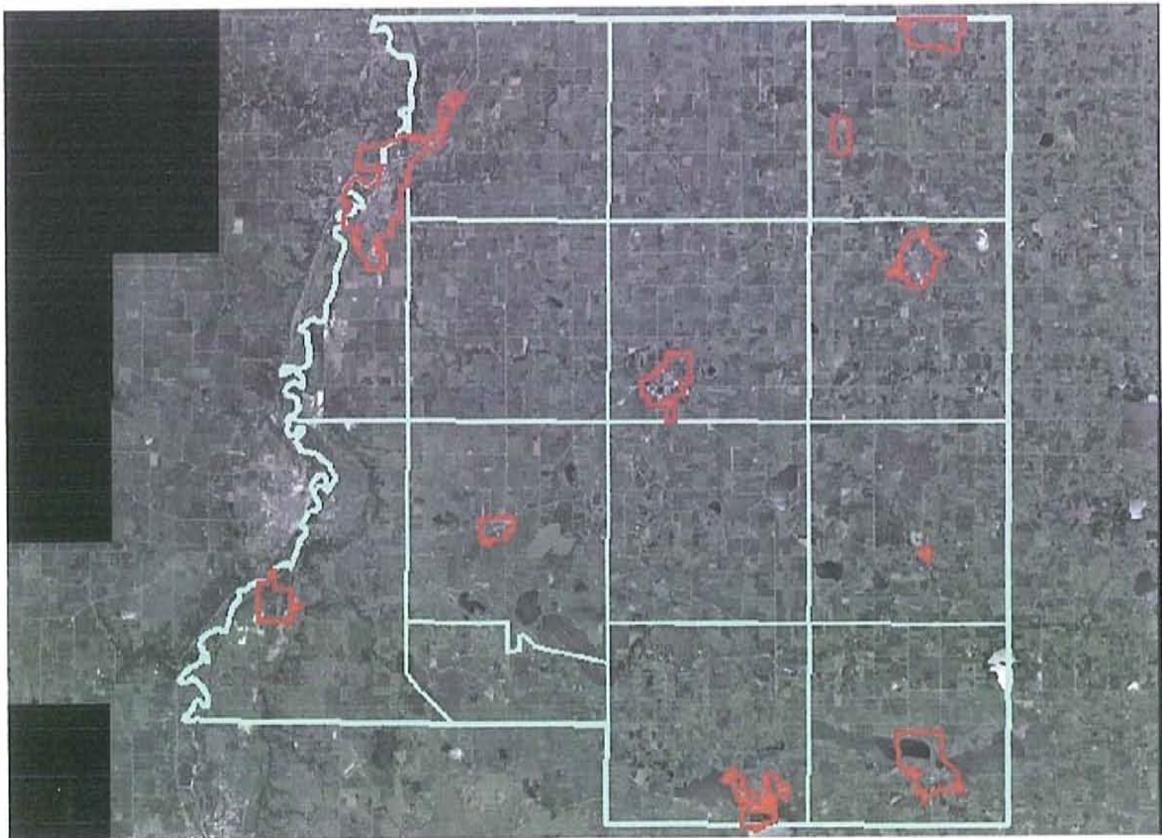


Le Sueur County Land Use Plan

Adopted July 24th, 2007



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The Future of Le Sueur County

Le Sueur County is experiencing what could be the beginning of a great transition. After many decades of moderate to little growth, Le Sueur County is seeing growth pressures that are pushing out from urban employment centers. Many residents welcome this growth as a sign of healthy progress, and yet others also fear it as a major change to the quality of life and a potential cause of environmental degradation. Regardless, change is occurring, and how the County and its communities respond to this change will set the tone of community quality and livability for generations to come. The manner in which land is used, whether or how open space and farmland is preserved, where public infrastructure is provided, and the overall management of growth will all be determined by the current set of County and community leaders.

The legal and political environment in which decisions are made is complex. There are at least 30 different jurisdictions in the County that have a stake in local land use decisions. Most public infrastructure services, particularly those that support urban growth, are provided at the municipal level with little regional coordination. Likewise, decisions about municipal boundary changes are made at the local level with little regard to regional impact. While some responsibilities for regional growth rest with the County, such as transportation planning, there has historically been little in the way of regional planning and coordination. The system of managing growth in Le Sueur County is fragmented.

Why engage in countywide planning in this environment? Why not just let each community look after its own interests? After all, community character, identity, and pride are better achieved at the local city level. Community distinction and a sense of neighborhood are better achieved at a small scale than at the County level. People from an area rarely, if ever, identify themselves as residents of a certain County. At the same time, there are many issues affecting quality of life that transcend municipal and township boundaries. Environmental quality knows no artificial boundaries, nor does the need for people to move around the region recognize government borders.

Through our public involvement efforts, the need for regional cooperation and leadership was referred to as a priority for managing land resources in Le Sueur County. There was a clear recognition that regional coordination was a critical issue for the County's future. How can Le Sueur County achieve the kinds of regional coordination that is needed while still recognizing the need and the right for local autonomy? The answer lies in recognizing that there are certain land use decisions that are best handled at the local level, and other actions that the County is uniquely able to take that cannot be accomplished locally.

Preparing the County-wide Land Use Plan can be viewed as an activity that sharpens and focuses the many concerns of citizens and provides a framework for forging these often conflicting concerns into a common vision of the future. By focusing attention on the issues facing the County and placing them in an expanded time frame, the general

plan helps citizens to see their community as a complex and evolving system. It helps guide the County along an agreed upon course.

Preparing, adopting, and maintaining a County Land Use Plan serves the following purposes:

- Expand the capacity of County Government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the County;
- Define the County's environmental, social, and economic goals;
- Record the County's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Provide citizens with opportunities to participate in setting goals and determining policies and standards for future development;
- Foster coordination of community development and environmental protection activities among local, regional, state, and federal agencies;
- Guide and coordinate the many actions and day-to-day decisions for local government that are necessary to developing and protecting the community; and
- Provide decision makers, County residents, and land developers with a forum for resolving conflicts among competing interests and values.

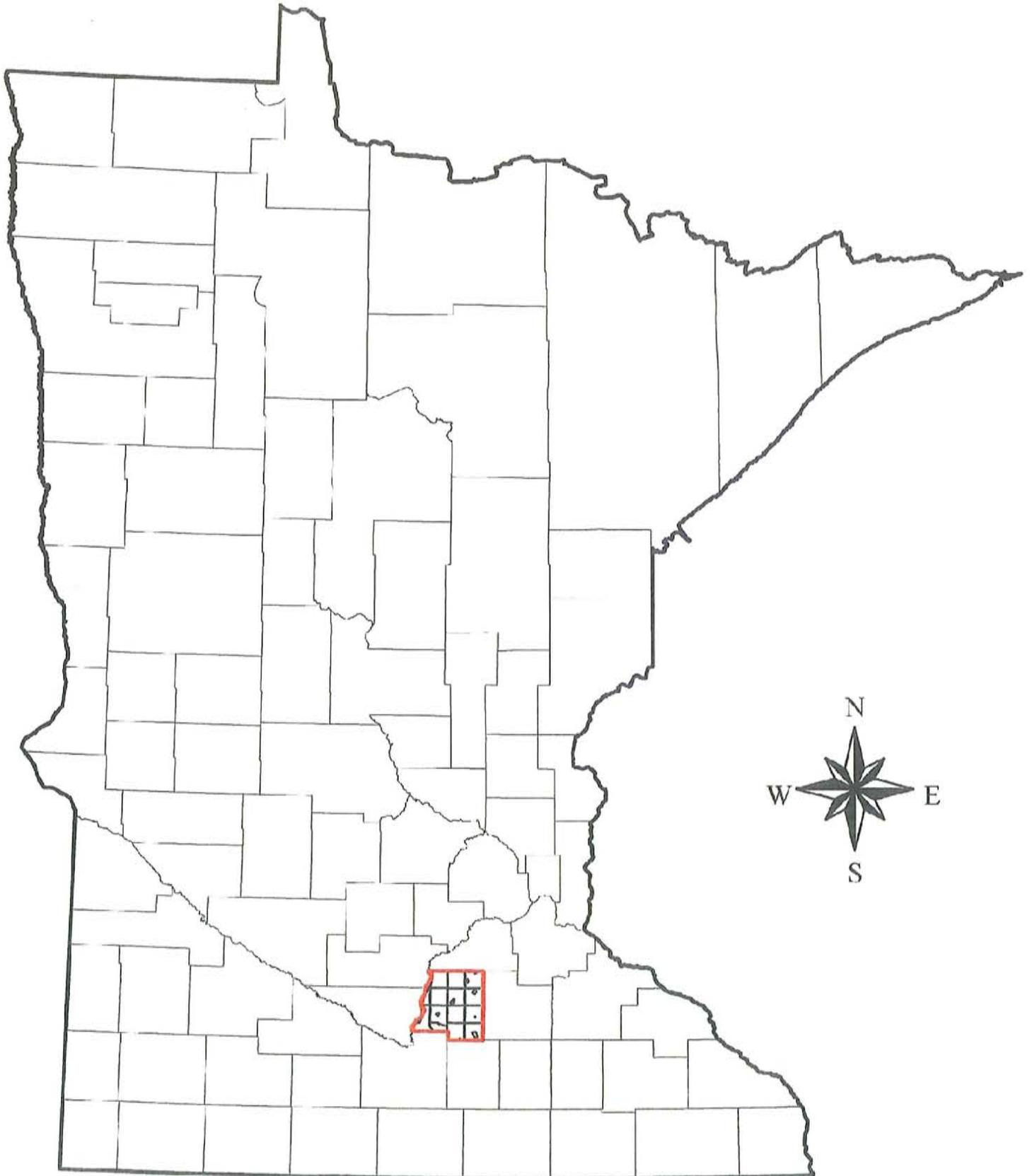
The actual implementation of the plan is a complex and lengthy process in its own right. Local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their corporate powers, local governments will collect money through bond sales, fees, assessments, and taxes, and spend it to provide services and facilities such as police protection, roads, land records, parks, and others. Using their police powers, local governments regulate citizen's use of their property through zoning, subdivision, and others to promote health, safety, and welfare of the public.

Description of the Planning Area

History: Established March 5, 1853, this County commemorates a Canadian French trader and explorer, Pierre Charles Le Sueur. Le Sueur County was part of the Big Woods and is nestled in the Minnesota River Valley. The County seat is Le Center.

Geographic History (as described in the Le Sueur County Water Plan 1997): Le Sueur County lies in an area called the Minnesota River lowland. This topographic trough is an

Location of Le Sueur County in Minnesota



area where several glaciers advanced and retreated during the Pleistocene age. This period of glaciation began about 2 million years ago and ended about 10,000 years ago. The most recent glacial advance, the Des Moines lobe of the Late Wisconsin Glaciation, deposited yellowish gray, calcareous, medium textured material across the County.

Recessional moraines in the eastern and southern parts of the County are rolling to steep. The landscape in the eastern part is generally one of circular, flat topped hills separated by swales and bogs. In the southern moraine area, the hills are more irregular in shape; the knolls and ridges are separated by swales and drainageways. Most of the lakes in the County are in these moronic regions. The remainder of the upland areas in the County are nearly level to rolling ground moraines.

The Minnesota River forms the western boundary of the County. The flood plain ranges from about one-eighth to two miles wide. Above this flood plain are well defined terraces which rise abruptly above the river. One terrace is about two miles wide and extends south from Kasota to beyond the County line. It is a structural bench of Jordan sandstone capped with Oneota dolomite over which lies a thin mantle of soil. This bedrock bench which rises about 75 feet above the river also crops out near Ottawa. Sandy terraces are at the higher elevations along the Minnesota River. Those near Le Sueur are three to four miles wide. They result from the late and early postglacial erosion and deposition associated with the melting of the Des Moines lobe.

Relief in the County is characteristic of that in a glaciated area. The elevation of the till plain ranges from 940 to about 1,020 feet above sea level. In the moraine area the hills and ridges rise 50 to 150 feet above the swales and drainageways. The highest elevation in the County, about 1,180 feet, is in the southern morainic area. The lowest elevation, about 720 feet, is in an area in the northwest corner where the Minnesota River leaves the County.

Le Sueur County has immature surface drainage networks which are typical of recently glaciated landscapes. Much of the farmland in the County is artificially drained by ditches and tiles that eventually empty into natural creeks. The Minnesota River drains about three-fourths of the County. Its principal tributaries are Cherry, Forest Prairie, Le Sueur, Sand, and Shanaska Creeks. The remainder of the County, the southeastern part, drains through the Big and Little Cannon Rivers through Tetonka and Sakatah Lakes and empties into the Mississippi River.

The Middle Minnesota watershed consists mostly of rolling hills interspersed with swales, bogs, and lakes. The western most portion is dominated by floodplain, sand, and bedrock cored terraces. The Lower Minnesota Watershed is predominately nearly level to rolling ground moraine with flood plain and sand terraces on the west side of the County. Topography in the Cannon River Watershed is generally rolling to steep hills with many areas of peat, sloughs, and lakes interspersed between hills and ridges.

Soils (as described in the Le Sueur County Water Plan 1997): There are eight soil associations within Le Sueur County which can be arranged into two broad groups. The first group containing four upland soil associations makes up approximately 86% of the

County. The second group also contains four soil associations. The presence of these four soil associations in much smaller areas indicates the greater soil diversity and complexity in extreme western and southern Le Sueur County.

The majority of soil erosion in Le Sueur County is occurring in its southern and eastern areas. It is in these areas where slopes and potential impacts of surface runoff are greatest. It should be noted that the highest erosion potential areas are adjacent to or surrounding the County's major recreational lakes.

The predominant original vegetation of the County was dense hardwood forest interspersed with areas of wet marshes, sloughs or wet meadows. The sandy or bedrock terraces along the Minnesota River were dominated by prairie grasses.

Geography: Le Sueur County, located in southcentral Minnesota, is approximately 40 miles south-southwest of the City of St. Paul, Minnesota's State capital. The County is bounded on the north by Scott County, on the west by Sibley and Nicollet Counties, on the south by Blue Earth and Waseca Counties, and on the east by Rice County. The County's area is 448.5 square miles.

Le Sueur County Water Management Plan (draft June 2006): Nearly 18,000 acres (6%) of County land is covered by surface water features. Residents of the County have placed a high value on these water features, as has the County's leadership. A new Water Management Planning project is being completed, identifying seven priority concerns that warrant specific goals and objectives to either reduce negative impacts from development pressure or support an increase in those features that are determined to be protective of water resources, surface and groundwater. The priority concerns are:

- Impaired waters – those surface water resources that have been determined to have excess nutrients;
- Wastewater treatment – increased development along or upgraded use of dwellings alongside surface water features means a need to upgrade the County's Individual Sewage Treatment Systems (ISTS) program;
- Stormwater management – stormwater runoff has become a source for increased pollutants. On-site management of stormwater is becoming the norm during rulemaking;
- Protection of undeveloped shoreline – areas along shoreline previously left undeveloped were left so because they were difficult to develop or were determined to be unsuitable for development. These undisturbed areas are critical for maintaining and protecting hydrology, water storage, and act as buffers to the natural resource;
- Drinking water protection – the protection of this resource is critical for promoting public health through support of educational efforts regarding the need for protective measures for this valuable resource;

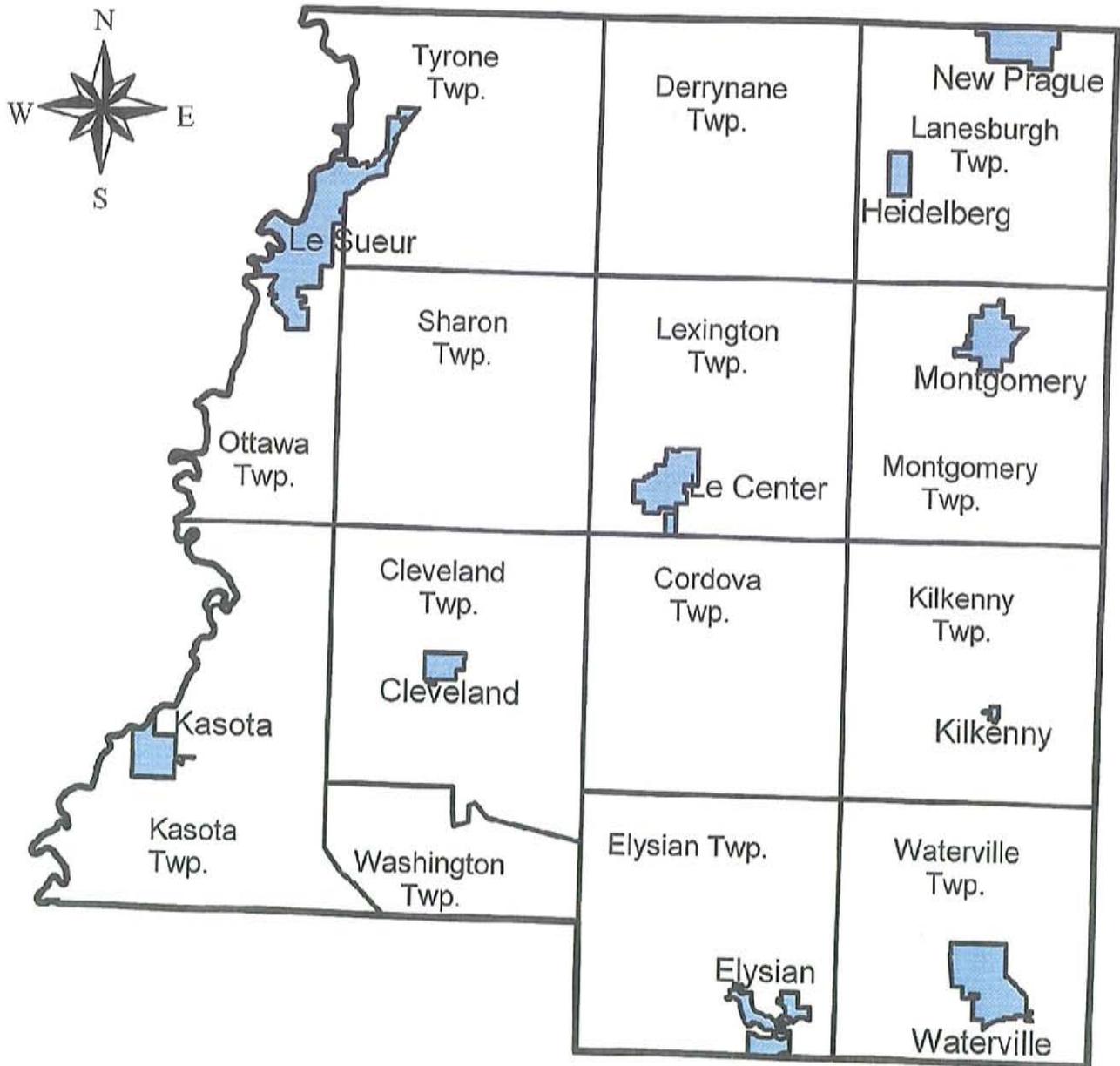
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- Drainage Management – the tiling and ditch systems have efficiently drained crop production lands, but have introduced a system that moves nutrient rich waters into the natural water systems. Construction of storage areas, restoration of wetlands and altered management of existing drainage systems would help address this source of water degradation;
- Reduce Contamination from Agricultural Resources – non-point pollution sources need to be addressed through education and set-aside programs to ensure proper care and management of agricultural practices do not contribute to the degradation of the County’s water resources.

Le Sueur County is comprised of 7 incorporated cities, most of 2 other incorporated cities, a large part of a third incorporated city, and 14 townships. There are a number of unincorporated areas in the County as well.

<i>Incorporated City</i>	<i>Population Estimates - 2004</i>	<i>Township</i>	<i>Population Estimates - 2004</i>
Cleveland	721	Cleveland	676
Elysian (part)	546	Cordova	551
Heidelberg	92	Derrynane	550
Kasota	695	Elysian	1,022
Kilkenny	157	Kasota	1,550
LeCenter	2,365	Kilkenny	393
Le Sueur (part)	4,227	Lanesburgh	2,277
Montgomery	3,008	Lexington	775
New Prague (part)	1,569 (2003 est.)	Montgomery	763
Waterville	1,875	Ottawa	289
		Sharon	689
		Tyrone	564
		Washington	811
		Waterville	817

Le Sueur County's Cities & Townships



Comprehensive Planning Process

This Comprehensive Plan update was prepared under the direction of the Le Sueur County Board of Commissioners, the Le Sueur County Planning Task Force, and County Environmental Staff. Preliminary data and a list of County issues were assembled with the aid of County staff. County Commissioners appointed two persons each from their districts to serve on a Planning Task Force. In addition, two representatives from the Le Sueur County Planning Commission also served as members of the Planning Task Force. The Task Force met ten (10) times between July, 2005 and January, 2006, formulating rough policy positions and making land use recommendations. A two day open house was held in the County Environmental Services building to allow for public comment. The open house was held on January 9th and 10th, 2006. Eight (8) follow-up meetings were held with the County Commissioners to refine land use policy statements and ordinance change directives. These meetings were held between April and October 2006. A public hearing was held on February 27th, 2007 to take comment on the final draft of this Land Use Plan. The Le Sueur County Planning and Zoning Commission reviewed the draft plan and made a recommendation to adopt with changes on July 12, 2007. The County Board of Commissioners adopted the plan at their July 24, 2007 meeting.

The following section contains the specific and practical guidelines for improving existing conditions and controlling future growth.

Land Use Goals and Policies

Le Sueur County will adopt and enforce the following land use goals and policies to enhance land use regulation efficiencies, use County resources to meet County residents' needs, and protect County residents' health, safety, and welfare.

Goal 1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

Objective 2: An adequate supply of healthy livestock is essential to the well being of Le Sueur County. The location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. An effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment.

Implementation:

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The County will continue using an Agricultural District with the ultimate aim being to preserve large contiguous agri-cultural land tracts for agricultural use.	Environmental Services	2007 – 2015	\$ 0	Agricultural Producers & County Taxpayers through reduced County costs.
Action 2: The County will eliminate the Agricultural Residential District from its zoning ordinance.	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (for zoning update)	Agricultural Producers & County Taxpayers through reduced County costs.
Objective 2:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: Le Sueur County should adopt the suggested changes to the County's feedlot ordinance, as drafted by the Feedlot Task Force Committee.	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (for zoning update)	Agricultural animal producers & neighboring non-producers

Goal #2. Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Objective 1: The County should continue its preservation of significant bluff areas and river valleys through its use of a Conservancy Zone.

Objective 2: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

Objective 3: Preserve shorelands on Natural Environment Lakes (NE) and Tributary Rivers as open space or wildlife areas.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
<p>Action 1: At the time the County amends its zoning map, the County will add to the Conservancy District new wildlife management areas and county park areas that are not currently contained in the District.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>Ordinance cleanup</p>
<p>Action 2: The County should continue using a lot size requirement of five (5) acres, however, the 'buildable land' requirement in this district for the 5 acre lot will be 1 ½ acres.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>Environmental sensitive resource areas</p>
<p>Action 3: Amend the County's Zoning controls to require all structures to meet a 30' minimum setback from the top of a bluff.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>Protection of scenic river valley bluff areas</p>

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Objective 2:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.	Environmental Services	2007 – 2015	\$ 0	Recreational Development Lakes
Action 2: Adopt the water quality protections standards and design standards specified under goal #3, actions #1 & #2 to protect lake water quality.	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (during zoning ordinance update)	Recreational Development Lakes
Objective 3:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: Use the agricultural zone density controls for housing development standards in Natural Environment Lake special protection areas and tributary rivers.	Environmental Services	2007 – 2015	\$ 0	Natural Environment Lakes and river resources
Action 2: On Natural Environment Lakes where land is zoned residential, continue using the larger lot sizes and water setback standards that were set in the 1996 amendments.	Environmental Services	2007 – 2015	\$ 0	Natural Environment Lakes

Goal #3. Improve water quality in Le Sueur County.

Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The County will adopt and implement the goals, objectives, and actions of the County's Local Water Management Plan.	LeSueur County Board & Environmental Services	2007	See water plan	County's water resources
Action 2: The County will take leadership in initiating a wastewater or septic replacement program in areas of the County if petitioned to do so by a majority of the residents living in the area. If petitioned, the County will undertake the activities specified below:	LeSueur County Board & Environmental Services	2007 – 2015	unknown	County's water resources & residents along water resources
<p>Strategy #1. Undertake fact-finding activities to establish needs and/or authorize Preliminary Engineering Report;</p> <p>Strategy #2. determine course of action:</p> <ul style="list-style-type: none"> a. septic replacement program in areas with space to accommodate this type of improvement program; b. cluster systems and community collection for areas in which space and proper soils characteristics are available for large drainfields; c. collection system and forcemain to urban treatment plant; d. other alternate designs. 				

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Strategy #3. establish subordinate service district to fund improvements, reimburse County for planning and design work, collect fees to pay for Operation & Maintenance of system.

<p>Action 3: Le Sueur County will undertake a septic compliance inspection whenever a property owner requests a zoning permit for work that would increase a home's building footprint.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2015</p>	<p>Permit fees charged to permit applicant</p>	<p>County groundwater and surface water resources</p>
<p>Action 4: The County will establish a septic loan program through the sale of bonds (MS chapter 115). Septic owners needing to access funding for septic improvements could apply for the funds through the County with loan payments paid back to the County through the assessment process.</p>	<p>LeSueur County Board</p>	<p>2007 – 2009</p>	<p>\$ 25,000</p>	<p>County homeowners & County groundwater & surface water resources</p>
<p>Action 5: The County will draft educational materials for distribution to shoreland property owners encouraging residential property owners in shoreland areas of the County to observe the Urban Best Management practices in regards</p>	<p>Environmental Services</p>	<p>2007 – 2009</p>	<p>\$ 5,000</p>	<p>County surface water resources</p>

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to the use of fertilizers, phosphorus, and herbicides. Phosphorus free products should be one of the educational recommendations.				
Action 6: In addition to traditional stormwater designs, the use of new technologies in dealing with on-site stormwater should be reviewed and considered for use, such as:	Environmental Services	2007 – 2015	\$ 0	County surface water resources
<ul style="list-style-type: none"> a. Use of individual on-site rain gardens; b. Permeable pavers for use in traditionally large impermeable surface areas; c. Other new technologies, as identified. 				

Goal #4. Le Sueur County should adopt and enforce land use goals and policies that provide a wide range of opportunity for Urban and Rural Housing Development.

Objective 1: Le Sueur County should allow non-farm development to occur in agricultural areas, but with guidelines meant to reduce conflicts with agricultural operators.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The <i>minimum</i> housing lot size in the agricultural zone should remain at 1 ½ acres of buildable land area.	Environmental Services	2007 – 2015	\$ 0	County groundwater resources

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<p>Action 2: The County will define and use the term "buildable land" in its zoning ordinance for determining whether applicants have sufficient land area to build upon.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>County groundwater resources</p>
<p>Action 3: The County should continue with a density limit of 16 dwelling units per section of land in the agricultural district.</p>	<p>Environmental Services</p>	<p>2007 – 2015</p>	<p>\$ 0</p>	<p>Agriculture Producers & Non-farm residents</p>
<p>Action 4: Single Family housing development in the agricultural district should be encouraged to develop in a clustered fashion rather than as scattered single sites.</p>	<p>Environmental Services</p>	<p>2007 – 2015</p>	<p>\$ 0</p>	
<p>Action 5: The 1996 zoning ordinance housing siting criteria should be replaced with new criteria for scattered single family dwelling development, including the following:</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>Agricultural land owners & non-farm housing developers</p>
<p>a. Single family dwelling lots and their driveways, when created, should be located such that farm fields are not divided by the newly created parcel or their driveways;</p> <p>b. Single family dwelling parcels, when created, should not result in placing further restrictions on existing feedlots.</p>				
<p>Action 6: Adopt a Transfer of Development Rights component to the zoning ordinance in which a property owner could transfer one development right from a ¼ ¼ to an</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (during zoning ordinance update)</p>	<p>Agricultural land owners & non-farm housing developers</p>

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adjacent ¼ ¼.				
Action 7: If a property owner wishes to develop land at higher densities, it will require a rezoning request from agricultural ("A") to urban/rural residential ("R1"). The intent of this goal and policy is to permit owners of marginal or poor agricultural land to sell or develop their land for this use.	LeSueur County Board & Environmental Services	2007 – 2015	\$ 0	Agricultural land owners and housing developers
Action 8: The urban/rural residential ("R1") district should have a minimum lot size standard of 40,000 square feet of buildable land area.	Environmental Services	2007 – 2008	\$ 0	County groundwater resources
Action 9: The County will eliminate the Agricultural/Residential District ("AR") from its zoning ordinance since higher density housing proposals for the rural area will now be dealt with through rezoning proposals.	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (during zoning ordinance update)	Agricultural land owners
Action 10: Rezoning requests for land in the "A" district to urban/rural residential "R1" shall be tested by the following development guidelines:	LeSueur County Board & Environmental Services	2007 – 2015	\$ 0	Agricultural land owners and housing developers

- a. Whether the land is marginal agricultural land or not:
 - i. Land proposed for rezoning is on an irregular parcel;
 - ii. Land soils are poor production quality, including highly erodible lands;
 - iii. Treed or forested areas; and
 - iv. Soil suitability ratings are good for urban type development.
- b. Is the rezoning request for land that is adjacent to another high density housing development area?
- c. Is the rezoning request for land that has access to a suitable public road, as determined by the appropriate road authority?
- d. Does the land proposed for rezoning intrude onto valuable natural resource areas, such as aggregate resource deposits, wetland areas, or other natural areas deemed to be worth protecting?
- e. Is the land proposed for rezoning too remote and/or the development threshold too large or too small for cost efficient public service delivery? This would include police, fire, emergency vehicles, and school district services.
- f. Is the rezoning request for land and the type or scope of development proposed too close to existing feedlot operations?
- g. Is the bulk of the development cost for construction of access, management of stormwater, and other development related issues paid for by the developer and not the public?
- h. Is the development occurring on land that is shown to be a potential source for aggregate resources (see aggregate resource map)? If it is and the area under consideration for development is not in an aggregate protection overlay district, the County should require test borings on the potential site to more firmly identify the quality of the aggregate resource.

Goal #5. The County needs to establish closer land use planning efforts with its urbanized cities for reasons of economic efficiencies and to reduce conflicts and confusion.

Objective 1: The County will work with each of the Cities to establish an urban growth boundary that will graphically represent the growth intentions of each City by defining its future urban service area for some specified future time period.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
<p>Action 1: Within one year of this plan's adoption, the County will meet with each City in the County to determine a future urban services growth area boundary. This will become an officially recognized separate district with land use issues administered jointly by both the County and City.</p>	<p>LeSueur County Board, Planning Commission & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 10,000 + \$ 30,000 (for zoning update)</p>	<p>County and Cities that participate</p>
<p>Action 2: The County will work with each City to establish a joint planning committee to draft and administer land use controls that will apply to land contained within the urban growth district.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2008</p>	<p>\$ 7,500 yearly</p>	<p>County and Cities that participate</p>
<p>Action 3: The County will adopt the airport zoning overlay district</p>	<p>LeSueur County</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (for</p>	

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standards to apply to lands within Le Sueur County that are impacted by the expanded Mankato Airport runways and to protect runway areas of the City of LeSueur's airport.	Board, Planning Commission & Environmental Services		zoning update)	
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Goal #6. Aggregate resources are a finite resource that is directly impacted by scattered site development. The County should protect its aggregate resources from premature development.

Objective 1: The County should adopt an aggregate resource protection ordinance.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The ordinance adopted should protect areas that have been identified on the Le Sueur County Aggregate Resource Map. The ordinance should contain standards for preserving these areas from development pressure, and set up standards for reclamation of the mining site once closed.	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (for zoning update)	County aggregate resource areas
Action 2: An aggregate resource ordinance would also be useful for dealing with existing mining operations	LeSueur County Board & Environmental Services	2007 – 2010	\$ 30,000 (for zoning update)	County aggregate resource areas

<p>that have been negligent in undertaking reclamation actions on pits that are no longer active. Once reclamation is accomplished on these older pits, other land uses could be considered for these reclaimed sites.</p>				
<p>Action 3: The County should require developers to take soil borings in areas identified on the Aggregate Resource Map as containing aggregate resources to determine the quality of those potential aggregate resources during the information stage of the development process. This information will add to the County's knowledge data base on aggregate resources.</p>	<p>LeSueur County Board & Environmental Services</p>	<p>2007 – 2010</p>	<p>\$ 30,000 (for zoning update)</p>	<p>County</p>

Goal #7. Parks and other County owned open spaces are valuable resources that need to be improved and developed to serve County residents.

Objective 1: The County Board will request the Le Sueur County Park Board to become more active in being an advocate for County Park improvements.

Objective 1:	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The County Board will request that the Le Sueur County Park Board perform the following tasks:	LeSueur County Board	2007 – 2008	\$5,000	County park users
<ul style="list-style-type: none"> a. a report listing existing park facility deficiencies; b. draft a report specifying future park facilities improvements as well as a plan for making the appropriate park improvements; and c. draft a report identifying future park and open space acquisitions and specifying their future uses. 				

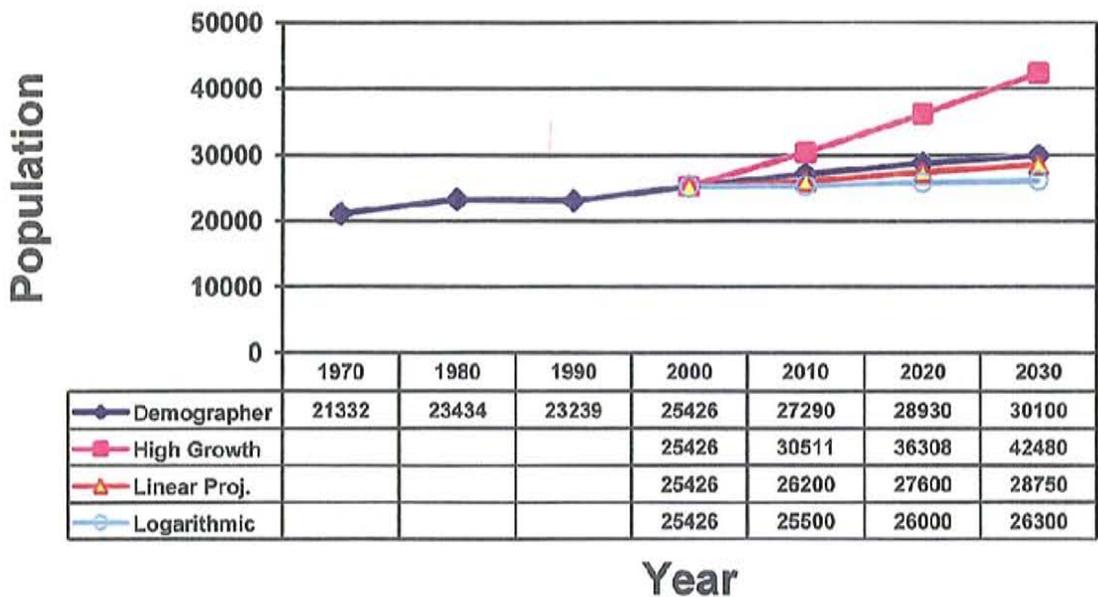
Goal #8. As part of the County's responsibility to protect the public health, safety, and welfare, the County will consider adopting the Uniform Building Code.

	Responsible and Participating Agencies	Timeline	Cost Estimate	Benefit
Action 1: The County Board will place the issue about adopting the Uniform Building Code on the voting ballot.	LeSueur County Board	Fall, 2008	Permit fees paid by building permit applicants	County housing owners

DEMOGRAPHIC CHANGES:

Le Sueur County is seeing the effects of the metropolitan fringe growth phenomenon. Between 1980 and 1990, the County experienced a population decline, typical of Minnesota's rural areas for the time period. The 2000 census found a completely different trend occurring, a growth rate equaling that which occurred during the 1970s. Estimates from the State Demographer's office for the years 2001 through 2004 estimate a decennial growth rate of nearly 20% for the County. The chart below is a trend line chart illustrating the population thresholds found in the County during the census periods of 1970 through 2000, then four projection lines from 2000 to 2030.

Population Change & Projections



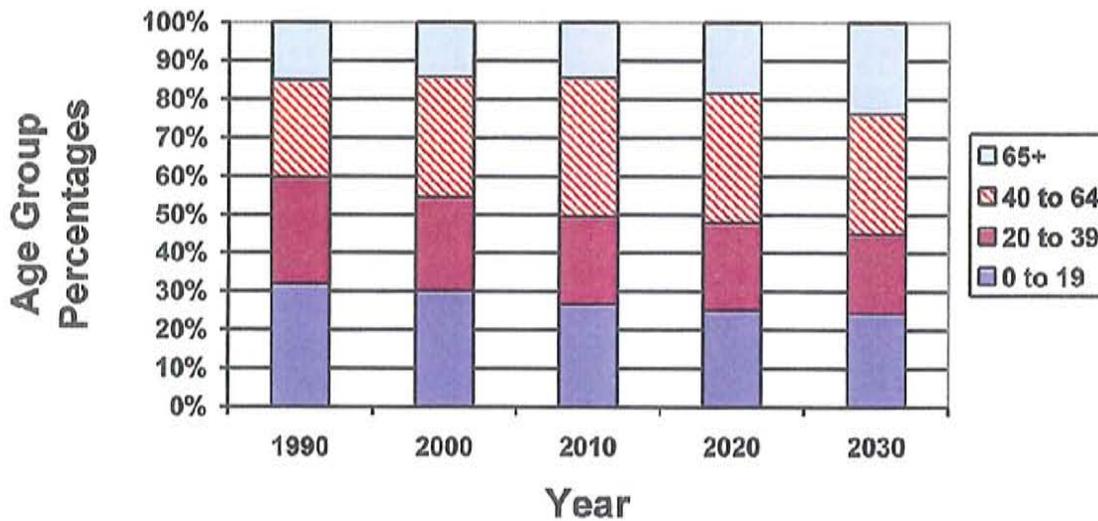
The County's average population growth rate from 1970 to 2000 was 6.14%. The first projection is from the demographers office, compiled after the 2000 census, and shows the County growth continuing but at a continuing slowed rate, a little more than 7% for 2010, 6% for 2020, and 4% for 2030, or a 30 year average growth of 5.8%. The second projection is based upon the high growth rates being estimated for the County for the most recent three years, a decennial average of 20% for 2010. The high growth rate was then adjusted for 2020 and 2030 using the demographer's slowed rate projection above, a 1% decline in 2020 from 2010 and a 2% decline in 2030 from that foreseen for 2020, or a 30 year average growth rate of 19%. The third and fourth projections are based upon two charting functions, with the base information of the four previous census findings. The third projection method is a linear projection, which estimates a 30 year average growth rate of 4.2%. The fourth method is a logarithmic projection based upon the four previous census findings. It is the most conservative, estimating a 30 year average growth rate of 1.2%. What is the likely scenario for population change in Le Sueur County? In the short term, it is likely that quick growth will continue, reflecting the

second projection to the year 2010. Beyond that, many factors will have an impact upon population shifts, including transportation costs, housing costs, job location, and other economic and political factors.

Other population observations:

The male female mix in the County has changed from a slight majority of female persons in 1990 to a slight majority of males in 2000. Projections from the demographer's office indicate this trend will continue. The mix of males to females in the 2000 census was 50.1% to 49.9%. Projections out to the year 2030 predict a male female mix of 51.2% male to 48.8% female.

