1:** Tower and Breitung will work to identify the major nodes within the communities (residential, commercial, industrial, recreational, cultural, historical, etc.) and promote land use practices that protect connectivity and accessibility between the major nodes and the two communities as a whole.

**L4. Promote land use and zoning that maximizes the opportunity for connectivity and conformity between the communities' major bookends of the State Parks in Breitung Township and the Tower Harbor project that complement one another.**

**Action Step L4.1:** Tower will work with developers of the harbor site to help implement the design standards identified in the Tower Harbor Master Plan and Design Guide. Future development should also consider meshing with existing architecture, historical buildings, and the nautical theme of the Tower Harbor within the communities.

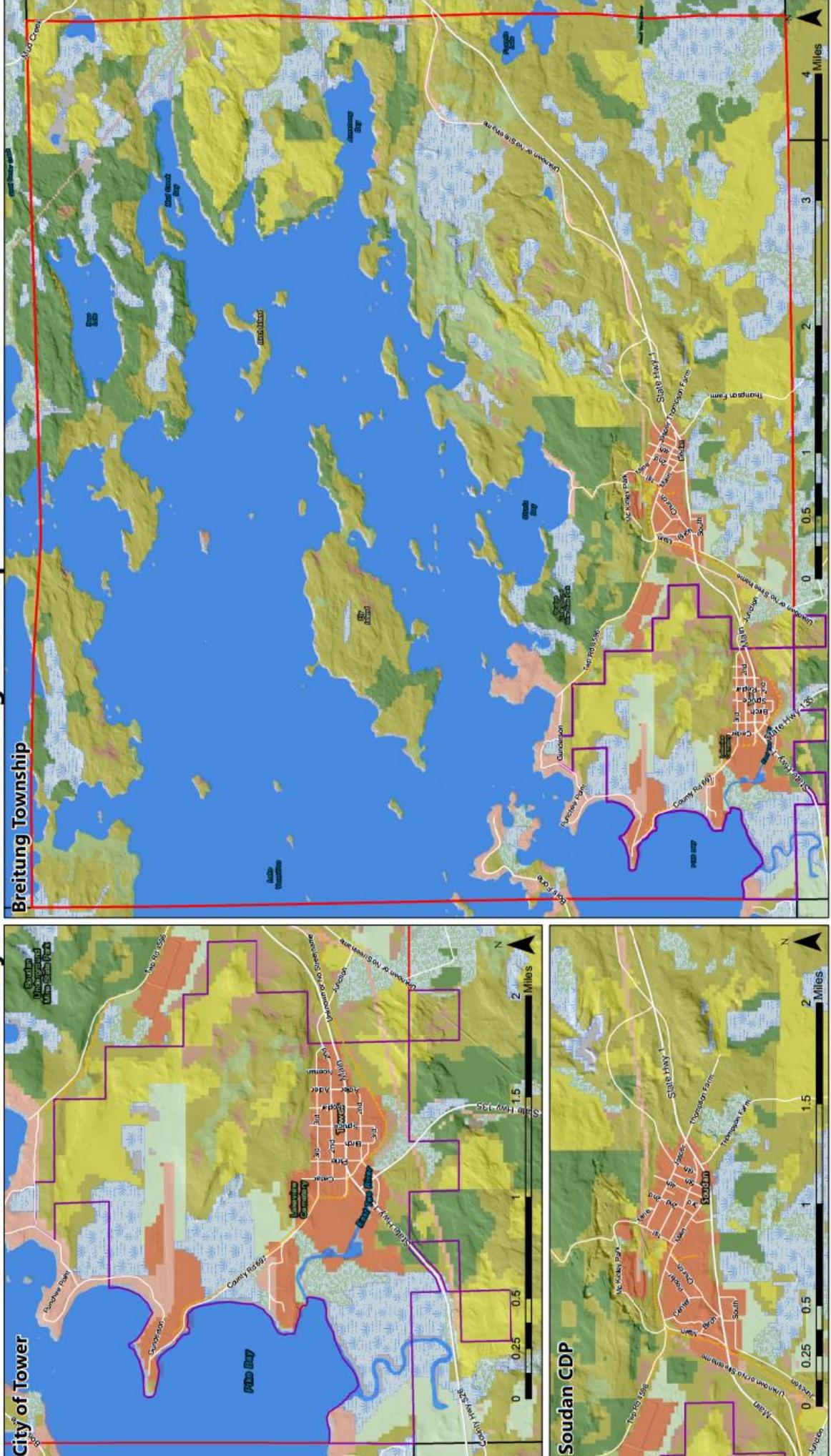
**Action Step L4.2:** Tower will consider adopting similar design standards and mixed use zoning through the City, especially along its primary commercial section, to help tie in the look and feel of the Tower Harbor project with the rest of the community.

**Action Step L4.3:** Breitung will consider design standards for future development that complements the existing character of the Town and major assets such as the Soudan Underground Mine and Lake Vermilion State Park.

**L5. Protect, preserve, and promote available land for recreational and green space uses to expand recreational opportunities year round.**

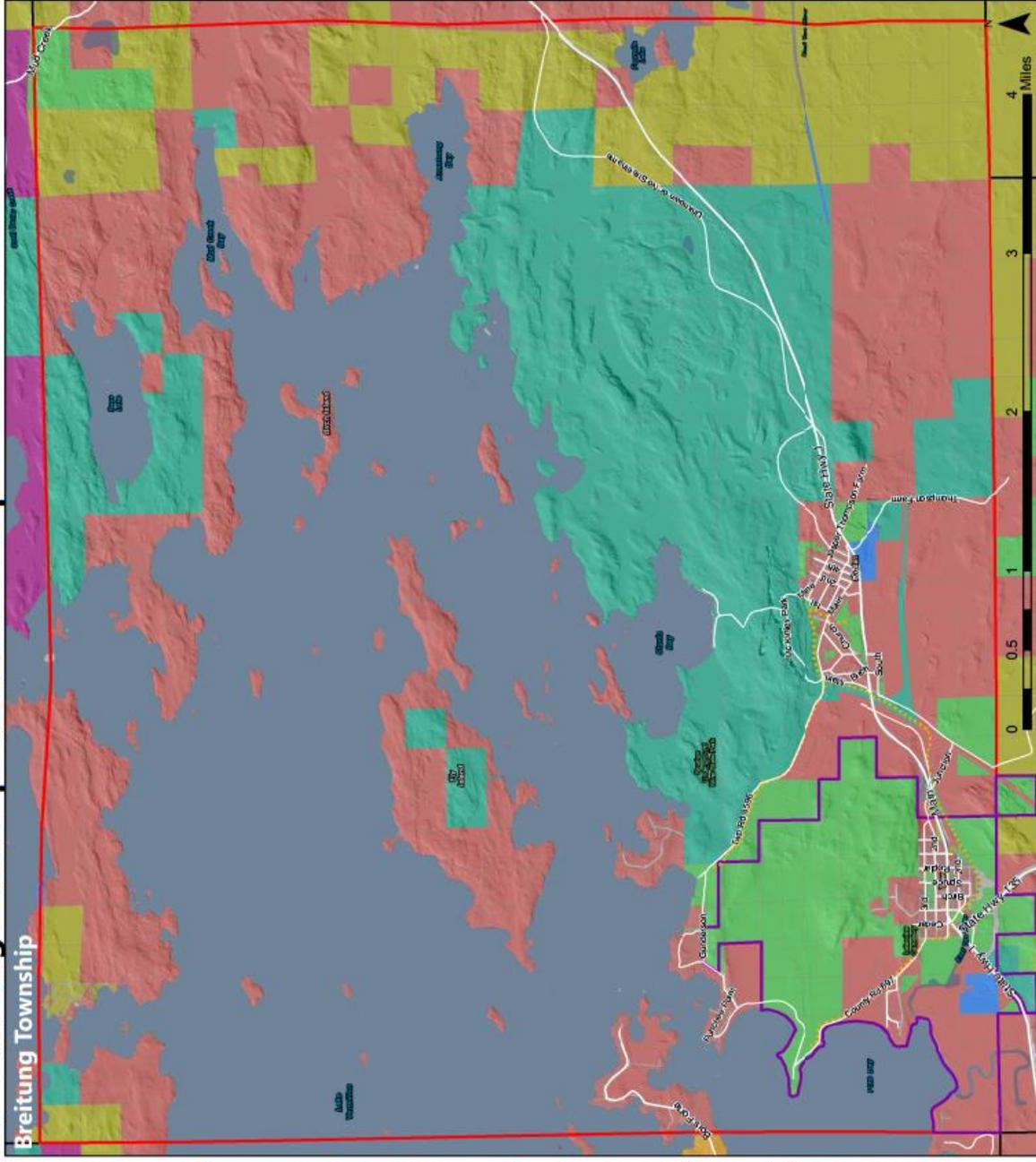
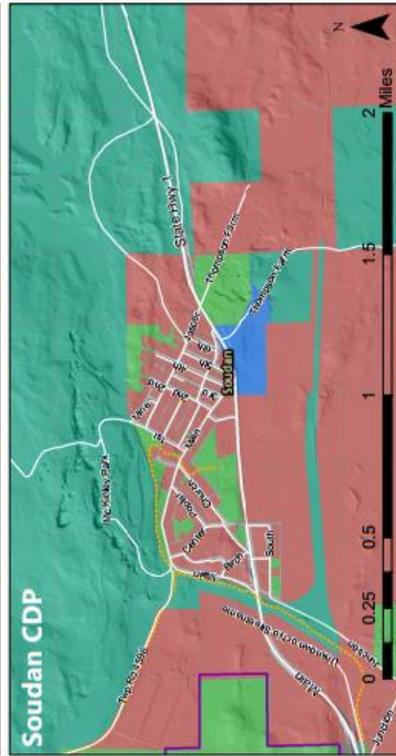
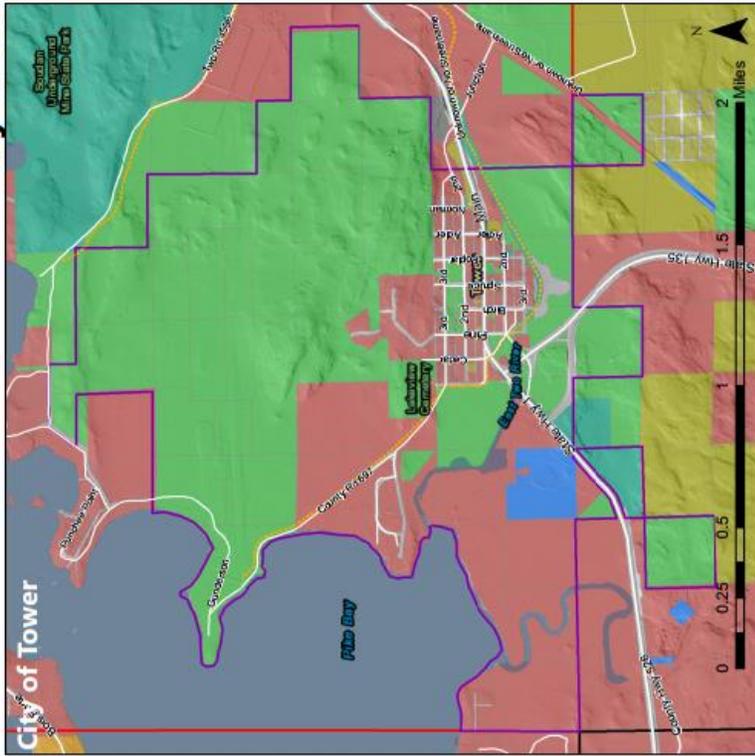
**Action Step L5.1:** Tower and Breitung will consider area recreational and open space assets and opportunities in their future land use practices.