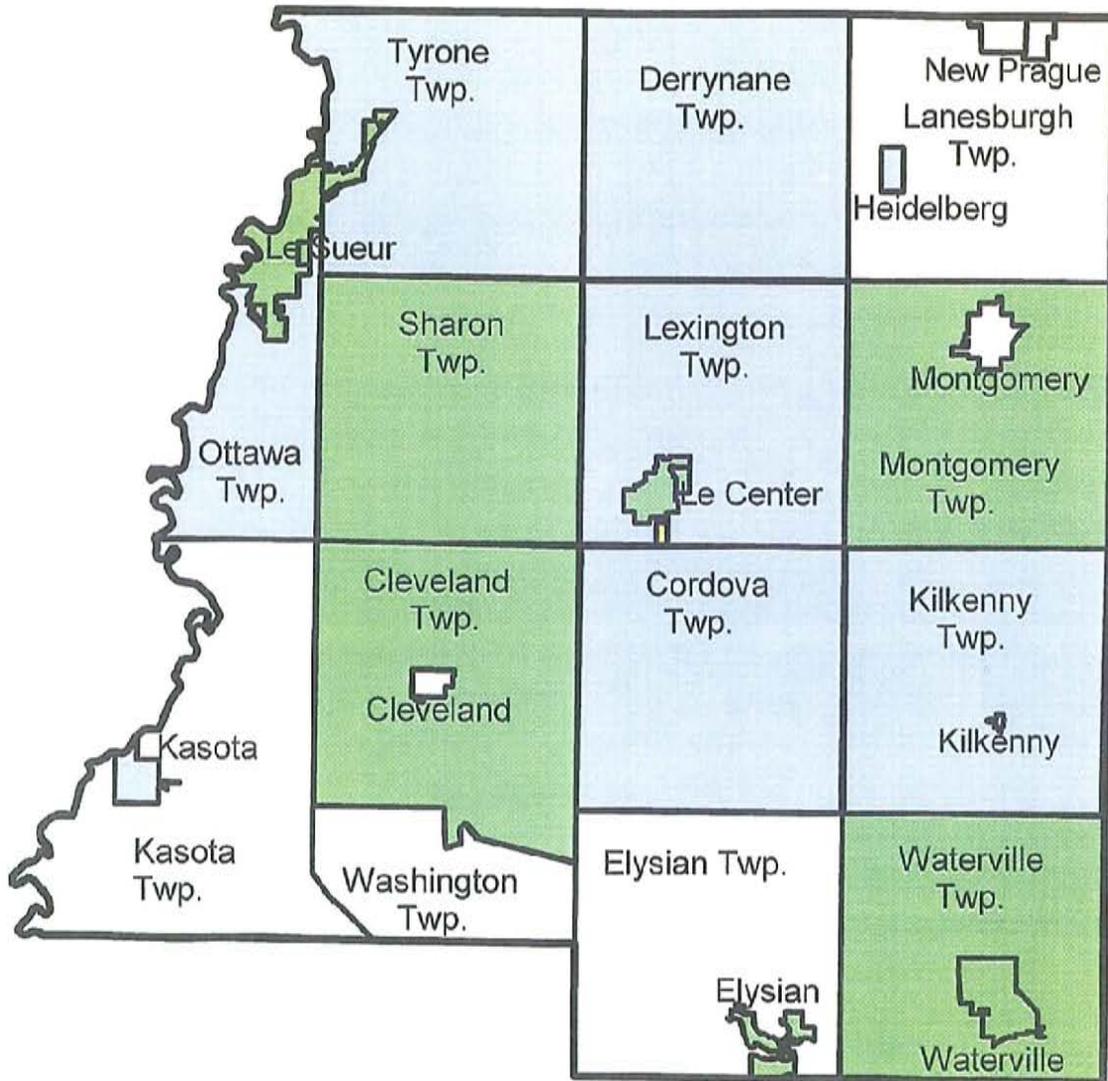
Age Group Changes



In the chart above, changes in age groups are shown for 1990 and 2000, with changes to be seen in the following three decades, as projected by the State Demographer's office. As can be seen, small declines in overall percentages of the entire population were seen in all the age groups from 1990 to 2000 except for those aged 40 to 64. In 1990, those aged 39 or younger made up nearly 60% of the County's population. By 2000 this percentage was less than 55%. This trend is predicted to continue to 2010, with continued declines in those aged 39 or younger (dropping to less than 50% of the total population), but the group aged 65 and older will also start to see growth. By 2020, those aged 64 or younger will all see declines, while a large growth will be seen by those aged 65 and older. By 2030, those aged 39 or younger are predicted to make up just 45% of the total population, those aged 40 to 64 will make up a little more than 31 percent of the population, and those aged 65 and older will make up nearly 24% of the County's residents.

One final population observation regards the changing racial makeup of County residents. In 1990, only 7 tenths of 1% of the County's population was some race other than white and just 5 tenths of 1% of the County's population reported being of Hispanic

Population Change - 1970 to 2000



Legend

- More than 20% growth.shp
- Less than 20% growth.shp
- No growth.shp



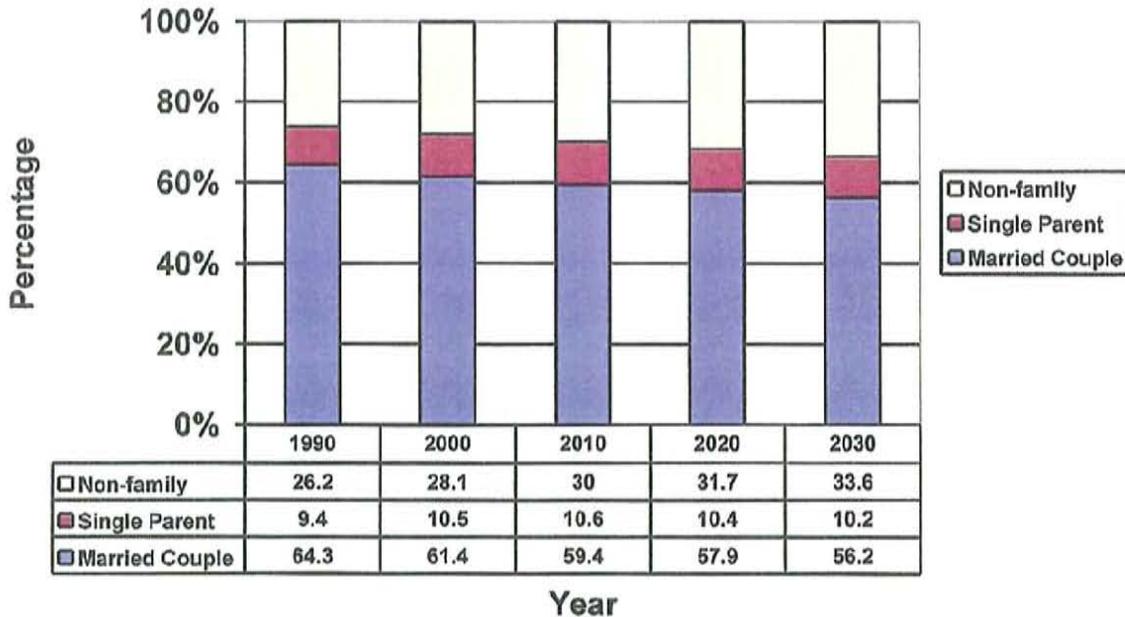
ethnicity. By the year 2000, significant changes have occurred. The racial makeup of the County is still predominantly white, non-hispanic, but growth in those with a different racial and ethnic background are becoming more visible simply due to their numbers. The 2000 census shows that nearly 3.5% of the County's residents were of a race other than white and more than 5% of the County's population were of Hispanic ethnicity.

HOUSEHOLD CHANGE:

With the growth in population comes growth in the number of households. In fact, the trend seen in virtually all regional areas of Minnesota, the growth in households exceeds that of population and even in areas where population thresholds are declining, the number of households seems to increase. In Le Sueur County, while the growth in population increased at a ten year average of 6%, the increase in households every ten years was at an average of 9.5%. Projections provided by the Demographer's Office indicate that this trend will continue. Again, while population projections for 2010, 2020, and 2030 are projected to see increases of 7.3%, 6%, and 4% respectively, increases in households are projected to see increases of 12.7%, 10.6%, and 7.5% during the same three decades. What is going on that would cause this effect?

To answer that we need to look at the makeup of households. In the chart below we can see the answer lies primarily with the projected aging of our population. We can see a decline in the percentage of married couples between 1990 and 2000, which is predicted to continue through to the year 2030. The family households headed by a

Households by Type



single parent, while increasing in 2000 from 1990, are projected to stabilize at the current percentage in 2010 and then start decreasing. The growth will occur in non-

family households, primarily in the number of single person households. As the population continues to age, married couples will lose a spouse and end up living alone in some type of housing unit.

HOUSING:

What does this look at households have to do with our concern with land use? The simple answer is that if we are seeing a growth in households, we need more housing units in which the householders can live, and housing units impact land use. If we take the two most likely population projections illustrated earlier, and apply an assumed average household size to the population numbers, we can illustrate possible housing needs for each of those projections.

<i>Demographer</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>2030</i>
Population	25,426	27,290	28,930	30,100
Households	9,630	10,850	12,000	12,900
# Change by decade		1,220	1,150	900
High Growth				
Population	25,426	30,511	36,308	42,480
Households	9,630	12,108	15,066	18,232
# Change by decade		2,478	2,958	3,166

As can be seen above, the County's housing needs for the current decade is somewhere between 122 to 250 units per year. For the next decade the needs will be between 115 per year to 300 units, and for the following decade, needs will be somewhere between 90 and 320 units per year. These are units over and above what the County has now. As current units become obsolete, converted to other uses, or are demolished for some reason, those must be replaced.

The table below illustrates housing resources by year built. As can be seen, housing in the 1970s was by far the most prolific home building decade in the County. The 1950s, 1960s, and 1980s are all similar showing approximately 1100 to 1200 per decade. The 1990s appears to reflect a heated up housing development trend with 1500 units. One other item to note, the total number of units increased by 1073 units between 1990 and 2000, yet units added in the 1990s is more than 1500. So this illustrates the need to

<i>Structures Built by Year</i>	<i>1990</i>	<i>2000</i>
Built 1939 or earlier	2,924	3,280
1940 to 1949	822	722
1950 to 1959	1,237	1,144
1960 to 1969	1,271	1,048
1970 to 1979	2,280	2,076
1980 to 1989	1,251	1,071
1990 to March,2000		1,517
Total Units	9,785	10,858

replace units that are lost to the County, through obsolescence, fire, natural disasters, conversion, or some other reason. If a housing development need is 100 units per year, and the County loses 10 existing units per year, the development need becomes 110 units.

What is the occupancy status of County housing? Primarily, units are owner occupied, and most of the growth that is occurring is of owner occupied structures. As can be seen in the table below, owners occupied nearly 71% of the housing structures in 1990, but increased to nearly 74% in 2000. Even though more renters were found in 2000 than in 1990, the growth in this housing market is occurring at a much slower rate.

	1990	2000
Owner Occupied	6,946	8,018
Renter Occupied	1,522	1,612
Vacant	1,317	1,228
Total	9,785	10,858

The vacancy rate would appear to be very high in Le Sueur County, but it is merely a reflection of the seasonal home ownership rate here. Looking at the details of the vacancies, 973 of the 1228 housing units were seasonal, recreational, or were for occasional use by the owner. This accounts for more than 79% of the vacant units. The vacancy rate in 2000 for owned homes that were for sale was less than 1% and the vacancy rate in the rental units was less than 4%. Both are very low vacancy rates.

Housing values increased dramatically during the 1990s. The median housing value in 1990 for Le Sueur County was \$57,800. By the year 2000, this median housing value increased to \$105,600, an 82.7% jump in the median value measure for housing in the County. How does this compare to the change seen statewide? Median housing values statewide increased from \$74,000 in 1990 to \$122,400 in 2000, a 65.4% increase. So even though the median housing value in Le Sueur County is 86.3% of the statewide median value, the growth being seen in the County in the last decade was significantly larger than the change seen statewide.

INCOME MEASURES:

How are the County's residents doing in terms of income, relative to the data for the State? Referring to the data in the table below, income growth is being seen in the County. The median household income increased by nearly 66% during the 1990s

	1990	2000
Median Household Income	\$27,706	\$45,933
% change		65.8%
Per Capita Income	\$11,834	\$20,151
% change		70.3%

and the per capita income increased by more than 70% during the same decade. Statewide data for the same two measures show that income in Le Sueur County is still less than the income specified for statewide residents, however, growth in income is occurring at a faster rate for Le Sueur County residents than is seen statewide. Median household income grew at a 52.4% rate statewide and 58.7% for per capita income. The median household income for Le Sueur County was 97.5% of the statewide median income and the per capita income for the County is 86.9% of the statewide per capita income measure.

LABOR FORCE CHARACTERISTICS:

With the population growth that has occurred in the County, one would expect to see a corresponding growth in the labor force. This is indeed seen in Le Sueur County, but with some surprising numbers. As can be seen in the table below, the growth in the number employed grew remarkably faster than the number of persons (aged 16 and older) participating in the labor force. Females are participating in the labor force at increased rates. Unemployment was at very low rates in 2000 compared to 1990.

Labor Force Participation & Employment

	1990	2000	% change
# Persons in labor force (age 16 & older)	12,777	13,959	+ 9.3%
# Males	6,978	7,453	+ 6.8%
# Females	5,799	6,506	+ 12.2%
# Labor Force who are Employed	10,939	13,417	+ 22.7%

Where are all these people employed? In the table below, we can see that the largest employment sector in both census periods continues to be manufacturing. Education and health sectors are the second largest employment sector for residents of the County. The retail sector, even with decreasing numbers from 1990 to 2000, continues to be a major employment sector. Although the census accounting of employment has changed some of its employment categories to reflect the changing job market, it is

<i>Job Sector - 1990</i>	<i># employed</i>	<i>Job Sector - 2000</i>	<i># employed</i>
Farming, fisheries, forestry, & mining	991	Farming, fisheries, forestry, & mining	686
Construction	663	Construction	1,107
Manufacturing	2,880	Manufacturing	3,407
Transportation	393	Transportation, warehousing, & utilities	500
Communication & public utilities	218	Information	220
Wholesale Trade	288	Wholesale Trade	438
Retail Trade	1,523	Retail Trade	1,243
Finance, insurance, real estate	460	Finance, insurance, real estate, rental/lease	558
Business and repair services	343	Professional, scientific, management, admin	686
Personal & entertainment recreation	401	Arts, entertainment, recreation, food service	741
Education & health services	1,803	Education, health, social services	2,824
Other professional services	625	Other services (except public admin)	589
Public Administration	351	Public Administration	418
Total Employed	10,939	Total Employed	13,417

easy to see that the service industry has become a major source for employment growth. If you consider the last six sectors listed in the table above as making up the service industry side, then the growth in the number of Le Sueur County residents employed in the service sectors grew by more than 46%.

The State Demographer has supplied projections for future labor force thresholds by County also. For Le Sueur County, the projections are listed below. The demographer's office projects continued growth in the labor force, as is the case for population. However, the growth in the labor force for the year 2010 will be twice the rate projected for population. Then the growth rate for the next ten years is projected to slow considerably, moving from a 14% growth rate to just a 4% growth rate, which is less than the projected population growth rate for the same time period. For the last time period, the labor force growth rate slows way down to less than 1% growth, again less than the projected population growth rate for the same decade. One interesting item to note, those aged 65 and older are projected to participate at increased numbers as time goes along. Since these folks will be making up about 23% of the population by the year 2030, they will be a more vital component to the overall labor force needs by this time.

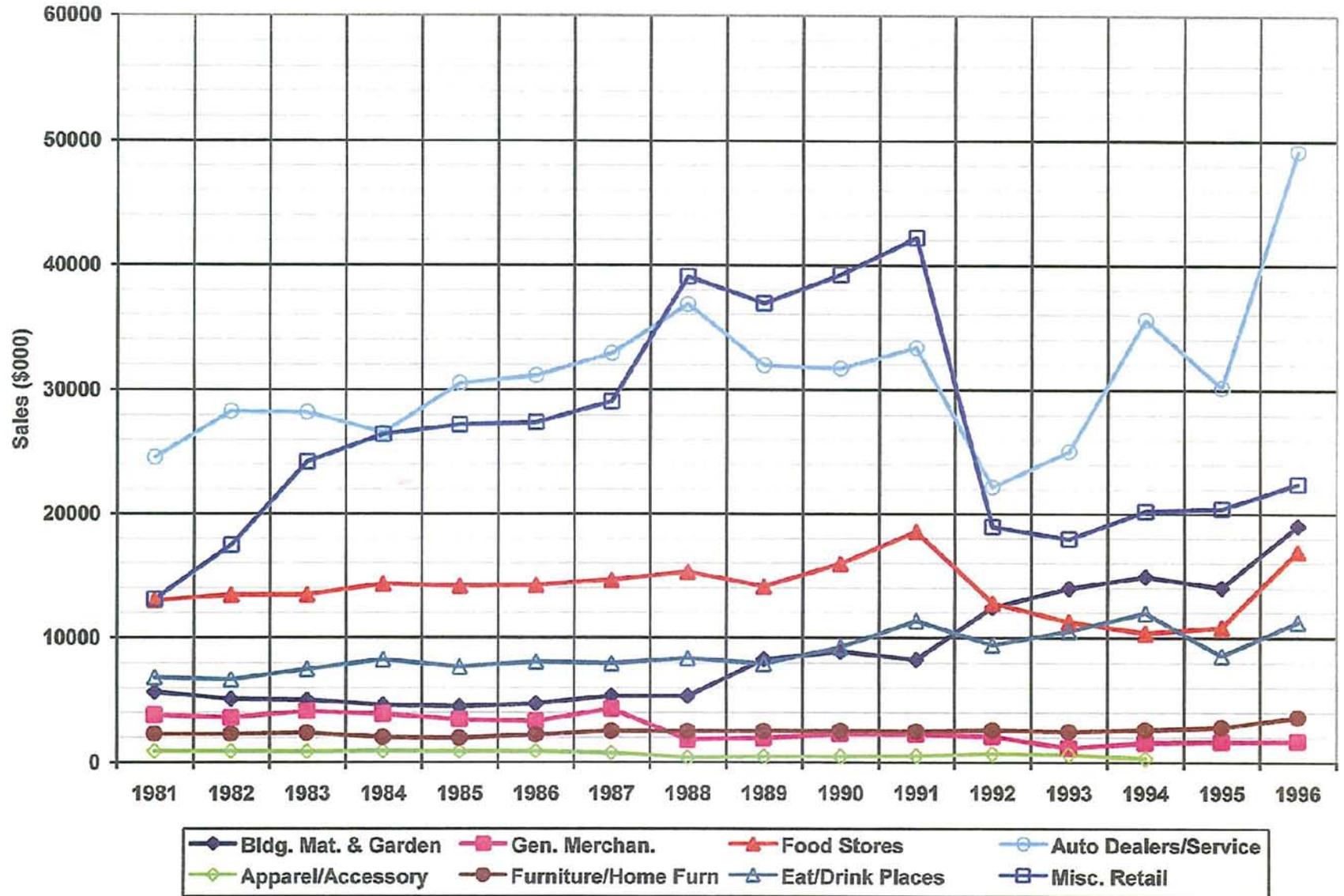
	2010	2020	2030
Total Labor Force	15,990	16,640	16,780
# Males	8,460	8,800	8,870
# Females	7,530	7,850	7,910
Age 16 – 24	2,430	2,250	2,350
Age 25 – 64	12,740	13,040	12,560
Age 65 or older	820	1,360	1,870

RETAIL SALES:

The Minnesota Department of Revenue collects and assembles retail sales data by County. The information below illustrates the retail sales trend for Le Sueur County from



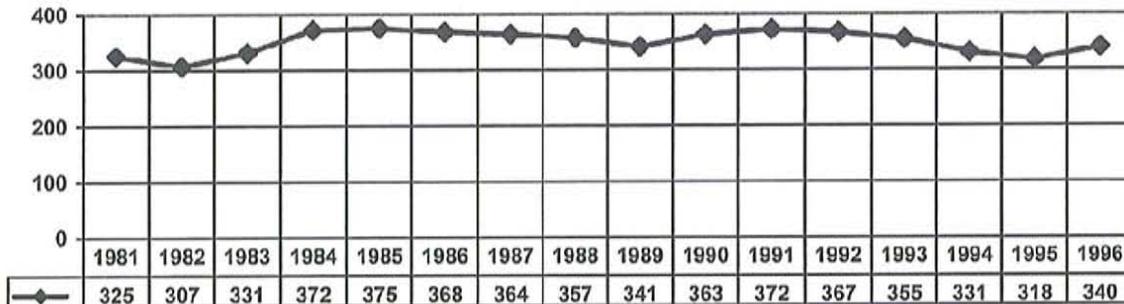
Retail Sales by SIC



1981 through 1996. As seen, the trend is an overall increase in sales, with some apparent large swings seen from one year to another, especially from 1991 to 1992 and 1995 to 1996. In looking at the data from individual retail sectors, refer to the chart on the previous page, we can see that the most severe drop off in sales from 1991 to 1992 occurred in the miscellaneous sales sector, the auto dealers and service station sector, and the food store sector, the three largest sales sectors in the County. All three sectors experienced increases during the 1996 reporting period, especially the auto dealers and service station sector.

The trend for the number of establishments reporting to the state on retail sales is fairly stable over time, with periods of growth and retraction. One interesting item to note is the fact that sales for apparel and accessory items, as a single reporting source, dropped out of the reports after 1994. It is possible that there are so few of these establishments in the County now, that the reporting would violate anonymity.

Retail Establishments by Year



MN Department of Revenue

OTHER ECONOMIC DATA:

Every five years, those ending with a 2 or 7, the Census Bureau releases an Economic Census report, covering both employers and non-employers with statistics for the nation, by state, by metropolitan area, and by county. The 2002 statistics by county have not been released yet, but the data that is available for the most recent census period (1997) illustrates the economic health of Le Sueur County.

The table below specifies the data for employers that have employees for the County and a few comparison numbers are available from the 1992 census. Manufacturing is the largest employment industry in the County. In 1997 this industry had nearly \$729 million in sales and paid out nearly \$80 million in wages. There were 51 manufacturing establishments working in the County, up from 42 found in 1992, with 2,751 employees, up from the 2,300 employees in 1992. The wholesale trade industry experienced an increase in the number of employees from 1992 to 1997, but the number of establishments and sales both saw decreases. The retail trade industry also saw a decline in the number of establishments from 1992 to 1997. However, sales increased significantly and the number of employees dropped. There is more detail in the 1997 data than is found in the 1992 data. So while the 1992 data shows "services" as a single

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industry for this report, the 1997 data shows six different industries for which data is not suppressed. It appears as if there has been significant growth in establishments, sales, and employment in the services sector.

Employer Economic Census Data – Le Sueur County

<i>1997 Census Period</i>	<i># estabs.</i>	<i>Sales (\$000)</i>	<i>Payroll (\$000)</i>	<i># employ.</i>
Manufacturing	51	\$728,879	\$79,532	2,751
Wholesale Trade	30	\$153,963	\$11,603	415
Retail Trade	117	\$150,052	\$13,105	955
Real estate, rental, lease	19	\$2,817	\$353	35
Professional, scientific, & technical services	31	\$40,392	\$24,576	575
Administrative & support & waste mgt & remediation services	19	\$9,370	\$3,243	182
Health & social assistance	40	\$12,368	\$5,421	344
Arts, entertainment, recreation	15	\$5,523	\$1,421	232
Other services (except pub. admin.)	36	\$8,001	\$1,639	107
1992 Census Period				
Manufacturing	42	\$468,000		2,300
Wholesale Trade	37	\$188,000		248
Retail Trade	134	\$67,000		1,089
Services	116	\$25,000		642

US Census Bureau – Economic Census, 1992 & 1997

The table below illustrates the number of persons who operate a business in the County but do not have employees. This information is collected and released in report form each year. The information is available through 2001. As can be seen the number of small businesses run by the owner who has no employees increased from 1997 to 2001 by 109 businesses, a 7.7% increase over the five year period. Total sales by these owners in 2001 was more than \$52 million, a 27.9% increase over the 1997 sales total.

Non-Employee Business Data – Le Sueur County

	1997		1998		1999		2000		2001	
	<i># of Estab</i>	<i>Sales (\$000)</i>								
Forestry, fishing, hunting, ag support services	22	\$489	20	\$528	23	\$1,093	21	\$1,239	30	\$1,346
Construction	192	\$7,546	192	\$7,598	219	\$8,929	223	\$9,678	228	\$9,272
Manufacturing	29	\$981	23	\$841	23	\$1,269	31	\$800	28	\$1,112
Wholesale Trade	31	\$1,500	20	\$2,000	24	\$799	30	\$1,740	33	\$1,896
Retail Trade	196	\$5,324	202	\$6,450	214	\$6,553	216	\$6,513	215	\$7,499
Transportation & Warehousing	92	\$6,711	97	\$7,362	93	\$6,541	104	\$6,915	108	\$7,330
Finance & Insurance	65	\$2,093	60	\$2,472	66	\$2,554	71	\$2,486	68	\$2,588
Real Estate & rental & leasing	87	\$4,316	116	\$8,395	109	\$5,116	122	\$6,262	127	\$7,512
Professional, scientific, & technical services	188	\$3,173	163	\$4,034	146	\$8,871	134	\$2,005	140	\$3,983

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	1997		1998		1999		2000		2001	
	# of Estab	Sales (\$000)								
Administrative & support & waste mgt. & remediation services	85	\$1,149	74	\$968	75	\$1,143	84	\$1,431	89	\$1,748
Educational services	13	\$126	D	D	D	D	D	D	D	D
Health care & social assistance	149	\$2,111	152	\$2,316	158	\$2,337	155	\$2,125	154	\$2,374
Arts, entertainment & recreation	54	\$951	51	\$581	52	\$757	48	\$853	50	\$1,177
Accommodation & food services	16	\$327	15	\$513	21	\$760	22	\$597	17	\$325
Other services (except public administration)	198	\$4,220	211	\$4,028	205	\$4,530	223	\$3,759	228	\$4,227
Totals	1,424	\$41,176	1,409	\$48,254	1,439	\$51,321	1,498	\$46,607	1,533	\$52,657

US Census Bureau – Economic Census, 1997 to 2001

The top three industries with self employed people are construction, other services, and retail trade, all with more than 200 businesses. The top three industries in sales are construction (\$9.3 million), real estate, rental, & leasing (\$7.51 million), and retail trade (\$7.5 million). Which sectors have seen the most growth during the period being looked at? In terms of the number of persons joining the self employed ranks, the real estate, rental, and leasing sector (40 new businesses), construction (36 new businesses), and other services (30 new businesses). In terms of increased sales (by percentage), the largest increases were seen by forestry, fishing, hunting, agricultural support services (+153%), real estate, rental, and leasing (+74.1%), and administrative, support, waste management, & remediation services (+52.1%).

AGRICULTURAL DATA:

Le Sueur County is a rural, agricultural place. Farming and the production of agriculturally based products is an influential economic force in the County. What are the trends in farming? How is this industry doing over time?

The popular conception is that the number of farms is historically declining. Production expenses are outpacing sales income. Young people no longer want to stay on the farm and take over from the parents operations. The industry is too unpredictable. These reasons may be true, but the five year agricultural census results shown, in the tables below, illustrates that the farming industry in Le Sueur County is growing. As can be seen in the table above, growth in the number of farms in Le Sueur County began occurring in the late 1990s and has continued into the early 2000s. The average size of farms over time changed very little. Referring to the table above, the growth occurred in

farms sized 10 to 179 acres and in those sized 1,000 or more acres. Those sized less than 10 acres and those sized 180 to 999 acres experienced declines.

Change in Number of Farms by Census Period

	1987	1992	1997	2002	% change
Number of Farms	932	845	934	974	+4.5%
Average Size of farm (acres)	239	243	233	244	+2.1%
# farms by size					
1 to 9 acres	77	58	55	55	-28.6%
10 to 49 acres	141	121	203	235	+66.7%
50 to 179 acres	310	294	331	353	+13.9%
180 to 499 acres	296	273	234	208	-29.7%
500 to 999 acres	79	73	69	75	-5.1%
1000 acres or more	29	26	42	48	+65.5%

US Census of Agriculture, 1987, 1992, 1997, & 2002

About 83% of the County's land is used for agricultural purposes. As will be seen later in this discussion, the major cash crops are corn, soybeans, cattle, and hogs. The total market value of agricultural products sold by County farmers, as found by the 2002 agricultural census, was a little more than \$88 million, \$45.4 million in crop sales and \$42.8 million in livestock sales. The average value of agricultural products sold per farm was \$90,560, while the average farm production expense was \$82,770. The total estimated market value of land and buildings of the farming community in 2002 was about \$599 million, up from the \$399 million in the 1997 census period, an increase of 50% in the intervening 5 years. The average estimated market value per farm in 2002 was at \$613,276, up from the \$426,788 in 1997, a 43.7% increase.

What about the farmers? What is happening with the people who run and operate these farms? As can be seen in the table below, farmers are more likely to own all the land contained in their farms. The number of full owners increased significantly in 1997 and again in 2002. The number of owners who rent a portion of the land they farm is

Operator Information by Census Period

	1987	1992	1997	2002	% change
Full owners	481	447	566	635	+32%
Part owners	345	322	302	286	-17.1%
Owned land (acres)	74,148	68,736	62,866	63,610	-14.2%
Rented land (acres)	68,890	66,118	71,994	86,540	+25.6%
Tenants	106	76	66	53	-50%
# of acres farmed	14,591	13,869	10,539	14,924	-2.3%
Principal occupation					
Farming	618	552	479	584	-5.5%
Other	314	293	455	390	+24.2%
Average Age of Operator	47.5	48.9	52.1	55.1	+16%
# Male Operators	898	822	879	909	+1.2%
# Female Operators	34	23	55	65	+91.2%

US Census of Agriculture, 1987, 1992, 1997, & 2002

decreasing over time, but the number of acres they rent is increasing. The number of farmers who are tenants of the farm they work continues to decrease over time and although there was an increase in the number of acres worked by tenants, it is a relatively small portion of the land worked by farmers. From 1987 through 1997, the number of farmers indicating that farming was their principal occupation declined. But this has since changed in 2002. The average age of farmers climbs each census report period from 1987 to 2002, and although the industry is predominantly male, an ever increasing number of females are showing up as principal farming operators over time.

Change in Hired Labor by Census Period

	1992	1997	2002	% change
# of Farms with hired labor	343	248	199	-42%
# of hired workers	806	781	687	-14.8%
Payroll (\$1,000)	\$1,912	\$2,442	\$3,225	+68.7%
# of persons working 150+ days	147	151	162	+10.2%
# of persons working less than 150 days	659	630	525	-20.3%

US Census of Agriculture, 1992, 1997, & 2002

Farms are an important locale for the County's labor force too. Nearly 700 persons were hired workers in the most recent reporting period and more than \$3 million dollars was paid out in wages to workers. However, the demand for farm labor is seeing a decline, especially on the seasonal worker side. Those person working less than 150 days a year declined by more than 20% from 1992 to 2002. The number of farmers employing labor declined by more than 40% in the same time period.

As can be seen below, growth has also occurred in the number of acres devoted to agricultural use, with growth in the number of cropland acres and harvested cropland, especially in the cash crops corn and soybeans. Between 1987 and 2002, 21% more agricultural land was used as harvested cropland. The bulk of that use and increase is due to increased acreages of corn (a 39% increase) and soybeans (a 45% increase). Land devoted to the production of corn and soybeans in 2002 comprise a total of nearly 82% of the cropland in Le Sueur County, an increase of 21% over 1987 when these two crops made up 61% of the total cropland. Hay, wheat, and oats all experienced

Change in Farmland by Census Period

	1987	1992	1997	2002	% change
Land in Farms	222,523	205,031	217,338	238,076	+7%
Total Cropland	192,663	178,474	183,790	203,717	+5.7%
Harvested Cropland	150,431	157,431	161,855	181,878	+20.9%
Selected Crop Acreages					
Corn (grain or seed)	60,438	71,588	73,481	84,207	+39.3%
Soybeans	56,901	65,897	72,608	82,501	+45%
Hay	14,072	10,116	10,144	8,736	-37.9%
Wheat	9,085	3,777	2,342	2,262	-75.1%
Oats	3,932	2,185	1,118	1,104	-71.9%
Woodland	8,475	8,403	12,358	11,538	+36.1%

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	1987	1992	1997	2002	% change
Pastureland	16,145	13,060	11,584	11,767	-27.1%
CRP or Wetland Reserve	9,869	10,545	20,010	12,973	+31.5%
Land Enrolled in acreage reduction programs	22863	3418	na	na	
Land in home lots, ponds, roads, wasteland, etc	13,832	11,237	16,179	16,244	+17.4%

US Census of Agriculture, 1987, 1992, 1997, & 2002

decreases in the amount of land devoted to their production. A wide variety of other agricultural crops are raised in Le Sueur County, but they make up a very small amount of the total agricultural produce in the County. Other land uses include woodlands (an increase of 36%), pastureland (a decrease of 27%), land enrolled in CRP or wetland reserve (an increase of more than 31%), land used for home lots, ponds, roads, wasteland, or other non-agricultural uses (an increase of 17%).

Finally, as seen below, we take a look at the major livestock component of the agricultural community. Over the time period shown, cattle stock has seen declines in each successive census period since 1987. A large drop was seen in milk cows from

Change in Livestock Production & Inventories by Census Period

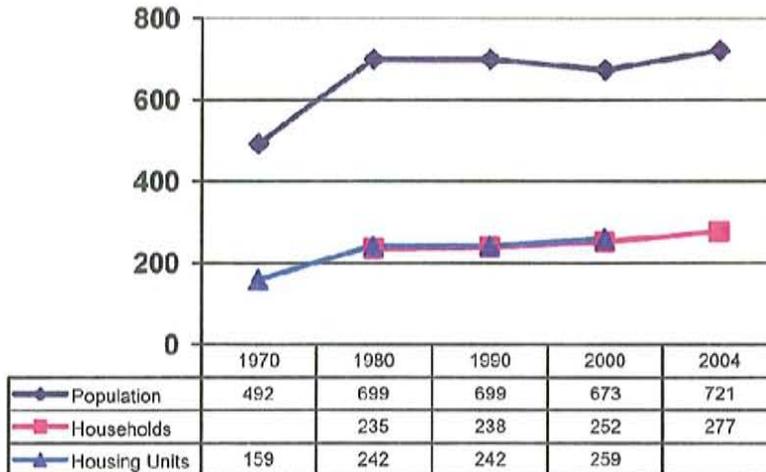
	1987	1992	1997	2002	% change
Cattle & Calves	24,553	23,395	21,022	17,467	-28.9%
Beef Cows	3,465	3,209	2,137	2,105	-39.3%
Milk Cows	5,101	4,776	5,179	2,583	-49.4%
Other Cattle	15,987	15,410	13,706	12,779	-20%
Hogs & Pigs	72,437	82,581	77,111	78,721	+8.7%
Hogs/Pigs used for breeding	7,437	8,069	4,888	13,454	+80.9%
Other Hogs/Pigs	65,000	74,512	72,223	65,267	+0.4%
Poultry					
Chickens (layers)	na	na	1,239	818	
Chickens (broilers, meat)	1,610	1,260	1,856	525	-67.4%
Turkeys	63	na	59,521	121,089	
Ducks & others	25	14	16	22	-12%
Sheep & Lambs	1,945	2,170	1,794	1,864	-4.2%

US Census of Agriculture, 1987, 1992, 1997, & 2002

1997 to 2002. Hogs and pigs are seen to be on the increase during this same time period, growing by nearly 9% over the intervening 15 years and probably seeing additional growth since, given that the breeding stock soared from 1997 to 2002. Poultry stock has increased significantly given the growth in turkeys alone. Chickens and other poultry play a much smaller economic role in the County. The number of sheep and lambs raised remains small but stable in Le Sueur County.

CITY AND TOWNSHIP CENSUS INFORMATION:

Trend Chart - City of Cleveland

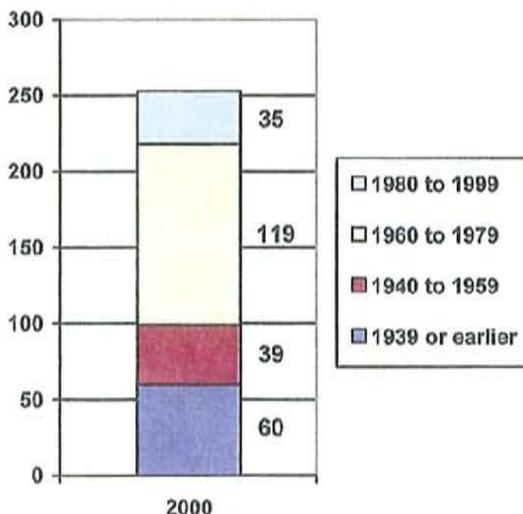


The *City of Cleveland* saw a huge population growth period in the 1970s. It stabilized out during the 1980s and 1990s, but appears to be on a fast growth track again this decade. Population estimates by the State Demographer's office shows an increase of 48 people and 25 households from the 2000 census to 2004.

As seen in the table below, an increase is seen in the number of owner occupied units, renter occupied units, and in vacant units from 1990 to 2000. Three of the vacant units were for sale, two for rent, and two were seasonal or

	1990	2000
Owned Units	201	211
Rented Units	37	41
Vacant Units	4	7
Median Housing Value	\$53,000	\$87,800
% of State Median Housing Value	72%	74%

Homes Built by Year



for occasional use only. The value of homes in Cleveland increased by 66% between 1990 and 2000, faster than the Statewide median value in the same time period.