# City of Tower - Breitung Township: Land Cover

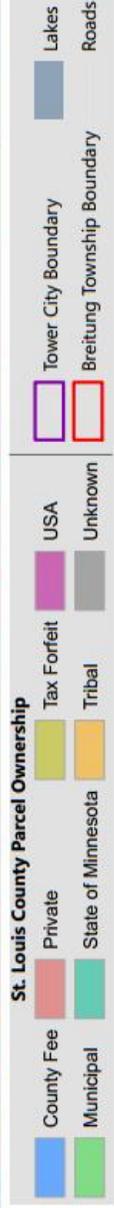


DNR Land Cover	Gravel pits and open mines	Coniferous forest	Deciduous forest	Mixedwood forest	Regeneration/Young Forests	Grassland	Farmsteads and rural residences	Other rural developments	Shrubby grassland	Urban/industrial (cities & towns)	Wetlands - marsh and fens	Lakes	Wetlands - bogs	Tower City Boundary	Breitung Township Boundary

# City of Tower - Breitung Township: Land Ownership



## St. Louis County Parcel Ownership



April 23, 2015  
 MNDoT, MNDNR, Esri, St. Louis County



## Intergovernmental Cooperation

The communities of Tower and Breitung currently collaborate both with each other and with surrounding communities and tribal agencies. Shared services between Tower and Breitung include fire services, police services, and shared water and sewer treatment. The communities collaborate with the Bois Forte Tribal agency, Minnesota Department of Natural Resources, Federal Bureau of Land Management, Minnesota Department of Health, St. Louis County School District 2142, and St. Louis County Zoning in addition to many other neighboring communities.

### Intergovernmental Cooperation Goals

**11. Continue collaboration between the City of Tower and Breitung Township.**

**Action Step 11.1:** Tower and Breitung will continue collaboration on planning activities and projects as well as continue exploring additional shared services, facilities, infrastructure, and joint boards and committees.

**12. Continue collaboration between Tower-Breitung and surrounding government and tribal entities.**

**Action Step 12.1:** Tower and Breitung will continue collaborating with neighboring townships and cities, counties, state and tribal entities. Tower and Breitung will maintain communication with neighboring government and tribal entities regarding current and future planning activities that could have an impact on their neighbors.

# Health

Health has become an increasingly important topic for local communities to consider in their planning efforts. Recent increases in chronic diseases have led to a trend in healthier diets and active living. ARDC and the Carlton-Cook-Lake-St. Louis Community Health Board (CHB) have joined forces on a pilot project to incorporate health specific goals into comprehensive plans. The City of Tower and Breitung Township were identified as a pilot community to discuss health and the impact of social determinants such as food access and active living.



The old Tower School has recently been converted into a local clinic.

The primary goal of the pilot project is to identify assets, issues, and opportunities within communities that affect the overall health of its residents. Things such as healthy food markets, farmer's markets, community gardens, and other food access points were identified as priority areas for communities to plan for that help residents identify healthier food options. Improving the walkability and bicycle friendliness of a community is also a priority. Creating a more accessible and safe network of sidewalks, bike lanes, and walking and biking paths allow residents an opportunity to consider living a more active life style.

## Health Goals

### **+1. Promote improved social and economic factors such as food access, economic prosperity, educational attainments, social clubs, networking, and volunteerism.**

**Action Step +1.1:** Tower and Breitung will promote and support food access and agricultural assets such as the local grocery store, food shelf, and farmers market. The communities will promote additional assets such as community gardens and others to provide greater local food access.

Also see goal H2, A1, C1, and Economic Development goals.

### **+2. Promote improved health behaviors among residents of Tower and Breitung.**

**Action Step +2.1:** Tower and Breitung will promote active living among residents of the communities through the creation of an active living plan. The active living plan will help identify improvements to the walking and biking ability for residents.

**Action Step +2.2:** Tower and Breitung will promote early education programs for teaching healthy living behaviors. Programs could include formal programs such as D.A.R.E and Farm to School, or informal programs offering education on active living, physical activity, and healthy eating. Education on healthy eating will also be considered for adults in the community through programs like healthy cooking classes.

**Action Step +2.3:** Tower and Breitung will partner with local clinics to promote the services available to residents that help improve physical and mental health throughout the community.

### **+3. Improve and support the physical, mental, and spiritual well-being of the communities and region.**

# Appendices

## **Appendix A. Implementation Table**

- Housing
- Transportation
- Public Utilities, Facilities, and Services
- Recreation and Open Space
- Natural, Agricultural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- Health

## **Appendix B. Demographics**

- City of Tower
- Town of Breitung

## **Appendix C. Visioning Results**

- Physical Assets
- Unseen Assets
- Future Assets
- Concerns/Threats
- Vision Statement

## **Appendix D. Community Survey**

## **Appendix E. Public Review Summaries**

## **Appendix F. Maps**

- City of Tower Aerial
- City of Tower Zoning Map
- Town of Breitung Aerial
- Town of Breitung Zoning Map



## Appendix A. Implementation Table



Appendix A. Implementation Table

Housing	Goal	Action Step	Timeline	Status
	H1. Maintain and update a quality housing supply to a level that ensures consistent or increased property and housing values throughout both communities.	H1.1: Tower and Breitung will conduct an assessment of their housing stock to determine its condition and needs. Through collaboration with County, State, and Federal housing agencies, the communities will help home owners in Tower and Breitung maintain and update their homes with help from available assistance programs.	Short-term	
		H1.2: Tower and Breitung will work to provide housing within their communities, that have up-to-date infrastructure connections with sewer and water, local streets and sidewalks, and, when possible, connections with other utilities such as cable television, broadband internet, or natural gas.	On-going	
		H1.3: Tower and Breitung will promote new housing developments that fit with existing development and help increase property and housing values throughout both communities. New housing developments should locate where infrastructure either exists or where infrastructure could be extended in a cost effective manner.	On-going	
	H2. Develop a wider range of housing options within both communities to include new or additional rental and senior housing as well as a mix of housing for all income levels.	H2.1: Tower and Breitung will explore housing needs based on the results of a housing assessment. New rental, senior, or affordable housing options will be promoted based on needs identified.	Mid-term	
		H2.2: Tower and Breitung will encourage multiple family housing developments that provide housing for all income levels.	Mid-term / On-going	
		H2.3: Tower and Breitung will create a rental housing registry that will provide a resource for both renters and rental owners. The registry will help prospective renters find available rental properties as well as help rental owners market their rental units.	Short-term	
	H3. Rehabilitate and/or rebuild blighted or abandoned housing through a variety of county, state, and federal housing redevelopment and assistance programs.	H3.1: Tower will work to enforce zoning and blight ordinances to ensure properties are kept free of blight and in compliance. Breitung Township will work with St. Louis County to ensure county zoning and blight ordinances are being enforced within the Township.	Short-term	
		H3.2: Tower and Breitung will identify abandoned and blighted housing and develop a plan for rehabilitation or demolition and infill housing development. Tower and Breitung will pursue funding opportunities (such as IRRRB funding or other funding opportunities as they arise) to help with these efforts.	Short-term	
		H3.3: Tower and Breitung will develop strategies for filling vacant lots. Strategies could include but are not limited to incentives for encouraging the development or selling of vacant lots and assessing utility fees on properties hooked up to utilities, whether they are used or not.	Short-term	

Appendix A. Implementation Table

Transportation	Goal	Action Step	Timeline	Status
	T1. Maintain and enhance safe, efficient, and quality roadways among the communities to allow motorists, pedestrians, and bicyclists the ability to safely travel on and share local roads.	T1.1: Tower and Breitung will work with engineers and local, county, and state transportation and enforcement agencies to ensure local roads are maintained to safe, acceptable conditions and to ensure traffic and speed laws are being regulated.	On-going	
		T1.2: Tower and Breitung will ensure all new developments fit with the existing transportation network and do not create unsafe intersections, access points, or grades.	On-going	
		T1.3: Tower and Breitung will explore options for allowing motorists, pedestrians, and bicyclists the ability to share the road in areas that lack sidewalks or walking and biking trails.	Short-term	
	T2. Encourage and assist in planning efforts for the state and county road system serving Tower and Breitung.	T2.1: Tower and Breitung will continue helping with the implementation of the Trunk Highway 169 Improvement Plan.	Short-term	
		T2.2: Tower and Breitung will work with St. Louis County and MnDOT regarding any desired future changes or projects to state or county highways within the community.	On-going	
	T3. Improve connectivity between significant areas and destinations within Tower and Breitung as well as with the surrounding region.	T3.1: Tower and Breitung will promote improved connectivity between local sidewalk networks and the Mesabi Trail. Starting points for Tower could include sidewalk development along N 3rd Street and Pine Street.	Mid-term	
		T3.2: Tower and Breitung will promote trails that help connect the communities with the Lake Vermilion State Park and other regional destinations. Examples include promoting the completion of the Hoodoo Point-McKinley Park trail loop and promoting connections and extensions with the Lake Vermilion Regional Trail.	Short-term	
		T3.3: Tower and Breitung will consider public or alternate transportation options for carrying residents and visitors between the communities' residential and commercial districts and major attractions such as parks, campgrounds, museums, and historical sites. Arrowhead Transit services could be considered as well.	Mid-term	

Appendix A. Implementation Table

Public Utilities, Facilities, and Services	Goal	Action Step	Timeline	Status
	U1. Maintain and update adequate public utilities, facilities, services, and infrastructure that meet the needs of the community's residents and visitors.	U1.1: Tower and Breitung will continue to develop and implement a Capital Improvement Plan (CIP) to determine maintenance and update needs for public utilities, facilities, and equipment.	Short-term / On-going	
		U1.2: Tower and Breitung will support the sharing of public utilities, facilities, services, and infrastructure among both communities in the most cost effective manner. Shared facilities and services could include a joint Fire Department, joint Community Center, and others.	On-going	
	U2. Explore expanding utilities, facilities, services, and infrastructure to areas currently not served, areas where future development could be a potential, and areas where service is needed for public health and/or environmental protection.	U2.1: Tower and Breitung will consider locations where expanded sewer infrastructure expansion may be needed or desirable. Locations would include areas of preferred residential, commercial, or industrial development potential with feasible costs for expansion.	Short-term	
		U2.2: Tower and Breitung will consider locations where natural gas expansion may be needed or desirable and contact Minnesota Energy Resources for a feasibility study when appropriate.	As needed	
		U2.3: Tower and Breitung will promote expanded broadband access within the Township and City and seek out programs such as the Blandin Broadband Communities Program for assistance.	As needed	

Appendix A. Implementation Table

Agricultural, Natural, and Cultural Resources	Goal	Action Step	Timeline	Status
	A1. Preserve, promote, and expand the areas agricultural resources.	A1.1: Tower and Breitung will work to preserve existing agricultural resources such as the Towers Farmer's Market, area public hunting land, and berry picking areas.	On-going	
		A1.2: Tower and Breitung will promote and expand locally based food resources within the communities. Additional resources could include community gardens, additional public fishing piers, and others as identified.	Mid-term	
		A1.3: Tower and Breitung will work with agencies such the US Department of Agriculture and other state and local agencies to help fund agricultural resources projects when appropriate.	As needed	
	N1. Preserve and enhance Lake Vermilion water quality, fisheries, and wildlife.	N1.1: Tower and Breitung will work with the Minnesota Department of Health to implement the Wellhead Protection Plan.	Short-term	
		N1.2: Tower and Breitung will work with the Minnesota DNR, Minnesota Department of Health, and area sportsman clubs to ensure continued water quality monitoring.	As needed	
		N1.3: Tower and Breitung will work with the Minnesota Department of Health and other federal, state, and local governments to implement a water quality management plan for the East Two Rivers Watershed.	On-going	
		N1.4: When appropriate, Tower and Breitung will work with the Minnesota DNR to address terrestrial and aquatic invasive species.	As needed	
		N1.5: Tower and Breitung will work with area partners such as the Minnesota DNR, 1854 Treaty Authority, area resorts, and others to promote the protection of local wildlife and fisheries.	Short-term / On-going	
	N2. Harvest the area's timber and mineral resources in a manner that will provide an economic resource while not threatening critical habitat or recreational facilities or uses.	N2.1: Tower and Breitung will promote and support efforts to address forest fire concerns through education, volunteerism, and forest management best practices.	On-going	
		N2.2: Tower and Breitung will contact the Statewide Wood Energy Team to learn more about wood and biomass energy systems that support sustainable timber harvest management.	Long-term	
		N2.3: Tower and Breitung will support other alternative energy options such as solar, wind, or hydro-electric, etc. and support local alternative energy projects when feasible.	On-going	
		N2.4: Tower and Breitung will strive for mineral exploration and extraction projects that preserve the local environment, shore of Lake Vermilion, and local watersheds.	On-going	