As can be seen in the graphic to the left, nearly half of the housing stock in Cleveland was built during the 1960s and 1970s. The 1970s in particular was a busy time, with 86 units being reported as being from this time period. Just 18 units were reportedly built in the 1980s and another 17 from the 1990s. However, as mentioned earlier, it appears as if the current decade is seeing increased activity in home building with an estimated growth of 25 households from 2000 to 2004. Since the City did not have a large number of

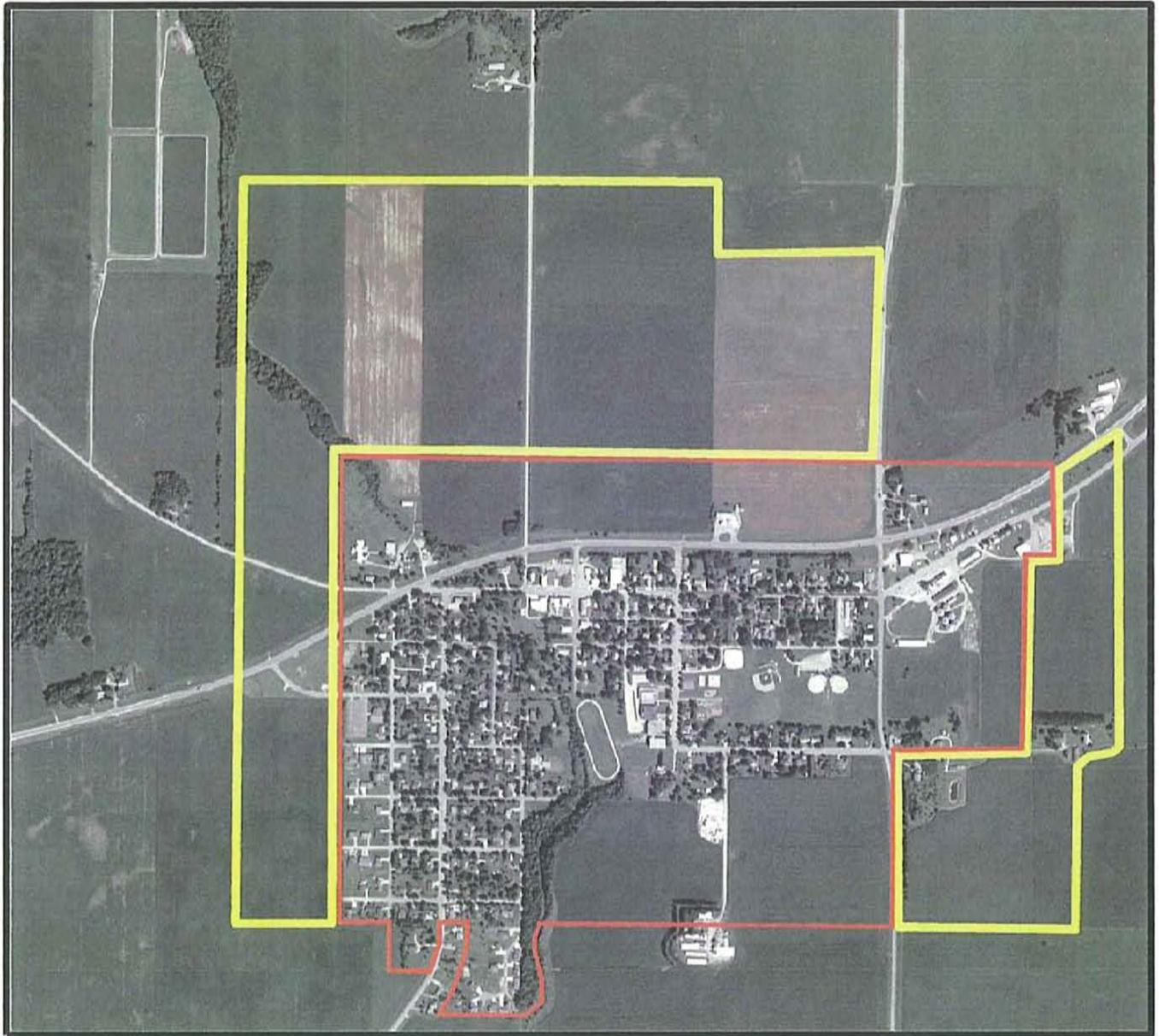
reported vacant housing units, if households are growing at this estimated rate, there must be someplace these people are moving to.

In the table below, income measures for Cleveland residents are illustrated for the two most recent census periods. The median household income increased by nearly 50% between 1990 and 2000, however, relative to the State median household income, Cleveland lost ground. The per capita income measure shows a slightly different story.

	1990	2000
Median Household Income	\$31,071	\$46,458
% of State Median	101%	99%
Per Capita Income	\$9,764	\$17,424
% of State Per Capita Income	68%	75%

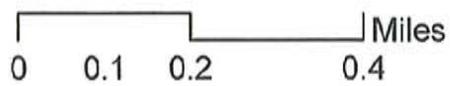
The per capita income level for Cleveland residents increased by more than 78% during the two census periods, gaining ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 7.4% of the persons in Cleveland have incomes below the poverty threshold. Minnesota had a 7.9% poverty rate reported in the 2000 census.

City of Cleveland

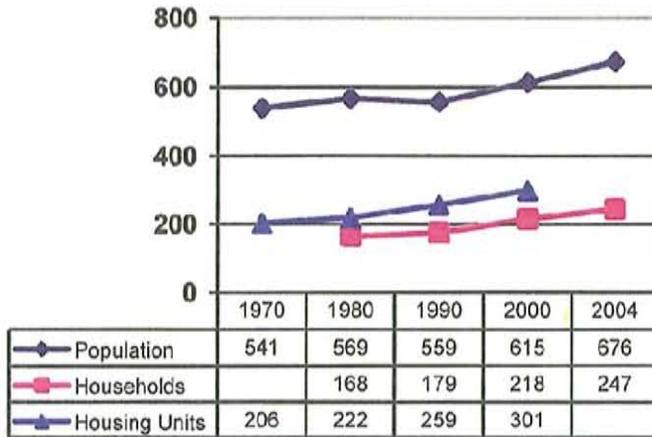


Legend

-  City Boundary
-  Urban Growth Boundary



Trend Chart - Cleveland Twp.



The graphic to the left illustrates demographic trends for **Cleveland Township**, in which the township saw a very stable population threshold from 1970 through 1990, then a significant jump in the 1990s. It appears to be on an even faster growth track this decade. Population estimates by the State Demographer's office shows an increase of 61 people and 29 households from the 2000 census to 2004.

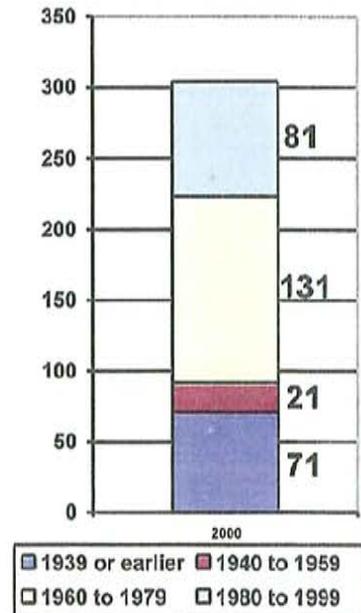
As seen in the table below, an increase is seen in the number of owner occupied units, a slight increase in renter occupied units, as is the case for vacant units also from 1990 to 2000. There is a large number of vacant units in the

	1990	2000
Owned Units	167	205
Rented Units	12	13
Vacant Units	80	83
Median Housing Value	\$64,900	\$137,500
% of State Median Housing Value	88%	116%

township, almost completely due to the seasonal housing that is likely found along the many lakes that are found in the township. Seventy-nine of the vacant units were reported as seasonal homes. The value of homes in Cleveland Township increased by nearly 112% between 1990 and 2000, much faster than the Statewide median value in the same time period.

As can be seen in the graphic to the right, nearly half of the housing stock in the township was built during the 1960s and 1970s. The 1970s in particular was a busy time, with 96 units being reported as being from this time period. Just 21 units were reportedly built in the 1980s and then a jump in units being built is seen in the 1990s with 60 units. It appears as if the current decade will see even faster growth than was experienced in the 1990s, with an estimated growth of 27 households from 2000 to 2004. This does not mean that the building growth will continue to climb, since many of the

Housing Units Built by Year

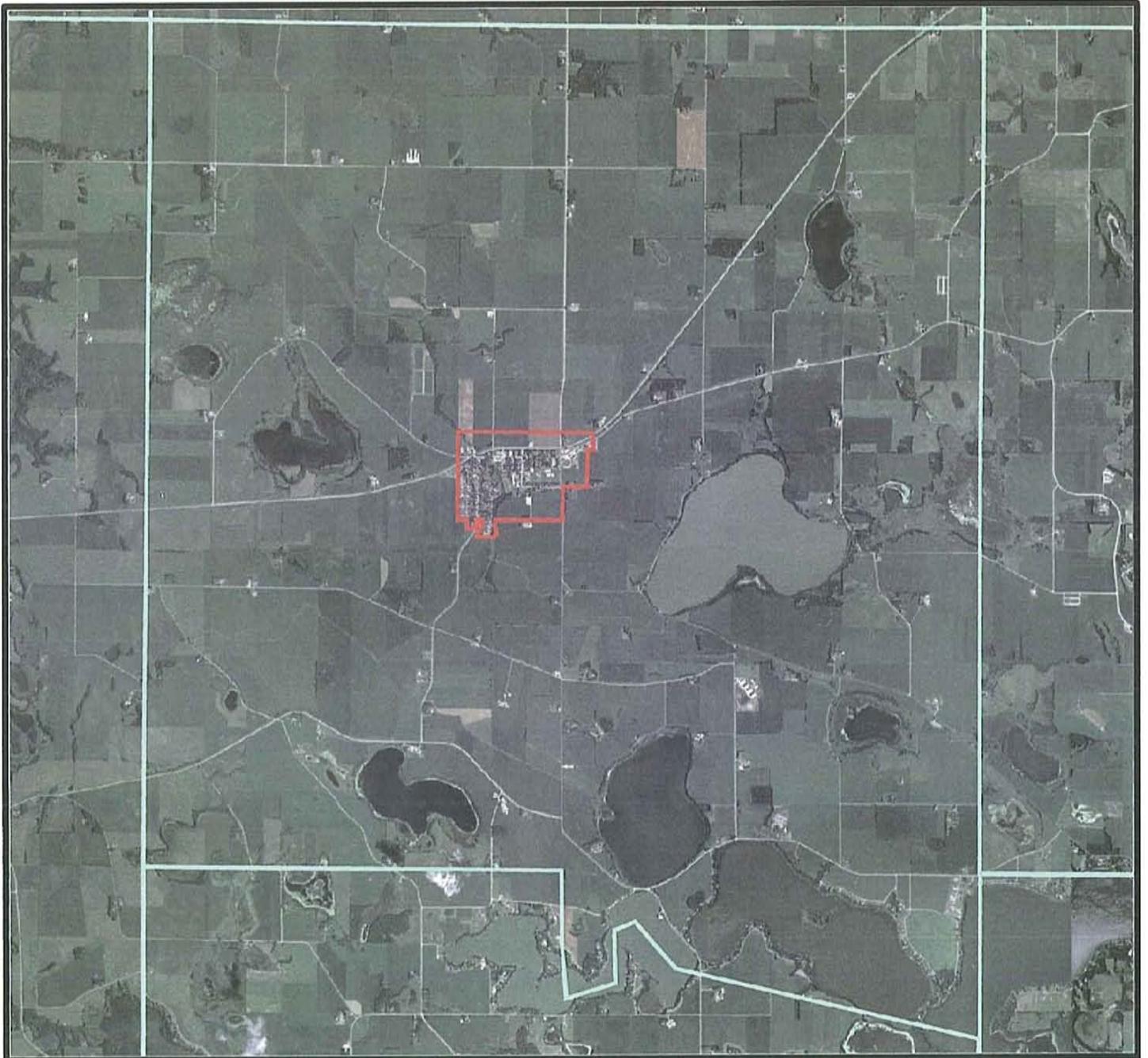


seasonal homes are being converted to year around homes, as owners move out of urban areas to their rural seasonal home. The next census will show whether this is happening or not.

In the table below, income measures for Cleveland Township residents are illustrated for the two most recent census periods. The median household income increased by nearly 73% between 1990 and 2000. When compared to the State median household income, Cleveland Township shows a higher income level. The per capita income measure shows the same story. The per capita income level for the township's residents increased by more than 94% during the two census periods, gaining ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 1.6% of Cleveland Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

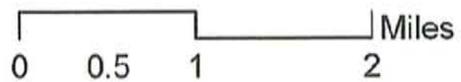
	1990	2000
Median Household Income	\$29,500	\$50,972
% of State Median	95%	108%
Per Capita Income	\$10,961	\$21,314
% of State Per Capita Income	76%	92%

Cleveland Township

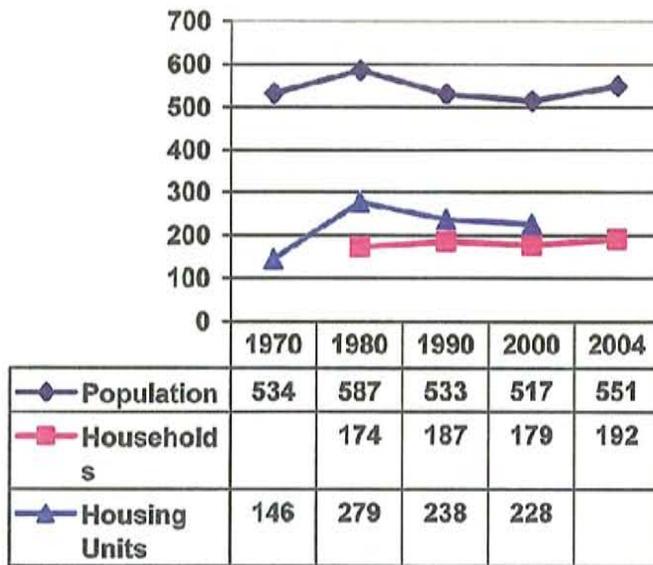


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Cordova Twp.



The graphic to the left illustrates demographic trends for **Cordova Township**. As can be seen, the township's population has not changed much over the period illustrated. The high mark in persons was 1980, decreasing in each of the following two census period. However, it appears as if the population is growing again. Estimates from the State Demographer's office shows an increase of 34 people and 13 households from the 2000 census to 2004. The number for housing units in 1980 would seem to be a reporting error. It is unlikely that the number of housing units doubled between

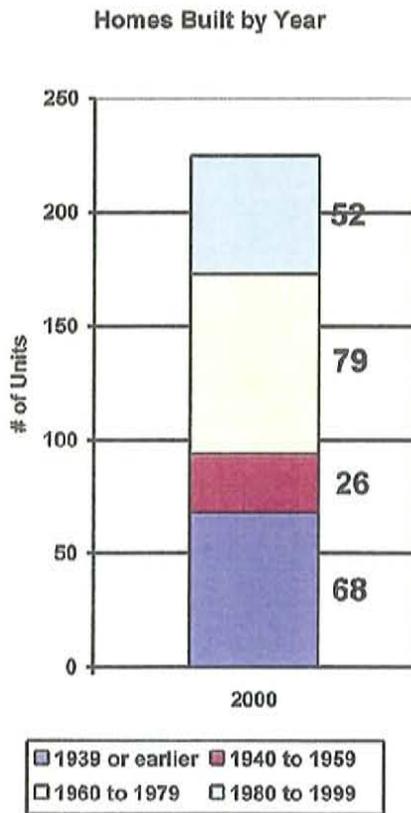
1970 and 1980, then declined significantly in 1990.

As seen in the table below, a slight increase is seen in the number of owner occupied units and the number of renter occupied units declined, although this type of housing is not a significant part of the housing mix here. The number of vacant units remained virtually the same from 1990 to 2000. There is a large number of vacant units in the

	1990	2000
Owned Units	162	166
Rented Units	25	13
Vacant Units	51	49
Median Housing Value	\$60,700	\$127,200
% of State Median Housing Value	82%	108%

township, almost completely due to the seasonal housing that is likely found along the many lakes that are found in the township. Forty eight of the 49 vacant units were reported as seasonal homes. The value of homes in Cordova Township increased by nearly 110% between 1990 and 2000, much faster than the Statewide median value in the same time period.

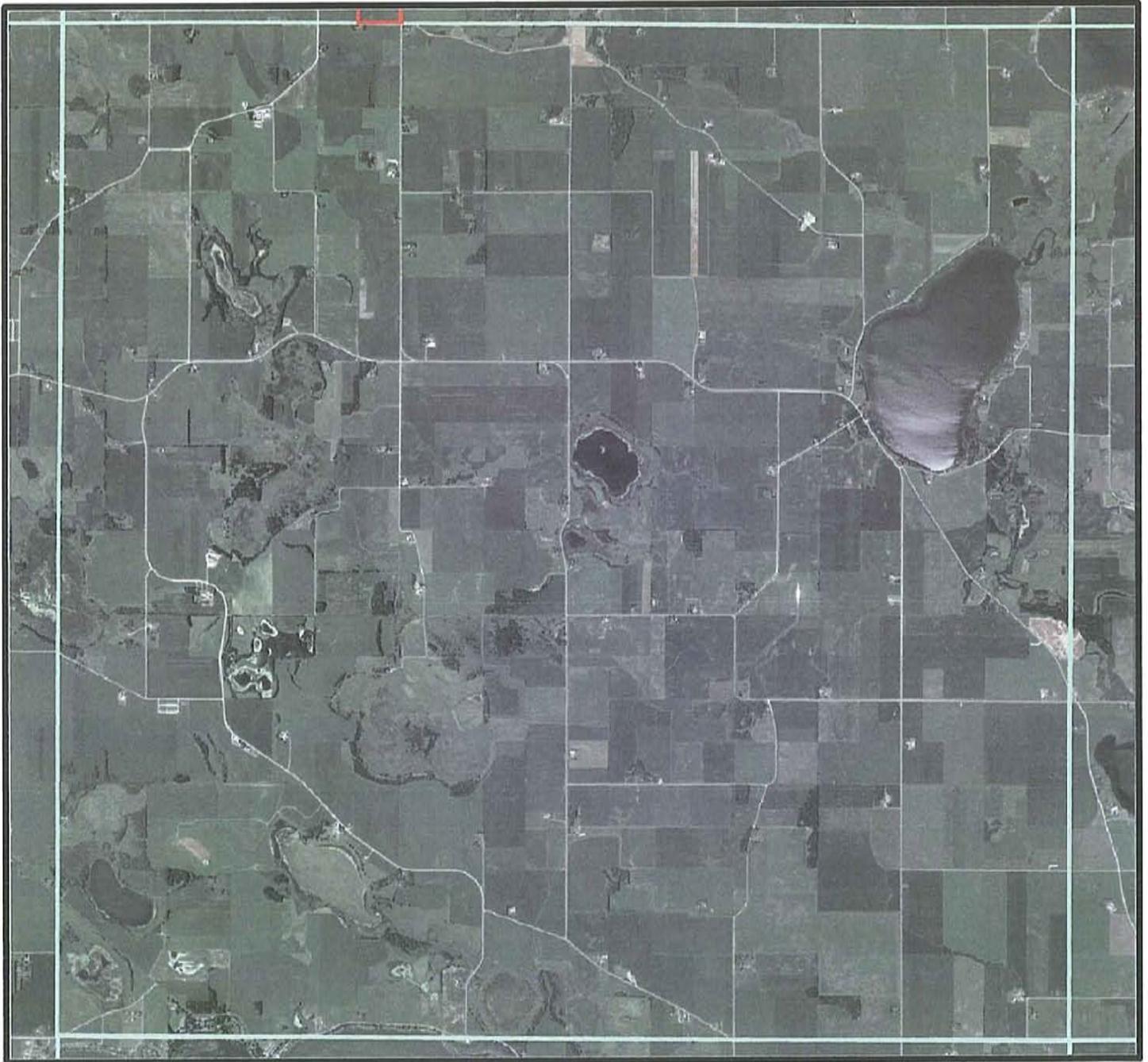
As can be seen in the graphic below and to the left, the age of the Township's housing stock is fairly evenly spread out. Thirty to 40 units were built in the 1960s, 1970s, and 1990s. It appears as if the current decade may see a similar growth rate, with an estimated growth of 13 households from 2000 to 2004. Again, as was noted for Cleveland Township, the trend for lake homes is a conversion from seasonal use to primary use for many owners. The next census survey will tell us more.



In the table below, income measures for Cordova Township residents are illustrated for the two most recent census periods. The median household income increased by more than 36% between 1990 and 2000. When compared to the State median household income, Cordova Township household income declined in its relative position. The per capita income measure shows the same story. The per capita income level for the township's residents increased by nearly 62% during the two census periods, gaining ground slightly on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 5.5% of Cordova Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

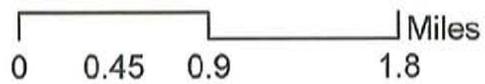
	1990	2000
Median Household Income	\$27,431	\$37,361
% of State Median	89%	79%
Per Capita Income	\$9,860	\$15,964
% of State Per Capita Income	69%	69%

Cordova Township



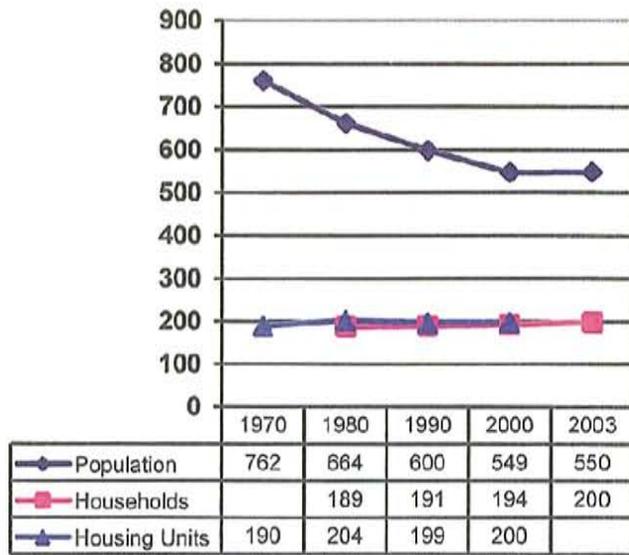
Legend

-  Township Boundaries
-  City Boundary



The graphic to the right illustrates demographic trends for **Derrynane Township**. As can be seen, the township's population has declined steadily over the period illustrated. The high mark in persons was 1970, decreasing in each of the following three census periods. Estimates from the State Demographer's office shows that they anticipate little change occurring in this decade with an increase of just one (1) person and six (6) households from the 2000 census to 2004. The number for housing units and households over the time period shown have remained steady.

Trend Chart - Derrynane Twp.

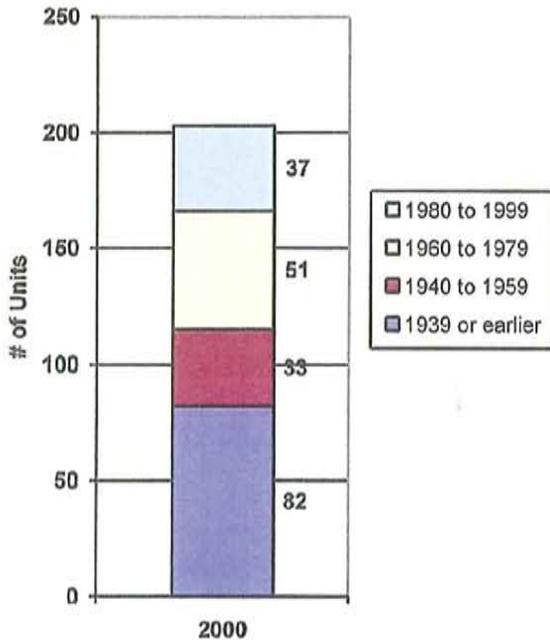


As seen in the table below, little change is seen. A slight increase is seen in the number of owner occupied units and the number of renter occupied units declined slightly. The number of vacant units are few in number and remained virtually the same from 1990 to 2000. The seasonal use of housing is virtually unknown in this township. Just one (1) home was being used seasonally. The value of homes in Derrynane Township increased by nearly 133% between 1990 and 2000, much faster than the Statewide median value in the same time period. This number raises some questions simply because little housing growth has occurred in the township between 1990 and 2000 and there was no conversion of seasonal homes to primary homes.

	1990	2000
Owned Units	167	174
Rented Units	24	20
Vacant Units	8	6
Median Housing Value	\$68,100	\$158,500
% of State Median Housing Value	92%	134%

As can be seen in the graphic below and to the right, the age of the Township's housing stock tends to be older on the average than the earlier Townships. More than 40% of the stock is from 1939 or earlier. The busiest period after 1939 was the 1970s in which 33 homes were dated from. The numbers of homes built in all the other decades fell short of 20, except the 1990s in which 22 were built. The current decade may see a similar growth rate, given that the Demographer's Office has an estimated growth of 6 households in the Township from the year 2000 through 2004.

Homes Built by Year



In the table below, income measures for Derrynane Township residents are illustrated for the two most recent census periods. The median household income increased by more than 81% between 1990 and 2000. When compared to the State median household income, Derrynane Township household income grew faster. The per capita income measure shows a different story. The per capita income level for the township's residents increased by just 47.5% during the two census periods, losing ground to the State income rate of the same measure. This would suggest that while households in the Township are seeing increases to their income at rates exceeding those seen for the median State household, the household size in Derrynane Township is larger than those median households in the State. The census findings on other income measures in 2000 also report that 7.2% of Derrynane

Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

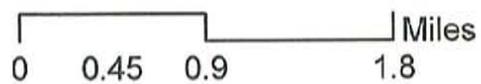
	1990	2000
Median Household Income	\$29,417	\$53,333
% of State Median	95%	113%
Per Capita Income	\$13,211	\$19,485
% of State Per Capita Income	92%	84%

Derrynane Township

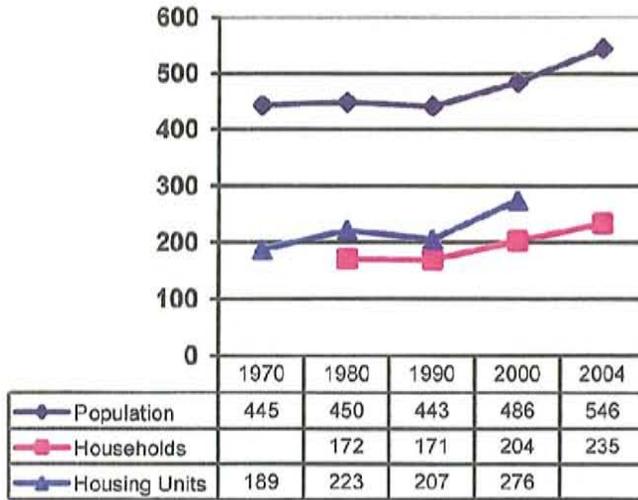


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Elysian



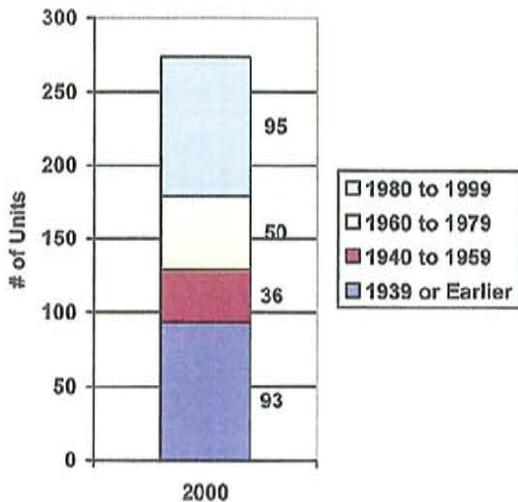
The graphic to the left illustrates demographic trends for the *City of Elysian*, in which the city saw a very stable population threshold from 1970 through 1990, then a significant jump in the 1990s. It appears to be on an even faster growth track this decade. Population estimates by the State Demographer's office shows an increase of 60 people and 31 households from the 2000 census to 2004. This growth projection, if carried through to the 2010 census period would result in a population increase of more than 30%. The household growth rate would be nearly 38% for the decade.

	1990	2000
Owned Units	144	178
Rented Units	27	26
Vacant Units	36	72
Median Housing Value	\$41,100	\$78,300
% of State Median Housing Value	56%	66%

As seen in the table above, growth in the City's housing stock is seen. The number of owner occupied units increased by 34 units, while the number of renter occupied units declined by just one. The number of vacant units in the City doubled in number, going

from 36 units to 72 units. However, as is found elsewhere in the County, this is due to the growth in seasonal homes. Of the 72 vacant units, 66 are for seasonal use. The value of homes in Elysian increased by nearly 91% between 1990 and 2000, faster than the Statewide median value in the same time period. Compared to the State median value, though, shows that housing values in Elysian are still relatively low, or rather, that there are many homes with low values in Elysian.

Homes Built by Year



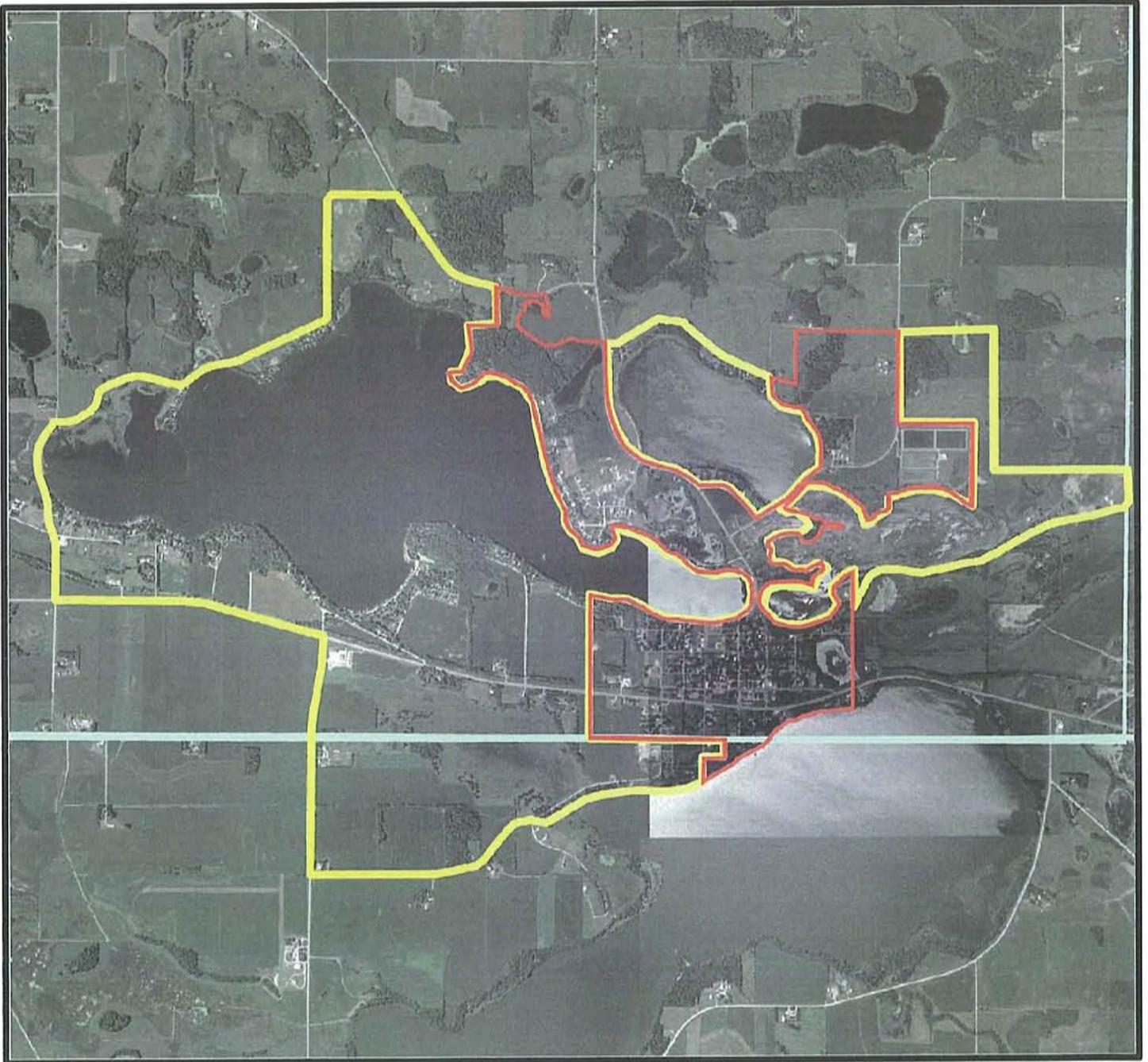
As can be seen in the graphic to the left, a recent building boom is at work in Elysian. More than one third of the housing stock was built in the 1980s and 1990s, with a majority

of that being from the 1990s. Sixty seven housing units are shown as being built in the City during the last decade. The current decade will likely see a similar growth rate, if not faster, given that the Demographer's Office has an estimated growth of 31 households in the City from the year 2000 through 2004.

	1990	2000
Median Household Income	\$25,957	\$37,750
% of State Median	84%	80%
Per Capita Income	\$10,482	\$15,815
% of State Per Capita Income	73%	68%

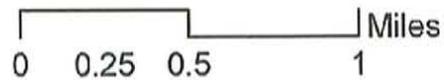
In the table above, income measures for Elysian's residents are illustrated for the two most recent census periods. The median household income increased by more than 45% between 1990 and 2000. When compared to the State median household income, Elysian's household income declined in its relative position. The per capita income measure shows the same story. The per capita income level for the city's residents increased by nearly 51% during the two census periods, again losing ground to the State income rate of the same measure. Income growth for Elysian's residents is slower than the rate of growth seen at the State level. The census findings on other income measures in 2000 also report that 7.1% of Elysian's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

City of Elysian

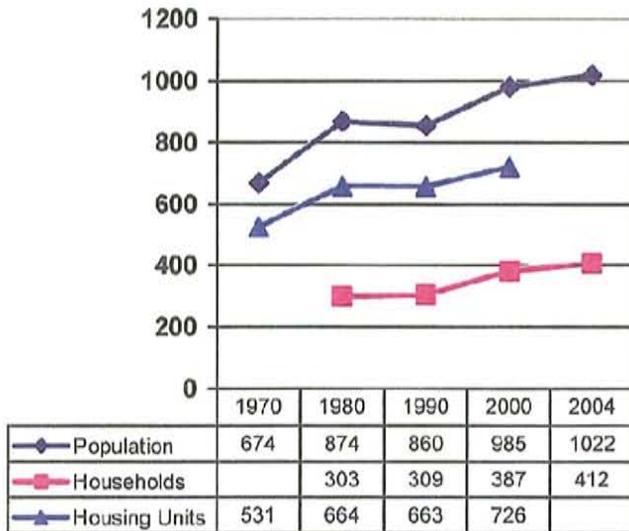


Legend

-  Township Boundaries
-  City Boundary
-  Urban Growth Boundary



Trend Chart - Elysian Twp.



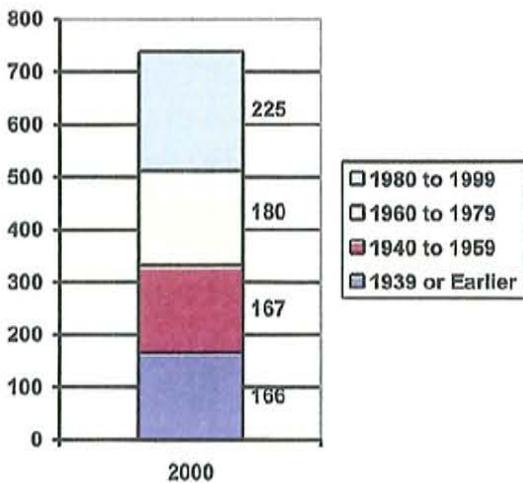
The graphic to the left illustrates demographic trends for **Elysian Township**, in which the township saw just one time period in which it did not see growth. The 1980s was the one no-growth period is seen in this graph. The 1970s and 1990s were both fast growth decades for the Township, for people, households, and housing units. It appears to be on a little slower growth curve this decade. Population estimates by the State Demographer's office shows an increase of 37 people and 25 households from the 2000 census to 2004.

	1990	2000
Owned Units	278	338
Rented Units	31	49
Vacant Units	354	339
Median Housing Value	\$69,100	\$128,600
% of State Median Housing Value	93%	109%

As seen in the table above, an increase is seen in the number of owner occupied units as well as in the number of renter occupied units. The number of vacant units, although large, did not see increases in the 2000 census survey. The large number of vacant units in the Township is almost completely due to the seasonal housing that is likely

found along the lakes that are found in the township. Three hundred and twenty nine of the vacant units were reported as seasonal homes, nine (9) others were vacant for some other reason, and one (1) was for rent. The value of homes in Elysian Township increased by more than 86% between 1990 and 2000, much faster than the Statewide median value in the same time period.

Homes Built by Year



As can be seen in the graphic to the left, a steady increase in home building is at work in Elysian Township. More than 30% of the housing stock was built in the 1980s and 1990s, with nearly 60% of that being from the 1990s. One hundred thirty housing units are shown as being built in the City during the

last decade. The current decade will likely see a slightly slower growth rate, given that the Demographer's Office has an estimated growth of 25 households in the Township from the year 2000 through 2004, or an estimated 60 households over the decade at that growth rate.

	1990	2000
Median Household Income	\$30,600	\$51,176
% of State Median	99%	109%
Per Capita Income	\$11,649	\$22,265
% of State Per Capita Income	81%	96%

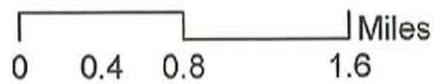
In the table above, income measures for Elysian Township's residents are illustrated for the two most recent census periods. The median household income increased by more than 67% between 1990 and 2000. When compared to the State median household income, Elysian Township's household income increased in its relative position. The per capita income measure shows the same story. The per capita income level for the city's residents increased by nearly 91% during the two census periods, again gaining ground to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 3.8% of Elysian Township's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

Elysian Township

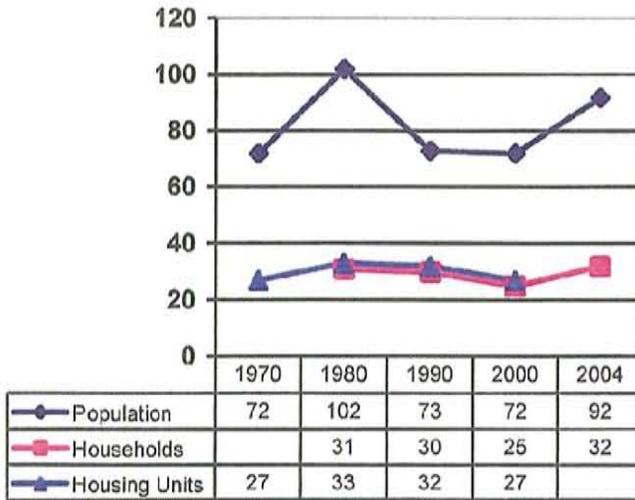


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Heidelberg City



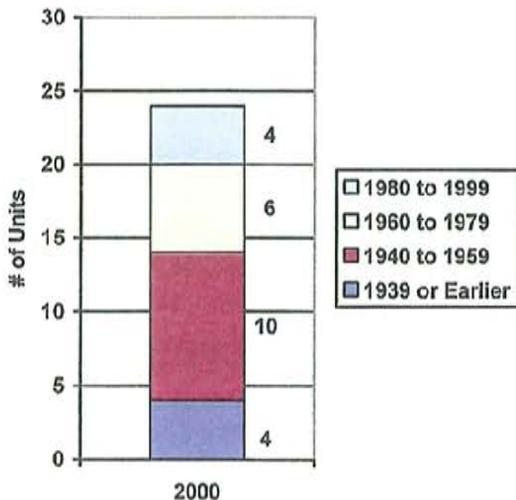
The graphic to the left illustrates demographic trends for **Heidelberg City**. It would appear as if the census findings for 1980 were in error. It is unlikely the population rose by 30 people in one decade, then declined by nearly the same number the next. Population and household numbers have been consistent in Heidelberg through the time period illustrated. However, population estimates by the State Demographer's office shows an increase of 20 people and seven (7) households from the 2000 census to 2004. This growth projection, if carried through to the 2010 census

period would result in a population increase of more than 69%. The household growth rate would be nearly 70% for the decade.

	1990	2000
Owned Units	27	23
Rented Units	3	2
Vacant Units	2	2
Median Housing Value	\$63,000	\$108,300
% of State Median Housing Value	85%	92%

As seen in the table above, the number of homes declined in 2000. Recent growth, as projected by the State Demographer, points to a livelier housing market in Heidelberg though. The value of homes in Heidelberg increased by nearly 72% between 1990 and 2000, faster than the Statewide median value in the same time period. This is a common theme throughout most of the County.