Appendix A. Implementation Table

Agricultural, Natural, and Cultural Resources	Goal	Action Step	Timeline	Status
	C1. Provide residents with a variety of social, cultural, and educational activities and events.	C1.1: Tower and Breitung will promote and support local social and civic organizations that provide residents with opportunities to be engaged within their community. Community engagement, networking, and volunteering opportunities will be actively promoted through a central communication hub.	On-going	
		C1.2: Tower and Breitung will explore options for establishing a central communication hub for communicating with the residents of both communities. Options could range from the use of social media to the establishment of a Tower-Breitung-Lake Vermilion community public radio station.	Short-term	
		C1.3: Tower and Breitung will promote the expansion of cultural resources year round. Expansion of cultural resources could come in the form of Winter Festivals or the promotion of indoor cultural resources such as a bowling alley, roller rink, teen center, joint community recreation center, or movie theatre.	Short-term	
	C2. Encourage the preservation of the area's history and culture.	C2.1: Tower and Breitung will support the preservation of key structures and architectural styles. As an example, Tower and Breitung will support the efforts of the Lake Vermilion Cultural Center.	On-going	
		C2.2: Tower and Breitung will continue supporting the preservation of the area's logging, mining, and railroad history through the identification, preservation, and displaying of historic places and artifacts. Tower and Breitung will work with interested citizens, businesses, and industries to continue supporting a program to display historic photos and artifacts.	On-going	
		C2.3: Tower and Breitung will seek out federal and state grants for historic preservation and renovation projects when appropriate.	As needed	
C2.4: Tower and Breitung will continue supporting and promoting the importance of the Soudan Underground Mine, Lake Vermilion State Park, Bois Forte Cultural Center, and others as major attractions to both communities.		On-going		

Appendix A. Implementation Table

Economic Development	Goal	Action Step	Timeline	Status
	<p>E1. Tower and Breitung will consider expanding the scope of the Tower Economic Development Authority to include representation from Breitung Township.</p>	<p>E1.1: Tower and Breitung will hold a joint meeting to discuss including representation from Breitung Township to the Tower Economic Development Authority. Representation could include a liaison from Breitung Township that attends EDA meetings to discuss the needs and recommendations for economic development in the Township.</p>	<p>Short-term</p>	
	<p>E2. Tower and Breitung will work to build on the area's tourism cluster.</p>	<p>E2.1: Support expansion of tourism infrastructure by developing recreational facilities for hiking/biking, camping, boating, fishing, skiing, snowmobiling, and ATV.</p>	<p>On-going</p>	
		<p>E2.2: Support the continued development of Lake Vermillion State Park and its diverse amenities and attractions. Advocate for the timely creation of the Park's facilities.</p>	<p>On-going</p>	
	<p>E3. Diversify the economy through recruitment of businesses or industries that the community lacks and would help strengthen the communities economic portfolio.</p>	<p>E3.1: Tower and Breitung will consider completing a market analysis study to identify gaps in businesses, services, or industries that have a potential to prosper in the community.</p>	<p>Mid-term</p>	
		<p>E3.2: Tower and Breitung will leverage the Tower Harbor project to attract new economic development opportunities that may not have existed prior to its development.</p>	<p>Short-term / On-going</p>	
		<p>E3.3: Tower and Breitung will actively promote available properties and land within the community that pose economic opportunities. Available land and properties could be promoted through the Northland Connection and Minnesota Department of Employment and Economic Development (DEED) websites similar to how they are promoted on the City of Tower's website.</p>	<p>Short-term / On-going</p>	

Appendix A. Implementation Table

Economic Development	Goal	Action Step	Timeline	Status
	E4. Improve the local business atmosphere through working with business retention and expansion programs.	E4.1: Tower and Breitung will work with local businesses to improve the business environment. Promoting year round or seasonal extended hours among local businesses, promoting senior discounts and incentives, and exploring other collaborative promotional events could help improve the local business environment.	On-going	
		E4.2: Tower and Breitung will work with the Minnesota Small Business Development Center, the University of Minnesota Extension’s Business Retention and Expansion Strategies Program, and IRRRB programs to help local businesses remain profitable or growing.	On-going	
	E5. Preserve and promote services and infrastructure, such as clinics and schools that help improve the quality of life.	E5.1: Tower and Breitung will work with health clinics (medical, dental, etc.) and schools to ensure there is continuous access for all residents in the communities.	On-going	
		E5.2: Tower and Breitung will pursue adding additional services and infrastructure such as a pharmacy, continue supporting local schools, and combine forces to promote the best educational opportunities to local residents.	Short-term / On-going	
	E6. Tower and Breitung will continue to support and pursue the development of the Tower Harbor project.	E6.1: Tower and Breitung will continue to implement and, when needed, update the harbor improvement plan.	On-going	
		E6.2: Tower and Breitung will seek out new developments and businesses that can be a key facility on or near the harbor and that fit the community.	On-going	

Appendix A. Implementation Table

Recreation and Open Space	Goal	Action Step	Timeline	Status
	R1. Provide a variety of recreational opportunities through the preservation, maintenance, and expansion of local parks, recreational facilities, and open space.	R1.1: Tower and Breitung will preserve and maintain its local park systems and recreational facilities to ensure all recreational opportunities are safe and accessible for residents and visitors of all ages and abilities.	On-going	
		R1.2: Tower and Breitung will support the State of Minnesota's maintenance and recreational development of the Soudan Underground Mine State Park and Lake Vermilion State Park.	As needed	
		R1.3: Tower and Breitung will consider additional opportunities for parks, recreation, and open space development within the communities. The communities will consider existing and future annexed lands for parks, open space, or other recreational facilities that add unique and year round recreational opportunities.	Mid-term	
		R1.4: Tower and Breitung will consider developing "pocket parks" in locations along its main commercial district where there are gaps in buildings along Main Street. Pocket parks could include all or portions of vacant land between existing buildings.	Mid-term	
		R1.5: Tower and Breitung will consider studying locations and costs for a future joint community recreational and entertainment venue. Locations considered should provide access to residents of all ages from both communities.	Mid-term	
	R2. Establish Tower and Breitung as the major gateway to all of the area's outdoor recreation activities.	R2.1: Tower and Breitung will actively promote itself as a major gateway for Lake Vermilion, the Boundary Waters Canoe Area Wilderness, Superior National Forest, and other major nearby recreation and tourism destinations.	On-going	
		R2.2: Tower and Breitung will develop recreation and tourism promotional materials and resources such as area recreational brochures, guided tours, recreation rentals, etc. The communities will actively recruit recreation and tourism support businesses such as local outfitters that supply outdoor tourists with equipment needs while also promoting the Tower and Breitung community by establishing a local outfitter brand.	Short-term	
R2.3: Tower and Breitung will work to maximize the Tower Harbor project's positive impact on recreation opportunities for residents and drawing in Lake Vermilion visitors.		On-going		

Appendix A. Implementation Table

Recreation and Open Space	Goal	Action Step	Timeline	Status
	R3. Explore future trail expansion and connectivity both within the Tower and Breitung community and throughout the region.	R3.1: Tower and Breitung will work to finish the Trail Loop connecting Breitung, McKinley Park, Hoodoo Point, and Tower.	Short-term	
		R3.2: Tower and Breitung will support Mesabi Trail and Lake Vermilion Regional Trail development efforts in the region through letters of support and other actions as necessary.	On-going	
		R3.3: Tower and Breitung will determine locations within the communities that could benefit from trail connections. Locations could include parks and recreational areas, schools, major employers, and major residential and commercial areas. The communities will move forward with trail connection efforts when appropriate.	Mid / Long-term	
		R3.4: Tower and Breitung will continue to identify and promote the expansion of new regional trails for ATV's, mountain bikes, snowmobiles, birders, hunters, and hikers.	On-going	
	R4. Expand the scope and role of the Joint Recreation Board (Joint Powers Board) that serves both Tower and Breitung. The Joint Recreation Board could also serve as a recreational cooperative consisting of Tower, Breitung, the school district, local recreation and trail organizations, and state park staff.	R4.1: Tower and Breitung will work together to gather public input for expanding on the Joint Recreation Board to include all local recreational entities, agencies, and organizations.	Short-term	
		R4.2: The expanded Joint Recreation Board will serve as a recreational cooperative to help promote and expand recreational opportunities for residents and visitors of both communities and develop youth programs and organizations for sports and recreation.	Mid-term	
		R4.3: The Joint Recreation Board will work with the Tower Economic Development Authority, local schools, and the Lake Vermilion Chamber of Commerce through regular meetings to establish and promote year round recreation and tourism opportunities. The Board will seek funding and work with local partners such as the Mesabi Community College, Vermilion Community College, and Community Education Program for local staffing and administration help.	Long-term	

Appendix A. Implementation Table

Land Use	Goal	Action Step	Timeline	Status
	L1. Manage shoreland development for minimal impacts on water quality, wildlife habitat, views and vistas.	L1.1: Tower will enforce its shoreland management ordinance to ensure all shorefront land and development have minimal impact on water quality, wildlife habitat, and view sheds. Breitung will work with St. Louis County to ensure that its shorelands are managed effectively and appropriately.	On-going	
		L1.2: Tower and Breitung will work with agencies such as the Minnesota Department of Natural Resources, the Minnesota Pollution Control Agency, St. Louis County Zoning, and the North St. Louis County Soil and Water Conservation District to promote additional best use practices for shoreland management.	As needed	
	L2. Maintain and update modern zoning tools such as the zoning map, zoning and subdivision ordinances, and building and development controls.	L2.1: Tower will enforce, and update as needed, it's zoning map, zoning and subdivision ordinances, and building and development controls such as the permitting and variance application processes.	As needed	
		L2.2: Tower and Breitung will promote land use and zoning that keep compatible uses together and incompatible uses separated.	On-going	
		L2.3: Breitung will consider organizing a planning committee to work directly with St. Louis County's zoning department regarding zoning, subdivision, and other land use matters within the Township. The planning committee will have regular communication with the St. Louis County Planning Commission and Board of Adjustment to stay informed of building and land use permits and zoning variance requests. The committee will also update the County on zoning issues and request changes to the zoning map as needed. In the absence of a planning committee, the Town Board should maintain regular communication with the County regarding these matters.	Mid / Long-term	

Appendix A. Implementation Table

Land Use	Goal	Action Step	Timeline	Status
	<p>L3. Incorporate complete and well connected land use practices to ensure that major nodes within the communities are well connected and accessible.</p>	<p>L3.1: Tower and Breitung will work to identify the major nodes within the communities (residential, commercial, industrial, recreational, cultural, historical, etc.) and promote land use practices that protect connectivity and accessibility between the major nodes and the two communities as a whole.</p>	<p>On-going</p>	
	<p>L4. Promote land use and zoning that maximizes the opportunity for connectivity and conformity between the communities' major bookends of the State Parks in Breitung Township and the Tower Harbor project that complement one another.</p>	<p>L4.1: Tower will work with developers of the harbor site to help implement the design standards identified in the Tower Harbor Master Plan and Design Guide. Future development should also consider meshing with existing architecture, historical buildings, and the nautical theme of the Tower Harbor within the communities.</p>	<p>Short-term</p>	
		<p>L4.2: Tower will consider adopting similar design standards and mixed use zoning through the City, especially along its primary commercial section, to help tie in the look and feel of the Tower Harbor project with the rest of the community.</p>	<p>Short-term</p>	
		<p>L4.3: Breitung will consider design standards for future development that complements the existing character of the Town and major assets such as the Soudan Underground Mine and Lake Vermilion State Park.</p>	<p>On-going</p>	
<p>L5. Protect, preserve, and promote available land for recreational and green space uses to expand recreational opportunities year round.</p>	<p>L5.1: Tower and Breitung will consider area recreational and open space assets and opportunities in their future land use practices.</p>	<p>On-going</p>		