Homes Built by Year



The graphic at the left reinforces the slow building pace in Heidelberg. A majority of the homes (42%) were built in the 1940 to 1959 era. Just four (4) homes were built since 1980, as determined by the 2000 census. The current decade will likely see a faster growth rate, given that the Demographer's Office has an estimated growth of seven (7) households in the City from the year 2000 through 2004.

	1990	2000
Median Household Income	\$20,833	\$56,094
% of State Median	67%	119%
Per Capita Income	\$10,855	\$17,389
% of State Per Capita Income	75%	75%

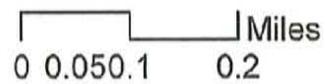
In the table above, income measures for Heidelberg's residents are illustrated for the two most recent census periods. The median household income increased by more than 169% between 1990 and 2000. When compared to the State median household income, Heidelberg's household income grew remarkably in its relative position. The per capita income measure shows different story. The per capita income level for the city's residents increased by 60% during the two census periods, retaining the same relative position to the State income rate of the same measure. The difference between the two income measures is most probably due to larger household sizes in Heidelberg. There are most likely more families in the household mix than is found in statewide data. The census findings on other income measures in 2000 also report that 0% of Heidelberg's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

City of Heidelberg

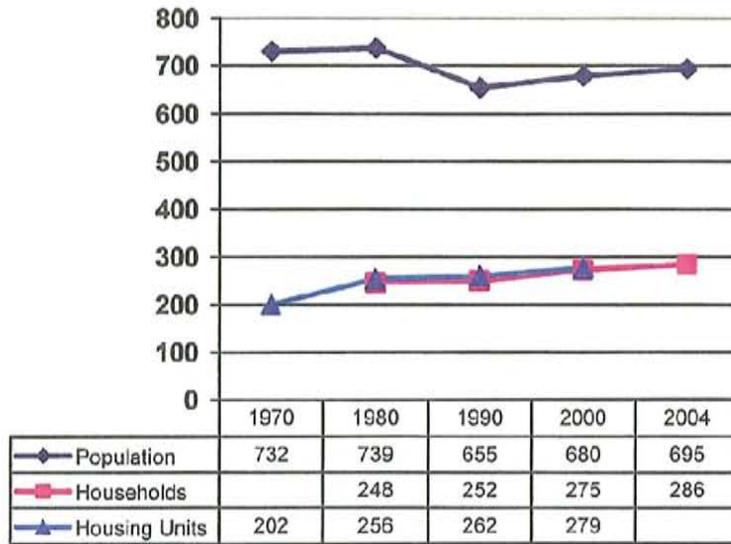


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Kasota

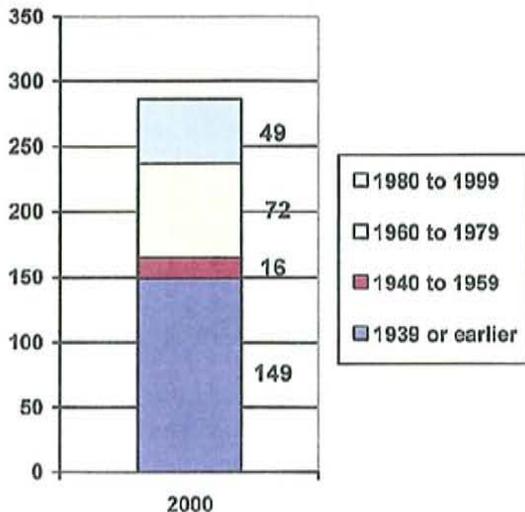


The **City of Kasota** is in a stable period. Population thresholds vary from decade to decade by less than 10%. Slow but steady increases are seen in the number of households. Housing units increased by 54 units in the 1970s, but haven't grown significantly since. Population estimates by the State Demographer's office shows some increases may be occurring in the most recent decade with an increase of 15 people and 11 households from the 2000 census to 2004.

As seen in the table below, an increase is seen in the number of owner occupied units, and decreases in the number of renter occupied units and in vacant units from 1990 to 2000. One of the vacant units was for sale, two for rent, and one was for seasonal or

	1990	2000
Owned Units	201	229
Rented Units	51	46
Vacant Units	10	4
Median Housing Value	\$40,300	\$73,600
% of State Median Housing Value	54%	62%

Homes Built by Year



occasional use only. The value of homes in Kasota increased by 83% between 1990 and 2000, faster than the Statewide median value in the same time period.

As can be seen in the graphic to the left, more than half of the housing stock in Kasota was built prior to 1940. The 1970s was the only other busy time in housing unit construction, with 61 units being reported as being from this time period. Just 25 units were reportedly built in the 1980s and another 24 from the 1990s.

In the table below, income measures for Kasota residents are illustrated for the two most recent census periods. The median household income increased by 54% between 1990 and 2000, remaining in a similar relative position to the State median household income. The per capita income measure shows a slightly different story.

	1990	2000
Median Household Income	\$25,313	\$39,097
% of State Median	82%	83%
Per Capita Income	\$10,284	\$17,503
% of State Per Capita Income	71%	75%

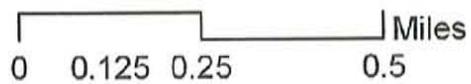
The per capita income level for Kasota residents increased by more than 70% during the two census periods, gaining ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 7.8% of the persons in Kasota have incomes below the poverty threshold. Minnesota had a 7.9% poverty rate reported in the 2000 census.

City of Kasota

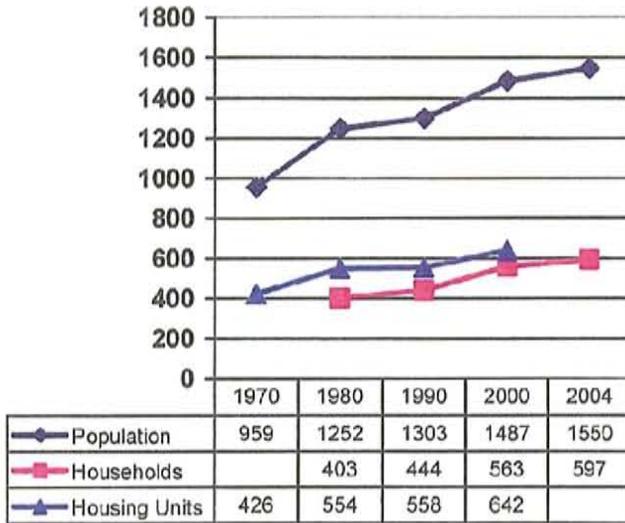


Legend

-  City Boundary
-  Township Boundaries



Trend Chart - Kasota Twp.



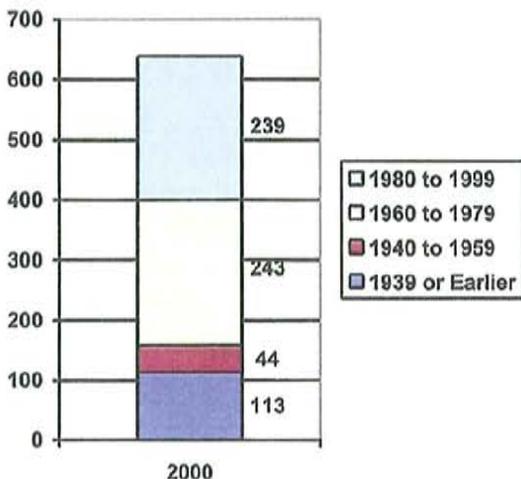
The graphic to the left illustrates demographic trends for **Kasota Township**, in which the township has seen continuous growth. The quickest growth period was during the 1970s in which population increased by 30%. The 1980s was the Township's slowest growth period, followed up by a 14% population increase in the 1990s. The State Demographer's office projects a slower population growth period during the 2000s, roughly a 10.6% growth rate. Household growth in the 1990s occurred at a much faster rate than the population growth curve would predict.

Households grew by nearly 27% in the 1990s. The number of housing units increased by roughly the same percentage as population.

	1990	2000
Owned Units	399	513
Rented Units	45	50
Vacant Units	114	79
Median Housing Value	\$79,200	\$143,000
% of State Median Housing Value	107%	121%

As seen in the table above, a large increase is seen in the number of owner occupied units (29%), and a small decrease is seen in the number of renter occupied units.

Homes Built by Year



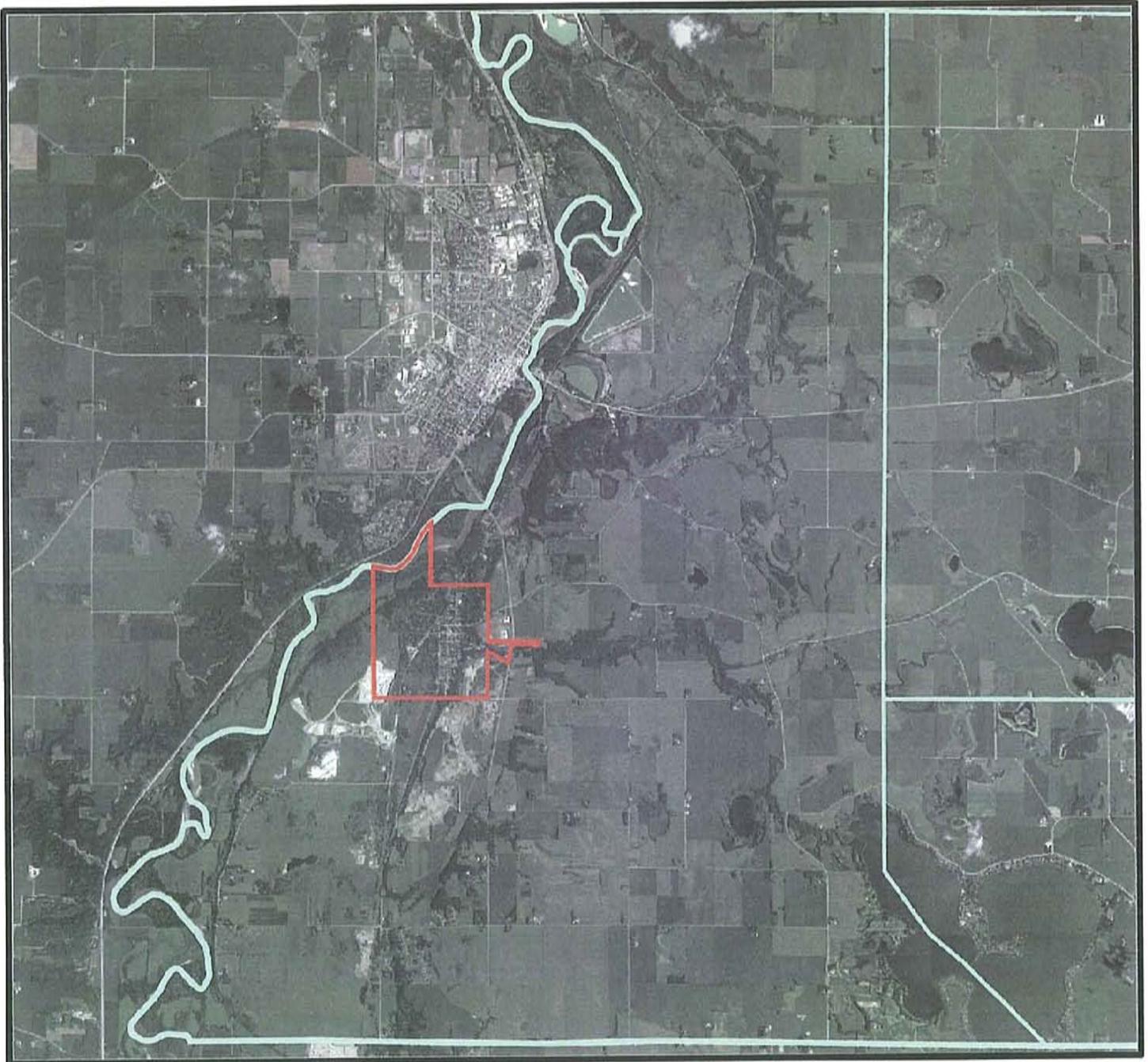
The number of vacant units declined by 35 units. This would suggest that some of the seasonal homes in the Township were converted to year-round homes during the 1990s. The large number of vacant units in the Township is almost completely due to the seasonal housing that is likely found along the lakes that are found in the township. Sixty nine of the vacant units were reported as seasonal homes, six (6) others were vacant for some other reason, one (1) was for rent, and two (2) were for sale. The value of homes in Kasota Township increased by more than 82% between 1990 and 2000, much faster than the Statewide median value in the same time period.

As can be seen in the graphic above, a steady increase in home building is at work in Kasota Township. More than 38% of the housing stock was built between 1960 and 1979, and another 37% of the housing stock being built since 1980. The two biggest growth decades were the 1970s (158 units) and the 1990s (165 units). The current decade will likely see a slower growth rate, given that the Demographer's Office has an estimated growth of 34 households in the Township from the year 2000 through 2004, or an estimated 85 households over the decade at that growth rate.

	1990	2000
Median Household Income	\$37,554	\$57,650
% of State Median	121%	122%
Per Capita Income	\$14,915	\$25,575
% of State Per Capita Income	104%	110%

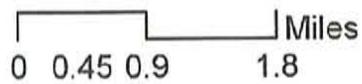
In the table above, income measures for Kasota Township's residents are illustrated for the two most recent census periods. The median household income increased by more than 53% between 1990 and 2000. When compared to the State median household income, Kasota Township's household income increased slightly in its relative position. The per capita income measure shows a similar story. The per capita income level for the city's residents increased by nearly 71% during the two census periods, again gaining ground to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 5.4% of Kasota Township's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

Kasota Township

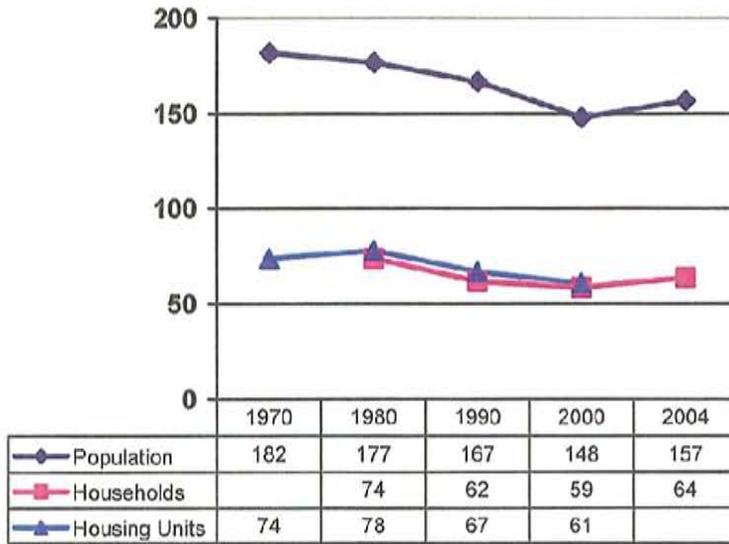


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Kilkenny



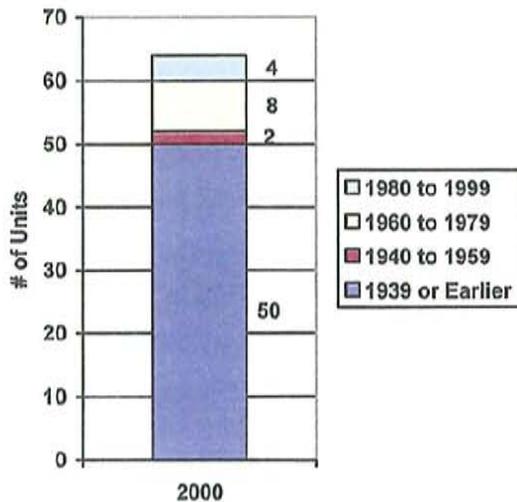
The **City of Kilkenny** is in a period of decline. Population numbers have dropped steadily from 1970 through 2000. Households and housing unit numbers have dropped from 1980 through 2000. But growth is predicted to occur in this decade. Population estimates by the State Demographer's office shows some increases may be occurring in the most recent decade with an increase of nine (9) people and five (5) households from the 2000 census to 2004.

	1990	2000
Owned Units	51	52
Rented Units	11	7
Vacant Units	5	2
Median Housing Value	\$20,000	\$46,000
% of State Median Housing Value	27%	39%

As seen in the table above, the number of homes remained virtually the same in 2000. Rental units declined and the number of vacant units are negligible. Given the depressed numbers observed so far, values are low. The value of homes in Kilkenny

increased by 130%, but the values were so low that this is virtually meaningless. The median value of homes in Kilkenny increased its relative stance to the state values by 12% over the decade. This is not due to new construction, but probably due to evaluation changes at the County.

Homes Built by Year



The graphic at the left reinforces the observation made earlier about the lack of growth. A majority of the homes (78%) were built prior to 1940. Just four (4) homes were built since 1980, as determined by the 2000 census. The current decade may likely see a faster growth rate, given that the Demographer's Office has an estimated growth of five (5) households in the City from the year 2000 through 2004.

La Suare County Draft Plan Document

	1990	2000
Median Household Income	\$17,292	\$39,583
% of State Median	56%	84%
Per Capita Income	\$9,477	\$16,198
% of State Per Capita Income	66%	70%

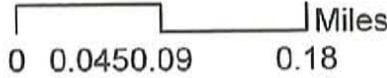
In the table above, income measures for Kilkenny's residents are illustrated for the two most recent census periods. The median household income increased by nearly 129% between 1990 and 2000. When compared to the State median household income, Kilkenny's household income grew significantly in its relative position. The per capita income measure shows a similar story. The per capita income level for the city's residents increased by 71% during the two census periods, gaining on its relative position to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 3.6% of Kilkenny's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

City of Kilkenny

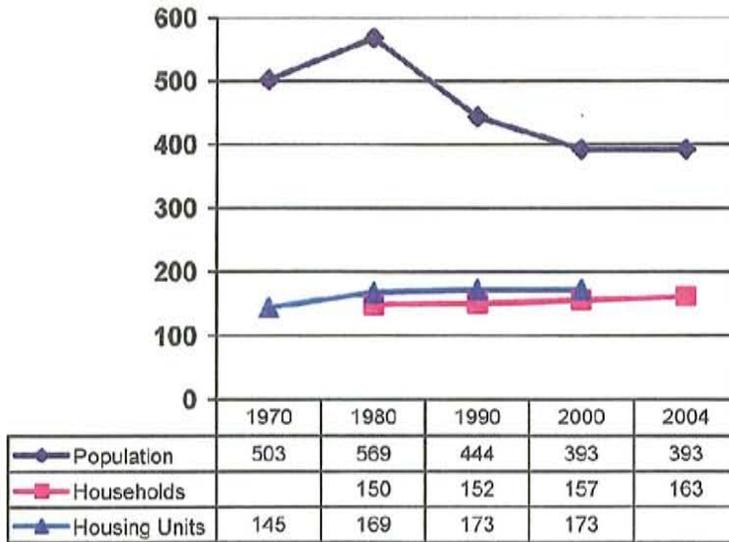


Legend

 City Boundary



Trend Chart - Kilkenny Twp.



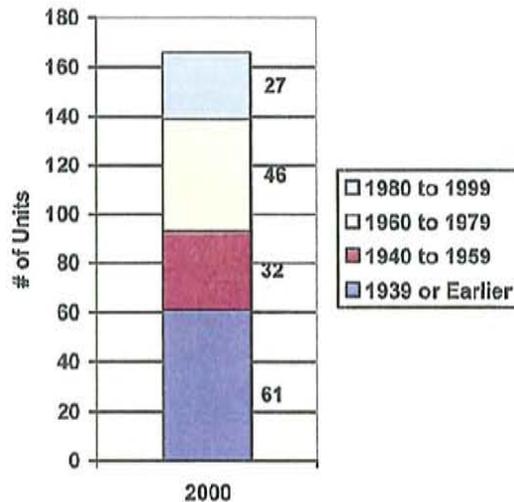
Kilkenny Township is in a period of decline as well. Population increased in this township during the 1970s, but has seen steady declines since. There was a startling drop during the 1980s, dropping 22% in this decade alone. Further declines were seen in the 1990s. Household numbers have been steady, increasing by five (5) during the 1990s. Housing units remained virtually the same since the 1980 census.

Population estimates by the State Demographer's office shows little in the way of change from the 2000 census to 2004.

	1990	2000
Owned Units	135	141
Rented Units	17	16
Vacant Units	21	16
Median Housing Value	\$50,600	\$116,900
% of State Median Housing Value	68%	99%

As seen in the table above, little change is seen in the number of owner occupied, renter occupied, or the number of vacant homes. At this point, one would expect little change in housing values too. However, the value of homes in Kilkenny Township increased by 131%, nearly identical to home in the City of Kilkenny. But the values in the Township started out much higher and are nearly up to the State median value as of the year 2000. The median value of homes in Kilkenny Township increased its relative stance to the state values by 31% over the decade.

Homes Built by Year



The graphic above right indicates that there has been some recent construction.

Since there was so little growth in the numbers of housing units over the time period being looked at, it appears as if the new construction is a replacement for older structures, that older structures are being demolished. The most active home building decade was the 1970s with 27 housing units, however, the 1990s saw a total of 18 housing units being added to the Township's housing stock. The current decade is not projected to see much growth either with an estimated growth of six (6) households in the City from the year 2000 through 2004.

	1990	2000
Median Household Income	\$28,828	\$45,625
% of State Median	93%	97%
Per Capita Income	\$9,740	\$21,346
% of State Per Capita Income	68%	92%

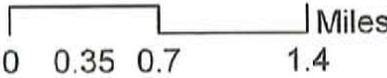
In the table above, income measures for Kilkenny Township's residents are illustrated for the two most recent census periods. The median household income increased by 58% between 1990 and 2000. When compared to the State median household income, Kilkenny Township's household income grew in its relative position. The per capita income measure shows an even stronger income trend. The per capita income level for the city's residents increased by 119% during the two census periods, gaining significantly on its relative position to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 10% of Kilkenny Township's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

Kilkenny Township

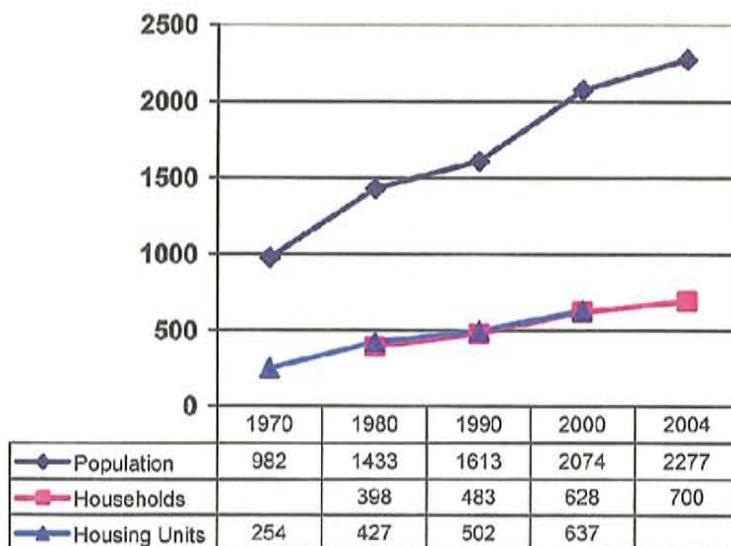


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Lanesburgh Twp.



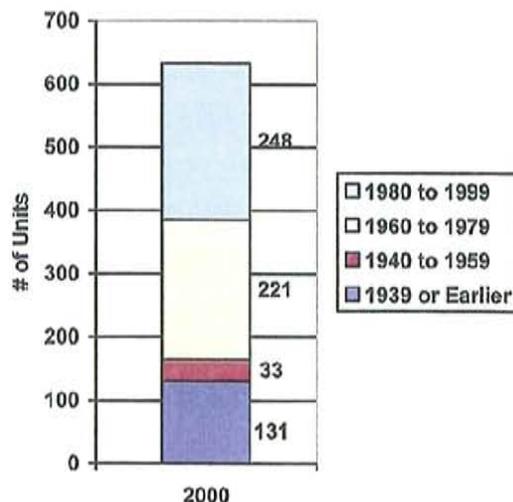
Lanesburgh Township is a growing township. Population has seen increases in each decade since 1970. In both the 1970s and the 1990s, the number of residents increased by more than 400 people. A more moderate growth rate occurred during the 1980s. Household growth and housing unit growth occurred at just as startling rates. Population estimates by the State Demographer's office shows continued growth is expected. An estimated

increase of 203 persons has been projected to have occurred from 2000 to 2004, as well as an increase in the number of households by 72 during the same years.

	1990	2000
Owned Units	433	581
Rented Units	50	47
Vacant Units	19	9
Median Housing Value	\$81,500	\$157,600
% of State Median Housing Value	110%	133%

As seen in the table above, the number of owner occupied units increased by 34%, renter occupied units declined slightly, and the number of vacant homes declined to just nine (9) units. As we've seen at this point, seasonal homes are a big part of the County's housing equation. However, Lanesburgh Township is not a seasonal home place. Just three (3) homes are designated as being seasonal. Given the housing development in the Township, one would expect changes in housing values too. That has occurred. The median value of homes increased by 93% between 1990 and 2000. By 2000, the median housing value in the Township was 33% higher than the median value

Homes Built by Year



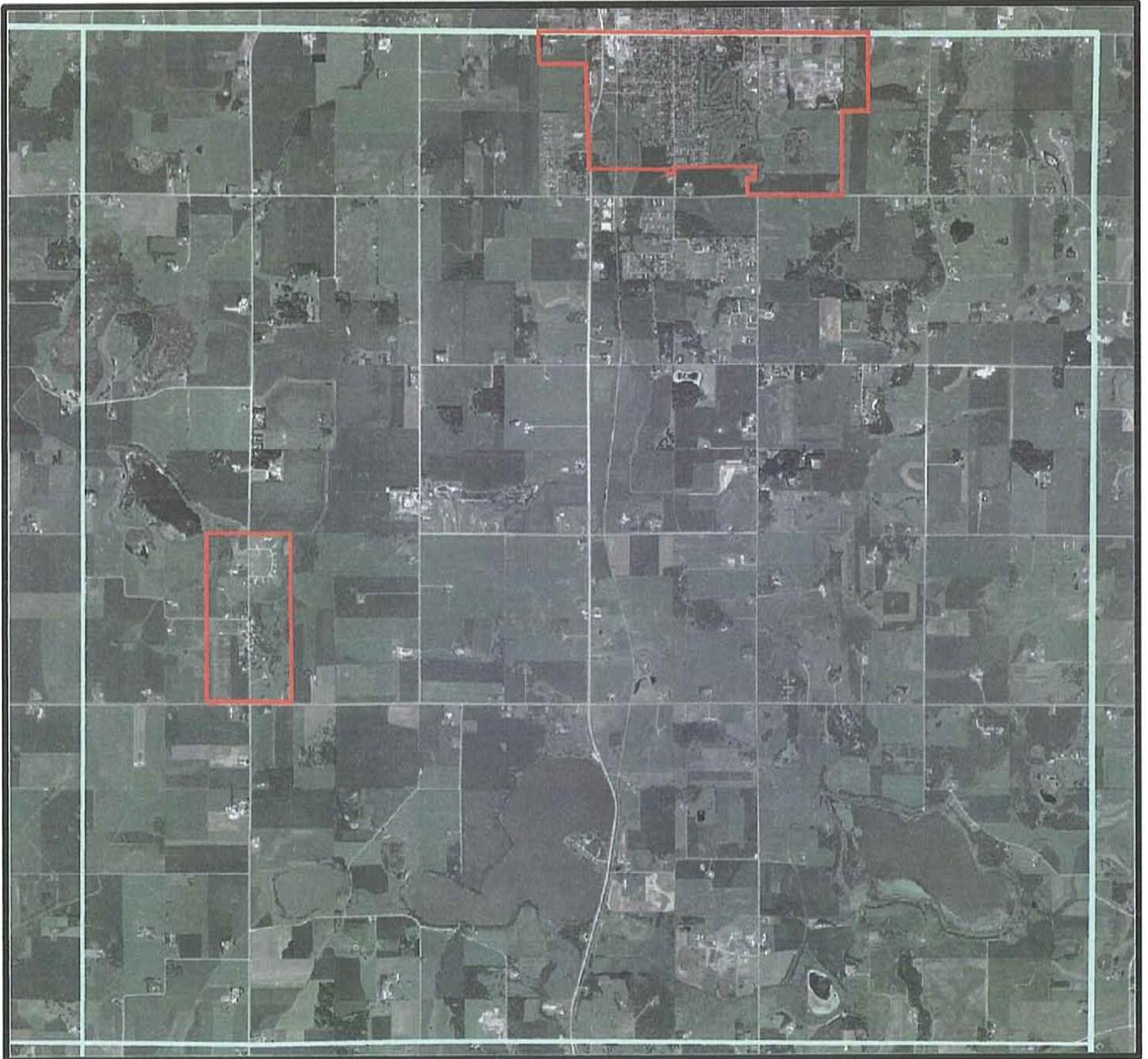
specified for the State.

The graphic above right shows the extent of all the recent construction. The 1970s saw the most activity, showing 181 units from that decade, with 153 units allocated to the 1990s. These two decades contain more than 52% of the Township's housing stock. The current decade is projected to see significant growth too. An estimated growth of 72 households is projected by the State Demographer from the year 2000 through 2004. If this continues, the Township could see as many as 180 new households during the current decade.

	1990	2000
Median Household Income	\$36,838	\$62,986
% of State Median	119%	134%
Per Capita Income	\$11,200	\$20,782
% of State Per Capita Income	78%	90%

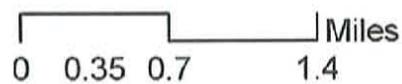
In the table above, income measures for Lanesburgh Township's residents are illustrated for the two most recent census periods. The median household income increased by 71% between 1990 and 2000. When compared to the State median household income, Lanesburgh Township's household income grew in its relative position. The per capita income measure shows a similar income trend, although with different relative positions. The per capita income level for the city's residents increased by 86% during the two census periods, gaining on its relative position to the State income rate of the same measure. The difference between the two income measures is that although the median household income is so much higher than the State median, the per capita income comparison is the opposite. This would be explained if the households in the Township are typically larger than those found at the State level. The census findings on other income measures in 2000 also report that 3.4% of Lanesburgh Township's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

Lanesburgh Township

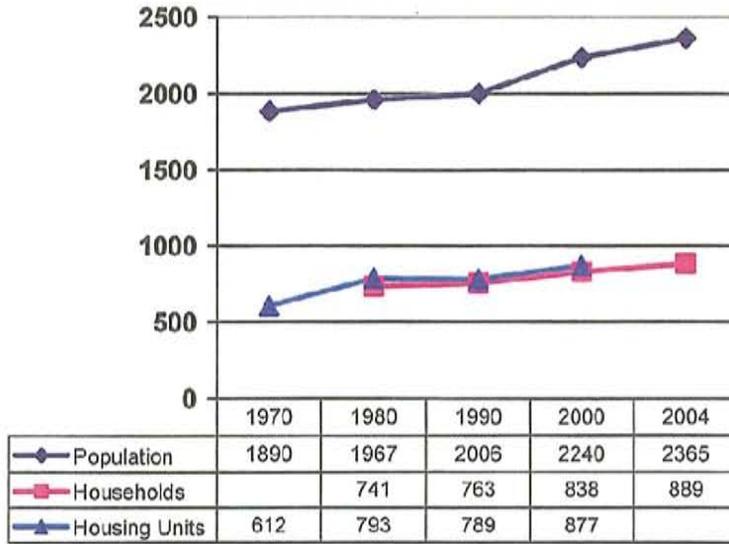


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Le Center



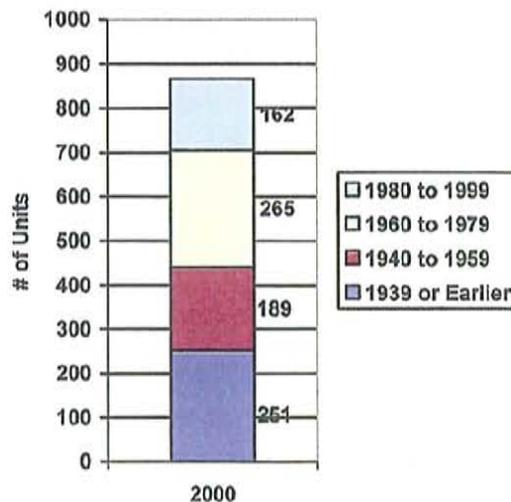
The **City of Le Center** is the County Seat of Le Sueur County. It has seen steady growth over the time period being reviewed. Population has increased in each decade since 1970. The fastest growth happened in the 1990s when the City saw increases of 234 persons, or nearly 12%. Seventy five households were added to the City in the 1990s. During this same decade, 88 housing units were added to the housing stock of Le Center. Population estimates by the State Demographer's office shows continued

growth is expected. An estimated increase of 125 persons has been projected to have occurred from 2000 to 2004, as well as an increase in the number of households by 51 during the same years.

	1990	2000
Owned Units	584	627
Rented Units	179	211
Vacant Units	26	39
Median Housing Value	\$48,300	\$85,100
% of State Median Housing Value	65%	72%

As seen in the table above, the number of owner occupied units increased by 7%, renter occupied units increased by nearly 18%, and the number of vacant homes grew by 13 units. The reasons for vacancy were more typical than what has been seen to this point. Of the 39 vacancies, 19 were for sale, 7 were for rent, 2 had been rented but had not been occupied yet, 2 were for seasonal use, and the remaining 9 were vacant for other reasons. The median value of homes increased by 76% between 1990 and 2000, faster than the state median, and gaining in relative position by 7% points.

Homes Built by Year

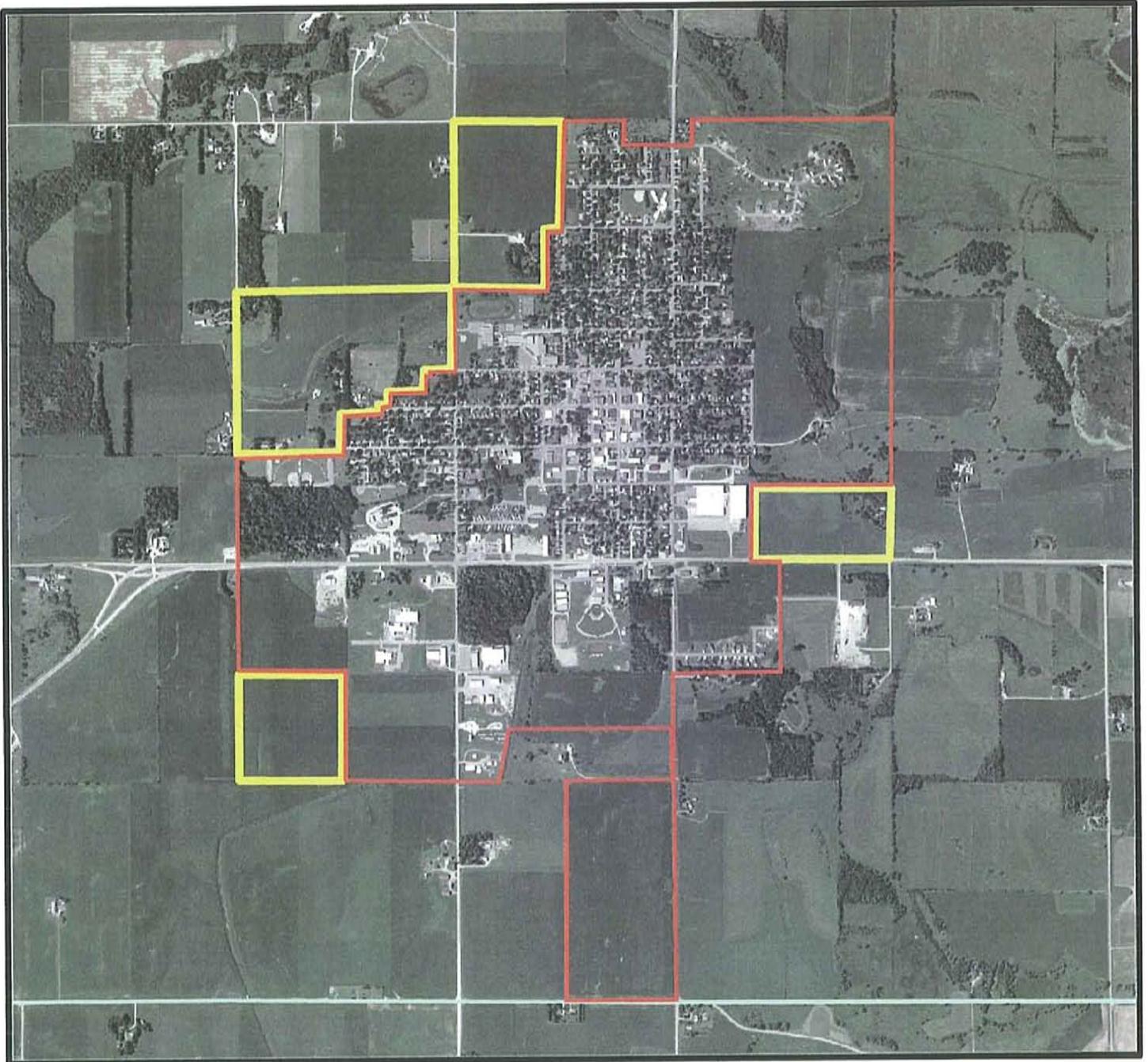


The graphic above right shows the number of housing units in the City by the time period in which they were built. As can be seen, homes are fairly evenly split between time periods. In a closer look at the data, the 1970s were a busy building time period. One hundred sixty nine units are indicated as originating from this time. The 1990s saw 106 units being built in Le Center, nearly twice as many as specified for the 1980s. The current decade is projected to see significant growth too, perhaps more than the 1990s. An estimated growth of 51 households is projected by the State Demographer from the year 2000 through 2004. If this continues, Le Center could see as many as 128 new households during the current decade.

	1990	2000
Median Household Income	\$22,583	\$38,690
% of State Median	73%	82%
Per Capita Income	\$10,273	\$17,225
% of State Per Capita Income	71%	74%

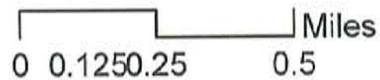
In the table above, income measures for Le Center's residents are illustrated for the two most recent census periods. The median household income increased by 71% between 1990 and 2000. When compared to the State median household income, Le Center's household income grew by 9% in its relative position. The per capita income measure shows a similar income trend, although a little slower. The per capita income level for the city's residents increased by 68% during the two census periods, gaining on its relative position to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 7.6% of Le Center's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

City of Le Center

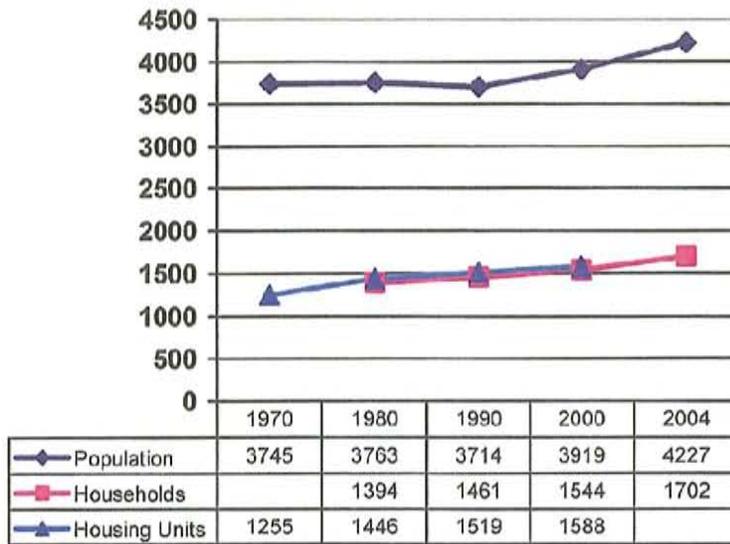


Legend

-  City Boundary
-  Urban Growth Boundary
-  Township Boundaries



Trend Chart - City of Le Sueur



The **City of Le Sueur** is the largest city in Le Sueur County. Population changed little from 1970 through 1990, then grew by a little more than 200 people to the year 2000. The number of households has grown slowly and steadily over the time period shown, as has the number of housing units. Population estimates by the State Demographer's office shows that it anticipates the City to enter into an even faster growth cycle in this decade. An estimated increase of 308 persons has been projected to have

occurred from 2000 to 2004, as well as an increase in the number of households by 158 during the same years. At this rate, the census would find that the population of Le Sueur would reach nearly 4,700 persons and nearly 1,940 households.