Appendix A. Implementation Table

<b>Intergovernmental Cooperation</b>	<b>Goal</b>	<b>Action Step</b>	<b>Timeline</b>	<b>Status</b>
	<p>I1. Continue collaboration between the City of Tower and Breitung Township.</p>	<p>I1.1: Tower and Breitung will continue collaboration on planning activities and projects as well as continue exploring additional shared services, facilities, infrastructure, and joint boards and committees.</p>	<p>On-going</p>	
<p>I2. Continue collaboration between Tower-Breitung and surrounding government and tribal entities.</p>	<p>I2.1: Tower and Breitung will continue collaborating with neighboring townships and cities, counties, state and tribal entities. Tower and Breitung will maintain communication with neighboring government and tribal entities regarding current and future planning activities that could have an impact on their neighbors.</p>	<p>On-going</p>		

Appendix A. Implementation Table

Health	Goal	Action Step	Timeline	Status
	<p>+1. Promote improved social and economic factors such as food access, economic prosperity, educational attainments, social clubs, networking, and volunteerism.</p>	<p>1.1: Tower and Breitung will promote and support food access and agricultural assets such as the local grocery store, food shelf, and farmers market. The communities will promote additional assets such as community gardens and others to provide greater local food access. Also see goal H2, A1, C1, and Economic Development goals.</p>	<p>On-going</p>	
	<p>+2. Promote improved health behaviors among residents of Tower and Breitung.</p>	<p>2.1: Tower and Breitung will promote active living among residents of the communities through the creation of an active living plan. The active living plan will help identify improvements to the walking and biking ability for residents.</p>	<p>On-going</p>	
		<p>2.2: Tower and Breitung will promote early education programs for teaching healthy living behaviors. Programs could include formal programs such as D.A.R.E and Farm to School, or informal programs offering education on active living, physical activity, and healthy eating. Education on healthy eating will also be considered for adults in the community through programs like healthy cooking classes.</p>	<p>On-going</p>	
		<p>2.3: Tower and Breitung will partner with local clinics to promote the services available to residents that help improve physical and mental health throughout the community.</p>	<p>On-going</p>	
<p>+3. Improve and support the physical, mental, and spiritual well-being of the communities and region.</p>		<p>On-going</p>		



## Appendix B. Demographics



## Appendix B. Demographics

### Population – City of Tower

Population Trends – Fayal Township		
	2000	2010
Total Population	479	500
Male	232	254
Female	247	246
Age 19 and under	103	99
Age 20 – 54	207	201
Age 55 – 74	110	151
Age 75 and over	59	49
Median Age	45.3	48.4

US Census Bureau, Decennial Census 2000 and 2010

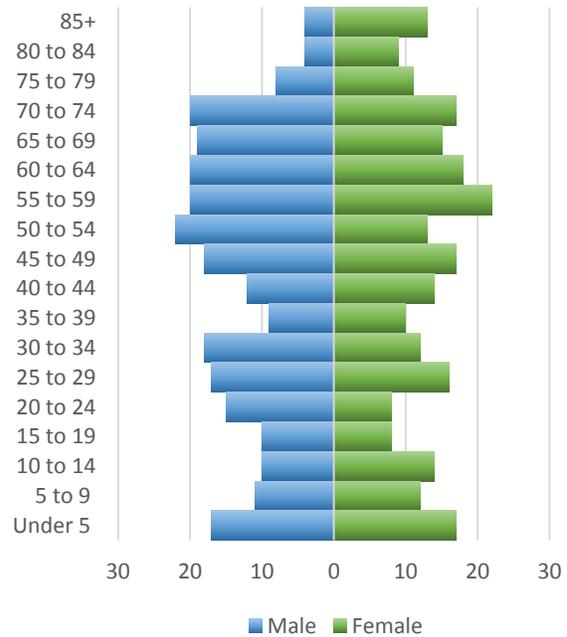
Population by Race		
	Estimate	Percent
White	473	94.60%
African American	0	0.00%
Native American/Alaskan	12	2.40%
Asian American	3	0.60%
Native Hawaiian/Pacific Islander	0	0.00%
Other	1	0.20%
Two or More Races	11	2.20%

US Census Bureau, Decennial Census 2010

Population by Age and Gender		
	Male	Female
85+	4	13
80 to 84	4	9
75 to 79	8	11
70 to 74	20	17
65 to 69	19	15
60 to 64	20	18
55 to 59	20	22
50 to 54	22	13
45 to 49	18	17
40 to 44	12	14
35 to 39	9	10
30 to 34	18	12
25 to 29	17	16
20 to 24	15	8
15 to 19	10	8
10 to 14	10	14
5 to 9	11	12
Under 5	17	17

US Census Bureau, Decennial Census 2010

2010 Population Distribution by Age and Gender



## Appendix B. Demographics

### Housing – City of Tower

Housing Occupancy		
	Number	Percent
Total Units	331	-
Occupied Units	265	80.1
Owner-occupied	180	67.9
Renter-occupied	85	32.1
Vacant Units	66	19.9
For rent	21	6.3
Rented, unoccupied	0	0.0
For sale only	6	1.8
Sold, unoccupied	0	0.0
Seasonal use	34	10.3
Other	5	1.5

US Census Bureau, Decennial Census 2010

Year Structure Built		
	Estimate	Percent
Total Units	302	-
Built 2010 or later	0	0.0
Built 2000 to 2009	52	17.2
Built 1990 to 1999	30	9.9
Built 1980 to 1989	44	14.6
Built 1970 to 1979	42	13.9
Built 1960 to 1969	13	4.3
Built 1950 to 1959	45	14.9
Built 1940 to 1949	12	4.0
Built 1939 or earlier	64	21.2

2013 American Community Survey

Housing Value		
	Estimate	Percent
Owner-occupied Units	146	-
Less than \$50,000	25	17.1
\$50,000 to \$99,999	54	37.0
\$100,000 to \$149,999	34	23.3
\$150,000 to \$199,999	12	8.2
\$200,000 to \$299,999	12	8.2
\$300,000 to \$499,999	7	4.8
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	2	1.4

2013 American Community Survey

Tenure by Household Size		
	Number	Percent
Owner-occupied units	180	-
1-person household	67	37.2
2-person household	75	41.7
3-person household	14	7.8
4-person household	15	8.3
5-person household	7	3.9
6-person household	2	1.1
7-person household	0	0.0
Renter-occupied units	85	-
1-person household	54	63.5
2-person household	19	22.4
3-person household	8	9.4
4-person household	3	3.5
5-person household	0	0.0
6-person household	1	1.2
7-person household	0	0.0

US Census Bureau, Decennial Census 2010

Year Householder Moved Into Unit		
	Estimate	Percent
Occupied Units	220	-
2010 or later	35	15.9
2000 to 2009	106	48.2
1990 to 1999	35	15.9
1980 to 1989	34	15.5
1970 to 1979	2	0.9
1969 or earlier	8	3.6

2013 American Community Survey

Number of Bedrooms		
	Estimate	Percent
Total Units	302	-
No bedroom	10	3.3
1 bedroom	47	15.6
2 bedrooms	105	34.8
3 bedrooms	126	41.7
4 bedrooms	8	2.6
5 or more bedrooms	6	2.0

2013 American Community Survey

## Appendix B. Demographics

### Transportation – City of Tower

Commuting to Work		
	Estimate	Percent
Workers 16 years and over	172	-
Car, truck, or van - drive alone	118	68.6
Car, truck, or van - carpool	0	0.0
Public transportation	0	0.0
Walked	35	20.3
Other means	7	4.1
Worked at home	12	7.0

2013 American Community Survey

Travel Time to Work	
	Percent
Less than 10 minutes	49.4
10 to 14 minutes	13.1
15 to 19 minutes	1.3
20 to 24 minutes	5.0
25 to 29 minutes	0.0
30 to 34 minutes	19.4
35 to 44 minutes	3.8
45 to 59 minutes	5.6
60 or more minutes	2.5
Mean travel time to work (minutes)	16.3

2013 American Community Survey

Vehicles Available		
	Estimate	Percent
Workers 16 years and over in households	172	-
No vehicle available	0	0.0
1 vehicle available	66	38.4
2 vehicles available	75	43.6
3 or more vehicles available	31	18.0

2013 American Community Survey

### Income and Labor Force – City of Tower

Income		
	2000	2013
Median household income	\$26,429	\$39,063
Median family income	\$37,500	\$44,167
Per capita income	\$17,169	\$23,404

US Census Bureau, Decennial Census 2010  
2013 American Community Survey

Employment by Occupation		
	Estimate	Percent
Civilian employed population 16 years and over	174	-
Management	47	27.0
Service	44	25.3
Sales and office	36	20.7
Natural resources, construction, and maintenance	35	20.1
Production and transportation	12	6.9

2013 American Community Survey

Employment by Industry		
	Estimate	Percent
Civilian employed population 16 years and over	174	-
Agriculture	2	1.1
Construction	20	11.5
Manufacturing	6	3.4
Wholesale trade	6	3.4
Retail trade	22	12.6
Transportation	0	0.0
Information	0	0.0
Finance, insurance	15	8.6
Professional	8	4.6
Education, health care and social	25	14.4
Arts, entertainment	44	25.3
Other, except public administration	18	10.3
Public administration	8	4.6

2013 American Community Survey

## Appendix B. Demographics

### Population – Town of Breitung

Population Trends – Fayal Township		
	2000	2010
Total Population	662	605
Male	348	329
Female	314	276
Age 19 and under	146	103
Age 20 – 54	279	238
Age 55 – 74	177	205
Age 75 and over	60	59
Median Age	45.5	51.9

US Census Bureau, Decennial Census 2000 and 2010

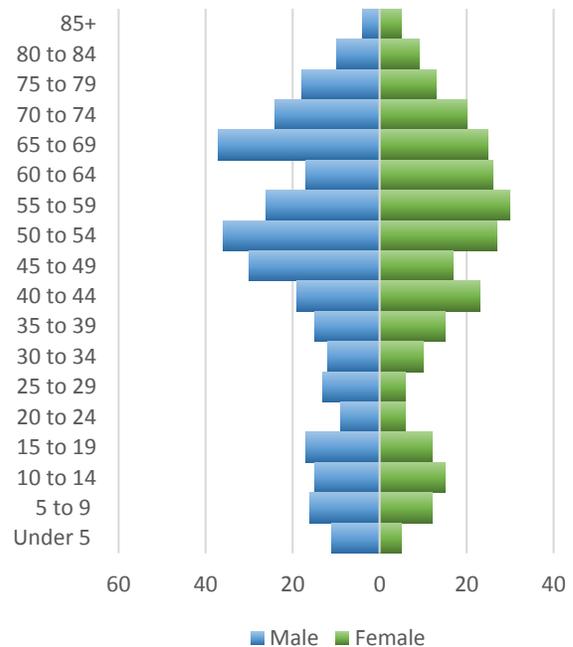
Population by Race		
	Estimate	Percent
White	586	96.9%
African American	7	1.20%
Native American/Alaskan	5	0.08%
Asian American	5	0.08%
Native Hawaiian/Pacific Islander	0	0.00%
Other	0	0.00%
Two or More Races	2	0.03%

US Census Bureau, Decennial Census 2010

Population by Age and Gender		
	Male	Female
85+	4	5
80 to 84	10	9
75 to 79	18	13
70 to 74	24	20
65 to 69	37	25
60 to 64	17	26
55 to 59	26	30
50 to 54	36	27
45 to 49	30	17
40 to 44	19	23
35 to 39	15	15
30 to 34	12	10
25 to 29	13	6
20 to 24	9	6
15 to 19	17	12
10 to 14	15	15
5 to 9	16	12
Under 5	11	5

US Census Bureau, Decennial Census 2010

### 2010 Population Distribution by Age and Gender



## Appendix B. Demographics

### Housing – Town of Breitung

Housing Occupancy		
	Number	Percent
Total Units	590	-
Occupied Units	286	48.5
Owner-occupied	263	92.0
Renter-occupied	23	3.8
Vacant Units	304	8.0
For rent	7	2.3
Rented, unoccupied	1	0.3
For sale only	8	2.6
Sold, unoccupied	0	0.0
Seasonal use	282	92.8
Other	6	2.0

US Census Bureau, Decennial Census 2010

Year Structure Built		
	Estimate	Percent
Total Units	584	-
Built 2010 or later	0	0.0
Built 2000 to 2009	61	10.4
Built 1990 to 1999	52	8.9
Built 1980 to 1989	39	6.7
Built 1970 to 1979	121	20.7
Built 1960 to 1969	48	8.2
Built 1950 to 1959	87	14.9
Built 1940 to 1949	56	9.6
Built 1939 or earlier	120	20.5

2013 American Community Survey

Housing Value		
	Estimate	Percent
Owner-occupied Units	235	-
Less than \$50,000	25	10.6
\$50,000 to \$99,999	84	35.7
\$100,000 to \$149,999	50	21.3
\$150,000 to \$199,999	21	8.9
\$200,000 to \$299,999	21	8.9
\$300,000 to \$499,999	22	9.4
\$500,000 to \$999,999	10	4.3
\$1,000,000 or more	2	0.9

2013 American Community Survey

Tenure by Household Size		
	Number	Percent
Owner-occupied units	263	-
1-person household	75	28.5
2-person household	128	48.7
3-person household	25	9.5
4-person household	25	9.5
5-person household	6	2.3
6-person household	4	1.5
7-person household	0	0.0
Renter-occupied units	23	-
1-person household	11	47.8
2-person household	7	30.4
3-person household	3	13.0
4-person household	1	4.3
5-person household	0	0.0
6-person household	0	0.0
7-person household	1	4.3

US Census Bureau, Decennial Census 2010

Year Householder Moved Into Unit		
	Estimate	Percent
Occupied Units	256	-
2010 or later	19	7.4
2000 to 2009	103	40.2
1990 to 1999	74	28.9
1980 to 1989	21	8.2
1970 to 1979	16	6.3
1969 or earlier	23	9.0

2013 American Community Survey

Number of Bedrooms		
	Estimate	Percent
Total Units	584	-
No bedroom	9	1.5
1 bedroom	76	13.0
2 bedrooms	240	41.1
3 bedrooms	201	34.4
4 bedrooms	43	7.4
5 or more bedrooms	15	2.6

2013 American Community Survey

## Appendix B. Demographics

### Transportation – Town of Breitung

Commuting to Work		
	Estimate	Percent
Workers 16 years and over	274	-
Car, truck, or van - drive alone	232	84.7
Car, truck, or van - carpool	22	8.0
Public transportation	0	0.0
Walked	6	2.2
Other means	5	1.8
Worked at home	9	3.3

2013 American Community Survey

Travel Time to Work	
	Percent
Less than 10 minutes	24.5
10 to 14 minutes	8.7
15 to 19 minutes	6.8
20 to 24 minutes	1.9
25 to 29 minutes	5.7
30 to 34 minutes	21.1
35 to 44 minutes	10.6
45 to 59 minutes	15.8
60 or more minutes	4.9
Mean travel time to work (minutes)	26.3

2013 American Community Survey

Vehicles Available		
	Estimate	Percent
Workers 16 years and over in households	274	-
No vehicle available	0.0	0.0
1 vehicle available	8.0	9.4
2 vehicles available	40.9	34.9
3 or more vehicles available	51.1	55.7

2013 American Community Survey

### Income and Labor Force – Town of Breitung

Income		
	2000	2013
Median household income	\$40,750	\$61,250
Median family income	\$51,250	\$69,375
Per capita income	\$20,134	\$27,366

US Census Bureau, Decennial Census 2010  
2013 American Community Survey

Employment by Occupation		
	Estimate	Percent
Civilian employed population 16 years and over	293	-
Management	66	22.5
Service	70	23.9
Sales and office	79	27.0
Natural resources, construction, and maintenance	33	11.3
Production and transportation	45	15.4

2013 American Community Survey

Employment by Industry		
	Estimate	Percent
Civilian employed population 16 years and over	293	-
Agriculture	27	9.2
Construction	14	4.8
Manufacturing	21	7.2
Wholesale trade	16	5.5
Retail trade	28	9.6
Transportation	21	7.2
Information	6	2.0
Finance, insurance	21	7.2
Professional	0	0.0
Education, health care and social	64	21.8
Arts, entertainment	39	13.3
		3.1
		9.2

2013 American Community Survey



## Appendix C. Visioning Results



# Public Visioning Session

January 8, 2015 – 6:30 PM

Tower Community Center – 402 Pine Street, Tower



HOUSING  
ROADS  
ECONOMY  
RESOURCES  
LAND USE  
COMMUNITY  
RECREATION  
TOURISM



## Comprehensive Plan Update

Please help your community vision it's  
**FUTURE!**

A Community Survey is also open: [www.surveymonkey.com/s/tower-breitung](http://www.surveymonkey.com/s/tower-breitung)

Please have your survey complete no later than January 2, 2015!

For more information visit [www.arrowheadplanning.org/tower-breitung](http://www.arrowheadplanning.org/tower-breitung) or contact:

Ryan Miller, ARDC – (218) 529-7552 – [rmiller@ardc.org](mailto:rmiller@ardc.org)



Appendix C. Visioning Results

**PHYSICAL ASSETS (Recorded from January 8, 2015 Public Visioning Session)**

TWO CAMPGROUNDS	GROCERY STORE
LAKE VERMILION	EQUIPMENT (SNOW, ETC)
AIRPORT	GAS STATIONS
GENERAL LOCATION	MECHANIC TOW SERVICE
(BWCAW, LAKE, TRAILS)	FUNERAL HOME
MAIN STREET BUSINESSES	SENIOR HOUSING
DEVELOPABLE COMMERCIAL AREA	AFFORDABLE HOUSING
STATE PARK	ASSISTED LIVING
MAJOR HIGHWAY – 169	STUDENT TRANSPORTATION
PARKS AND REC	ARROWHEAD TRANSIT
SCHOOLS, BALLFIELDS, RINKS	FOOD SHELF
SKATING RINK	LIQUOR STORE
PUBLIC HUNTING AREAS	CITY HALL
PUBLIC BERRY PICKING AREAS	FIRE DEPT
SEWER PONDS, DUMP	STORAGE UNITS
HARBOR	WATER / WILDERNESS ACCESS
EMERGENCY SERVICES (FIRE/EMT)	PARKS/WALKING TRAILS
CLINIC	SNOWMOBILE TRAILS
WATER, WASTEWATER FACILITIES	MARINE / SEAPLANE BASE
HISTORICAL BUILDINGS	BOAT HOUSES (STUNT BAY)
DEPOT MUSEUM	RIVER
TWO NEWSPAPERS	POLICE DEPARTMENT
POST OFFICES	GREEN SPACE
GOOD VARIETY OF RESTUARANTS	MESABI TRAIL
HAIR SALONS	REC INFRASTRUCTURE
CHURCHES	MEDICAL / DENTAL SERVICES
CEMETERY – POTTERSFIELD	
FORTUNE BAY – CULTURAL CENTER, GOLF COURSE	
PUBLIC BEACHES	
DNR OFFICE	PICNIC AREA
QUALITY OF ROADS	BOAT LANDING
PRIVATE MARINA	SIDEWALKS
COMMUNITY CENTER	NEW BRIDGE
MINI PARK	RICK'S RELICS, ZUPS, NAPA
FARMERS MARKET	
LEE MINE	
SKI TRAILS	
UNDERGROUND MINE/MINOS EXPERIEMENT/CDMS	
MEDICAL SUPPLY CLOSET – LENDING	

Appendix C. Visioning Results

**UNSEEN ASSETS (Recorded from January 8, 2015 Public Visioning Session)**

FOURTH OF JULY CELEBRATION  
ANNUAL HALLOWEEN PARTY  
BREITUNG COMMUNITY PICNIC  
HISTORICAL SOCIETY  
WOMENS CIVIC IMPROVEMENT CLUB  
CLEAN AIR/WATER  
ACCESSIBLE CITY STAFF  
LOW CRIME  
TOWER-SOUDAN SINGERS  
QUILTING CLUBS  
CHIMPY'S SKATING PARTIES  
EDUCATION  
VOLUNTEERISM – ALL AGES  
PLENTY OF HELP  
MONTHLY BINGO  
LITTLE LEAGUE  
ATHLETIC BOOSTER  
SNOWMOBILE CLUB  
FIRE ARMS SAFETY TRAINING  
ATV TRAINING  
BOOK MOBILE  
HEAD START - ECFE  
LEARNING READINESS  
COFFEE GROUP – SOUDAN STORE  
READING CLUB  
HARBOR FEST  
DEPOT DAYS  
HOT BOLOGNA (ZUPS)  
COMMUNITY EDUCATION CLASSES  
HISTORICAL VALUE  
OPERATION SANTA  
BIG TRUCK NIGHT  
ST PAULS LUTHERN AND SOUDAN MENS GROUP  
OLD SETTLERS REUNION  
SPORTSMANS CLUB  
UP NORTH EXPERIENCE  
WILDLIFE VIEWING  
MEDIA (COLD NEWS)  
CHAMBER OR COMMERCE  
RESORT ASSOCIATION  
EMERGENCY PLAN  
GRANT MONEY/FUNDING OPPORTUNITIES  
WATER LINES  
COMMUNITY CHOIR

SEWER PONDS  
COMMUNITY SPIRIT  
TSAA  
COMMUNITY GROUPS  
GREAT PEOPLE  
HANGER TRASH CLUB  
POLICE  
HONEST COMMUNITY  
ZUPS FREE WEDNESDAY  
FRIENDLY PEOPLE  
ACCOMODATING  
PET FRIENDLINESS  
SCHOOL CLUBS  
SMALL TOWN FEEL  
BREAKFAST CLUB

**FUTURE ASSETS (Recorded from January 8, 2015 Public Visioning Session)**

HOTEL	REMOVAL OF BLIGHT
CONDOS	NEW RENTAL HOUSING
LARGER/MODERN HOUSING STOCK	FULLY DEVELOPED HARBOR
BUSINESSES/SHOPS	TROLLEY TO STATE PARKS
UPDATED/EXPANDED CAMPGROUND	MORE CONNECTIONS (TRANS)
CRAFT BREWERY	JOINT REC DEPT
SNOWMOBILE/ATV DEALER	JOINT COMMUNITY CENTER
GUIDED TOURS	TEEN CENTER
TRAIL BROCHURE	ATTRACTING LARGER EMPLOYERS
RECREATIONAL RENTALS	150 YEAR MINING CELEBRATION
ATV TRAILS	LOWER TAXES
ART GALLERY	HIGHER POPULATION
LIBRARY	NEW RESTUARANTS
MOUNTAIN BIKE TRAILS	MOVIE THEATER (DRIVE IN)
24 HOUR GAS STATION	MORE CULTURAL/ARTS
GROCERY STORE LATER HRS	OLD BREWERY REDEVELOPED
RADIO STATION	COMMUNICATION HUB
RED BOX	SUSHI
BOWLING ALLEY	DAYCARE CENTER
ROLLER RINK	OUTDOORS STORE
LARGER FIRE/AMBULANCE HALL	MORE TRAILS
UPDATED CIVIC CENTER	COMMUNITY GARDEN
JOINT FIRE DEPT	MORE COMMERCE / RETAIL
COMMUNITY REC BUILDING	FULL MAIN STREET
KITCHEN IN COMMUNITY CENTER	VISITOR CENTER - STATE PARK
PIZZA SHOPS	ENTERTAINMENT VENUE
DELIVERY RESTUARANTS	VETINARY CLINIC
WINTER FESTIVALS	POCKET PARK
CLOTHING STORES	ATV CLUB
MORE SOLAR POWER	55 PLUS ON MAIN STREET
NATURE WALK (BY CHURCH)	GYM
BIKE/WALKING TRAIL	ETHNIC FOOD
TRAIL LOOP – COMPLETE	PHARMACY
ANOTHER SEWER POND	THRIFT SHOP
OUTDOOR PAVILION	STORES OPEN LATER
NEW CITY PARK (OLD CEDAR FOREST)	DARE PROGRAM
WATERPARK	
PARKSIDE DEVELOP INTO PRESCHOOL EDUCATION CENTER	
OVERALL TRAIL IMPROVEMENT	
INDOOR WINTER PLAYGROUND	
FULLY DEVELOPED LAKE VERMILION STATE PARK	
K – 12 INDEPENDENT SCHOOL DIST	
PAUL HENDRICKSON MEMEMORIAL WALK	