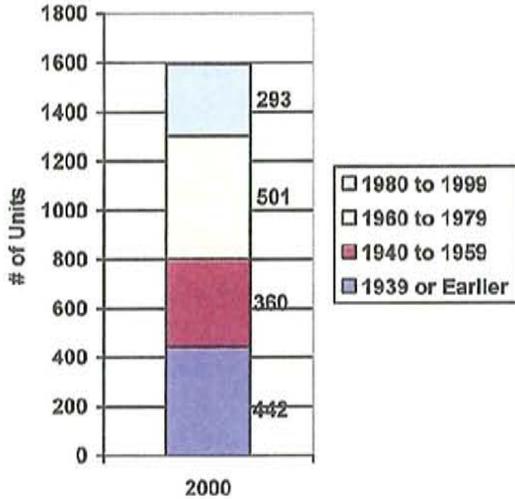
	1990	2000
Owned Units	1045	1117
Rented Units	416	427
Vacant Units	58	44
Median Housing Value	\$58,600	\$92,900
% of State Median Housing Value	79%	79%

As seen in the table above, it verifies the growth seen in the City, but at thresholds that are much slower than what is currently being seen. Nevertheless, the number of owner occupied units increased by 7%, renter occupied units increased slightly, and the number of vacant homes declined by 14 units. The reasons for vacancy were more typical than what has been seen to this point. Of the 44 vacancies, 16 were for sale, 16 were for rent, 1 had been rented but had not been occupied yet, 5 were for seasonal use, 1 was for migrant use, and the remaining 5 were vacant for other reasons. The median value of homes increased by 59% between 1990 and 2000, the same rate as the state median. The Le Sueur median housing values remained at 79% of the state median value.

The graphic below and to the left shows the number of housing units in the City by the time period in which they were built. As can be seen, the busiest period was more than 20 years ago. As is seen in so many communities, the 1970s was a time in which there was an obvious housing boom. Le Sueur is no different. More than 300 housing units were added to the community during this time. The 1950s was another important time in

the community's home building boom, adding more than 260 units. Even though the 1980s was a slow time for population growth, Le Sueur saw the development of more

Homes Built by Year



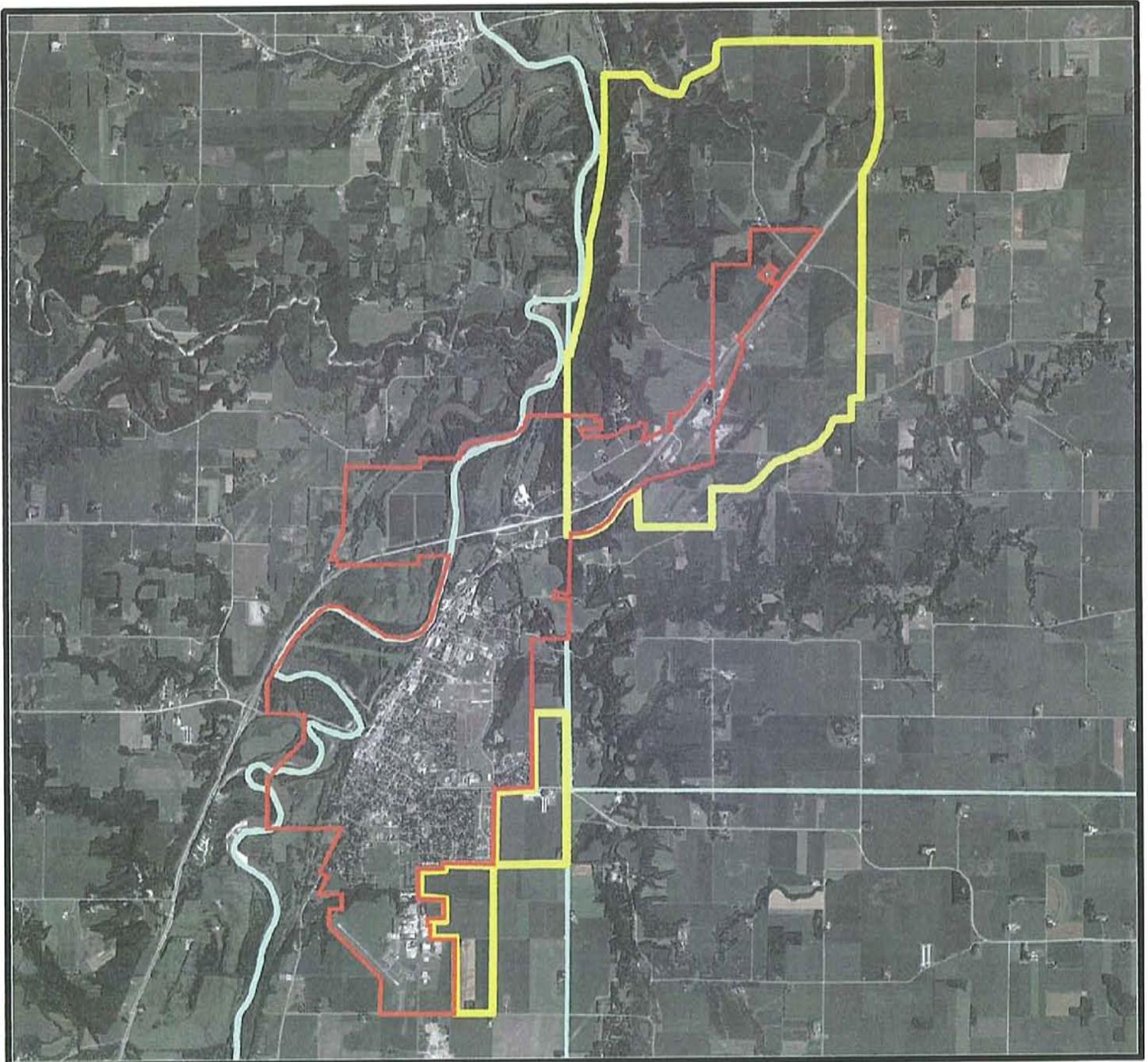
than 160 housing units. As mentioned earlier, the current decade is projected to see significant growth too. An estimated growth of 158 households is projected by the State Demographer from the year 2000 through 2004. If this continues, Le Sueur could see nearly 400 new households during the current decade.

In the table below, income measures for Le Sueur's residents are illustrated for the two most recent census periods. The median household income increased by 69% between 1990 and 2000. When compared to the State median household income, Le Sueur's household income grew by 9% in its relative position. The per capita income measure shows a similar income trend.

	1990	2000
Median Household Income	\$25,109	\$42,423
% of State Median	81%	90%
Per Capita Income	\$12,265	\$21,623
% of State Per Capita Income	85%	93%

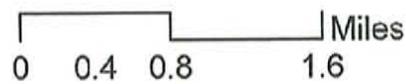
The per capita income level for the city's residents increased by 76% during the two census periods, gaining on its relative position to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 8.8% of Le Sueur's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

City of Le Sueur

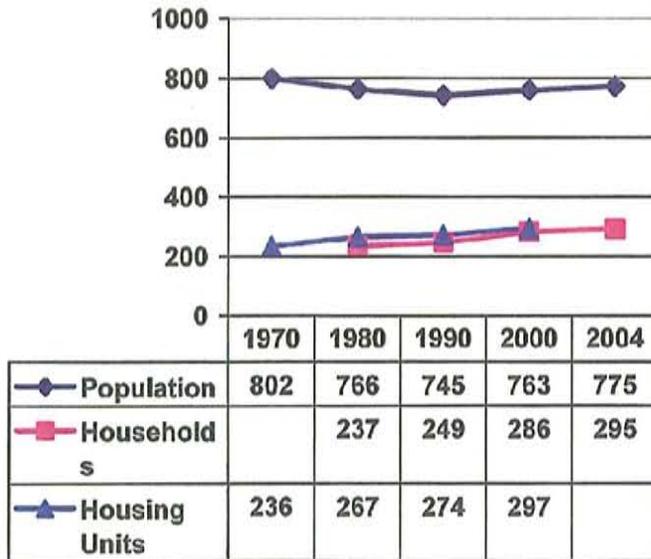


Legend

-  City Boundary
-  Urban Growth Boundary
-  Township Boundaries



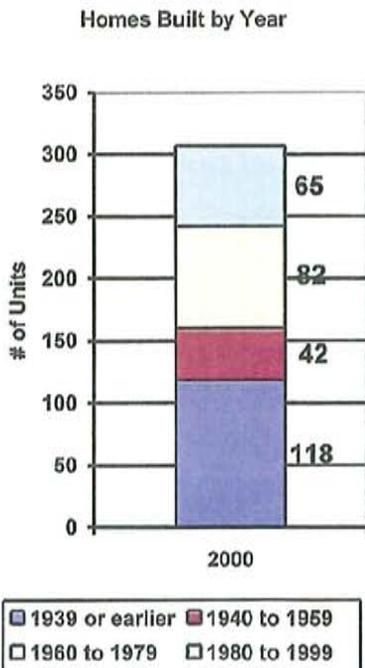
Trend Chart - Lexington Twp.



The graphic to the left illustrates demographic trends for **Lexington Township**. As can be seen, the township's population has remained virtually unchanged over the period illustrated. The high mark in persons was 1970, decreasing slightly in each of the following two census periods, then a slight increase in 2000. Households and housing units have seen small increases over the time period. Estimates from the State Demographer's office shows that little growth is expected to occur in this Township during the current decade either. The 2004 estimate is for 12 additional persons from

the 2000 census and an increase of nine (9) households.

	1990	2000
Owned Units	226	265
Rented Units	23	21
Vacant Units	25	11
Median Housing Value	\$68,000	\$127,000
% of State Median Housing Value	92%	108%



A surprising finding in the data table above shows a rather large increase in the number of owned units (39), considering the Township didn't experience an associated increase in persons. A minor variation is seen in rental units, and the number of vacant units declined by 14 units. There is just one (1) seasonal home in this Township, which is the reason for the small number of vacant units. The value of homes in Lexington Township increased by nearly 87% between 1990 and 2000, faster than the Statewide median value in the same time period.

As can be seen in the graphic to the left, the age of the Township's housing stock is on the older side, at least as compared to the rest of the County to this point. Almost 40% of the Township's housing stock was built prior to 1940. The busiest decade of building after 1940 was the 1970s, as is the case for most jurisdictions.

The 2000 census shows 51 housing units are from this particular decade. The 1990s was the next busiest decade with 40 units. The remaining decades had twenty to thirty units. It appears as if the current decade may see a similar slow growth rate with an estimated growth of nine (9) households from 2000 to 2004.

In the table below, income measures for Lexington Township residents are illustrated for the two most recent census periods. The median household income increased by more than 66% between 1990 and 2000. When compared to the State median household income, Lexington Township household income increased in its relative position. The per capita income measure shows the same story. The per capita income level for the township's residents increased by nearly 69% during the two census periods, gaining ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 8.6% of Lexington Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

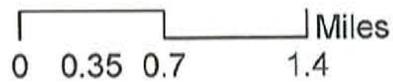
	<i>1990</i>	<i>2000</i>
Median Household Income	\$28,333	\$47,125
% of State Median	92%	100%
Per Capita Income	\$11,202	\$18,968
% of State Per Capita Income	78%	82%

Lexington Township

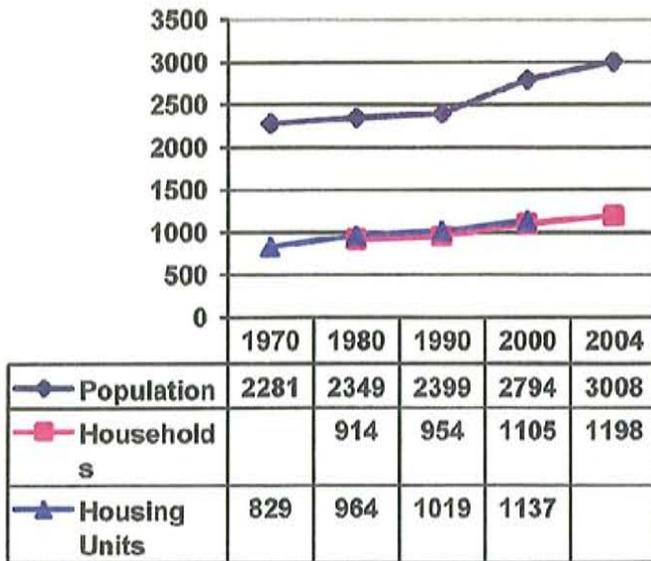


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Montgomery



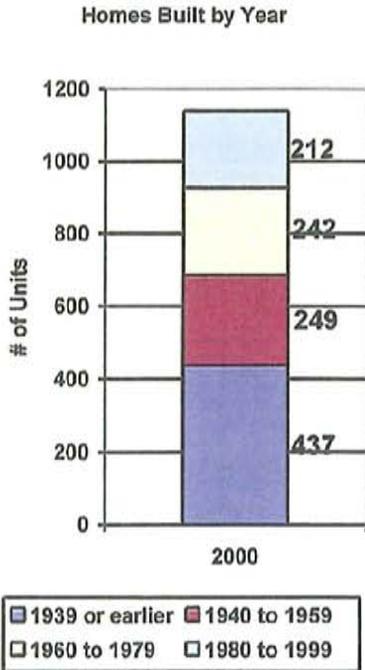
The **City of Montgomery** has seen continuous growth over the time period illustrated. It was fairly slow from 1970 to 1990, but has picked up since, and all indications are that this growth will continue in the current decade. The number of households grew at a slow pace in the 1980s, then jumped in the 1990s, along with population changes. The number of housing units changed significantly in the 1970s, along with everybody else's. This was during a time of very little population change too. Population estimates by the State Demographer's office shows that it anticipates the City to continue a fast growth cycle in this decade. An

estimated increase of 214 persons has been projected to have occurred from 2000 to 2004, as well as an increase in the number of households by 93 during the same years.

	1990	2000
Owned Units	746	849
Rented Units	208	256
Vacant Units	65	32
Median Housing Value	\$48,700	\$88,100
% of State Median Housing Value	66%	75%

As can be seen in the table above, a large increase in the number of owned homes occurred, and oddly, a 23% increase was seen in the number of renter occupied units. This type of rental increase is not seen elsewhere. A large decline is seen in the number of vacant units, dropping by 33 units. Of the units vacant in 2000, 10 were for sale, 9 were for rent, 1 had been rented but not yet occupied, 2 were for seasonal use, and 10 others were vacant for other reasons. The value of homes in the City of Montgomery increased by nearly 81% between 1990 and 2000, faster than the Statewide median value in the same time period.

As can be seen in the graphic below and to the left, the age of the City's housing stock is fairly evenly split between periods shown. Thirty eight percent of the City's housing stock was built prior to 1940. Interestingly, no single period from 1940 to the present really show a building boom in Montgomery. In each decade from 1940 through 1980, each decade shows more than 100 units dating from each decade. The 1980s decade slows down to 67 units, then heats back up in the 1990s with 145 units. It appears as if the current decade may see the fastest growth rate yet, with an estimated growth of 93



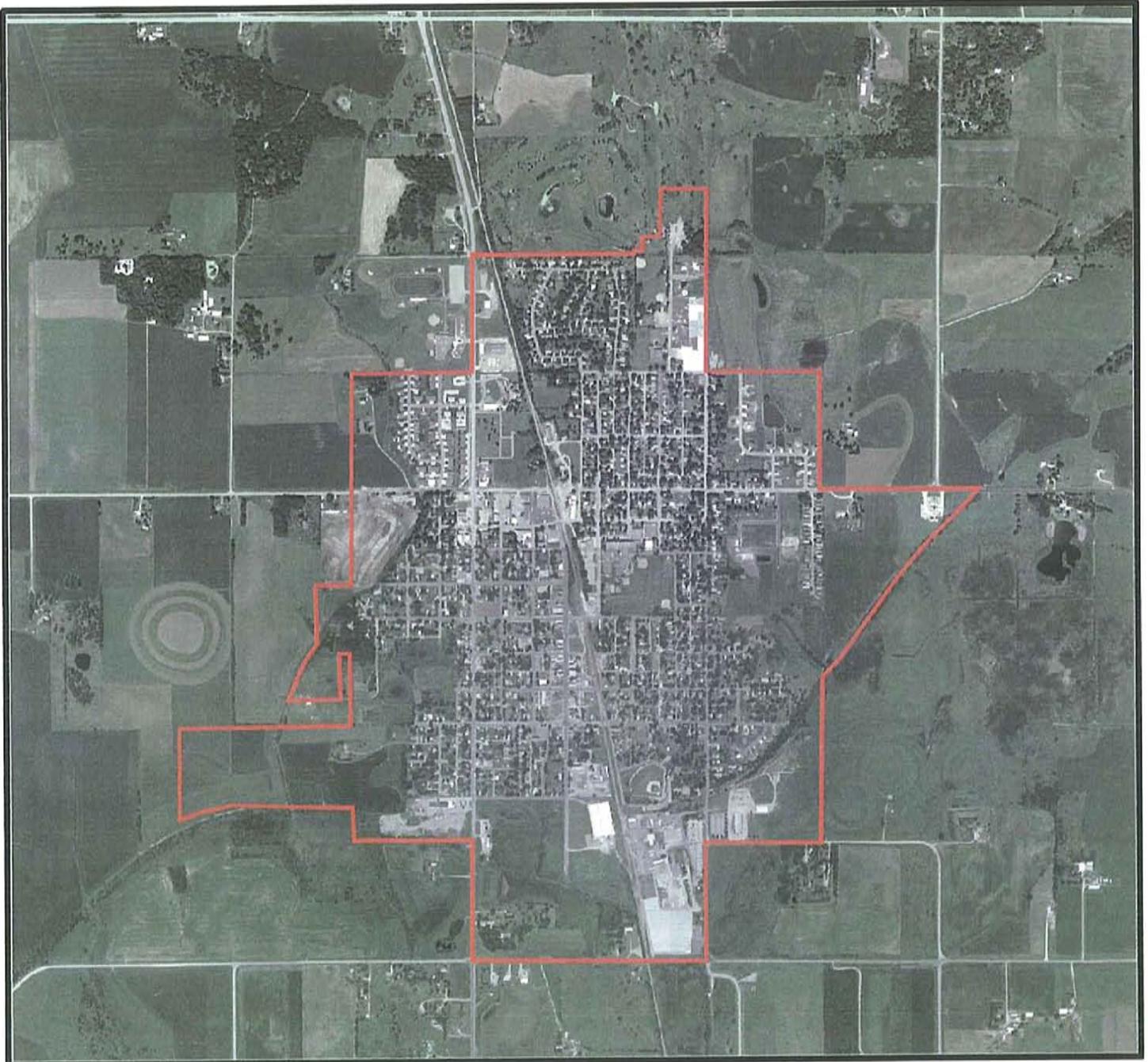
households from 2000 to 2004. If this turns out to be a decade long rate, it could mean an additional 230 households by 2010.

In the table below, income measures for the City of Montgomery residents are illustrated for the two most recent census periods. The income numbers for Montgomery are different than nearly all the other Cities and Townships in the County. Even though the median household income increased by more than 45% between 1990 and 2000, when compared to the State median household income, Montgomery's household income saw a decline in its relative position. The per capita income measure shows the same story. The per capita income level for the city's residents increased by nearly 52% during the two census periods, again losing ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 11.6% of Montgomery's residents had

incomes below the poverty threshold, compared to a 7.9% rate statewide.

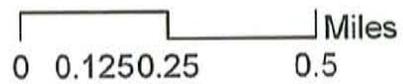
	1990	2000
Median Household Income	\$23,462	\$34,145
% of State Median	76%	72%
Per Capita Income	\$10,610	\$16,128
% of State Per Capita Income	74%	70%

City of Montgomery

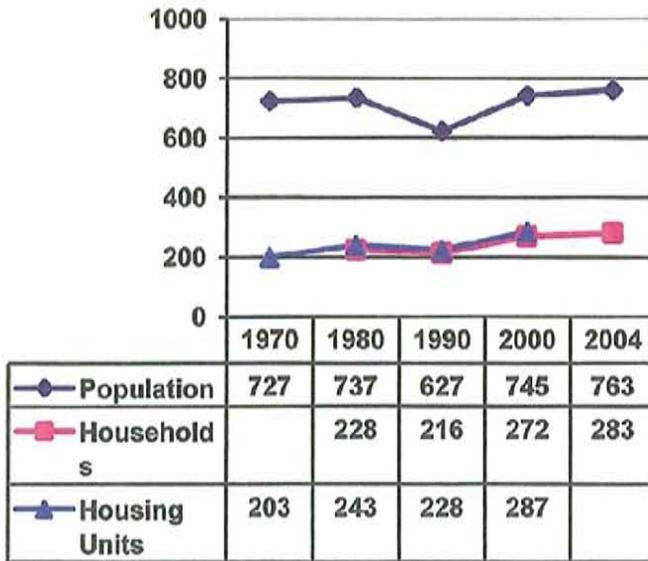


Legend

-  City Boundary
-  Township Boundaries



Trend Chart - Montgomery Twp.



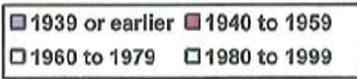
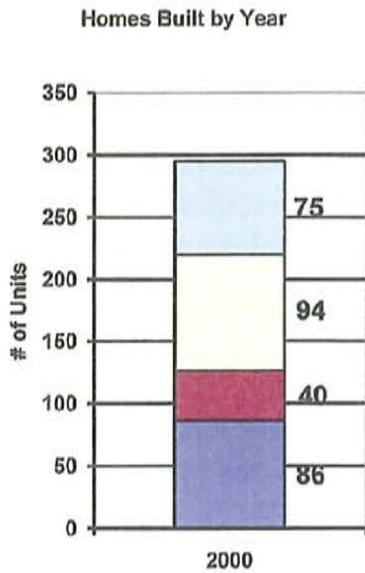
The graphic to the left illustrates demographic trends for **Montgomery Township**. Except for the 1990 census finding, the township's population has remained virtually unchanged over the period illustrated. The 1990 census shows a drop in population of 110 person, then rebounding by 118 persons in 2000. This is an odd trend unless it reflects a large annexation at some point in the 1980s. If this didn't happen, then the census number is bad. Ignoring the aberration in 1990, the Township shows a stable population threshold, and slow but steady growth in households and

housing units. Estimates from the State Demographer's office shows that it expects a little growth to occur in this Township during the current decade, with projections of an additional 18 persons and 11 households between the year 2000 and 2004.

	1990	2000
Owned Units	199	248
Rented Units	17	24
Vacant Units	12	15
Median Housing Value	\$70,500	\$143,100
% of State Median Housing Value	95%	121%

A surprising finding is seen in the data table above for this Township as well, showing a rather large increase in the number of owned units (49), considering the Township didn't experience an associated increase in persons. A small increase is seen in rental units, and the number of vacant units increased slightly by three (3) units. There is just seven (7) seasonal homes in this Township, which is the reason for the small number of vacant units. The value of homes in Montgomery Township more than doubled between 1990 and 2000, much faster than the Statewide median value in the same time period.

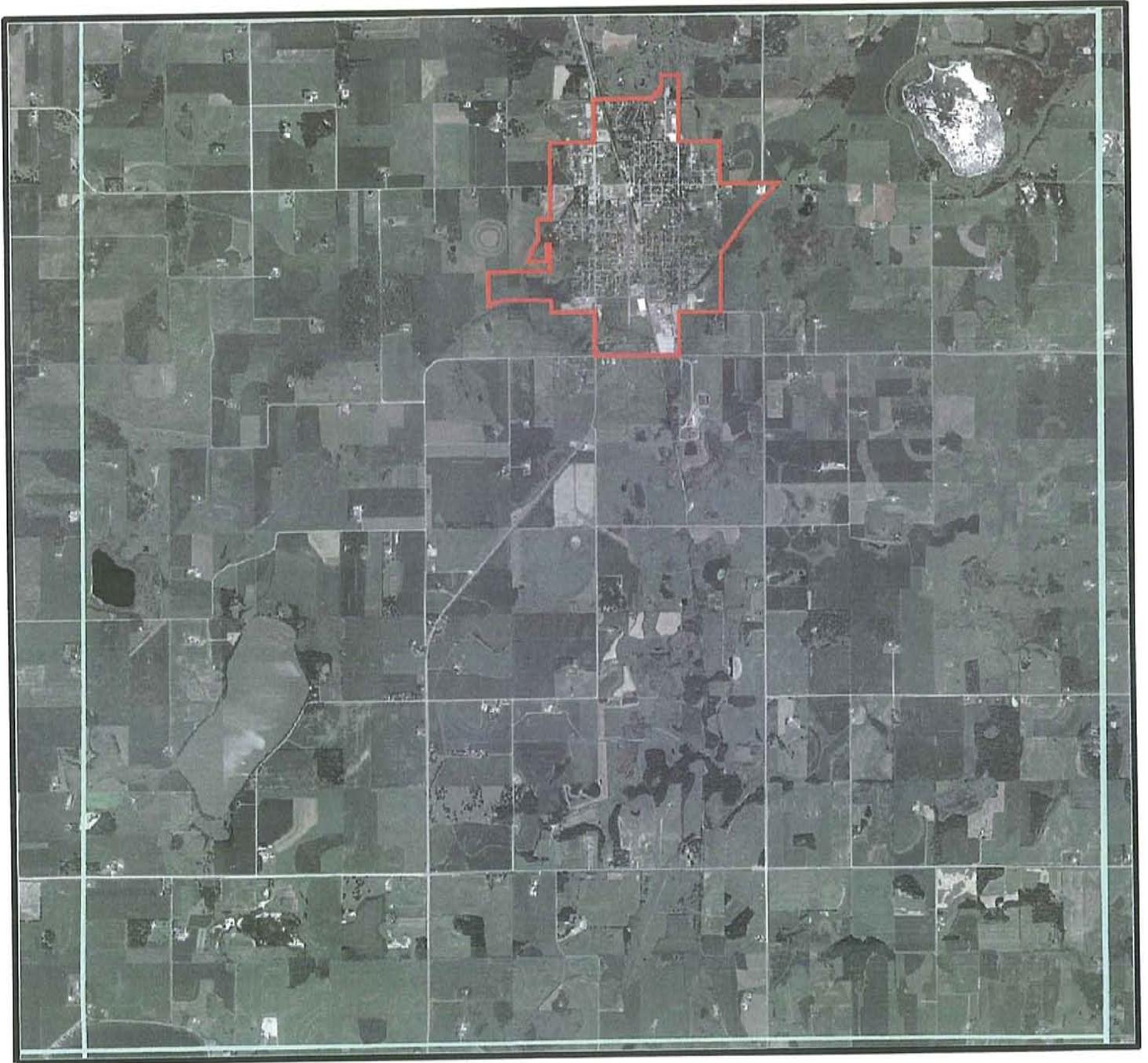
As can be seen in the graphic below and to the left, the age of the Township's housing stock is on the younger side, at least as compared to the rest of the County to this point. More than 57% of the Township's housing stock was built after 1959. The busiest decade of building after 1940 was the 1970s, as is the case for most jurisdictions. The 2000 census shows 63 housing units are from this particular decade. The 1990s was the next busiest decade with 52 units. The remaining decades ranged from eleven to thirty one units. It appears as if the current decade may see a more typical growth pattern, with an estimated growth of just eleven (11) households from 2000 to 2004.



In the table below, income measures for Montgomery Township residents are illustrated for the two most recent census periods. The median household income increased by more than 60% between 1990 and 2000. When compared to the State median household income, Montgomery Township household income increased in its relative position. The per capita income measure shows a slightly different story. The per capita income level for the township's residents increased by nearly 59% during the two census periods, slightly losing ground to the State income rate of the same measure. The census findings on other income measures in 2000 also report that 3.5% of Montgomery Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

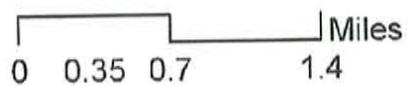
	1990	2000
Median Household Income	\$28,250	\$45,227
% of State Median	91%	96%
Per Capita Income	\$12,676	\$20,180
% of State Per Capita Income	88%	87%

Montgomery Township

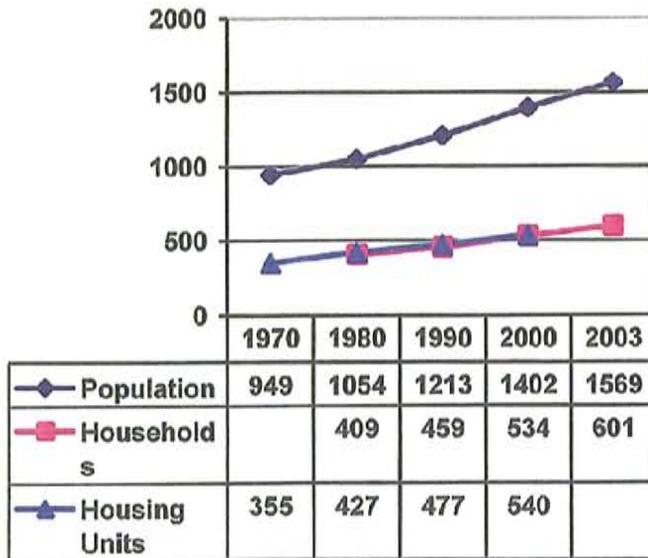


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of New Prague



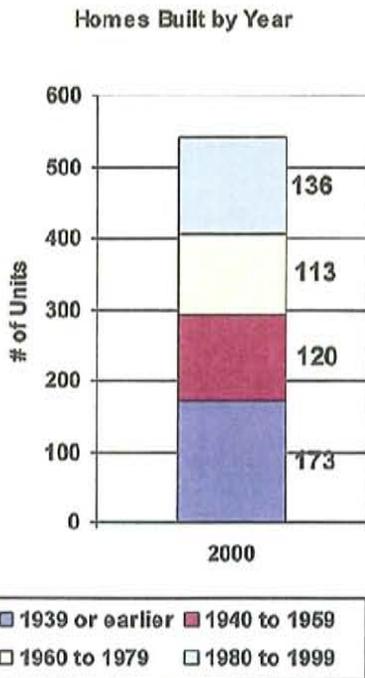
The *City of New Prague* falls halfway between Le Sueur County and Scott County. The numbers that are contained in this review are just for the half contained within Le Sueur County. New Prague is a fast growing community in southern Minnesota. It has seen continuous growth over the time period illustrated. The slowest growth occurred in the 1970s with an increase of 105 persons, but has picked up since, and all indications are that this growth will continue in the current decade. The number of households grew slowly in the 1980s, then jumped in the 1990s, along with population changes. Population estimates by the State

Demographer's office shows that it anticipates the City to continue a fast growth cycle this decade. An estimated increase of 167 persons has been projected to have occurred from 2000 to 2003, as well as an increase in the number of households by 67 during the same years. Estimates for 2003 are used due to apparent bad numbers reported for the 2004 estimation year.

	1990	2000
Owned Units	377	452
Rented Units	82	82
Vacant Units	18	6
Median Housing Value	\$65,500	\$122,400
% of State Median Housing Value	89%	104%

In the table above, an increase is seen in the number of owned homes. The same number of renter occupied units is seen for the same time period. A decline is seen in the number of vacant units, dropping to just 6 units, not surprising given the growth patterns seen in this City. Also, not surprising, the value of homes in the City of New Prague increased by nearly 87% between 1990 and 2000, faster than the Statewide median value in the same time period. The median value in New Prague is higher than any other urban area in the County.

As can be seen in the graphic below and to the left, the age of the City's housing stock is fairly evenly split between periods shown. Thirty two percent of the City's housing stock on the Le Sueur County side was built prior to 1940. Interestingly, no single period from 1940 to the present really show a building boom in New Prague. In each decade from 1940 through 1980, each decade shows more than 100 units dating from each decade. The 1980s decade slows down to 67 units, then heats back up in the 1990s



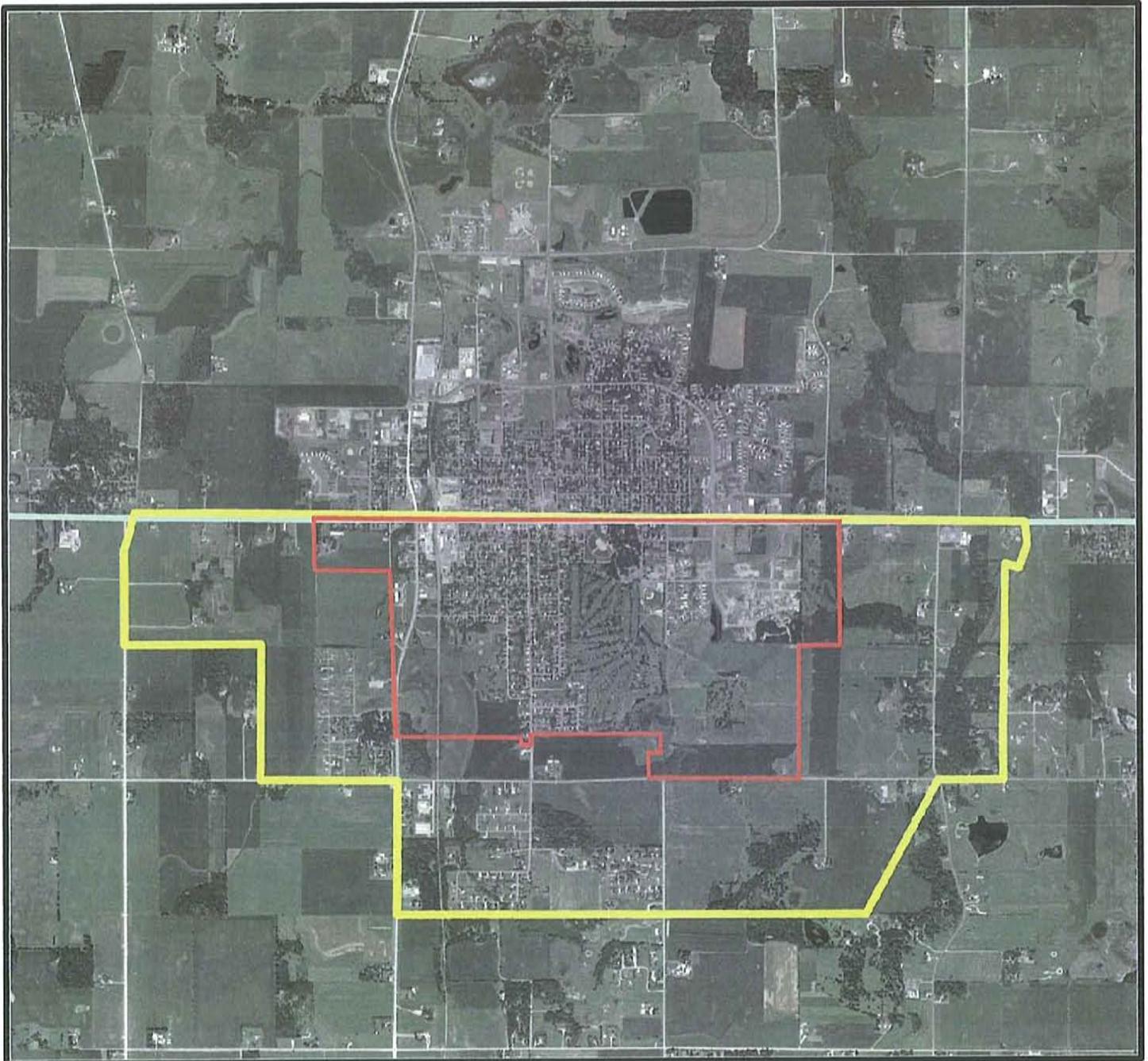
with 145 units. It appears as if the current decade may see the fastest growth rate yet, with an estimated growth of 68 households from 2000 to 2003. If this turns out to be a decade long rate, it could mean an additional 170 households by 2010.

In the table below, income measures for the City of New Prague residents are illustrated for the two most recent census periods. The income numbers for New Prague illustrate two different income trends, which are most likely explained by household characteristics. The median household income increased by more than 68% between 1990 and 2000, and when compared to the State median household income, New Prague's household income grew by 9% in its relative position. The per capita income measure shows a much different story. The per capita income level for the city's residents increased by just 28% during the two census periods, losing ground on the State income rate of the same measure. This may be attributed to the average

household size in New Prague compared to the average household size of the State. If the New Prague area is seeing its growth in younger family type households, then this would explain the difference in income measures. The census findings on other income measures in 2000 also report that 6.3% of New Prague's residents, on the Le Sueur County side, had incomes below the poverty threshold, compared to a 7.9% rate statewide.

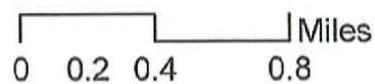
	1990	2000
Median Household Income	\$27,105	\$45,642
% of State Median	88%	97%
Per Capita Income	\$14,095	\$18,098
% of State Per Capita Income	98%	78%

City of New Prague

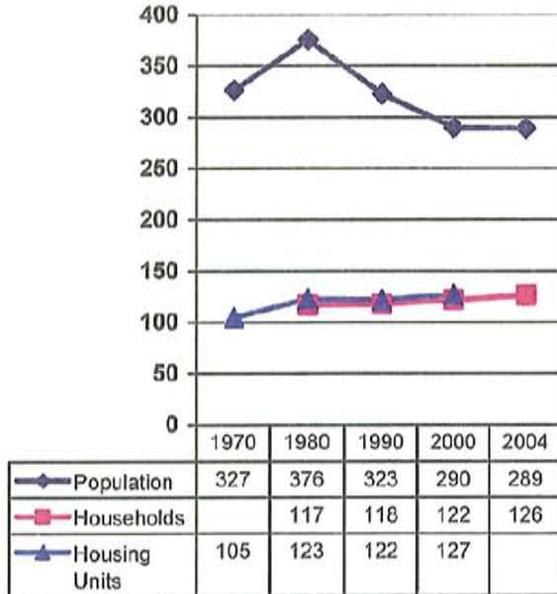


Legend

-  City Boundary
-  Urban Growth Boundary
-  Township Boundaries



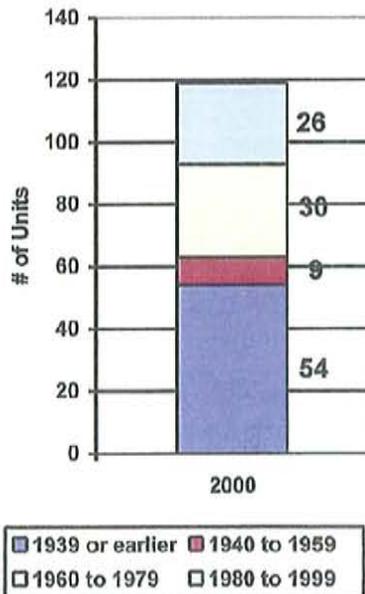
Trend Chart - Ottawa Twp.



The graphic to the left illustrates demographic trends for **Ottawa Township**. Except for the 1980 census finding, the township's population is in decline over the period illustrated. The 1980 census shows a population growth of nearly 50 persons in the 1970s. This was followed up by a 53 person decline during the 1980s and another 33 person decline in the 1990s. The households and housing units have been very steady throughout the period suggesting the population swings are nothing more than a change in family size. Estimates from the State Demographer's office shows that it expects little growth to occur in this Township during the current decade, with projections showing a slight decline in population and a slight increase in households between the year 2000 and 2004.

	1990	2000
Owned Units	103	107
Rented Units	15	15
Vacant Units	4	5
Median Housing Value	\$63,800	\$125,000
% of State Median Housing Value	86%	106%

Homes Built by Year



The number of owned units between 1990 and 2000 increased by just four (4) units, with no change in rental occupation and a minor change in vacant units. Overall, in the 1990s, the Township saw a net increase of five (5) housing units. The value of homes in Ottawa Township nearly doubled between 1990 and 2000, much faster than the Statewide median value in the same time period. Given the small increase in total housing units, this is rather surprising. However, maybe there is something else going on that simple increases in housing units don't explain.

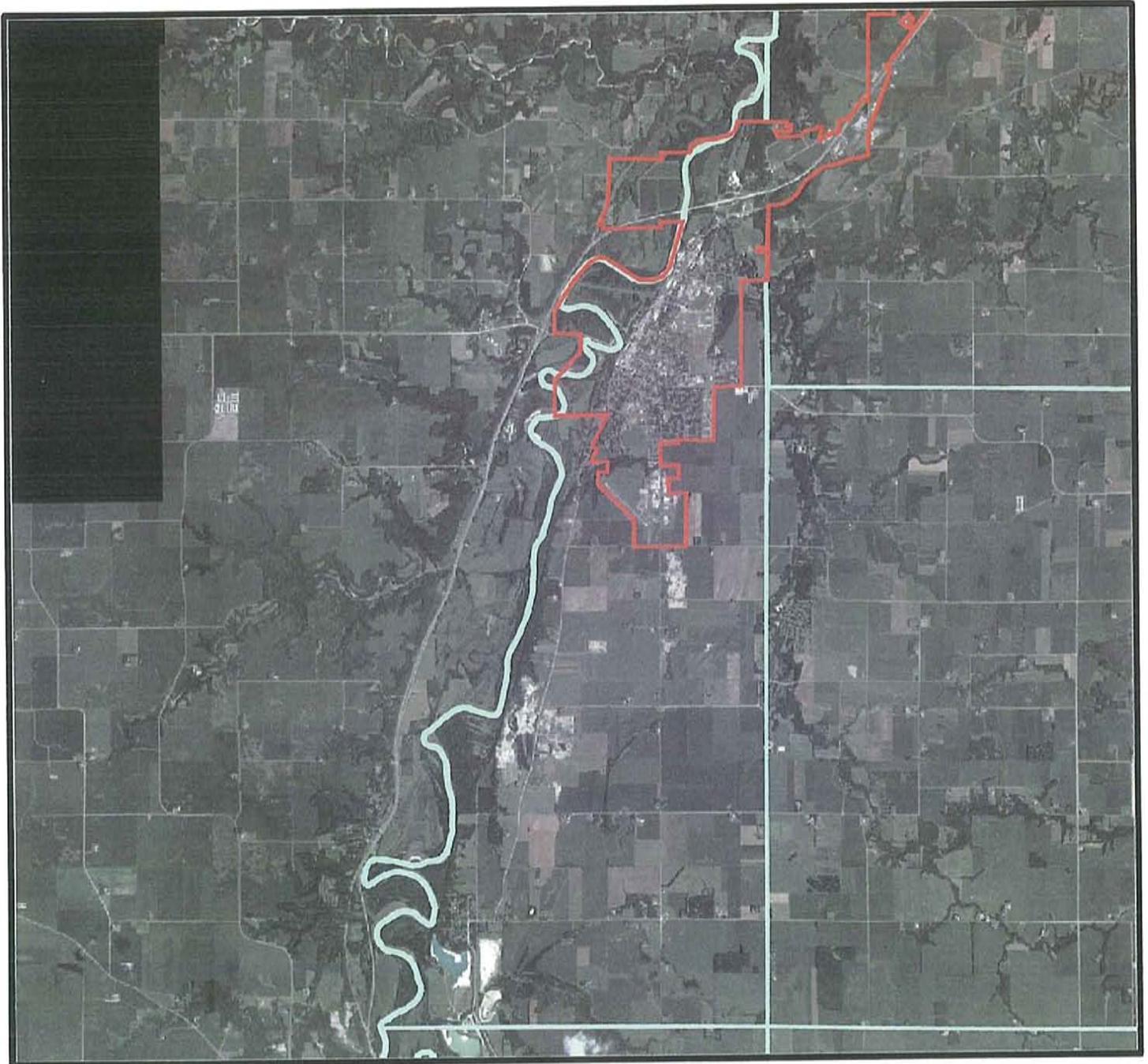
As can be seen in the graphic to the left, the age of the Township's housing stock is fairly evenly split between being older than from 1940 and being newer than from 1960. More than 45% of the Township's housing stock was built before 1940 and 47% of the Township's housing stock was built after 1960. The busiest decade

of building after 1940 was the 1970s, as is the case for most jurisdictions. The 2000 census shows 19 housing units are from this particular decade. The 1990s was the next busiest decade with 14 units. So what appears to be going on is that new construction is replacing older homes in the Township. It also appears as if the current decade may see a small amount of growth, with an estimated addition of four (4) households from 2000 to 2004.

In the table below, income measures for Ottawa Township residents are illustrated for the two most recent census periods. The median household income increased by nearly 57% between 1990 and 2000. When compared to the State median household income, Ottawa Township household income saw a slight increase in its relative position. The per capita income measure shows a different story. The per capita income level for the township's residents increased by nearly 92% during the two census periods, gaining ground to the State income rate of the same measure. This large change would suggest that the household changes at the Township are occurring faster than at the State level. The census findings on other income measures in 2000 also report that 3.3% of Ottawa Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

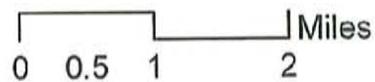
	<i>1990</i>	<i>2000</i>
Median Household Income	\$31,094	\$48,750
% of State Median	101%	103%
Per Capita Income	\$11,949	\$22,908
% of State Per Capita Income	83%	99%

Ottawa Township

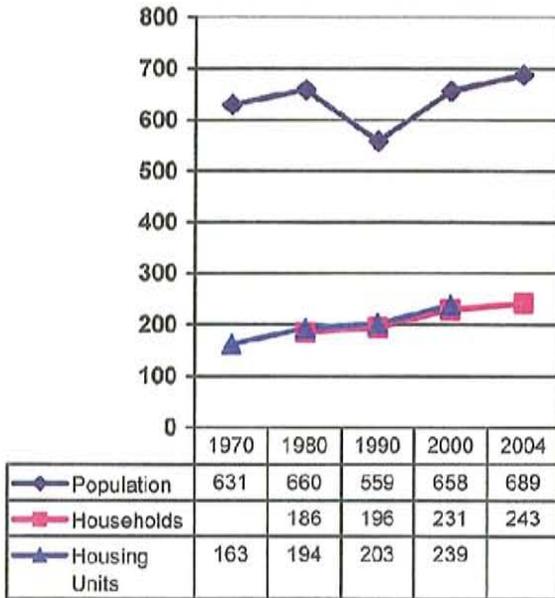


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Sharon Twp.



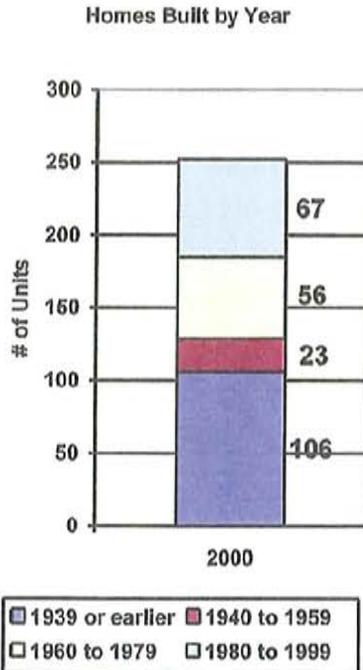
The graphic to the left illustrates demographic trends for **Sharon Township**. Except for the 1990 census finding, the township's population has remained very stable over the period illustrated. The 1990 census shows a population loss of 101 persons during the 1980s. This was followed up by a 99 person increase during the 1990s. This may very well be a census reporting problem. During the same decade of losing more than 100 persons, the number of households grew by 10 and the number of housing units grew by nine (9). Then for the population to rebound by nearly the exact number of people the next decade is strange. It is more likely that little change occurred during the 1980s in population numbers, followed once again by little change in

the 1990s. Estimates from the State Demographer's office shows that it expects to see some growth in this Township during the current decade, with projections showing a growth of 31 persons and 12 households between the year 2000 and 2004.

	1990	2000
Owned Units	173	219
Rented Units	23	12
Vacant Units	7	8
Median Housing Value	\$73,200	\$134,600
% of State Median Housing Value	99%	114%

The number of owned units between 1990 and 2000 increased by 46 units, with slightly more than half of the rental units changing occupation status, and a minor change in vacant units. Overall, in the 1990s, the Township saw a net increase of 36 housing units. The value of homes in Sharon Township increased by 84% between 1990 and 2000, much faster than the Statewide median value in the same time period.

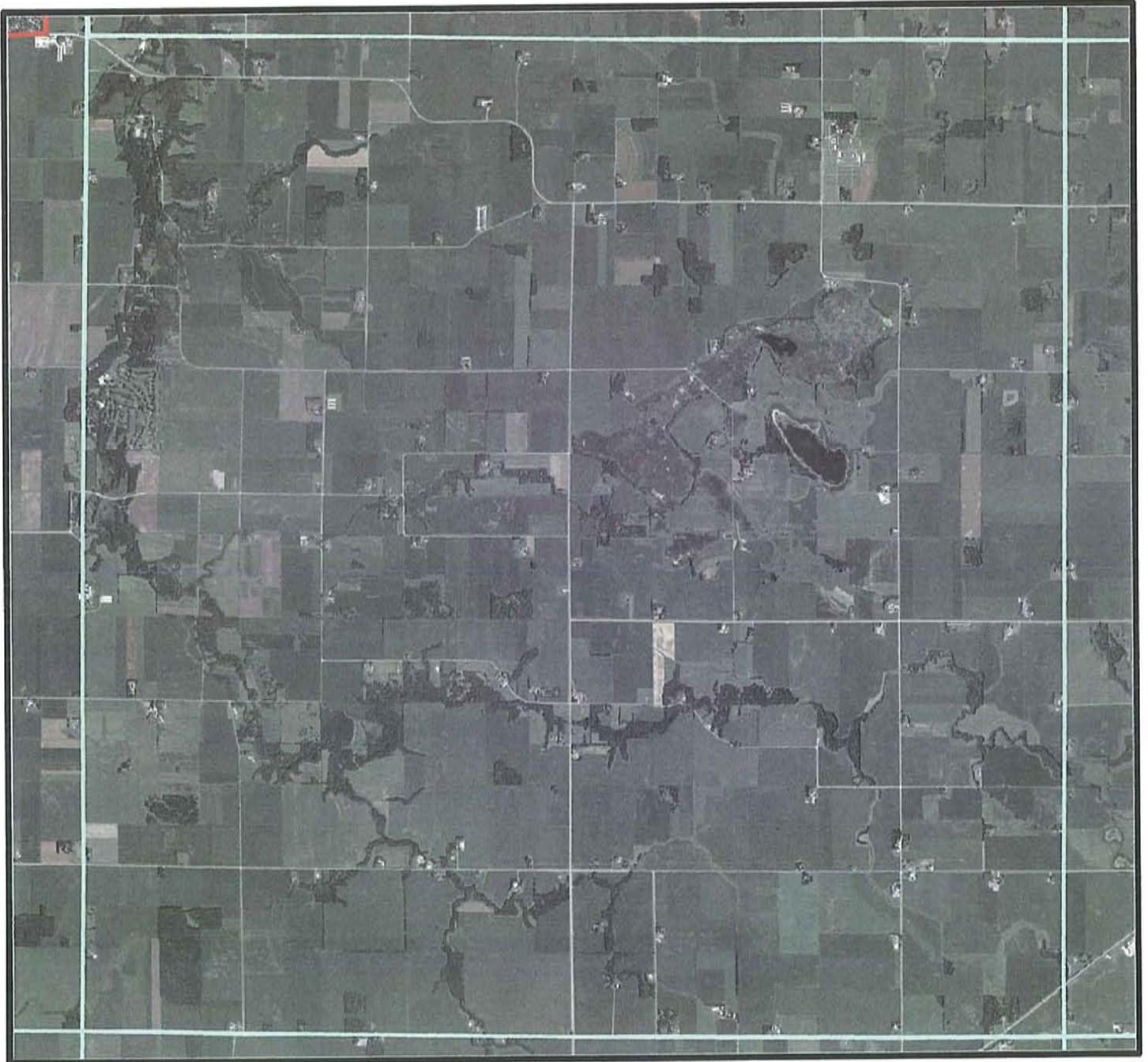
As can be seen in the graphic below and to the left, the age of the Township's housing stock is fairly evenly split between being older than from 1940 and being newer than from 1960. More than 42% of the Township's housing stock was built before 1940 and 49% of the Township's housing stock was built after 1960. The busiest decade of building after 1940 was the 1970s, as is the case for most jurisdictions. The 2000 census shows 52 housing units are from this particular decade. The 1990s was the next busiest decade with 36 units. It also appears as if the current decade may see a small amount of growth, with an estimated addition of 12 households from 2000 to 2004.



In the table below, income measures for Sharon Township residents are illustrated for the two most recent census periods. The median household income increased by nearly 67% between 1990 and 2000. When compared to the State median household income, Sharon Township household income saw a 10% gain in its relative position. The per capita income measure shows a slightly different story. The per capita income level for the township's residents increased by nearly 64% during the two census periods, gaining ground only slightly to the State income rate of the same measure. This smaller change would suggest that the households at the Township are decreasing at a slower rate than at the State level. The census findings on other income measures in 2000 also report that 6.6% of Sharon Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

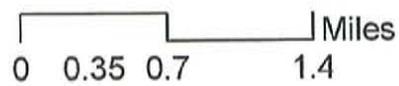
	1990	2000
Median Household Income	\$31,667	\$52,841
% of State Median	102%	112%
Per Capita Income	\$12,998	\$21,314
% of State Per Capita Income	90%	92%

Sharon Township

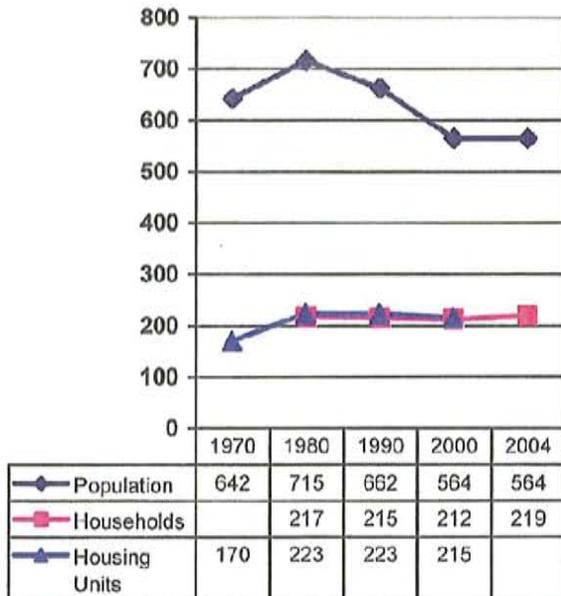


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Tyrone Twp.



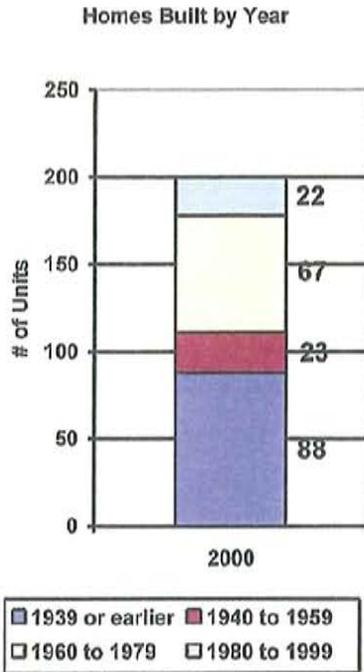
The graphic to the left illustrates demographic trends for **Tyrone Township**. Except for the 1980 census finding, the township's population has been in a declining state during the period illustrated. The 1980 census shows a population gain of 73 persons and a gain in the number of housing units that would seem to justify the population gain. However, thereafter, continuous losses are seen in the number of persons and a small losses are seen in the number of households. Estimates from the State Demographer's office shows that it expects to see little change in this Township during the current decade, with projections showing no growth in persons and seven (7) additional households between the year 2000 and 2004.

	1990	2000
Owned Units	199	200
Rented Units	16	12
Vacant Units	8	3
Median Housing Value	\$70,000	\$153,700
% of State Median Housing Value	95%	130%

The number of owned units between 1990 and 2000 increased by just one (1) unit, with losses in rental units and vacant units. Interestingly, this Township experienced a net loss in housing units between 1990 and 2000. Even more interesting, given the stagnant period in home construction in the 1990s in Tyrone Township, the median housing value more than doubled. The increase was nearly 120% between 1990 and 2000, much faster than the Statewide median value in the same time period.

As can be seen in the graphic below and to the left, the age of the Township's housing stock is fairly evenly split between being older than from 1950 and being newer than from 1950. The busiest decade of building after 1940 was the 1970s, as is the case for most jurisdictions. The 2000 census shows 53 housing units are from this particular decade. Every other decade shows 14 units or fewer. The 1990s was the least busy decade with just eight (8) units. It appears as if the current decade will see a little more growth in the number of households, with an estimated addition of seven (7) households from 2000 to 2004.

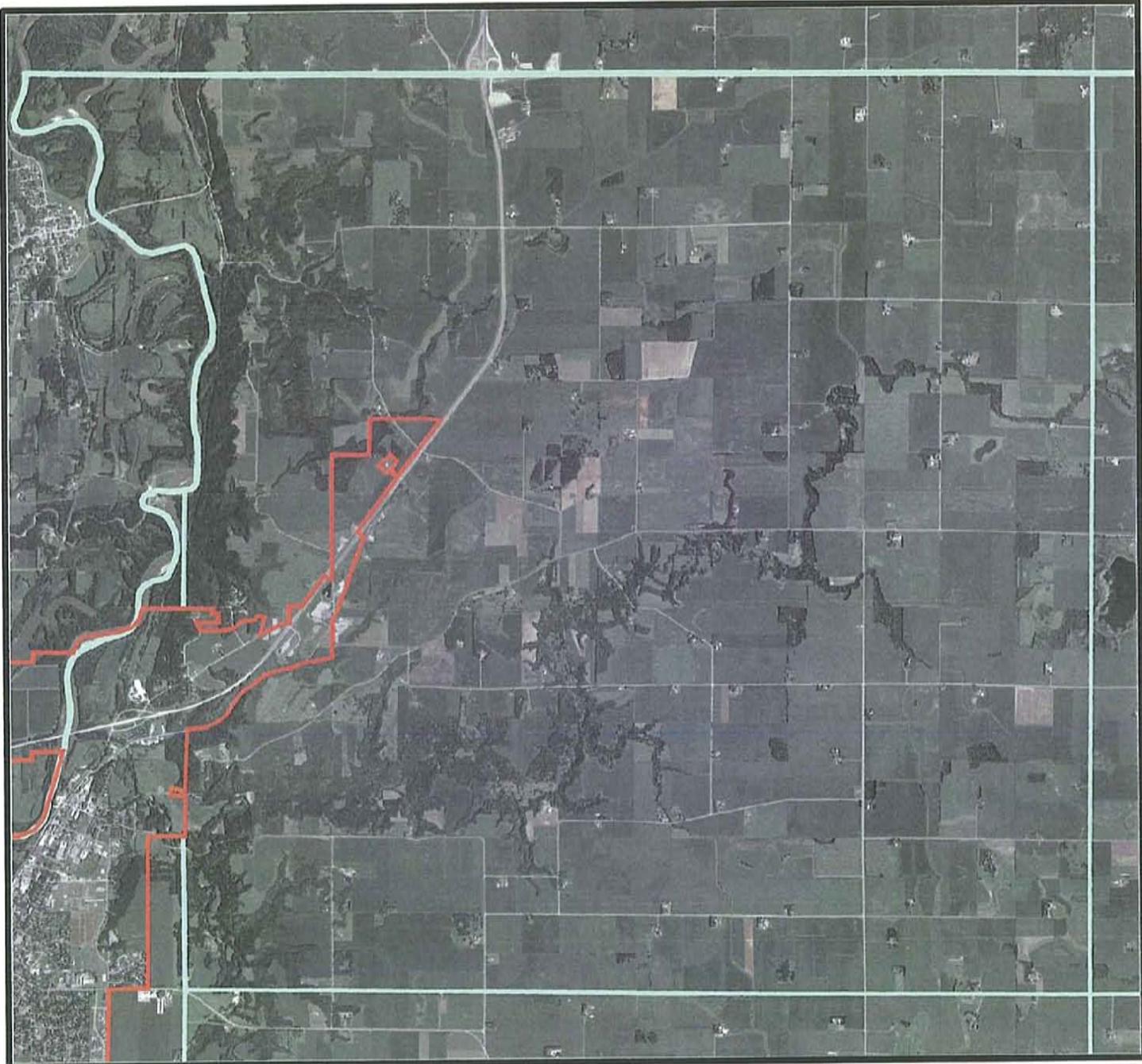
In the table below, income measures for Tyrone Township residents are illustrated for the two most recent census periods. The median household income increased by nearly 70% between 1990 and 2000. When compared to the State median household income,



Tyrone Township household income saw a 14% gain in its relative position. The per capita income measure shows a slightly different story. The per capita income level for the township's residents increased by nearly 65% during the two census periods, gaining ground only slightly to the State income rate of the same measure. This smaller change would suggest that the size of households at the Township are decreasing at a slower rate than at the State level. The census findings on other income measures in 2000 also report that 4.7% of Tyrone Township residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

	1990	2000
Median Household Income	\$35,625	\$60,556
% of State Median	115%	129%
Per Capita Income	\$13,759	\$22,704
% of State Per Capita Income	96%	98%

Tyrone Township

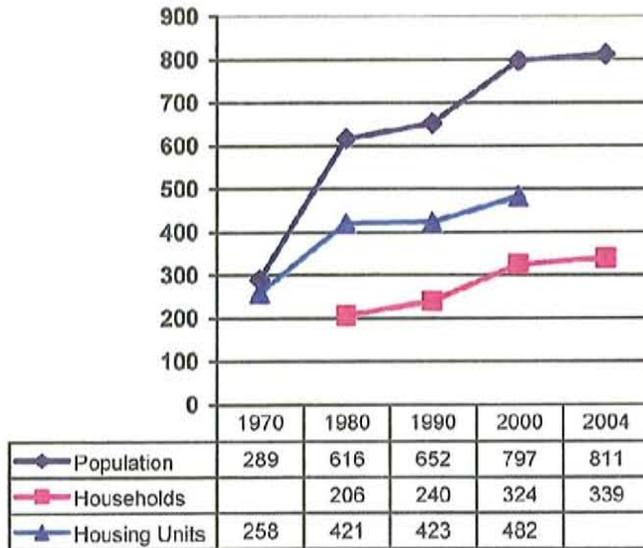


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - Washington Twp.



Washington Township is a growth township. Population increases are seen in each decade since 1970. In the 1970s the number of residents more than doubled. This was followed by a moderate growth decade in the 1980s in which less than 40 persons were added to the resident base. The 2000 census counted an additional 145 persons in the Township. The number of households grew at similar rates as population. Population estimates by the State Demographer's office shows a slower growth than what will likely be seen. A sewer district was formed around Lake Washington. They extended sewer services encircling the Lake. One of

the results of this project is an increased interest in further development. While the Demographer's office has projected an increase of 15 households from 2000 to 2004, and just 14 persons, the 2010 census will likely see higher numbers than what the projections show to this point.

	1990	2000
Owned Units	218	304
Rented Units	22	20
Vacant Units	183	158
Median Housing Value	\$94,900	\$183,200
% of State Median Housing Value	128%	155%

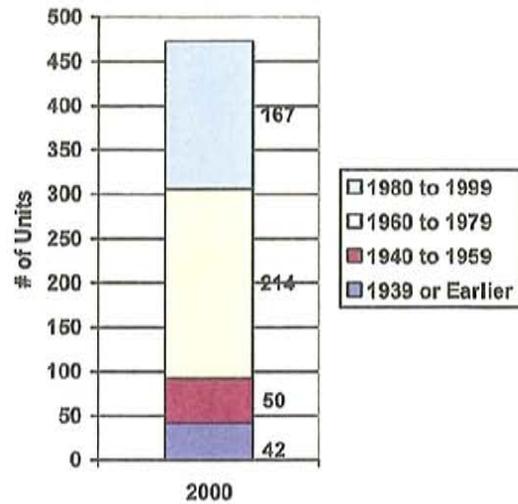
As seen in the table above, the number of owner occupied units increased by nearly 40%, with renter occupied units declining slightly, and the number of vacant homes declining as well. As we've seen to this point, seasonal homes are a big part of the County's housing equation. This is definitely true for Washington Township. In fact, the 1970 census numbers alone would have been a tip when you see that the Township had nearly as many housing units as people. Given the housing development in the Township, one would expect changes in housing values too. That has occurred. The median value of homes increased by 93% between 1990 and 2000. By 2000, the median housing value in the Township was 55% higher than the median value specified for the State.

The graphic below right shows the extent of all the recent construction. The 1970s saw the most activity, showing 164 units from that decade, with 106 units allocated to the 1980s. These two decades contain more than 57% of the Township's housing stock. Despite the large change in owned units during the 1990s, much of the change was

likely the result of seasonal homes being converted to year-round use. The 1990s saw 61 units being added to the Township's housing stock, slower than the previous two decades. As mentioned earlier, the growth is predicted to slow even more this decade by the Demographer's Office, however, due to the sewer project that should be finished in 2005, growth in homes will likely be seen in the 2010 census.

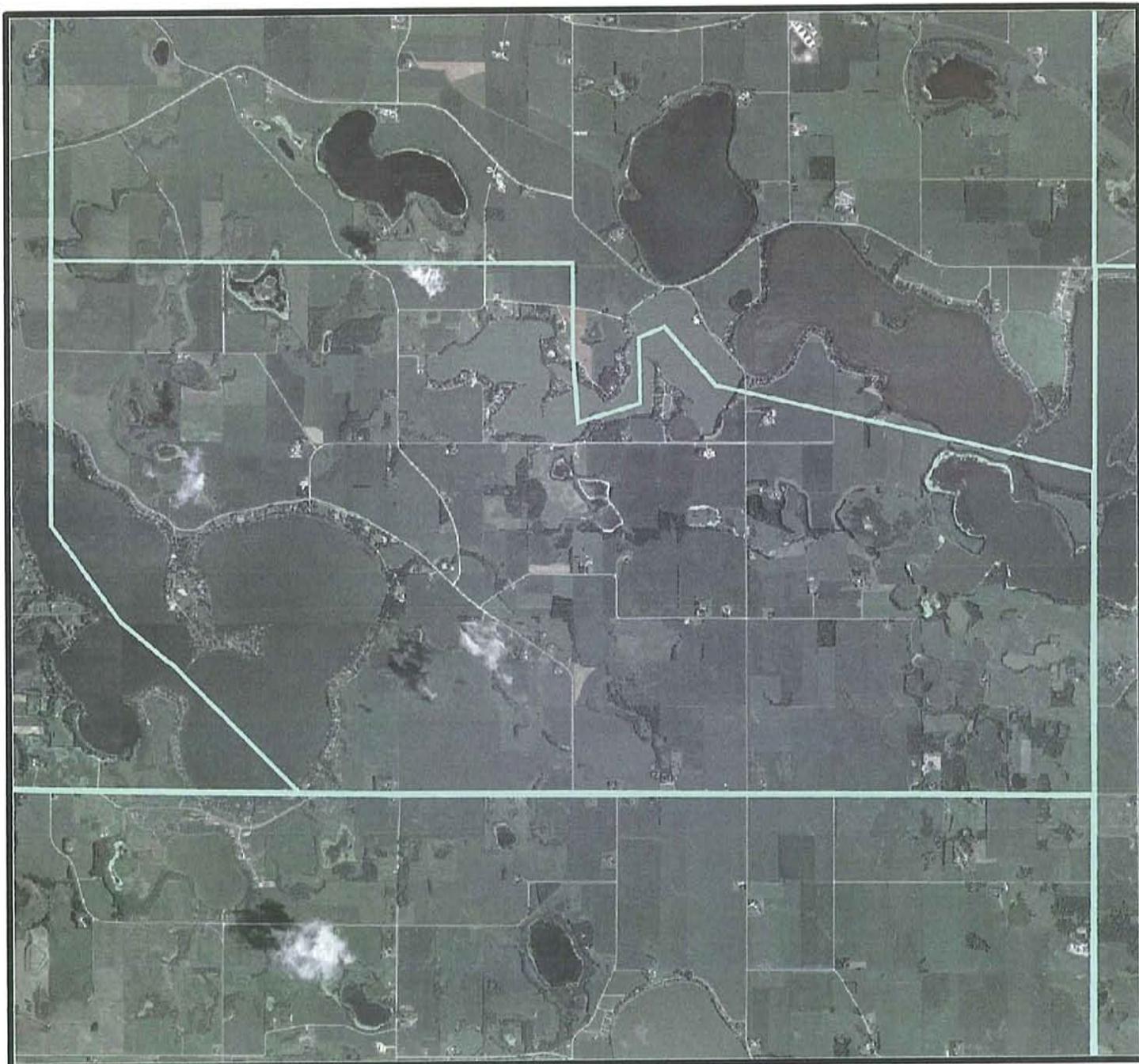
In the table below, income measures for Washington's Township's residents are illustrated for the two most recent census periods. The median household income increased by 85% between 1990 and 2000. When compared to the State median household income, Washington Township's household income grew much faster, increasing its relative position by 26%. The per capita income measure shows the same income trend. The per capita income level for the city's residents more than doubled, increasing by 120% during the two census periods, and outpacing the State income rate of the same measure by 44%. The census findings on other income measures in 2000 also report that 0.9% of Washington Township's residents had incomes below the poverty threshold, compared to a 7.9% rate statewide.

Homes Built by Year



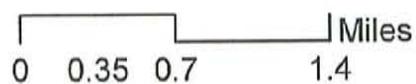
	1990	2000
Median Household Income	\$37,321	\$69,188
% of State Median	121%	147%
Per Capita Income	\$17,151	\$37,717
% of State Per Capita Income	119%	163%

Washington Township

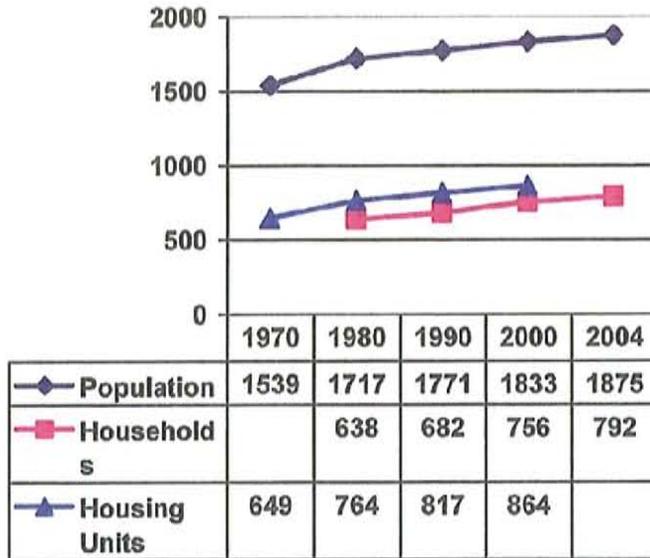


Legend

-  Township Boundaries
-  City Boundary



Trend Chart - City of Waterville



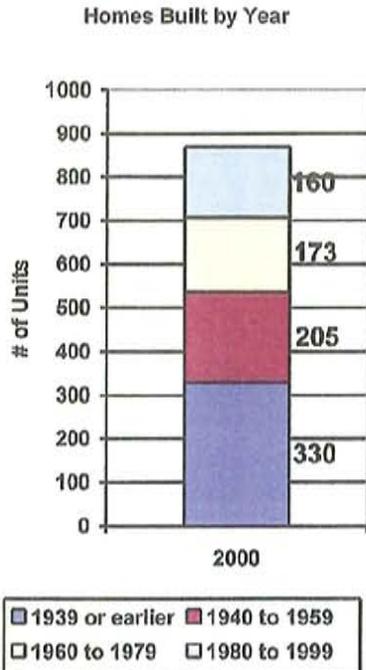
The **City of Waterville** is a growing community in southern Minnesota. It has seen slow but continuous growth over the time period illustrated. The fastest growth occurred in the 1970s with an increase of 178 persons, but has slowed since, and all indications are that growth will continue but at a little faster pace than what has been seen in the previous two decades. The number of households followed population increases, but at a slightly higher rate. Population estimates by the State Demographer's office shows that it anticipates the City to grow at a faster rate this decade, with an estimated increase of 42 persons

from 2000 to 2004, as well as an increase in the number of households (36) during the same years.

	1990	2000
Owned Units	527	578
Rented Units	155	178
Vacant Units	135	108
Median Housing Value	\$43,900	\$83,800
% of State Median Housing Value	59%	71%

In the table above, an increase is seen in the number of owned homes and in the number of renter occupied units. A decline is seen in the number of vacant units, dropping by 27 units. With such a large number of vacant homes, we expect a significant number of seasonal homes. Waterville had 66 of its housing units designated as vacant due to their use as seasonal homes. The value of homes in the City of Waterville increased by nearly 91% between 1990 and 2000, faster than the Statewide median value in the same time period.

As can be seen in the graphic below and to the left, the age of the City's housing stock is fairly evenly split between periods shown. Thirty eight percent of the City's housing stock was built prior to 1940. Interestingly, no single period from 1940 to the present really show a building boom in Waterville. The 1950s have the most units that are allocated to a specific decade (127). The next largest grouping occurs in the 1970s (99) followed by the 1990s (85). It appears as if the current decade may see a little faster growth rate than was seen in the 1990s, with an estimated growth of 36 households from 2000 to 2004. If this turns out to be a decade long rate, it could mean an additional 90 households by 2010.

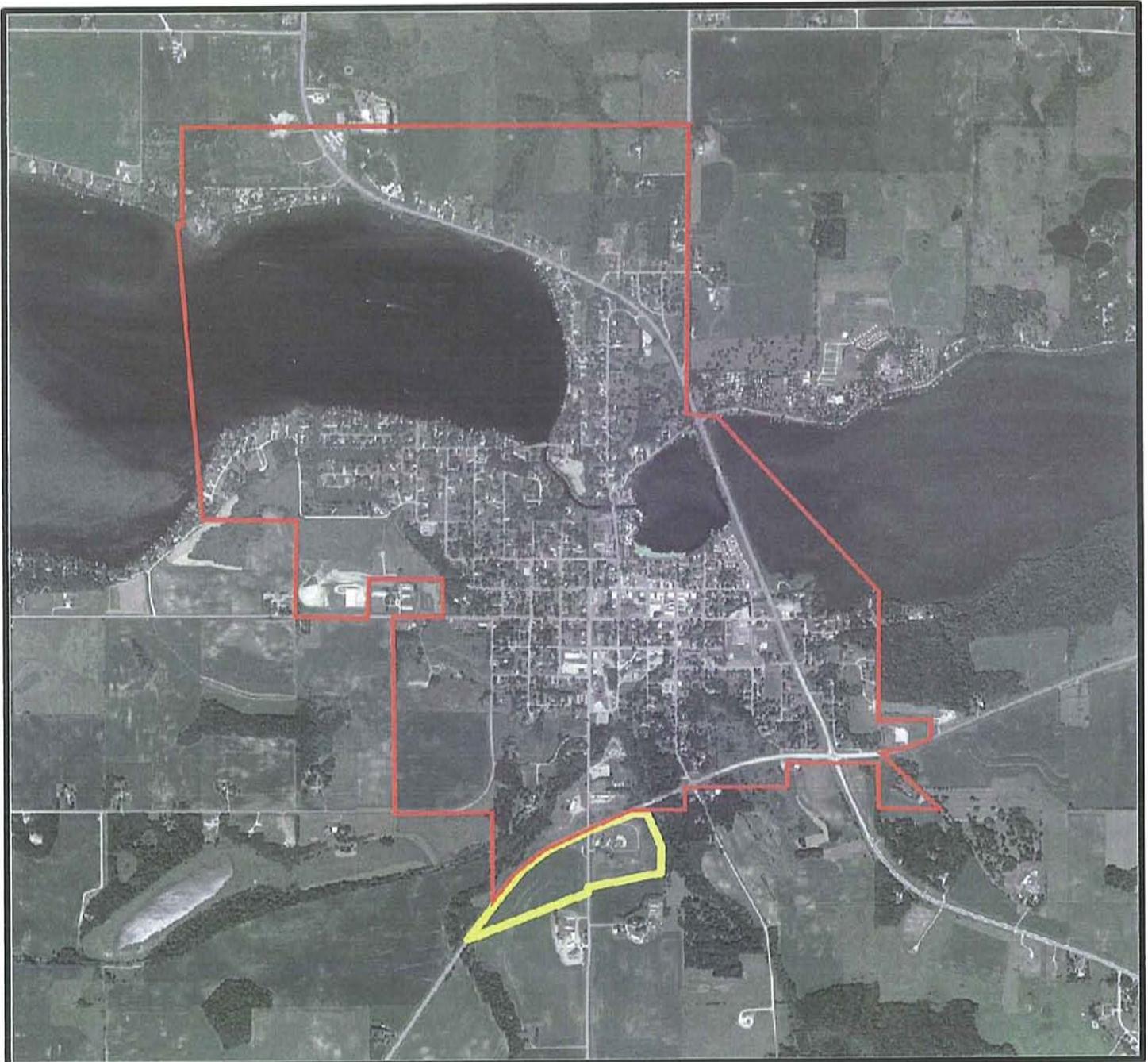


In the table below, income measures for the City of Waterville residents are illustrated for the two most recent census periods. The income numbers for Waterville illustrate two different income trends, which are most likely explained by household characteristics. The median household income increased by nearly 40% between 1990 and 2000, and when compared to the State median household income, Waterville's household income fell by 7% in its relative position. The per capita income measure shows a different story. The per capita income level for the city's residents increased by 66% during the two census periods, slightly gaining ground on the State income rate of the same measure. This may be attributed to the average household size declining at a more rapid rate in Waterville compared to the average household size of the State. The census findings on other income measures in 2000 also report that 10.6% of Waterville's residents had incomes below

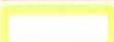
the poverty threshold, compared to a 7.9% rate statewide.