Appendix C. Visioning Results

**CONCERNS/THREATS (Recorded from January 8, 2015 Public Visioning Session)**

DRUGS USE / ALCOHOLISM  
MINING  
WATER POLLUTION  
INCREASING POVERTY  
DECLINING POPULATION  
AGING POPULATION  
DECLINING ELEMENTARY SCHOOL ENROLLMENT  
LOSING CLINIC  
ABANDONED/VACANT BUILDINGS  
LOSING BUSINESSES  
LOSS OF MINING/JOBS  
LOSS OF MIDDLE CLASS  
AGING INFRASTRUCTURE  
WATER, SEWER, ROADS  
AGING HOUSING STOCK  
SHRINKING TAX BASE  
LACK OF COOPERATION  
AQUATIC INVASIVE SPECIES  
FIRE THREATS  
CLIMATE CHANGE  
TOURISM TOO SEASONAL  
LACK OF INTEREST/UNENGAGED COMMUNITY  
LACK OF NETWORKING  
LACK OF VOLUNTEERS  
NO CENTRAL COMMUNICATION HUB  
LACK OF TRANSPORTATION OPTIONS  
LACK OF RESOURCE PAGE  
GOVERNMENT REGULATIONS/COMPLIANCE  
INCREASING TAXES  
ENVIRONMENTAL DEGRADATION  
SPOILING THE GOLDEN GOOSE – LOSING UNIQUENESS  
WATER QUALITY ON LAKES  
LACK OF EMERGENCY EVACUATION FACILITY  
NO HIGH SCHOOL  
OLD/INEFFICIENT BUILDINGS  
NEGATIVITY / ATTITUDES  
SPECIAL INTEREST GROUPS FROM OUTSIDE  
DECLINING FAMILY INCOMES  
CRIME  
ECONOMIC UNCERTAINTY  
LOWER DEMOGRAPHICS  
COSTS OF UPGRADING HOUSING STOCK  
POLLUTION  
POPULATION EXPLOSION

MAIN STREET VACANCY  
NO PHARMACY  
LACK OF H.S. SPORTS  
NO HIGH PAYING JOBS

Appendix C. Visioning Results

**VISION STATEMENT NUGGETS (Recorded from January 8, 2015 Public Visioning Session)**

IN THE FUTRE, TOWER, BREITUNG IS...

GROWING PROGRESSIVE COMMUNITY, HIGH QUALITY OF LIFE  
MORE ACCESSIBLE TO TOURISM YEAR ROUND  
A DESTINATION – NATIONAL  
DESIRED PLACE TO LIVE  
PLACE TO RAISE YOUR KIDS/GROW FAMILY  
COMMUNITY WHERE YOU KNOW YOUR NEIGHBORS  
COMMUNITY TO BE PROUD OF  
EQUIPED WITH FULLY EQUIPED AND UPDATED PARKS AND REC FACILITES  
LOW CRIME/DRUG FREE  
FILLED WITH MORE PERMANENT/TEMPOARY RENTAL PROPERTY  
MORE LIVING WAGE JOBS  
STRONGER/LARGER CORE BUSINESS  
EFFICIENT/COOPERATIVE GOVERNMENT SERVICES  
THINKING LIKE ONE COMMUNITY  
ONE GOVERNMENTAL BODY  
STABLE SCHOOLS  
SUPPORTS HEALTHY AND EDUCATIONAL LIVING  
CONTINUES TO EXCEPTIONAL EFFORT FROM VOLUNTEERS  
MAINTAINING SMALL TOWN FEEL WHILE IMPROVING SERVICES  
WOULD BE THE PLACE PEOPLE WOULD LOVE TO CALL HOME  
HAS FULLY IMPROVED INFRASTRUCTURE  
FULL OF MORE RECREATIONAL OPPORTUNITIES  
FULLY EQUIPED WITH PARKS AND REC



## Appendix D. Community Survey



Tower - Breitung Comprehensive Plan Survey	
<div style="background-color: #333; color: white; padding: 5px;"><b>Survey Introduction</b></div> <p>The City of Tower and Breitung Township are updating their Comprehensive Plan and would appreciate your input through this survey. By completing this survey you will: Contribute your opinion in guiding the community's future, learn about the process of comprehensive planning, and contribute to developing the community goals for the future. The survey will take approximately 15 minutes to complete.</p> <p>We value your opinion! The results of this survey will be used in the development of the comprehensive plan. Specifically, the aggregate results of this survey will be presented to the Comprehensive Plan Committee who will provide a recommendation to the City and Town Councils. The Councils will use the results in their final decision to adopt the Comprehensive Plan document including community goals and strategies.</p> <div style="background-color: #333; color: white; padding: 5px;"><b>Background on Comprehensive Planning</b></div> <p>A Comprehensive Plan is a document which records a public planning process that becomes an expression of a community's vision and a strategic framework for local government to reach that vision. The Comprehensive Plan is meant to:</p> <ul style="list-style-type: none"> <li>• Create the opportunity for residents to participate in guiding a community's future</li> <li>• Address community issues such as housing, transportation and utilities</li> <li>• Preserve important cultural, natural and agricultural resources</li> <li>• Identify issues, stay ahead of trends, and accommodate change</li> <li>• Ensure that growth makes the community better, not just bigger</li> <li>• Foster sustainable economic development</li> <li>• Provide an opportunity to consider future implications of today's decisions</li> <li>• Protect property rights and values</li> </ul> <div style="background-color: #333; color: white; padding: 5px;"><b>Participant Demographics</b></div> <p>In order to better understand who is participating in this survey, we kindly ask you to share a little about yourself.</p> <p><b>1. What age group are you in?</b></p> <p><input type="radio"/> 10-19</p> <p><input type="radio"/> 20-29</p> <p><input type="radio"/> 30-39</p> <p><input type="radio"/> 40-49</p> <p><input type="radio"/> 50-59</p> <p><input type="radio"/> 60+</p>	<div style="background-color: black; color: white; padding: 5px;"><b>Tower - Breitung Comprehensive Plan Survey</b></div> <p><b>2. How long have you lived in Tower or Breitung?</b></p> <p><input type="radio"/> 0-5 years</p> <p><input type="radio"/> 6-10 years</p> <p><input type="radio"/> 11-15 years</p> <p><input type="radio"/> 16+ years</p> <p><input type="radio"/> I do not live in Tower or Breitung</p> <p>Notes</p> <div style="border: 1px solid #ccc; height: 20px; width: 100%;"></div> <p><b>3. What is your interest in Tower / Breitung? (Please check all that apply)</b></p> <p><input type="checkbox"/> Own a home in Tower / Breitung</p> <p><input type="checkbox"/> Rent a living space in Tower / Breitung</p> <p><input type="checkbox"/> Own a business in Tower / Breitung</p> <p><input type="checkbox"/> Work in Tower / Breitung</p> <p><input type="checkbox"/> Shop or do business in Tower / Breitung</p> <p><input type="checkbox"/> Visit family in Tower / Breitung</p> <p><input type="checkbox"/> Vacation in Tower / Breitung</p> <p>Other (please specify)</p> <div style="border: 1px solid #ccc; height: 20px; width: 100%;"></div> <p><b>4. How often do you patronize businesses in Tower / Breitung?</b></p> <p><input type="radio"/> Once every few months</p> <p><input type="radio"/> Once a month</p> <p><input type="radio"/> Once a week</p> <p><input type="radio"/> Several times a week</p> <p>Other (please specify)</p> <div style="border: 1px solid #ccc; height: 20px; width: 100%;"></div> <div style="background-color: #333; color: white; padding: 5px;"><b>Vision Statement</b></div> <p>A vision statement is a reflection of the community's future. It's an aspirational description of what the community would like to be or achieve in the mid-term or long-term future.</p>

### Tower - Breitung Comprehensive Plan Survey

**5. Think of your ideal community, what are the characteristics of your ideal community?**

### Housing

**6. Please indicate your level of satisfaction concerning Housing**

	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Housing/Lot Size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of Available Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition/Maintenance of Housing Stock	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landscaping/Overall Aesthetic Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental Housing Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking Availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

### Transportation

Transportation is a way of traveling from one place to another place. There are many modes of transportation including walking, biking, using a wheelchair, driving, car-pooling, riding a bus or train, etc. Please share your ideas about transportation below.

### Tower - Breitung Comprehensive Plan Survey

**7. Please indicate your level of satisfaction concerning Transportation Infrastructure**

	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Condition of local roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trail system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bus/Shuttle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bridges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Railroad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

**8. How do you most often travel to work?**

- Vehicle (car, truck, van, etc.)
- Car-pool or ride share
- Bicycle
- Walk
- Mass-Transit (Bus, shuttle, etc.)

Other (please specify)

**9. How do your school aged children most often get to school?**

- Drive them in Vehicle (car, truck, van, etc.)
- Car-pool or ride share
- Bicycle
- Walk
- School Bus
- I do not have school-aged children

Other (please specify)

**Tower - Breitung Comprehensive Plan Survey**

**10. How important is it for you to live in a community that has sidewalks, bike paths, and/or trails that connect your home to school/work and other destinations and use for exercise?**

- Very Important
- Somewhat Important
- Not Very Important
- Not Important at all

Comments

**11. What are the specific transportation issues in your community? What roads, sidewalks, trails, or mass transit would you like to preserve or improve in your community?**

**Agricultural, Natural and Cultural Resources**

**12. How important is it for you to live in a community that preserves and protects natural resources (e.g. river's, lake's, public land, rock outcroppings or geological features, etc.)**

- Very Important
- Somewhat Important
- Not very important
- Not important at all

**13. Do current land use practices properly use local resources?**

- Yes
- No

**14. What agricultural resources exist in your community (e.g. farms, farmers market, community gardens, greenhouses, etc.)?**

**Tower - Breitung Comprehensive Plan Survey**

**15. Do you have a garden, greenhouse or participate in a community garden where you grow fruits and vegetables?**

- Yes
- No, but I would be interested in participating if facilities/programs were made available
- No, I have no interest in growing fruits and vegetables

**16. Where do you most often purchase food and how far is this source? (Choose one)**

	0-5 miles	5-10 miles	Over 10 miles
Traditional grocery store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Super Store (Walmart, Target)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Food buying club (Sam's)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Supported agriculture (CSA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

**17. Cultural resources include both physical and intangible assets such as churches, arts, heritage, archaeology, etc.**

**What cultural resources exist in your community that you would like to preserve? What cultural resources would you like to add in your community?**

**Economic Development**

Economic development is the sustained, concerted actions of policy makers and communities that promote the standard of living and economic health of an area. Economic Development efforts can include Business or Industry (e.g. Tourism, Mining, Timber, etc.) recruitment, retention, and expansion, and Commercial building and site availability.

Tower - Breitung Comprehensive Plan Survey				
<b>18. Please indicate your level of satisfaction concerning Economic Development</b>				
	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Business or Industry recruitment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business or Industry retention and promotion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business or Industry expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial/Industrial building and site availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism promotion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments				
<b>19. What businesses or industries would you like to have in your community?</b>				
<b>20. How important is mining to economic development in Tower/Breitung?</b>				
<input type="radio"/> Most important economic activity <input type="radio"/> As important as other economic activities <input type="radio"/> Less important than other activities <input type="radio"/> Not important to economic development				
<b>21. Please indicate your level of satisfaction for Education and Healthcare within Tower/Breitung.</b>				
	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Utilities and Community Facilities</b>				
Utilities include water lines, sewer lines, storm water run-off, electricity, communications, garbage/recycling etc.				
Community Facilities include City/public owned land and buildings such as parks, city hall, library etc.				