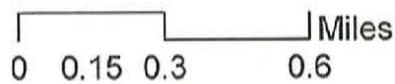
	1990	2000
Median Household Income	\$25,743	\$35,950
% of State Median	83%	76%
Per Capita Income	\$10,807	\$17,958
% of State Per Capita Income	75%	77%

City of Waterville

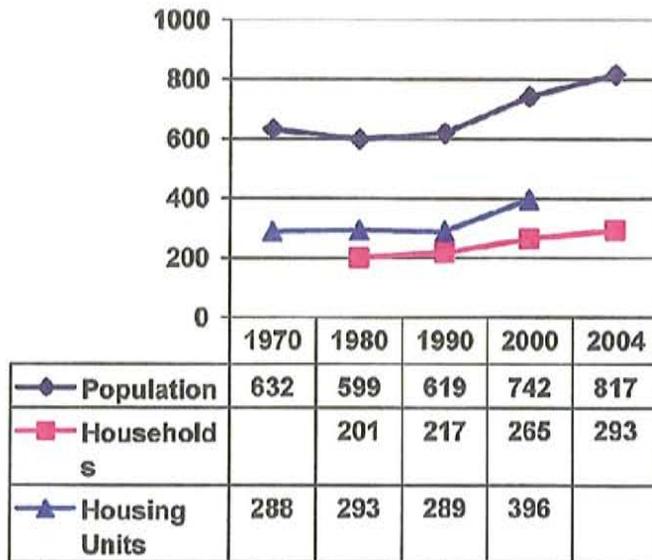


Legend

-  City Boundary
-  Urban Growth Boundary
-  Township Boundaries



Trend Chart - Waterville Twp.



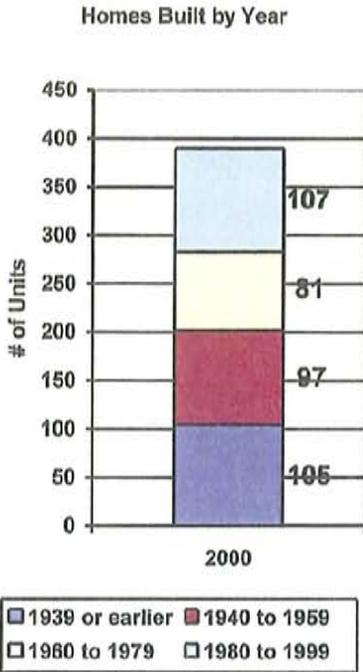
Waterville Township was going along in time as any normal rural township, losing and gaining small numbers of residents, not really changing too much. Then the 1990s came along. The lakes attracted people who had money to invest in lake property, as either a seasonal home or to move into a year-round lake home. Until the 1990s, Waterville Township saw no real growth. One hundred twenty three people were added to the Township, or so says the 2000 census. During this same growth decade, 48 new households were added. Most startling, an additional 107 housing units were found by the census. Population estimates

by the State Demographer's office shows that it anticipates the Township to continue on a fast growth cycle this decade. An estimated increase of 75 persons has been projected to have occurred from 2000 to 2004, as well as an increase in the number of households by 28 during the same years.

	1990	2000
Owned Units	184	241
Rented Units	33	24
Vacant Units	72	131
Median Housing Value	\$67,500	\$137,200
% of State Median Housing Value	91%	116%

In the table above, an increase is seen in the number of owned homes. The small decrease is seen in the number of renter occupied units. A large increase is seen in the number of vacant units, growing by 49 units, the largest increase in the tally of this type of occupancy in the County (or non-occupancy as the case may be). Also, not surprising, the value of homes in Waterville Township increased by more than 103% between 1990 and 2000, much faster than the Statewide median value in the same time period.

As can be seen in the graphic below and to the left, the age of the Township's housing stock is fairly evenly split between all periods shown. Twenty seven percent of the Township's housing stock was built prior to 1940. Interestingly, no single period from 1940 to the present really show a building boom in the township. In looking at homes built by decade, the largest number of homes in a decade is the 1940s and the 1990s, each with 70 housing units. All other decades have either a low of 27 units up to a high of 42 units. It appears as if the current decade may be on a faster growth rate than the



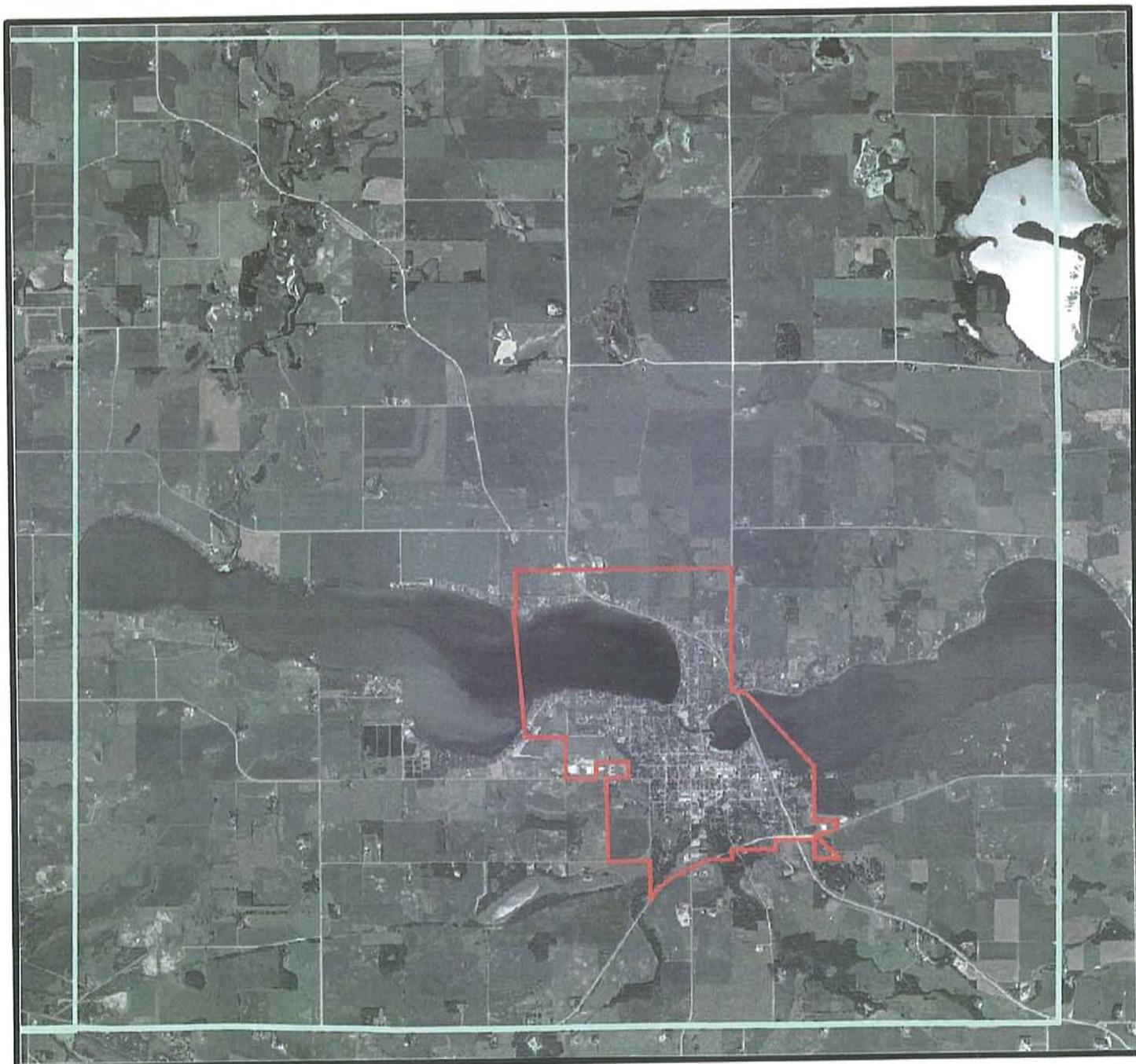
1990s, given that the Demographer's Office estimates an increase of 28 households from 2000 to 2004. If this turns out to be a decade long rate, it could mean an additional 70 households by 2010.

In the table below, income measures for Waterville Township's residents are illustrated for the two most recent census periods. The income numbers for Waterville Township illustrate a growing income trend. The median household income increased by more than 86% between 1990 and 2000, and when compared to the State median household income, the Township's household income grew by 20% in its relative position. The per capita income measure shows a similar story. The per capita income level for the city's residents increased by just 70% during the two census periods, again gaining ground on the State income rate of the same measure. The census findings on other income measures in 2000 also report that 2.1% of Waterville Township residents had incomes below the poverty

threshold, compared to a 7.9% rate statewide.

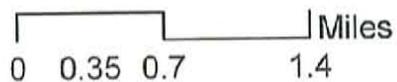
	1990	2000
Median Household Income	\$29,063	\$53,929
% of State Median	94%	114%
Per Capita Income	\$11,543	\$19,604
% of State Per Capita Income	80%	85%

Waterville Township



Legend

-  Township Boundaries
-  City Boundary



Implementation of Plan

The Land Use Plan is a series of statements containing goals, objectives, and policies for the purposes of guiding growth and preserving existing land uses. The Plan forms the policy basis for the more technical and specific implementation measures that will follow after adoption of the Plan. The Plan will have little effect upon land use unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the plan is to be followed.

Zoning Ordinance Requirements

Zoning is the development control that is most closely associated with implementation of the Land Use Plan. Originally, zoning was intended to inhibit nuisances and protect property values. Zoning has evolved to serving multiple purposes, including:

- Promoting orderly growth;
- Preservation of existing land uses, natural resources, or unique areas;
- To accommodate special, complex or unique situations through such mechanisms as planned unit developments, overlay districts, or conditional use permits;
- Promote the proper relationship between potentially conflicting land uses such as industrial uses or agricultural feedlots located adjacent to residential areas;
- Promote proper density along sensitive resource areas, such as lake basins.

A number of the policy statements contained in this document would require amendments to the existing Le Sueur County Zoning Ordinance. Among the changes proposed to the zoning text:

- Eliminate the AR District;
- Adopt changes to feedlot ordinance, as recommended by the Feedlot Task Force;
- Add a "buildable area" definition and the design standard to each of the districts;
- Add a setback standard for structures from top of bluffs;
- Reduce impermeable surface threshold from 25% to 20%;
- Adopt a Transfer of Development Rights component to the Zoning Ordinance for the Agricultural District;
- Development criteria will be added to the Zoning Ordinance for consideration when rezoning requests are proposed for the Ag District;
- Perhaps the need to adopt a set of development standards or criteria that would apply to lands contained within an Urban Growth Boundary area around participating cities;
- Adopt airport zoning overlay standards to the Zoning Ordinance to protect lands adjacent to the Mankato Airport and the Le Sueur Airport;
- Adopt an overlay district to protect against premature development of areas containing aggregate resources in the County.

Zoning Map Adjustments

A number of the policy statements contained in this document would require amendments to the existing Le Sueur County Zoning Map. Among the changes proposed:

- Eliminate the AR District and replace it with the Agricultural District;
- Adding areas to the Conservation District;
- Adding an Aggregate Resource protection overlay zone;
- Adding an Airport overlay zone.

Establish Septic Replacement Loan Fund

Bond for funding of a septic replacement program that will loan low interest dollars to residents who are unable to borrow loan dollars from conventional loan sources for the upgrading of their septic systems. Repayment of loans will be through the County's assessment policies.

Joint Planning Efforts with Urban Interests

The County will join with each urban entity that wishes to establish an urban growth boundary and determine the nature of land use controls that will prevail within such areas. Options to consider would include:

- Existing County Zoning control with City control of subdivision, or
- Jointly crafted zoning controls and subdivision with the County, City, or a joint body administering controls, or
- City extended controls.

Adopt State Building Code

The County will look at adopting the state building code. This is a health, safety, and welfare issue, helping to protect residents from shoddy and unscrupulous construction work. The fees imposed on building permits will increase, but are used to pay for inspection services. These fees and codes are not imposed on agricultural structures.

Appendices

Appendix A – Summaries of meeting input from representatives of Cities/Townships/Lake Association

Appendix B – Task Force Meeting Summaries & Membership Roster

Appendix C – Open House Notice and Summary Reports

Appendix D – Written Comment Letters Submitted

Appendix E – Memos to Commissioners Regarding Working Progress

Appendix A

Elysian PC Meeting – 3/01/05

Transportation Issues:

- County Road #11 from Elysian to Le Center – “it’s a stupid road,” there are so many turns and switchbacks along this route.
- At the southeast corner of Lake Francis along Co. Rd. #11 – it drifts over badly. Is there anything that can be done to address this drifting area.
- The curve along Co. Rd. #11 – traffic is fast and sightlines are restricted. This is a problem.

Land Use Issues:

- Working relationship between City and staff is good. The County Staff is attuned to the 2 mile subdivision area.
- Concerned with rural subdivision growth. Primarily with developments approved and private wells and septics – eventually, rural subdivisions encounter septic failures and then the solution ends up being an expensive hike to an urban system. There are lots of examples of this in the State. Demand for rural delivery of urban type services increases, causing higher tax supports.
- The County should adopt state building code. It would result in an overall higher quality housing product being built out in the County. Good contractors would be doing more of the building if this were done too.
- The proximity of rural housing development to existing feedlots is perceived as a problem.
- Septic haulers should be required to dump at city treatment facilities and not land apply their septage. The problem is with runoff, especially during times when the land is frozen.
- Mining operations in the County working pits so close to the road is seen as a potential hazard.
- The County suffers from “old time thinking.” So many of the County’s records are not computerized. The perception is that the County is far behind in its record keeping.

Montgomery Meeting – 3/08/05

Transportation Issues:

- The City will be adopting a new Comprehensive Land Use plan yet this month. A copy will be forwarded to Kathy B. of Le Sueur County. A section in the plan deals with Transportation. A copy of this section will be provided to B&M for their use in the County's transportation planning effort.
- Bad road conditions on County roads in town are a problem. The City indicated it has undertaken repairs on its own rather than wait for the cumbersome County funding to address the problems.

Land Use Issues:

- Montgomery is not an agricultural community, one that is supported by the family farm. Therefore, the highest and best use of land, as far as Montgomery is concerned, is not to be reserved for the growing of corn. Montgomery is in a part of Le Sueur County that is becoming far more urban. It should be perceived as heavily influenced by the urban growth spilling out of the Twin Cities metropolitan area.
- The County should adopt the Montgomery's future planning boundary and policy recommendations for the planning area.
- The County needs to adopt a true platting process, rather than support the hybrid that is in place now. The City's platting procedures are in place but with the County's zoning and development rules. This leads to confusion. Recently, a developer platted a small area outside the City. The plat approved by Montgomery met all Montgomery's standards. It also appeared as if the County approved the plat, however, the developer was denied building permits because the road ROW was six (6') too narrow. This sample is the perception of how the hybrid system is working in Montgomery. Montgomery would prefer to see one entity or the other with full control of development within the two mile area.
- If Le Sueur County were a person, it could accurately be described as suffering from a split personality. Roughly speaking, north of highway 99 is the urban part of the County and south of hwy. 99 is the rural part of the County. The two areas could very easily, and quite justifiably, be treated differently by the County's land use controls. The northern part could be and should be opened up for more aggressive land development while the southern part should probably be treated as a agricultural preservation area.
- In the more urban part of the County with the allowance for more urban type development, concerns should be given to limiting access from the developments to the major roads. In a study released by the U of M Geography department, the conclusion was that urban sprawl, if left unchecked, wouldn't significantly impact the agricultural production capability of the United States for hundreds of years (I will check to see if I can track this report down).
- The County ditch system needs to be paid attention to. In an engineering report, a one mile stretch of ditch outside the City had the capacity of carrying a one year rain event. That is too little capability for the County ditch system. The City has removed 50 year old trees from County Ditch locations. The County needs to fund a ditch cleaning effort.
- Working relationships with the County Board have been reasonable in the recent past, but they are concerned with their relationship with County Staff. Recent Planning

Commission efforts were described as “scary.” There seems to be too much “old school” decisions being made by the Commission, not enough technical application to issues that come before the Commission. Given the modern urban pressures coming to the County, it is not a good idea to work this way anymore.

Le Center Meeting – 3/09/05

Transportation Issues:

- City is aware of transportation funding problems and is sympathetic.
- County & City cooperate during repair efforts. Said, “when the County puts down blacktop on County Roads, then we’ll typically do the striping.”
- Communications between County and City are good.

Land Use Issues:

- Working relationship between City and County staff is good. The County Staff is attuned to the 2 mile subdivision area and city staff get notified when anything comes up within this area. At this point, no development proposals have been applied for within 2 mile area, so the City has not had to deal with control platting outside of actual city boundaries.
- County land use regulations really have had no impact upon Le Center. There has been no pressure to develop lots outside City boundaries since there are no lakes close in. The City might have concerns if there were lakeshore development occurring within close proximity to Le Center. The perception here is that development along lakeshore areas is being loosened up.
- There is no concern with agricultural policies since there are no land application sites nearby for livestock operations, so the City is not subjected to periodic odor problems.
- The City uses a county ditch for its wastewater discharge site. The capacity of the ditch is adequate to handle all of the City’s flows.
- The City does not have an extra-territorial planning boundary. Updated city boundaries were marked on an aerial photo and one small area was marked off as being an area that is likely to come into the City via annexation sometime in the foreseeable future.

Lake Association Group Meeting – 3/09/05

Land Use Issues:

- General perception of implementation of zoning controls is that rules are not followed, that variances are given freely to anybody requesting one.
- Directing rural development into natural areas is seen as detrimental.
- Clear cutting and alteration of lakeshore areas is a problem. It damages the lake environment. Vegetation buffers need to be preserved along lakeshore areas.
- Seneca's land application of its cleaning wastewater is an environmental problem that is having an impact upon groundwater and surface water features. The wastewater contains nitrates, chlorides, and phosphorus, all recognized pollutants.
- The County should protect gravel and sand resources from future development.
- The County should adopt some mechanism to limit rural development on agricultural land.
- Existing locational rules (siting criteria) ultimately consumes more land than it conserves. These rules should be reviewed and revised to ensure this is not done.
- Multi-Tier development around area lakes should not be allowed.
- Residential district lot sizes should be increased.
- Concerns were expressed about the capacity of lakes to carry increased recreational traffic.
- Park areas adjacent to lakes would be a desirable feature to pursue as a County land use policy.
- Counties should work cooperatively in terms of land use controls; similar types of land use policies and rules, for example, so that one doesn't end up pushing pressures over to another.
- The clear message from this group is that water quality is ultimately its goal. The value of land use policies and their effectiveness should be weighed against how well they protect the integrity of water quality.

City of Le Sueur Phone Interview – 3/11/05

Transportation Issues:

- The biggest issue in transportation for the City of Le Sueur is the Hwy. #169 corridor. The County does have copies of these materials already and is fully aware of issues.
- The City is aware that the County does have funding problems, just as the City does, and is sympathetic with associated problems. Working relationship with County staff is very good.

Land Use Issues:

- The City does have the 2 mile subdivision review. There was some confusion about how the process worked, but within the past year, the City has taken the lead in dealing with proposals for development in the 2 mile area, and is in contact with the developer who then works through the process with the City's oversight. This process works well. The City applies the most restrictive standards that would apply to a development, be it City or County standards, ensuring that the development complies with both sets of standards. They make sure that the development design requires utility connections at the front of the home so that when public utility extensions are run out to the area, connections are easily made. The City has had to deal with unserved areas in which the utility connections were at the rear of the home. This was problematical. The City also requires the streets are blacktopped. "There is no free lunch."
- Given that the rural subdivisions require larger lot sizes and that they must comply with urban type development requirements, the expense of such lots really don't compete with city developments, realizing that there is a segment of homebuyers out there who want to live "out in the country."
- There are really no issues with the County's land use policies or rule application, as far as the City of Le Sueur is concerned. The working relationship with County Environmental Staff is very good. They think the County does a good job in its management of land use issues.

Kasota Meeting – 3/14/05

Transportation Issues:

- Two intersections with State Hwy. #22 are a safety concern, County Road #21 and County Road #41 should have lighted stop signed areas, just like the Thunderbird Hills intersection. The #21 intersection had lighted signs in the past. Some Kasota residents have expressed concerns about this intersection.
- Conditions of Pearl Street (CSAH #41) and Rabbit Road (CSAH #45) are a concern. The County did undertake quick patches to the bridge deck on Pearl Street when deteriorating conditions on the deck were expressed, and the City is grateful for that. There is a dip along Pearl Street where water pools and freezes. This is a concern as well.
- Improvements along Webster were undertaken by the City with the understanding that the County would also undertake improvements to a two block stretch of Webster that is CSAH, but that was never done.
- Overall, the City has a good working relationship with the County staff. The City does not have an extended planning boundary, nor a future transportation plan. The City is working on its 5 year improvement plan that Le Sueur County requested.

Land Use Issues:

- County rules should guide future rural development. The City is grateful that County staff and rules application are employed when development occurs in the City, but is not served by city utilities.
- Development in rural areas is fine, if it is not located on agricultural land.
- Kasota does not have a feedlot use close by, so this is a non-issue. However, some land application of liquid manure has been a problem due to odor. Stricter controls on requiring incorporation may be a good idea.
- Mining uses do have an impact on Kasota. The amount of truck traffic on city streets increases wear and tear. However, the mining companies have been easy to work with and have been responsive.

New Prague Meeting – 3/15/05

Transportation Issues:

- A variety of specific road issues were discussed. Many of these issues have been discussed with Darrel. The City has supplied a copy of a future growth area map with proposed road improvements, connections, and capacities.
- No known concerns within city limits on County road conditions and connections.
- The City and County have a good relationship.

Land Use Issues:

- The 2 mile subdivision control area is of most concern, specifically that area between the proposed 2030 growth planning boundary established in the City's Comprehensive Plan and the two mile subdivision control boundary.
 - What the City would suggest is a single set of development standards, rather than the melding of the County's standards and City's standards.
 - Perhaps a joint planning group formed by representatives of the County and City should deal with this extended area.
 - The City would prefer to see that the City not rezone land from agricultural to rural residential within the 2 mile area.
 - Density standards within this area should be 1 non-farm home per 40 acres; perhaps clustering of four homes in a single quarter to reduce the amount of land taken out of agricultural use.
- Feedlot uses close in to the City are concerned with urban growth and annexation. Owners of these facilities have expressed a need for the City to set a setback standard that applies to the development of non-farm uses.
- Natural feature preservation plays a part in reviewing development proposals in the City. This should also play a part with County reviews.

Waterville PC Meeting – 3/15/05

Transportation Issues:

- Water runoff at Rogers Street and County Road #3 is a problem. It is washing debris onto a property. Requests to make improvements have not been approved. Funding shortfall.
- It would be nice to know what improvements are going to be addressed in the future. Perhaps the County could post its improvement schedule on the County Website.
- Bridge project (Paquin & Main?) – County requested funding from City for a share in the cost. The City indicated at that time that it did not have any available funds for the project. Is this project still going to be undertaken?
- County ditch past Lillian – a 200' stretch needs to be cleaned out.
- Intersection of #13 & #60 – it is a dangerous intersection. At some point in the future, it should be changed to increase the safety factor.

Land Use Issues:

- Rural subdivisions – there is some confusion in dealing with these types of developments within the two mile area; city versus county design standards.
- The requirement for vegetative buffer strips along waterways, is this something that is enforced and is the existing standard too small?
- The City did look at extended planning boundaries and provided a map of where a couple of smaller areas have been designated on a map.
- The City indicated it does have a good working relationship with the County staff. Communications could always be improved, but generally things are good.

Township Meeting – 3/21/05 Kilkenny & Waterville participants

Transportation Issues:

- Road conditions are a concern.
- New Prague 4 lane corridor – between 169 and 35 – planning stage?
- Higher priority for County road dollars seem to be going to lakeshore areas.

Land Use Issues:

- Lake Volney (sp?) – this area will become a problem like so many of the other lake areas in the County with the proposed new development.
- Would rather see scattered development occur on hills, or on poor farm ground, than on flat better farmland.
- Meyer's Campground (sp?) – failed community system – froze up – septage haulers were hauling waste away every two days.
- The County should make a distinction between urban and rural thresholds with development proposals and when it is determined that an area is at an urban density, they should include urban type services as part of the development cost.
- If development falls within a specific range of a city, the development should be serviced by the City's utility services.
- There is a concern with the 2 mile subdivision declaration by the County's cities. Two (2) miles is too far. Cities ought to declare a service area, control development within the service area, making urban connections to the proposed development's homes.
- There appears to be confusion in dealing with the meshing of the County's zoning controls and the Cities subdivision controls.
- In regards to Orderly Annexation Agreements, the townships would like to see representatives from cities come to the townships with proposed growth plans, instead of just ignoring them.
- When development of land is proposed at the County, the County should have the developer go to the Township, discuss the proposal, get comment from township officials, then share that input with the County staff and decision makers.
- The development process takes too long.
- The zoning criteria for one of the County's major districts, where the first home is permitted and a second home is a conditional use – the County never turns the 2nd home down. This would seem to be more easily run as a 2nd permitted use, bypassing the public hearing requirement and extended process for something that is typically given anyway.
- Variances are way too commonly given. Variances to the rules should be given only rarely.
- On some controversial issues, new evidence is permitted to be given in front of the County Board even after the public hearing before the Planning Commission. This appears to be allowing a 2nd public hearing for the taking of additional testimony even though it has not been advertised as such. This practice undermines the Planning Commission's recommendations on land use issues, extending land use decisions, and further harming the County's credibility and capabilities.

- A feedlot owner who wants to harm the viability of a rural development proposal has been known to apply for a feedlot permit allowing greater numbers of animal units in hopes of negating the non-farm development proposal.
- When a feedlot permit is applied for, the facilities should be located on the owner's building site, not in a remote location. Remote operation of feedlots makes for less responsible operations.
- Commercial manure spreaders are a problem. The large rigs they use rip up the roads. Weight limits are used by the State, and should be enforced all over.
- Buffer strips along waterways, water bodies, ditches, are a good rule, but the width of the strips should be applied based upon the lay of the land.
- Too much housing development is allowed in gravel resource areas now. This practice should be halted now. Some type of reimbursement to land owners for preventing the sale of gravel resource land should be considered.
- Reclamation of gravel extraction areas – should be marketed more aggressively to accommodate rural growth demands.
- Working relationship between Townships and County is good. There is some turf protection going on though.
- One tier housing development around lakes should be it. The County can't help provide protections to lake water quality by allowing more dense development around lakes.

Township Meeting – 3/21/05

Kasota & Cordova participants

Transportation Issues:

- 480th from Hwy. 22 east to Westwood – the road is too narrow for the traffic volume, the road base is in poor condition, the lighted signs at the intersection with #22 has helped with safety issues.
- Golf course road from Hwy. #22 to Hwy. #99 is a narrow and dangerous road for the traffic volume using it. It needs widening. The intersection of the golf course road with Shanaska Creek Road is dangerous.
- If the county has any projects that have extra dirt, there are several Township locations that could use fill. Dog Creek Road & Shanaska Road need fill. The road leading into Skyview Ridge will eventually need to be moved to the south, which will need fill before this can be done.
- Rabbit Road is dangerous. Trees overhang the roadway and are very close to the road edge. It is a narrow road with lots of truck traffic too.

Land Use Issues:

- CER determinant in siting is flawed. The data generated is not always accurate due to the surveying that was done. A number of landowners didn't allow surveyors to do their work, so assumptions were made.
- Feedlot siting criteria is getting tougher and tougher on agricultural uses in the County. Due to the non-farm growth, it is eliminating ever increasing areas of the County from being used for feedlots.
- Rural subdivision approval is usually granted by the County. This group indicated it would be good policy to encourage new non-farm growth to occur in areas that have existing non-farm growth.
- Kasota Township appreciates getting copies of building permits so they can update their road subordinate service district lists.
- Ditches – no regular maintenance going on. Some ditches in the Township are in need of cleaning.
- Mining operations – noise, dust, traffic complaints are sometimes a problem, but usually with older operations. However, home owners who buy a place along a road with a mining operation should be cognizant of these seasonal aspects.
- Some mining operators keep a pit open beyond its useful life and doesn't restore the area. It would be good if reclamation were done in some of these older mined out areas, and the land sold off for other uses.
- Land use decisions are becoming more complicated. Decision makers and staff could probably use some training to become more fully informed on issues facing the County.
- The County would probably benefit from a more proactive staff. Early in some proposals, the County Staff may have a good idea that a proposal is not likely to be approved (CUPs and Variances). They should be up front with an applicant that the request is likely to be recommended for denial. This would save an individual some money and reduce the County's workload. Even if the staff were to take on this added activism, the proposer would still have the right to pursue the issue.
- There should be term limits applied to membership on the Planning & Zoning Committee.

Township Meeting – 3/21/05
Sharon participants

Transportation Issues:

- County Road #15 – bridge area that is near Township Road #71 is a dangerous intersection – restricted sightlines.
- Township #112 is used at a traffic volume that probably exceeds its carrying capacity, due to gunclub use. The road has become washboard-like due to excess speed and volumes.

Land Use Issues:

- There is frustration with the County in its starts and stops with land use planning. Residents have taken time out to participate only to find out that nothing is done.
- Siting criteria for non-farm homes is an issue. There have been times when approval is given for a parcel that is located along a minimum maintenance road. Then the Township is expected to upgrade the maintenance schedule on the road without adequate funding increases to do so.
- Rural subdivisions – would like to see clustered designs with community treatment systems and shared wells.
- The clustering of homes should be directed to non-agricultural land or land that is of marginal agricultural use.
- The County should consider using Transfer of Development Rights, using development rights from parcels of good ag. land and developing the parcels on poor ag. land.
- Ultimately, development rules should protect agricultural land from development.
- The Sunderman development was viewed favorably by Township officials. It was located on marginal ag. land, and internal roads are to be built to County standards.

Township Meeting – 3/21/05
Lanesburgh, Derrynane, & Montgomery participants

Transportation Issues:

- County Road #3 & Hwy. #99 – dangerous intersection.
- Bypassing New Prague is getting to be a problem.
- Sightlines are needed at some rural intersections, later in the growing season when corn is at its tallest.
- In the northeast corner of the County, County Road #29 should connect directly with Hwy. #19, rather than the jogs in place now.

Land Use Issues:

- Siting criteria are seen as problematical. Locating uses within certain distances of wetlands or woods has resulted in developing good ag. land, despite language in existing plan about preservation. Sometimes meeting the siting standards results in very long driveways, taking even more good ag land out of production.
- Suggestion for dealing with densities is to have an upper limit of homes by section.
- Montgomery Township officials indicated that the 1 per 40 is a good rural development guideline for their township.
- Leeway should be given to family members when considering home building in the rural areas.
- Individual septic systems seem to work just fine. There's no reason to move towards community systems.
- Siting criteria for locating homes in the rural setting should focus on hills, pasture land, other marginal production land.
- Relationship with County has been good.

Kilkenny – 4/11/05

Transportation Issues:

- Along County #3, how was the grain bin allowed to be constructed so close to the roadway;
- Signage issue – has spoken with the County on several occasions about poor conditions of road signs – nothing has happened yet.
- Settling of some areas along water & sewer project area continue to occur.
- Communication problems between City and Darryl.

Land Use Issues:

- Zoning standards appear to be confusing. Answers given by staff to inquiries are sometimes conflicting, either because there is so much room for interpretation or the standards are unclear.
- Delay of 10 days following ordinary permit application is too long.
- There is a perception that some applicants receive different treatment by County.
- Training of staff and P&Z Board members is needed.
- The County needs to beef up enforcement efforts with those residents who blatantly disregard County rules.
- The Special Protection District is too restrictive.
- There is an issue regarding the 1 year limit on permits, whether the permittee needs to start on the project within a year of getting the permit approved or needs to complete the project that has been permitted within a year.
- Clustering homes out in rural areas would be the best development policy, especially in the Kilkenny area due to the poor quality of farmland that is in the area. There is not much prime ag land that is worth preserving.
- Should make larger developments build in Cities with public utilities.
- Concern with ag operators who spread manure close to City limits. Also, with the Green Giant incorporating their sludge into land. The primary issue is in the traveling through town with their manure and sludge wagons, splashing waste along the street.
- Should allow rural farmland owners to sell of land to housing developers around here because the land isn't much good for anything.

Appendix B

MEMO

Date: 7/20/2005

To: LeSueur County Planning Task Force

From: Steve Moline

RE: summary of 1st work session – July 19th

Following our first meeting, I have a distinct impression that the group believes the County's land use policies should become less restrictive towards urban type development in the rural area. Other than comments about not allowing the siting of a non-farm home in the middle of a large agricultural tract of land and a few other comments about the need to be concerned about some of the environmentally sensitive areas, scattered site development should not be hindered; that this type of economic improvement was the future of Le Sueur County.

The group did settle on two goal statements and one policy statement:

Goal #1. Le Sueur County should preserve agricultural land as a resource for long term agricultural use.

Goal #2. Le Sueur County should allow non-farm housing development to occur in agricultural areas.

Policy #1. The minimum housing lot size in the agricultural zone should remain at 1 ½ acres (and as a clarification – this would be the minimum requirement in this district and it would also need to be 1 ½ acres of buildable land – not ¾ acre of buildable land and ¾ acre of wetland or some other type of environmentally sensitive land).

Some of the topics we need to discuss at our next meeting include the existing siting criteria that is applied to scattered site non-farm development (which is allowed now), or whether to allow for small urban type subdivisions (or clustering) in the agricultural district (which is not allowed now), and whether the density restriction of 16 homes per section in the agricultural district is adequate to handle the development you see coming down the road. There was discussion about perhaps creating several different types of agricultural districts, all with different density standards. Perhaps that should be discussed too. The feedback from the earlier handout indicates there is general agreement that new homes should be restricted from being located in open, contiguous farmland, that they should be directed towards edges of fields or on marginal land. That feeling seemed to be verified during the discussion on Tuesday. Additionally, one locational aspect was unanimously supported by the group, that a building site should have frontage on an improved and maintained public road, or on an approved and maintained private road or easement. Of course this is a joke standard, since it doesn't exclude any development proposals, except those that would try to get approval without any kind of access or easement. Members of the

task force did not like the siting criteria used by the County and, again, was talked about as being problematical during Tuesday night's meeting.

At some point during the meeting I d like to get into some of the specific standards pertaining to feedlot setbacks. Perhaps the two PC members and Amy Beatty (LeSueur County's feedlot officer) can help us understand what is occurring in the County regarding feedlots and their neighbors and whether existing regulations are adequate to deal with feedlot and non-farm locational issues. Generally, the task force members support the existing setback standards that apply to the location of feedlots and to homes from existing feedlots.

We will meet again on July 26th at 7:00 pm in the Environmental Services building. Please give these issues some thought before coming to the meeting. I appreciate your efforts.

Steve Moline

MEMO

Date: 8/03/2005

To: LeSueur County Planning Task Force

From: Steve Moline, Pettipiece & Associates

RE: summary of 2nd work session – July 26th

Following our first meeting, the group settled on two goal statements and one policy statement:

Goal #1. Le Sueur County should preserve agricultural land as a resource for long term agricultural use.

Goal #2. Le Sueur County should allow non-farm housing development to occur in agricultural areas.

Policy #1. The *minimum* housing lot size in the agricultural zone should remain at 1 ½ acres of buildable land area.

Following our second meeting, four additional policies were agreed upon for the agricultural areas.

Policy #2. The County will define and use the term "buildable land" in its zoning ordinance for determining whether applicants have sufficient land area to build upon.

Policy #3. The County should continue with a density limit of 16 dwelling units per section of land in the agricultural district.

Policy #4. Housing development in the agricultural district should occur as scattered single site development and not as a clustered development.

Policy #5. The 1996 zoning ordinance housing siting criteria should be eliminated.

Also, to allow larger housing development proposals to be submitted for rural areas of the County, a third goal was supported.

Goal #3. Allow scattered free-standing residential subdivisions in the rural portions of the County provided they don't hamper existing farming practices, are not located within city growth areas, and are not located on areas of important natural resources.

Policy 1. This type of residential development will require a rezoning request from agricultural ("A") to urban/rural residential ("R-1"). The

intent of this goal and policy is to permit owners of marginal or poor agricultural land to sell or develop their land for this use.

At our next meeting we will be discussing the fate of the AR district. Some want to eliminate this district from the County's zoning ordinance controls while others want it to stay. In addition to this discussion, I would like to talk about what the County's land use policy should be for land surrounding urban areas, especially for those cities that are experiencing growth pressures and have undertaken future growth corridors outside their existing boundaries.

We will meet again on August 9th at 7:00 pm in the Environmental Services building. If you cannot attend this meeting and you wish to be heard on these two land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group. Thanks.

Steve Moline

MEMO

Date: 8/17/2005

To: LeSueur County Planning Task Force

From: Steve Moline, Pettipiece & Associates

RE: summary of 3rd work session – August 9th

Following our *first meeting*, the group settled on two goal statements and one policy statement:

Goal #1. Le Sueur County should preserve agricultural land as a resource for long term agricultural use.

Goal #2. Le Sueur County should allow non-farm housing development to occur in agricultural areas.

Policy #1. The *minimum* housing lot size in the agricultural zone should remain at 1 ½ acres of buildable land area.

Following our *second meeting*, four additional policies were agreed upon for the agricultural areas.

Policy #2. The County will define and use the term "buildable land" in its zoning ordinance for determining whether applicants have sufficient land area to build upon.

Policy #3. The County should continue with a density limit of 16 dwelling units per section of land in the agricultural district.

Policy #4. Housing development in the agricultural district should occur as scattered single site development and not as a clustered development.

Policy #5. The 1996 zoning ordinance housing siting criteria should be eliminated.

Also, to allow larger housing development proposals to be submitted for rural areas of the County, a third goal was supported.

Goal #3. Allow scattered free-standing residential subdivisions in the rural portions of the County provided they don't hamper existing farming practices, are not located within city growth areas, and are not located on areas of important natural resources.

Policy #1. This type of residential development will require a rezoning request from agricultural ("A") to urban/rural residential ("R-1"). The

intent of this goal and policy is to permit owners of marginal or poor agricultural land to sell or develop their land for this use.

At our *third meeting*, additional policies were supported for the higher density development goal to be applied to the rural portions of the County.

Policy #2. The urban/rural residential ("R-1") district should retain the minimum lot size standard of 1.5 acres of buildable land, set for the "A" district, to ensure enough space is available for each lot to accommodate on-site utility requirements.

Policy #4. The County will eliminate the Agricultural/Residential District ("AR") from its zoning ordinance since higher density housing proposals for the rural area will now be dealt with through rezoning proposals.