Tower - Breitung Comprehensive Plan Survey				
<b>22. Please indicate your level of satisfaction concerning Community Utilities and Facilities</b>				
	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Drinking water system/quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sanitary sewer system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storm sewer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garbage/Recycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communications	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks/Recreational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments				
<b>Community Services</b>				
<b>23. Please indicate your level of satisfaction concerning Community Services</b>				
	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied
Law Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Department Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Ordinances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments				

### Tower - Breitung Comprehensive Plan Survey

**24. Please rank ONLY your top 3 priority areas from the topics discussed above.**

<input type="checkbox"/>	Housing
<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Agricultural, Natural and Cultural Resources
<input type="checkbox"/>	Economic Development
<input type="checkbox"/>	Land Use
<input type="checkbox"/>	Utilities and Community Facilities
<input type="checkbox"/>	Community Services

### Comments

**25. Please include any further comments you have regarding current or future issues and opportunities within the Tower/Breitung community. What is the most important thing to consider when planning Tower/Breitung's future?**

Thank you for your participation!



## Appendix E. Public Review Summaries



# **Tower-Breitung Comprehensive Plan Public Review Meeting- 4/23/15 - 6:30 PM**

**Tower Community Center - 402 Pine Street, Tower**

## **COME JOIN US!**

**HOUSING**

**TRANSPORTATION**

**UTILITIES & COMMUNITY  
FACILITIES**

**AG, NATURAL, AND CULTURAL  
RESOURCES**

**ECONOMIC DEVELOPMENT**

**RECREATION AND OPEN SPACE**

**LAND USE**

**INTERGOVERNMENTAL  
COOPERATION**

**HEALTH**



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## **All are welcomed to attend this public meeting to review draft recommendations!**

**Draft recommendations can also be found online:**

[www.arrowheadplanning.org/tower-breitung](http://www.arrowheadplanning.org/tower-breitung)

For more information: Ryan Miller (218) 529-7552 - [rmiller@ardc.org](mailto:rmiller@ardc.org)

## Appendix E. Public Review Summaries

### Tower-Breitung Comprehensive Plan – Public Review Meeting

Meeting Notes...April 23, 2015

6:30pm, Tower Community Center

Ryan Miller kicked off the meeting. He outlined the planning process, highlighting the visioning session and the survey, which had a particularly good level of response.

Miller outlined the meeting agenda and items that would be addressed. He stated the plan's vision, which was created as part of the January public meeting.

Miller then began describing the goals and action steps for each subject area. *Will the actions have timelines? Miller explained that they will.*

#### 1. Housing

Comments:

*Looks comprehensive.*

#### 2. Transportation

Comments:

*McKinley Park to Hoodoo still a priority. Easement issue.*

*Could a State Water Trail be designated for a route from the park to the new harbor? Would be good for harbor use and Tower businesses.*

*Put a trail on the south side of the north river from Catholic Church to the highway between Tower and Soudan.*

#### 3. Utilities and Community Facilities

Comments:

*U2.3 needs to add "In City"*

*Where is broadband now?*

*School – no.*

*Check with Lake and Cook County regarding fiber to the home.*

*Add renewable and local energy opportunities to community facilities when appropriate and feasible.*

*Where would sewer expansions go? Existing homes? City Council would need to be asked.*

#### 4. Agricultural

*Don't give away my berry picking sites.*

#### 5. Natural Resources

*Hydropower? Yes – Pike River Dam needs addressing. Who controls it?*

*Charter school – alternative energy, other environmental issues...has programs that can participate.*

## Appendix E. Public Review Summaries

*Management not protection of local wildlife and fisheries*

*Use 1854 Authority instead of just Bois Forte.*

### 6. Cultural

*Youth – lack of things to do is very noticeable...need productive things to do. After school, weekends. Kids need to be active and having fun. Kids don't participate in high school sports as much because of the distance to the school. Charter school could provide alternative sports like archery. Need to create an identity/pride for the kids in Tower and Breitung. Charter school – low ropes course, summer camps, martial arts.*

### 7. Economic Development

*Add ATV's to list of trails. Add other less traditional opportunities such as disc golf, geo caching, etc. Think about races as attractions.*

*More retail and dining options.*

### 8. Recreation and Open Space

*Add Charter School and 2142*

### 9. Land Use

*No comments*

### 10. Intergovernmental cooperation

*No comments*

### 11. Health

*Add spiritual to +3*

*Breitung does a drug education program*

*Address truancy through encouragement and enforcement*

# Tower-Breitung Comprehensive Plan

Public Review Meeting- 6/25/15 - 6:30 PM

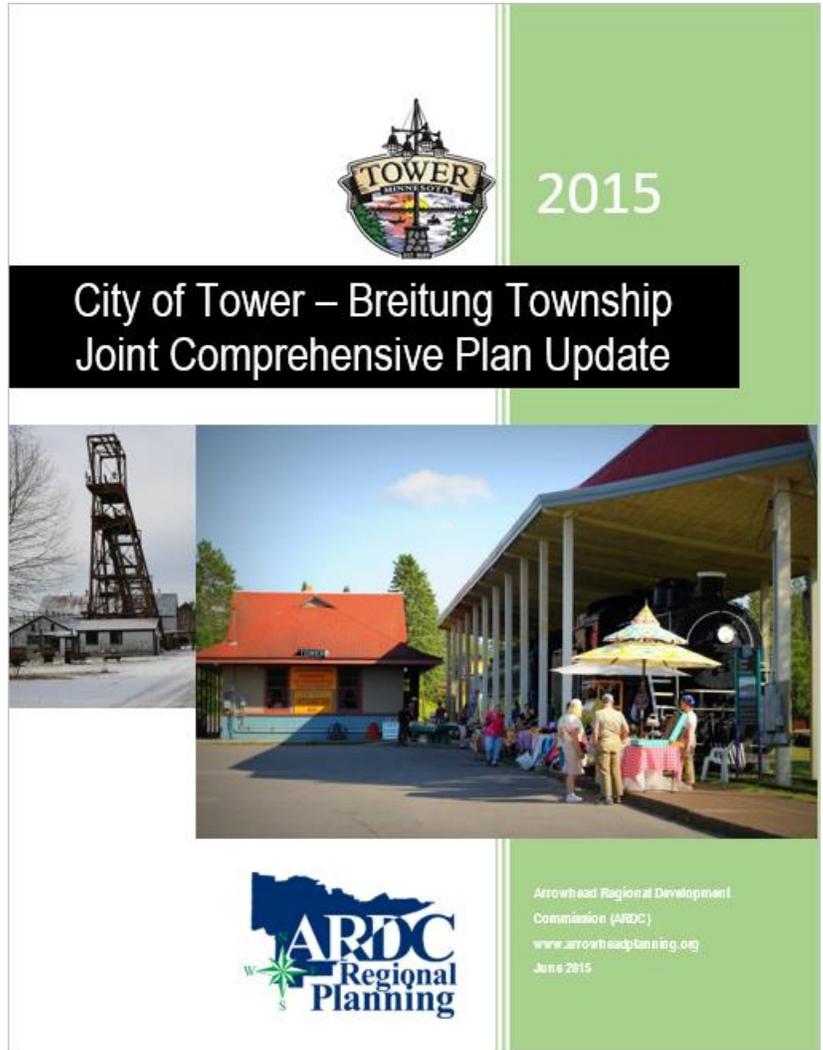
Tower Community Center - 402 Pine Street, Tower

**YOU'RE  
INVITED!**

Join us for a review  
and discussion of  
the 2015 update to:

**The Tower-  
Breitung Joint  
Comprehensive  
Plan**

**Refreshments and  
snacks provided!**



**2015**

**City of Tower – Breitung Township  
Joint Comprehensive Plan Update**

**ARDC  
Regional  
Planning**

Arrowhead Regional Development  
Commission (ARDC)  
[www.arrowheadplanning.org](http://www.arrowheadplanning.org)  
June 2015

The Comprehensive Plan Update draft will also be made available here:

[www.arrowheadplanning.org/tower-breitung](http://www.arrowheadplanning.org/tower-breitung)

For more information: Ryan Miller (218) 529-7552 - [rmiller@ardc.org](mailto:rmiller@ardc.org)

## Appendix E. Public Review Summaries

### Tower-Breitung Comprehensive Plan – Public Review Meeting #2

Meeting Notes...June 25, 2015

6:30pm, Tower Community Center

Ryan Miller kicked off the meeting by explaining the planning process and background to this point. He explained the expectations for the updated comprehensive plan and explained that the full updated draft can be found online.

Miller outlined the meeting agenda and items that would be addressed. He stated the plan's vision, which was created as part of the January public meeting. He then reviewed the goal statements for each of the plan's sections.

#### 1. Housing

*Comments:*

#### 2. Transportation

*Comments:*

*T3: Does it include Lake Avenue? – Paved with sewer and water may be needed there*

#### 3. Utilities and Community Facilities

*Comments:*

*U2.2: Why natural gas? Currently the closest natural gas line ends in Aurora?*

*Breitung Township sewer/water expansion? Spring Road?*

#### 4. Agriculture/Natural/Cultural Resources

*Comments:*

#### 5. Economic Development

*Comments:*

#### 6. Recreation and Open Space

*Comments:*

#### 7. Land Use

*Comments:*

#### 8. Intergovernmental Cooperation

*Comments:*

#### 9. Health

*Comments:*

*Other Comments:*

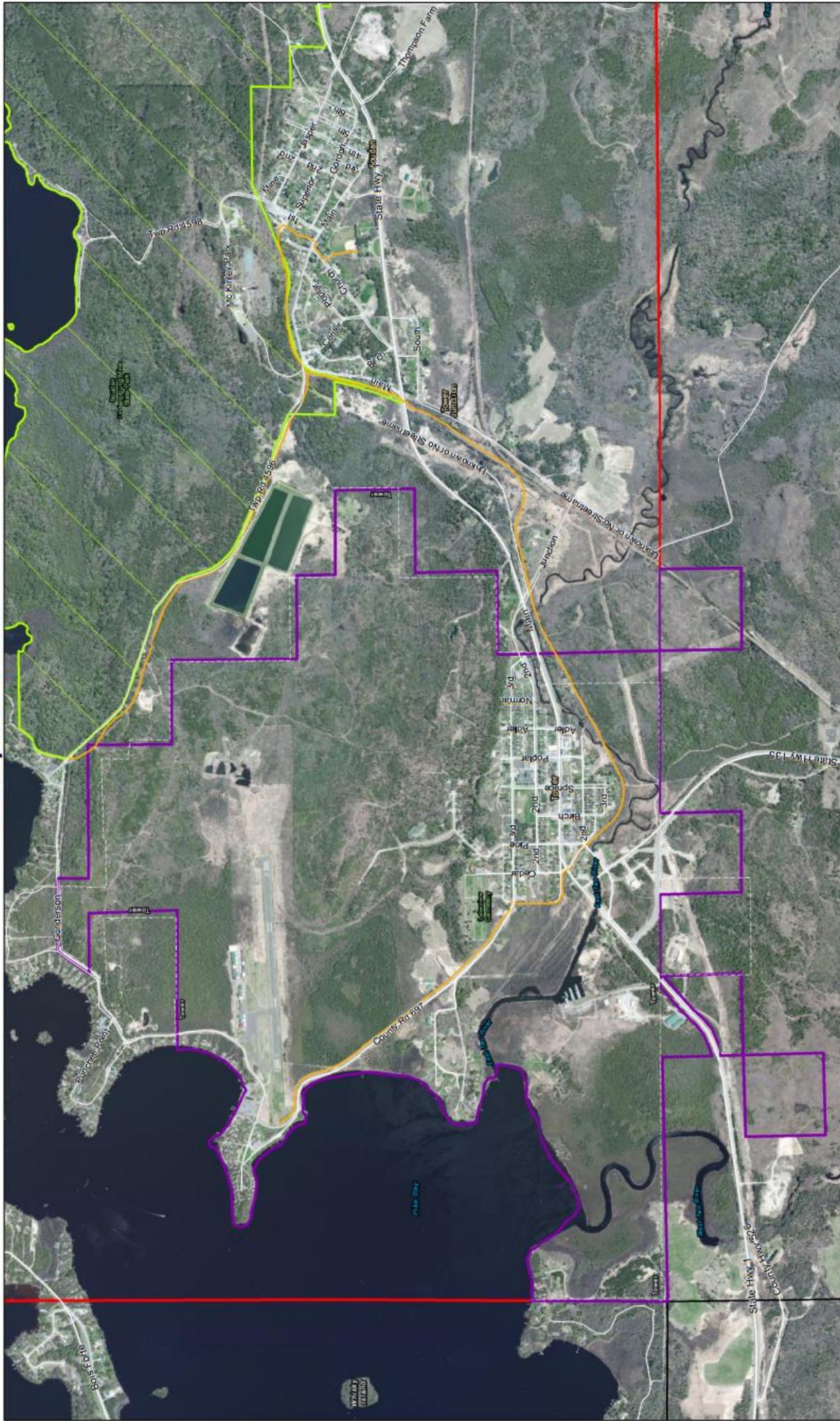
*A few of the maps need corrections. The land ownership map may be colored incorrectly, the amount and location of tribal owned lands is not accurate. Junction Street/Unknown Street should be renamed Mesabi Trail.*



## Appendix F. Maps



# Tower, Minnesota

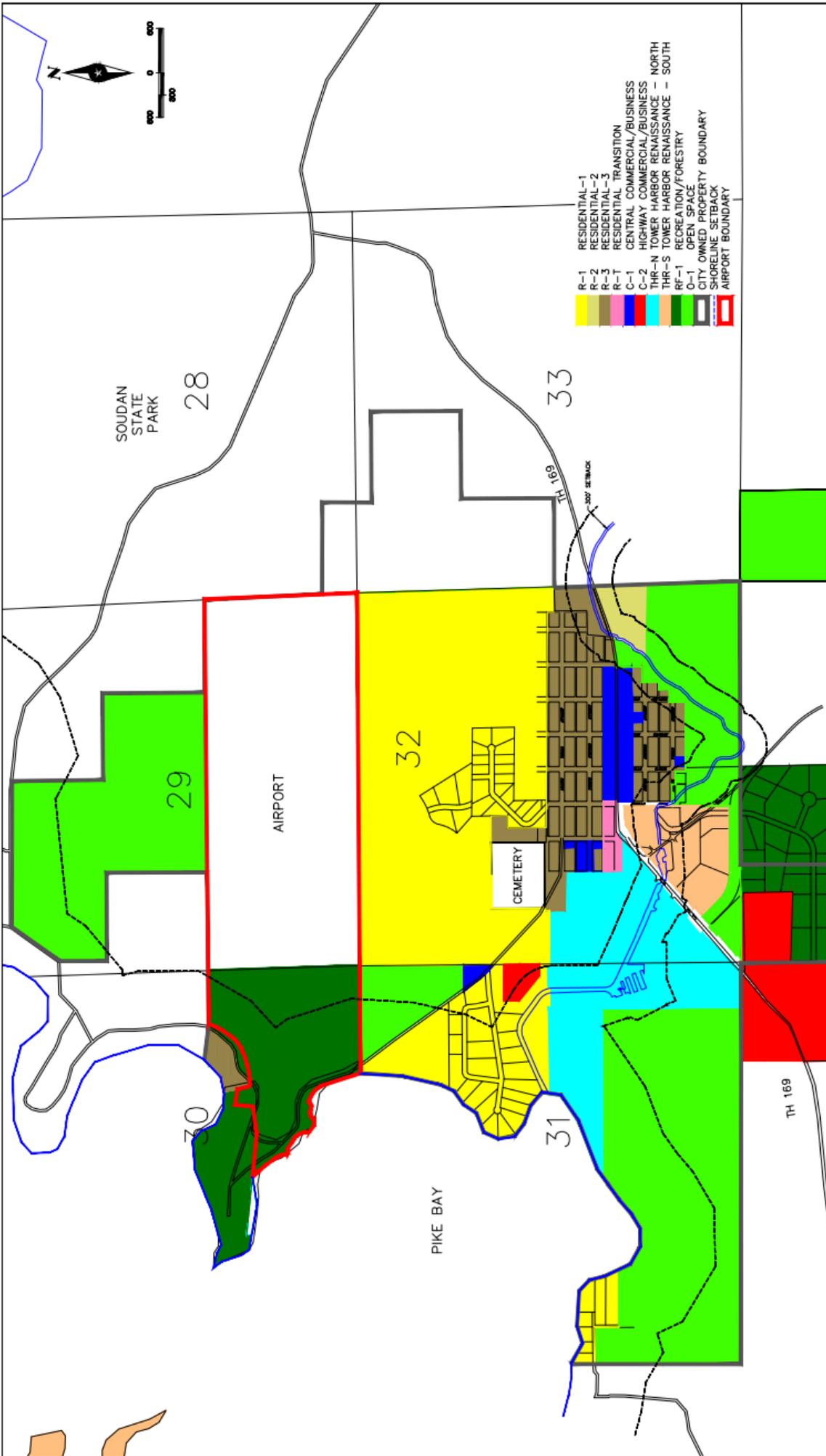


— Roads  
— Mesabi Trail  
 Lake Vermillion-Soudan Underground Mine State Park  
 Tower  
 Breitung Township

0    0.25    0.5    1    1.5 Miles

N

January 2015  
 MINDOT, MNDNR,  
 Planning  
 ES&E



- R-1 RESIDENTIAL-1
- R-2 RESIDENTIAL-2
- R-3 RESIDENTIAL-3
- R-T RESIDENTIAL TRANSITION
- C-1 CENTRAL COMMERCIAL/BUSINESS
- C-2 HIGHWAY COMMERCIAL/BUSINESS
- THR-N TOWER HARBOR RENAISSANCE - NORTH
- THR-S TOWER HARBOR RENAISSANCE - SOUTH
- RE-1 RECREATION/FORESTRY
- O-1 OPEN SPACE
- CITY OWNED PROPERTY BOUNDARY
- SHORELINE SETBACK
- AIRPORT BOUNDARY



**CITY OF TOWER  
OFFICIAL 2014  
ZONING MAP**

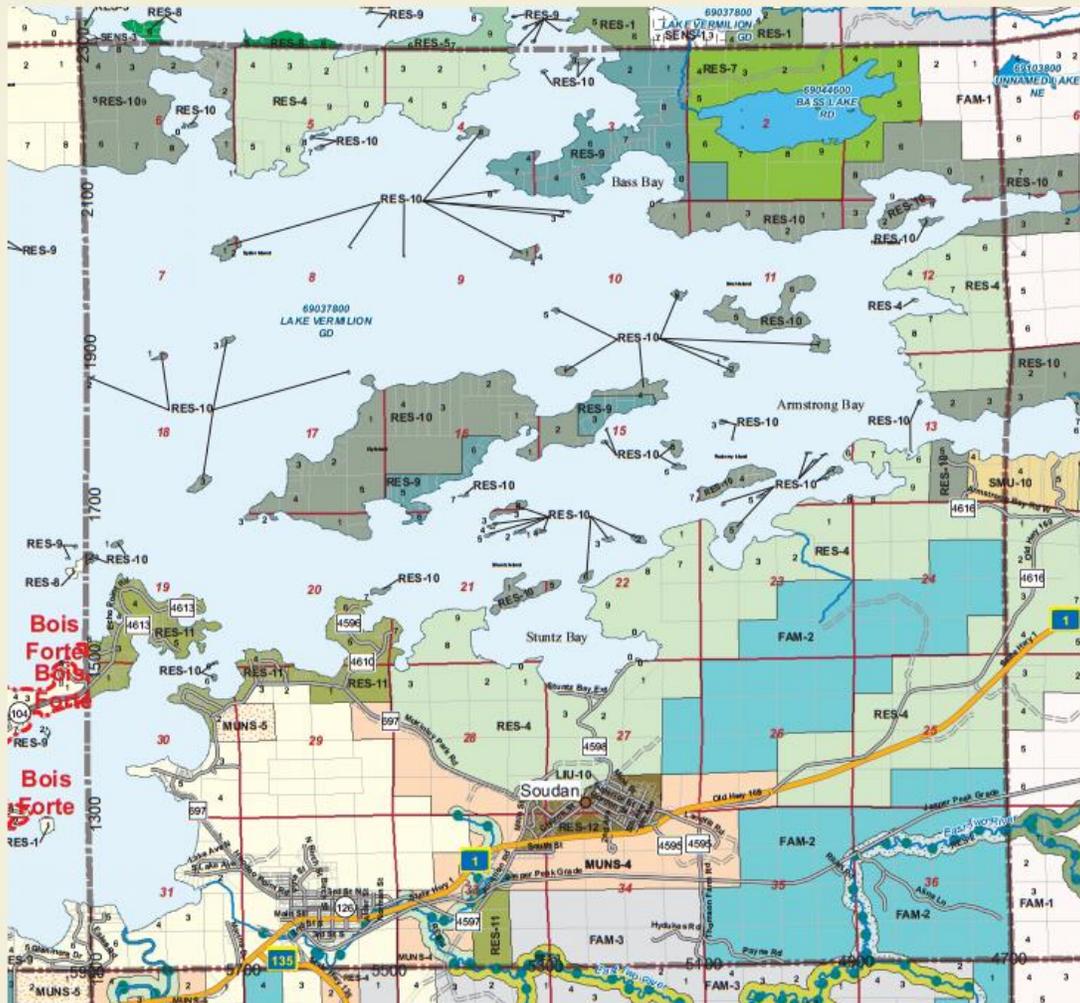
# Breitung Township, Minnesota



- Roads
- Mesabi Trail
- Breitung Township
- Tower
- Lake Vermillion-Soudan Underground Mine State Park



# Breitung 62-15



### Zone Districts

- Forest Agricultural Management  
Fam-1, 2, 3
- Residential  
Res-1, 1a, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
- Shoreland Mixed Use  
Smu-1, 2, 3, 3a, 4, 4a, 5, 6, 7, 8, 9, 10, 11
- Multiple Use Non-Shoreland  
Muns-2, 3, 4, 5, 7
- Sensitive Areas  
Sens-1, 2, 3, 5
- Industrial  
Ind-4
- Limited Industrial  
Liu-1, 4, 5, 10, 11
- Non-Shoreland Commercial  
Com-4, 6, 7, 11
- Lake Superior Overlay  
Lso-10

### River Classification & Setbacks

- Tributaries 100 ft.
- Primitive 300 ft.
- SLC Remote 200 ft.
- Recreational 150 ft.
- Rural / Agricultural 200 ft.
- Urban 100 ft.
- Trout Streams 150 ft.
- DNR Remote 200 ft.
- DNR Forested 150 ft.

### Lake Classification

- General Development - GD 75 ft.
- Recreational Development - RD 100 ft.
- Natural Environment - NE 150 ft.

### Road Functional Classifications & Road Setbacks

- Arterials 110 ft.
- Collectors 85 ft.
- Local Roads 68 ft.
- Other Roads 68 ft.

### Parcels

- Parcels

12/6/2013

Lands within 300 feet of rivers, shall have same dimensional standards as adjacent non-shoreland areas. Except for St. Louis, Cloquet, Whiteface, and Vermilion rivers.

St. Louis County Board Resolution No. 41  
Adopted January 11, 2000

St. Louis County Board Resolution No. 191  
Adopted March 25, 2003

St. Louis County Board Resolution No. 961  
Adopted December 19, 1995.

This zoning map is effective on August 13, 2013. For any subsequent changes contact the St. Louis County Planning & Zoning Department.



1 inch = 1/4 mile

# Tower-Breitung Joint Comprehensive Plan July 2015 Update

Prepared for the City of Tower and Town of Breitung

Prepared by the  
Regional Planning Division  
Arrowhead Regional Development Commission  
July 2015

ARDC's mission

"To serve the people of the Arrowhead Region by providing local units of government and citizens groups a means to work cooperatively in identifying needs, solving problems and fostering local leadership"

If you have questions regarding ARDC or the Tower-Breitung  
Comprehensive Plan, please contact:

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Arrowhead Regional Development Commission  
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Phone: 218-722-5545  
Fax: 218-529-7592  
Website: [www.arrowheadplanning.org](http://www.arrowheadplanning.org)  
Email: [ahubley@ard.org](mailto:ahubley@ard.org)