Policy #3. Rezoning requests for land in the "A" district to rural residential "RR" shall be tested by a set of adopted development criteria, including:

1. Whether the land is marginal agricultural land or not:
 - a. Land is hilly or is highly erodible, but may be suitable for housing;
 - b. Land proposed for rezoning is on a small parcel;
 - c. Land soils are sandy, poor production quality;
 - d. Wetland areas;
 - e. Treed or forested areas; and
 - f. Soil suitability ratings are good for urban type development.
2. Is the rezoning request for land that is adjacent to another high density housing development area?
3. Is the rezoning request for land that has access to a public road?
4. Does the land proposed for rezoning intrude onto valuable natural resource areas, such as aggregate resource deposits, wetland areas, or other natural areas deemed to be worth protecting?
5. Is the land proposed for rezoning too remote and/or the development threshold too large or too small for cost efficient public service delivery? This would include police, fire, and school district services.
6. Is the rezoning request for land and the type or scope of development proposed too close to existing feedlot operations?
7. Is the bulk of the development cost for construction of access, management of stormwater, and other development related issues paid for by the developer and not the public?
8. Economic considerations will become a part of the rezoning request analysis.

Goal #4. The County will work with each of the Cities to establish an urban growth boundary that will graphically represent the growth intentions of

each City by defining its future urban service area for some specified future time period.

Policy #1. Within one year of this plan's adoption, the County will meet with each City in the County to determine a future urban services growth area boundary. This will become an officially recognized separate district with land use issues administered jointly by both the County and City.

Policy #2. The County will work with each City to establish a joint planning committee to draft and administer land use controls that will apply to land contained within the urban growth district.

A **brief agenda** for our next meeting: we will be discussing the Conservation District (whether to expand or contract current boundaries – or whether it is still a needed district in the County), whether we should incorporate the recommendations that came out of the feedlot task force, and, if we have time, discuss the need for aggregate resource protection, and if the need exists, how to protect those resources.

We will meet again on August 23rd at 7:00 pm in the Environmental Services building, **in the office area, not the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group. Thanks.

Steve Moline

MEMO

Date: 9/6/2005

To: LeSueur County Planning Task Force

From: Steve Moline, Pettipiece & Associates

RE: summary of 4th work session – August 23rd

Following our *fourth meeting*, the group settled on a goal statement and two policy statements:

Goal #5. The County should continue its preservation of significant bluff areas and river valleys through its use of a Conservancy Zone.

Policy #1. At the time the County amends its zoning map, the County will add to the Conservancy District new wildlife management areas and county park areas that are not currently illustrated on the Official Zoning Map.

Policy #2. The County should continue using a lot size requirement of five (5) acres, however, the 'buildable land' requirement in this district for the 5 acre lot will be 1.5 contiguous acres.

We will meet again on September 13th at 7:00 pm in the Environmental Services building, **in the office area, not the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group.

A **brief agenda** for our next meeting: we will be discussing the new draft of the feedlot & manure management section of the zoning ordinance, as recommended by the feedlot task force we heard from during our last meeting. You should have received a copy of the changes being recommended. We will also discuss the need for aggregate resource protection, and if the need exists, how to protect those resources. If time allows, I would like to discuss some of the comments that came up during interviews with other interested parties to County land use issues. Some of those issues are:

ENFORCEMENT/RELATIONSHIPS/STAFF/COMMISSION/BOARD COMMENTARY

- Commercial manure spreaders are a problem. The large rigs they use rip up the roads. Weight limits are used by the State, and should be enforced all over.
- Delay of 10 days following ordinary permit application is too long.

- The County needs to beef up enforcement efforts with those residents who blatantly disregard County rules.
- There is an issue regarding the 1 year limit on permits, whether the permittee needs to start on the project within a year of getting the permit approved or needs to complete the project that has been permitted within a year.
- The Township appreciates getting copies of building permits so they can update their road subordinate service district lists.
- The County would probably benefit from a more proactive staff. Early in some proposals, the County Staff may have a good idea that a proposal is not likely to be approved (CUPs and Variances). They should be up front with an applicant that the request is likely to be recommended for denial. This would save an individual some money and reduce the County's workload. Even if the staff were to take on this added activism, the proposer would still have the right to pursue the issue.
- Land use decisions are becoming more complicated. Decision makers and staff could probably use some training to become more fully informed on issues facing the County.
- There should be term limits applied to membership on the Planning & Zoning Committee.
- General perception in the implementation of zoning controls is that rules are not followed, that variances are given freely to anybody requesting one.

Thanks.

Steve Moline

MEMO

Date: 9/21/2005

To: LeSueur County Planning Task Force

From: Steve Moline, Pettipiece & Associates

RE: summary of 5th work session – September 13th

Following our *fifth meeting*, the group settled on two goal statements and two policy statements:

Goal #6. An adequate supply of healthy livestock is essential to the well being of LeSueur County. However, livestock manure, if improperly stored, transported, or disposed of may negatively affect the County's environment. In addition, the location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. A cooperative effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment from further degradation.

Policy #1. The County Board should adopt the proposed rules changes drafted by the LeSueur County Feedlot Rules Committee to the County's Zoning Ordinance.

Goal #7. The lack of turnover to the membership of the LeSueur County Planning Commission and Board of Adjustment is seen as a detriment to the implementation of existing rules and the quality of decisionmaking.

Policy #1. The County Board should amend the County Code that establishes both the Planning Commission and Board of Adjustment to include mandatory term limits for both bodies.

We will meet again on September 27th at 7:00 pm in the Environmental Services building, **in the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group.

A **brief agenda** for our next meeting: we will be discussing the need for aggregate resource protection, and if the need exists, how to protect those resources. I have enclosed copies of aggregate resource protection measures in this packet, some from out of state, one from in state, and several email comments returned to me before I needed to get this out to you. If I get additional materials in prior to our meeting on the 27th, I will bring copies with. I was a bit surprised that few entities in Minnesota have taken up the protection of aggregate resources, given the direction

from the State Legislature about 8 years ago. Other places around the nation have put more effort and thought into this resource issue.

A couple of other issues have been suggested to me, but at this time I don't have materials to forward on to you. We can deal with these on the fly at our next meeting. See you on the 27th at 7:00 pm. Thanks.

Thanks.

Steve Moline

MEMO

Date: 10/12/2005

To: LeSueur County Planning Task Force

From: Steve Moline, Pettipiece & Associates

RE: summary of 6th work session – September 27th

Following our *sixth meeting*, the group settled on two goal statements and several associated policy statements:

Goal #8. Parks and other County owned open spaces are valuable resources that need to be improved and developed to serve County residents.

Policy #1. The County Board should change the allocation of park dedication fees from strictly park acquisition purposes and allow a portion of the park funds to be used to purchase facilities and undertake improvements for the development of current park space.

Goal #9. Aggregate resources are a finite resource that is directly impacted by scattered site development. The County should protect its aggregate resources from premature development.

Policy #1. The County should adopt an aggregate resource protection ordinance designed to protect areas that have been identified as having high and moderate value resources, as identified on the LeSueur County Aggregate Resource Map. The County should consider a zoning district used by Tillamook County, Oregon. It contains good standards for preserving these areas from development pressure, sets up standards for guiding mining operations use of aggregate resources, and requirements for reclamation of the mining site once closed.

Policy #2. A good aggregate resource ordinance would also be useful for dealing with existing mining operations that have been negligent in undertaking reclamation actions on pits that are no longer active. Once reclamation is accomplished on these older pits, other land uses could be considered for these reclaimed sites.

Policy #3. The County should require developers to take deeper soil borings in areas identified on the Aggregate Resource Map as containing aggregate resources to determine the quality of those potential aggregate resources during the information stage of the development process. This information will add to the County's knowledge data base on aggregate resources.

We will be discussing the lakeshore areas of the County at our next meeting, specifically the Recreational Development lakes. I anticipate having a representative or two from the Coalition of Lake Associations talk to us about concerns that lake

property owners have been discussing. I have enclosed a copy of comments taken from a previous meeting of a Lake Association to give you an idea of their concerns.

We will meet again on October 18th at 7:00 pm in the Environmental Services building, **in the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group.

See you on the 18th at 7:00 pm. Thanks.

Thanks.

Steve Moline

MEMO

Date: 11/01/2005
To: LeSueur County Planning Task Force
From: Steve Moline, Pettipiece & Associates
RE: summary of 7th work session – October 18th

Following our **seventh meeting**, the group settled on a goal statement and several associated policy statements:

Goal #10. Concern with water quality is an issue in LeSueur County. Reducing potential pollution from individual septic systems should be addressed through the following County actions.

Policy #1. The County staff should be backed up by County leadership to enforce existing septic rules, regardless of friendships, famial relationships, or other connections. Enforcement should not be politically linked.

Policy #2. The County should require a septic compliance check when any landowner in the County requests a permit.

Policy #3. In the RR District, the County's development process should stress the design and use of a community sanitary system for the treatment of sewer flows, including the use of a community collection system.

Policy #4. When possible, the community treatment option for an RR District development proposal should be the development of a community collection system and extension to an urban treatment system.

Policy #5. LeSueur County should become an initiator of action for an area that is determined to be a source of water pollution in the redevelopment of a community sanitary collection and treatment solution.

We covered septic and sanitary issues pretty well at our last meeting. At this meeting we will be discussing land uses in the lakeshore areas of the County, specifically along the Recreational Development lakes. I anticipate having a representative or two from the Coalition of Lake Associations talk to us about concerns that lake property owners have been discussing.

We will meet again on Wednesday, November 9th at 7:00 pm in the Environmental Services building, **in the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group.

See you on the 9th at 7:00 pm.

Steve Moline

MEMO

Date: 11/18/2005
To: LeSueur County Planning Task Force
From: Steve Moline, Pettipiece & Associates
RE: summary of 8th work session – November 9th

Following our *eighth meeting*, nothing new was settled on. We spent most of our time talking about septic and wastewater issues. We had agreement that leadership is needed to address solutions to wastewater needs in rural Le Sueur County, and specifically in the lake areas of the County. We also had agreement that the most likely source for leadership rests with the County. The Lake Washington example of local leadership is not likely the norm. Therefore, two paths for dealing with septic and wastewater issues were talked about. In both scenarios, the County takes leadership in initiating actions designed to address wastewater needs within identified areas of the County.

1. The County identifies rural areas in which wastewater is an issue (failing or non-compliant septics, non-conforming lots, other criteria).
 - a. Priority ranking of areas is assigned – determine which areas are dealt with first;
 - b. undertake fact-finding activities to establish needs and/or authorize Preliminary Engineering Report;
 - c. determine course of action:
 - i. setup septic replacement program in areas with space to accommodate this type of improvement program;
 - ii. design cluster systems and community collection for areas in which space and proper soils characteristics are available for large drainfields;
 - iii. design collection system and forcemain to urban treatment plant;
 - iv. other alternate designs.
 - d. establish subordinate service district to fund improvements, reimburse County for planning and design work, collect fees to pay or O&M of system.

2. The County announces it will take leadership in initiating wastewater or septic replacement programs in the County if petitioned to do so by a majority of the residents within an identified area. If petitioned, the County will undertake the activities specified in “b” through “d” above.

The first item of business at our next meeting is to support one of the two activities listed above, or some variation of them, or drop it altogether. Then we need to discuss shoreland areas and the types of land use policies that should apply to these portions of the County, in both recreational development lakes and natural environment lakes. Again, the issues that have been briefly talked about are:

1. multiple tier development and lake development densities,

2. whether to set aside some areas of natural shoreline in order to reduce impacts of shoreline development and help improve water quality;
3. whether to open more lakeshore up to commercial use; and
4. others, as you bring them up.

We will meet again on Tuesday, November 29th at 7:00 pm in the Environmental Services building, **in the meeting room**. If you cannot attend this meeting and you wish to be heard on these land use issues, please write down your thoughts and either get them to Kathy B. over at the Environmental Services Building or send them directly to me. We will share your concerns and thoughts with the rest of the group.

See you on the 29th at 7:00 pm.

Steve Moline

MEMO**Date:** 12/7/2005**To:** County Board Members & Le Sueur County Planning Task Force**From:** Steve Moline, Pettipiece & Associates**RE:** Copy of Goals & Policies – Le Sueur County Land Use Plan

I have enclosed a copy of all land use goals and policies, as drafted, for your review. As I mentioned at our meeting on November 29th, we will not be meeting again until after a planning open house. We have tentatively scheduled the open house meetings for January 9th and 10th, between the hours of 10:00 am and 7:00 pm. The County staff will be getting out the word during the last week in December and the first week in January. I will be working on a variety of illustrations and maps for the open house in the next couple of weeks. We will likely have a workshop with the County Board and members of the task force during the week of the 16th, if schedules can be worked out. I will let you know if any of these dates change. If you find something in the attached documents that you believe is an error, please contact Kathy Brockway, Michelle, or me (507-625-6076).

Sincerely

Steve Moline

LeSueur County Planning Committee Roster

Rachel Meyer – 18107 Willies Way, New Prague, MN 56071
Colin Harris-500 2nd St. Cleveland MN 56017
Joe Kienlen-45840 Shanaska Creek Rd, St. Peter MN 56082
Dave Cummiskey- 1280 N Hwy 13, Waterville MN 56096
Deb Struckmann-38569 Woodview Lane, Le Center MN 56057
Kevin Engel- 415 State Ave North, Le Center MN 56057
Jim Legg-30167 271st Ave, Henderson MN 56044
Robert Altmann- 301 Myrick St. Le Sueur MN 56058
Marc Peterson-411 Fir Ave E, Montgomery MN 56069
Carolyn Gunton-Lewis, 22236 Warner Lane, Elysian MN 56028
Jeanne Doheny-214 Foxborough Lane, Le Sueur MN 56058 (PZ REP)
Jim Stangler-45116 151st Ave, Kilkenny MN 56052 (PZ REP)
Terry Hayes- 14316 372nd Lane, Montgomery MN 56069 (CB)
Robert Culhane --1466 Ridge Road, Waterville MN 56096 (CB)
Joe Doherty-30048 261st Ave, Le Sueur MN 56058(CB)
William Stangler-31925 Cedar Lawn Lane, St Peter MN 56082 (CB)
Joe Connolly, 36966 261st Ave. Le Sueur MN 56058 (CB)

**WE NEED YOU
TO TELL US WHERE TO GO!!!**

The Le Sueur County Board of Commissioners wants to hear from you. The Board has undertaken a land use planning process by appointing a planning task force to draft land use goals and policies. A preliminary set of goals and policies are ready for public review and comment. The importance of this project cannot be overstated. Once adopted, land use goals and policies form the legal basis for land use ordinances and land use decisions that will guide future land development in the County for years to come. If you would like to share your vision with others about what Le Sueur County should do to help make it more livable, more prosperous, or just help keep it like it is, please come at a time that is convenient for you to the planning process open house scheduled at the following location on the following days:

Environmental Services Building

LeCenter, MN 56057

Monday, January 9th, 2006 between 10:00 am & 7:00 pm, or
Tuesday, January 10th, 2006 between 10:00 am & 7:00 pm

Following these meetings, the County Board and Task Force members will meet jointly in a work session to discuss the public's input, firm up or change the draft land use goals and policies to reflect the open house comments, then agree on a draft future land use plan to guide County land use decisions. A variety of concerns are likely to be raised. This is your chance to be heard and to have impact upon future land use decisions that will be made by the County.

If you care about the future of Le Sueur County and wish to take part in the shaping of that future, please plan to attend at least one of these meetings.

Le Sueur County Board of Commissioners

SUMMARY – LE SUEUR COUNTY PLANNING OPEN HOUSE

Support for Clustering:

The County should encourage clustering of homes in the rural areas, instead of single site development (**Steve: 20 separate comments, Kathy: several in favor of this, Michelle: 2 separate notations**). A number of the comments on this development design also involved several qualifiers. Among them were the following:

- This development design would help preserve farmland, while also addressing density limits currently allowed.
- Support of clustering, but it should be directed towards the more urban areas within the County and not out in the rural area.
- Clustered housing, if employed in the County, should also be required to incorporate community septic drainfields and shared wells.
- Clustered housing, if allowed, should be directed towards poor quality farmland, not on good farmland.

Transfer of Development Rights:

Many times Transfer of Development Rights and clustering are employed together. A number of comments were received by participants encouraging the County to look at this type of development tool (**Steve: 5 comments, Kathy: 2 comments, Michelle: 2 comments**).

- This would allow farmers of prime ag land to sell off the development rights to land that would then remain in production while capitalizing on the development potential of their land.
- Comments made included the need for a TDR program to be Township restricted, that is, development rights would not be allowed to be transferred outside the township that the land is located in.
- Other Counties have used this technique to purchase development rights to land it determined to be valuable enough to keep it used as is, and prevent urbanization of that land.

Other Housing Allowances Discussed:

- Additional housing sites should be allowed within the ¼ ¼ for farm family members (**Steve: 2 comments, Kathy: several comments**).
- Density increases talked about for the A District, more than 1 per 40 (**1 person**) and 1 per 10 acres (**1 person**).
- Should create a new district within 2 miles of cities with a higher density allowance (**1 person**).

Other Housing Issues:

- Rural housing should be directed towards the city areas of the County, not out in rural areas (**Steve: 4 comments**).
- Housing should be directed towards lake areas, not out in the farmland areas (**Steve: 2 comments**).
- Rural housing should be directed towards wooded areas, hilly areas, and other areas that are not good for farming (**Michelle: 1 comment**).

SUMMARY – LE SUEUR COUNTY PLANNING OPEN HOUSE

Concern with the impacts of increased Rural Development:

Agriculture Concerns: There was a strong showing at the open house from agricultural people who expressed concern with current development trends and the potential harm that an increased non-farm population would bring to the rural area (**Steve: 18 comments, Kathy: 3 comments, Michelle: 5 comments, 5 written comment**). A variety of issues were discussed, including:

- The plan should do more than give lip service to Ag Preservation (**Steve: 6 comments, Kathy: 1 comment, Michelle: 2 comments**). There ought to be ordinance specifics on how the County would protect and preserve Ag land. The A District should not be a general use district. For example, the 1 per 40 density is not restrictive enough (**Steve: 3 comments**). It should be 1 per 160 (**Steve: 1 comment**).
- Rezoning of Ag District land to R1 is not a good idea. It would hasten the urbanization of the rural areas and crowd the farmers out of their business (**Steve: 3 comments, written comment**). The County needs to slow down rural development (**Michelle: 1 comment**).
- Feedlot owners are concerned with increased non-farm presence out in their areas. They fear harassment from non-farm residents and the ability to expand existing operations if development gets to be too close and too dense to their operations (**Steve: 5 comments, Kathy: 1 comment, Michelle: 1 comment**).
 1. Feedlot setback variances given to home site development is not a good idea, even when the owner signs off on it. When the homeowner sells to the next person, they may not agree to be a good neighbor (**2 comments**).
 2. A feedlot site should be treated the same as a building site, remaining on the books as a feedlot site.
- The housing development trends within the last 10 years are driving up land valuations and property taxes. It is getting to be difficult to make up the increased cost for owning land in the farming business.
- Perhaps the County could adopt a Right to Farm Ordinance and use it when dealing with rural development proposals.
- Cost of servicing rural non-farm development exceeds the taxes paid by those developments. The County should restrict this type of development.

Lakeshore & Other Environmental Concerns: A number of comments were received bearing upon concerns with the impacts from development on natural environmental features (**Steve: 12 comments, Kathy: 7 comments, Michelle: 2 comments, 1 written comment**).

- Concerns were raised regarding development densities on lakeshore (**3 comments**).
- Concerns were raised regarding water quality and impacts from increased development (**Steve: 7 comments, Kathy: 1 comment, Michelle: 1 comment**).
 1. General concern raised about water quality (**3 comments**).
 2. Lakeshore owners are careless about the use of chemicals/fertilizers, which harms lake water quality (**1 comment**). Urban sewer service around German-Jefferson will cause increased damage to the lake due to the increased housing densities that will then be allowed.
 3. Concern raised about development destroying existing drainage systems (**1 comment**).

SUMMARY – LE SUEUR COUNTY PLANNING OPEN HOUSE

4. Soil erosion concerns (2 comments).
 5. Buffer strips are needed along waterways (2 comments).
 6. Chemical spraying of weeds along ditches should be stopped. The noxious chemicals get transported into all succeeding water systems (1 comment).
 7. Concern with impacts to wetlands (2 comment).
 8. Concern with grading & filling activities in shoreland areas (1 comment).
- Need to preserve forested areas, preserve hunting ground, expand wildlife areas, and support planting of trees in the County as green belts or windbreaks (Steve: 4 comments, Kathy: 4 comments, 2 written comment).
 - Policies need to be formulated to implement the goal stating that the County should conserve and restore its natural resources and bring protections to the ecological systems of the natural environment (1 comment).
 - Concern with light pollution (2 comments).

Septic Program Issues: There were a variety of comments directed towards the goal of initiating a septic inspection program and also with current rules (Steve: 4 comments, Kathy: 2 comments, Michelle: 1 comment).

- Support for a septic inspection program (2 comments).
- Concerns with implementation of a septic program, if initiated (3 comments).
- Concern with MPCA rules regarding suitable soils for drainfield – mottled soils as not suitable is flawed (1 comment).
- Concerned that mound systems are being pushed as a preferable system design (1 comment).
- Comments made that even if a system does not meet all current regulations, if the tank is watertight and the drainfield is operating as it should, then the owner shouldn't be required to upgrade to the 2' or 3' groundwater separation (2 comments).

Aggregate Protection Goal:

- Support for this goal (Kathy: 1 comment).
- Concern with how this protection overlay district would be implemented. Primary concern is with impacts from mining operations on nearby homes (Steve: 2 comments, 1 written comment).
- Concern was raised about reclamation requirements for pits that are no longer active. Appearance and erosion off of sites is a problem (Steve: 1 comment, 1 written comment).

State Building Code:

- One person indicated he was against the County adopting the State Building Code.
- County should adopt building code (2 written comment).

SUMMARY – LE SUEUR COUNTY PLANNING OPEN HOUSE

Ordinance or Design Concerns: A variety of comments were received from persons who wanted changes to existing code requirements, or wanted to comment on the proposed changes (**Steve: 3 comments, Kathy: 6 comments, Michelle: 8 comments**).

- Increase A District lot size to 2.5 acres (**Kathy: 1 comment**).
- 10 acre lot developments are a poor use of land. Don't do this (**Steve: 1 comment**).
- Retain the AR District (**Steve: 1 comment**). Get rid of AR District (**Michelle: 1 comment, 2 written comment**).
- Reduce setbacks from NE lakeshore from 250' to 200' (**Kathy: 1 comment**).
- Lakeshore lots don't need a 150' width if septic systems are located off-site (**Michelle: 1 comment**).
- Location of home on a lot should be up to the owner, not determined by ordinance criteria (**1 comment**).
- Housing in the rural area should not be directed through the CUP process (**2 comments**).
- If housing continues to be directed through CUP process, then some conditions should probably be placed on them (**1 comment**).
- Keep the scattered site criteria (**1 comment**), get rid of the scattered site criteria (**2 comment**).
- Variances are given too freely in the County (**1 comment**).
- Eliminate Metes and Bounds descriptions in the County/simple plats (**1 comment**).
- When a stormwater plan is submitted as part of a development, who follows through on oversight as to whether it is adhered to (**1 comment**).
- When violations occur with a property owner, and that owner requests a permit from the County, the County should withhold permit processing until the on-record violation is dealt with (**1 comment**).
- Get rid of the allowance for mini-storage facilities in the A District (**4 comments**).
- Urban growth boundary discussion should include township representatives too (**1 comment**).
- Rezoning requests – consider CER of proposed site. If it is good farmland, rezoning should be denied.
- Park dedication should include amounts for maintenance and improvements.
- Greater setbacks should be considered for and from feedlots.
- 250' setbacks for gravel excavations from existing homes. Restrictions on the types of materials allowed to be stored in pits need to be placed on mining operations.

Tax Related Comments:

- Differentiated tax rate system should be employed for those who build further out from urban areas (**1 comment**). Higher tax rate for non-farm residents who live further away from town.
- County tax break given to owners of land kept in natural environment state and protect it from development (**2 comments**).

SUMMARY – LE SUEUR COUNTY PLANNING OPEN HOUSE

Transportation Comments:

- Abandoned rail ROW shouldn't be turned back to adjacent landowners. It should be kept by public and used for future mass transportation corridors **(1 comment)**.
- The 66' along Hwy. 169 should go to the County for future use as mass transit line area **(1 comment)**.
- When approving development sites, restrict access points **(1 comment)**.

Staffing Comments:

- Needed a more diverse Planning Task Force **(1 comment)**.
- Would like to see Board of Adjustment membership expanded from 3 to 5 **(1 comment)**.
- Support for term limits for County Committees **(2 comments)**, do not support term limits **(1 comment)**.
- Support joint administration of urban growth goal **(2 comments)**.
- Need increased staffing for Planning & Zoning **(1 comment)**.

Transcribed Notes on Clustering and Transfer of Development Rights

1. Clustering would be a good development design.
2. Transfer of Development Rights, if employed, should not be allowed to be transferred outside the Township.
3. Clustering and TDR should be adopted by the County.
4. Clustering should not be adopted due to conflicts between Ag and Non-Ag residents. Equipment and car conflicts.
5. The County should allow greater density in the Ag District and employ clustering and TDRs as well.
6. Clustering of homes in the rural area should be employed versus scattered site development.
7. I'm in favor of clustered development.
8. I'm in favor of clustered development.
9. Clustered development would be a better development design than scattered site development.
10. The County should encourage clustering.
11. Clustering is encouraged, but near urban areas, not out in rural area.
12. Encourage clustering with shared wells and community collection and drainfields.
13. Clustered developments are a better form of design because they encourage connections to be made between neighbors.
14. Clustered development should be used in the County.
15. Clustering is needed.
16. Clustering is needed.
17. Allow clustering in the County along with a TDR program.
18. Would rather see clustered housing versus scattered site development.
19. Clustered housing should be encouraged. It would help reduce pressures on wildlife areas, would be better for the environment, and services would be more concentrated.
20. Clustering should be adopted.
21. Clustering should be adopted. This design is less wasteful and easier to manage.
22. Clustering should be allowed on poor farmland, not on good farmland. Don't take out ag land or hunting land for rural housing development.
23. Cluster housing around towns and other urban areas would be best.
24. The County should visit clustered development and TDRs as a policy recommendation.
25. TDRs and clustered housing should be allowed.
26. Lexington Township approves clustering of homes in the County.
27. Need to cluster homes in the rural area. There is too much ag land be eaten up by building sites.
28. Clustered development should be contiguous to cities.
29. In favor of clustering and TDRs.
30. Clustering and TDRs should be allowed, not from one part of the County to another, but from one part of a landholders parcel to a more logical place on the parcel.

Appendix C

Appendix D

January 22, 2006

TO: Stephen Moline, Pettipiece Assoc. LLC
Comp Plan Task Force
LE SUEUR COUNTY BOARD OF COMM.

FROM: Jerry and Patty Scheffert

SUBJECT: Comments on "The Future of Le Sueur County" as prepared by County Task Force

After reading "The Future of Le Sueur County" as prepared by the County Task Force, it would appear that their interest is not that of Le Sueur County residents, but the interest of land developers that want to come into the county just for financial gain. Residents with historical roots, have a long-term interest regarding the values of Le Sueur County at the top of their priority list. This is why they have remained in Le Sueur County to protect the interest and values that their ancestors established.

Nowhere in your report do you make mention of the powers that **Township government** has. You only mention using POLICE powers to enforce, and CORPORATE powers to collect. And who are the community leaders that are referred to in this report that will dictate how we will use our land? Why are these community leaders not on this task force?

The following are concerns we feel are important to be added to goals and policies:

- Do not allow freestanding residential subdivision in rural portions of the county
- All subdivisions and/or developments should be within 1-mile radius of a municipality
- Housing developments are not compatible with Agriculture.....
- The minimum housing lot size in the agricultural zone should be increased to 3 acres of buildable land.
- Guarantee right to farm
- 200-foot set back for trees, shrubs, flowers, flower bed, gardens planted that adjoin any Ag Farm land.
- Control of Dust, Dust, Dust, Dust, Dust, in any rural residential Developments that now exist or could be built in the future
- Have a Functional form of enforcement of automotive and ATV noise and trespass
- Protect all existing creeks, drainage ditches, waterways and all tile line that may pass through future lots or development projects

Submitted Comments – Del Sorgatz (Kilkenny Twp.)

Enforcement of policies and regulations, as they exist or as changed, is key to this process. The County must stick to its policies and rules, no more variances for getting around the rules or granting of family favors.

If the County were to undertake a septic inspection program, it is important that owners are notified prior to inspection.

How many more employees is the County going to hire to deal with all the proposed activities? Two people cannot be expected to handle all of this work.

Written Comments submitted during Open House

Goal 9, Policy 6: It is not a good idea to allow mini-storage uses in the Ag District. Just promotes more conflict and is an additional non-ag use in the rural area of the County.

Goal 11, Policy 3: Eliminate the AR District now.

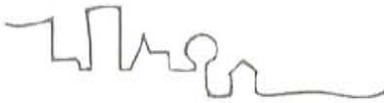
Goal 11: Regarding rezoning proposals, CER of land should be an important criteria. If it is good farm land, the rezoning of that land should be rejected.

Goal 17: Park land should be allocated for each development by the developer. Developers should also be required to make improvements to the park areas.

Goal 18: Building inspection is a good idea. If you want quality in new buildings, you need to adopt the State Building Code. The fees generated from the program would pay for the inspection.

Consider what Dakota County has done with natural and sensitive lands. The County acquires development rights for land it deems worthy to protect. The land owners retain ownership, but can't develop.

Appendix E



PETTIPIECE @ ASSOCIATES, LLC

329 N. Broad Street, Suite #101 • PO Box 4173 • Mankato, MN 56002-4173
PHONE: 507-625-6076 • FAX: 507-625-4731
Steve Moline email: stevem@c-pettpiece.com

MEMO

Date: 01/11/2006

To: LeSueur County Planning Task Force & County Commissioners

From: Steve Moline

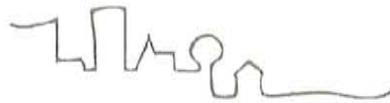
RE: Next Meeting & Summary of Open House Commentary

Our next meeting of the Le Sueur County Task Force is scheduled for January 19th at 6:00 pm in the meeting room of the Environmental Services Building. It will be held in conjunction with the County Commissioners. We will be discussing the public input from the two day open house sessions held on January 9th and 10th. We had a very good turnout, with lots of interest in what the County is doing with its land use planning effort. During the two day period, there was just a single 20 minute period in which no one was in the meeting room looking at or discussing issues with the County staff or me. There was a vast array of individuals coming in to see what the Planning Task Force had done. It appears as if the efforts to get the word out about the planning project was effective. This same effort should be undertaken prior to the Public Hearing on this planning project.

Our meeting's tasks for the 19th will be to briefly discuss the input received from the public during the two day open house and for staff and myself to answer any questions that you or the Commissioners might have regarding the public input. I had thought that this would be the time at which you, the Planning Task Force, would hand the draft plan off to the Commissioners, but perhaps the Commissioner's might want the Task Force to meet one more time to consider public input and reconsider some of the recommendations. I'll be asking for a decision to be made on this issue at that meeting. Finally, if the Commissioners wanted to discuss any of the specific recommendations with the Task Force, this would be the opportunity for that to occur.

A summary of the public input is attached to this memo. I'll see you on the 19th.

Steve Moline



PETTIPIECE @ ASSOCIATES, LLC

329 N. Broad Street, Suite #101 • PO Box 4173 • Mankato, MN 56002-4173
PHONE: 507-625-6076 • FAX: 507-625-4731
Steve Moline email: stevem@c-pettpiece.com

MEMO

Date: 1/31/2006

To: Le Sueur County Commissioners

From: Steve Moline

RE: Land Use Planning Project

Commissioners: The planning task force finished a rough draft of an updated Land Use Plan. Two days of open house meetings were well attended and we have received much comment on the proposed goals and policies. We have reached a decision point for you now, "What do we do now?" We need to polish the rough draft and get it ready for presentation at a public hearing. Here are several alternatives for your consideration:

1. The Commissioners, Planning Staff representation, anyone else you may want to participate, and I could meet in a working session to make adjustments to the draft plan and make it ready for a public hearing, then schedule a public hearing date.
2. The Planning Task Force could be called for a final meeting to review public input from the open house sessions, and suggest revisions to the existing draft plan. Following this, a Commissioners working session would be scheduled so that a version of the Land Use Plan could be readied for public hearing, then schedule a public hearing date.
3. Commissioner Culhane suggested having the Planning Commission review the rough draft and recommend changes or alterations prior to a Commissioners working session, then schedule a public hearing date.

Considerations: I have already met with the Planning Task Force 10 times, once as an introduction meeting and then nine (9) working sessions. Our contract with the County specifies that I would have 9 working sessions with the Task Force. Extra meetings will be charged out as an extra service. This would hold true if you were to request that I meet with the Planning Commission as well. If you wish this project to be accomplished within the budget and somewhat on time, the prudent step would

be choosing the first alternative. If you wanted additional feedback following the open house days we ran, a single additional working session with the Planning Task Force might be a reasonable and cost effective step. Kicking this project to the Planning Commission would likely result in a lengthier working environment, since just two of the PC members were also members of the Planning Task Force. I would expect considerable divergence on the draft goals and policies from the Planning Commission. At this time I would not expect to get agreement on a draft land use plan from the PC at a single working session.

Recommendation: I would recommend that the Commissioners, Planning Staff, others as designated, and I meet in a working session to determine if a majority of the Commissioners can agree to a draft Land Use Plan, then schedule a public hearing date to allow for final public comment on the proposed land use goals and policies. We have sufficient input to complete this task with this group. It is the alternative that would be most cost effective with a reasonable finish timeline.

Steve Moline



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Steve Moline email: stevem@c-pettipiece.com

MEMO

Date: 03/10/2006

To: LeSueur County Planning Task Force & County Commissioners

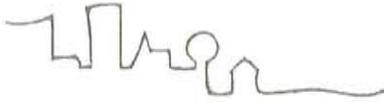
From: Steve Moline

RE: Commissioner & Planning Task Force Meeting

A meeting of the Planning Task Force and County Commissioners has been scheduled for March 20th at 6:00 pm in the meeting room of the Environmental Services Building. This will be the second attempt at getting some dialogue going between the Task Force and Commissioners regarding the proposed land use goals and policies. The first meeting ended without much discussion and both staff and the Commissioners were disappointed in the meeting. This is the reason they would like to meet again.

Please come prepared to talk about any or all of the draft land use goals and policies. I have enclosed copies of the goals and policies, a copy of the public open house feedback, and a detailed list of specific comments about cluster development. If you have any questions, please give me a call at the number above or send me an email. Thanks.

Steve Moline



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PHONE: 507-625-6076 • FAX: 507-625-4731
Steve Moline email: stevem@c-pettipiece.com

MEMO

Date: 5/2/2006

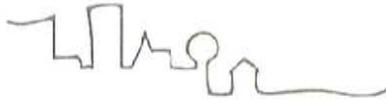
To: Le Sueur County Commissioners

From: Steve Moline

RE: updated copy of goals & policies

Commissioners: I have enclosed an updated copy of the goals and policies section from the draft land use plan. Take a look at the first seven goals (pages 5, 6, and top half of page 7). Make sure that this says what we agreed upon at our last meeting. We will be meeting out at the Environmental Services building on May 9th at 1:30 pm. We will start by revisiting any of the first seven goals you want to revisit. Then we will move on in the document. If you have any questions prior to the meeting date, give me a call or drop an email at the number or address above. See you on the 9th. Thanks.

Steve Moline



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329 N. Broad Street, Suite #101 • PO Box 4173 • Mankato, MN 56002-4173

PHONE: 507-625-6076 • FAX: 507-625-4731

Steve Moline email: stevem@c-pettipiece.com

MEMO

Date: 6/20/2006

To: Le Sueur County Commissioners

From: Steve Moline

RE: updated copy of goals & policies

Commissioners: I have enclosed an updated copy of the goals and policies section from the draft land use plan. Take a look at the first eight goals (pages 5 through 8, and to the top of page 9). Make sure that this says what we agreed upon at our last meeting. ***We will be meeting out at the Environmental Services building on June 28th at 9:00 am.*** We will start with the goal currently numbered #13, then on until we are finished. If you still have energy to do so, we will attempt to map out areas in the County where some rural commercial uses might be allowed, and discuss other mapping needs that we may have. If you have any questions prior to the meeting date, give me a call or drop an email at the number or address above. See you on the 29th. Thanks.

Steve Moline



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PHONE: 507-625-6076 • FAX: 507-625-4731
Steve Moline email: stevem@c-pettpiece.com

MEMO

Date: 7/20/2006

To: Le Sueur County Commissioners

From: Steve Moline

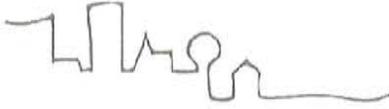
RE: Planning Decisions Needed

Commissioners: I have printed out copies of the planning maps that we discussed on the 19th. Before we can go to public hearing on the draft plan, you will need to make a decision about what type of map illustrations will be inserted into the plan document. I was hoping we could come to some agreement about illustrating areas in the County that would be appropriate for residential rezoning and business rezoning. Again, as stated on Wednesday, the maps are an addendum to the narrative portion of the document designed to provide guidance to the County and those looking to develop in the County as to where these two types of development should be located. It will not result in eliminating other locations in the County from being considered for rezoning and it will not guarantee that all spots within the preferred areas will be approved. This can be frustrating, I know, but unless you can agree on making these same boundaries hard, you will have to compromise on making them soft or not specify any boundaries at all.

Use the enclosed maps to mark out how you'd like to see things mapped for the land use plan, then when ready, let me know and we can get together and deal with this last piece of the land use plan.

Thanks.

Steve Moline



PETTIPIECE & ASSOCIATES, LLC

Stephen Moline
Pettipiece & Associates
PO Box 4173
Mankato, MN 56002-4173

August 8, 2006

Letter Sent to all City Clerks/Administrators

Dear _____ :

I am working with Le Sueur County on a new land use plan. Several aerial maps have been enclosed showing the City of _____ and the area surrounding it, illustrating some rough ideas as to how the County may deal with land use proposals in and around the _____ area. The yellow boundary shows the area in which the County may favorably view residential subdivision activity as appropriate. The blue boundary shows areas in which the County may favorably view commercial development and rezoning requests as appropriate.

I am asking for several things with this mailing. **First**, is the city boundary delineation somewhat close? If not, could you roughly show where it is. It doesn't need to be completely accurate. The County is currently having a parcel based county map created that will be accurate upon completion. The mapping we are asking you to help us with is for our land use plan document. **Second**, can you delineate for us a rough idea of the City's 20 year service or growth area? Right now, many cities in the County are jumping into the development process for anything that needs to be platted and are within two miles of their boundary. This has become confusing and complicated. One of the goals in the draft plan is for the County to work with each city to establish urban growth boundaries and agree upon regulatory rules and a process to govern land use proposals within the urban growth area. **Third**, provide us feedback on whether the areas shown as being preferred for residential subdivision activity or commercial activity are appropriate. Or, as suggested by some city representatives early on in this project, should the County deal with residential development within a mile or two of the City strictly as a one per 40 density issue and anything more dense than that be rejected or dealt with through annexation?

If you could turn this request around as quickly as possible, it would be appreciated. I am meeting with the County Board on the 15th for one of our last working sessions and I'd like to get this final urban input prior to our going to public hearing. I appreciate your efforts. If you have any questions about this, please give me a call at the number above. Thank you.

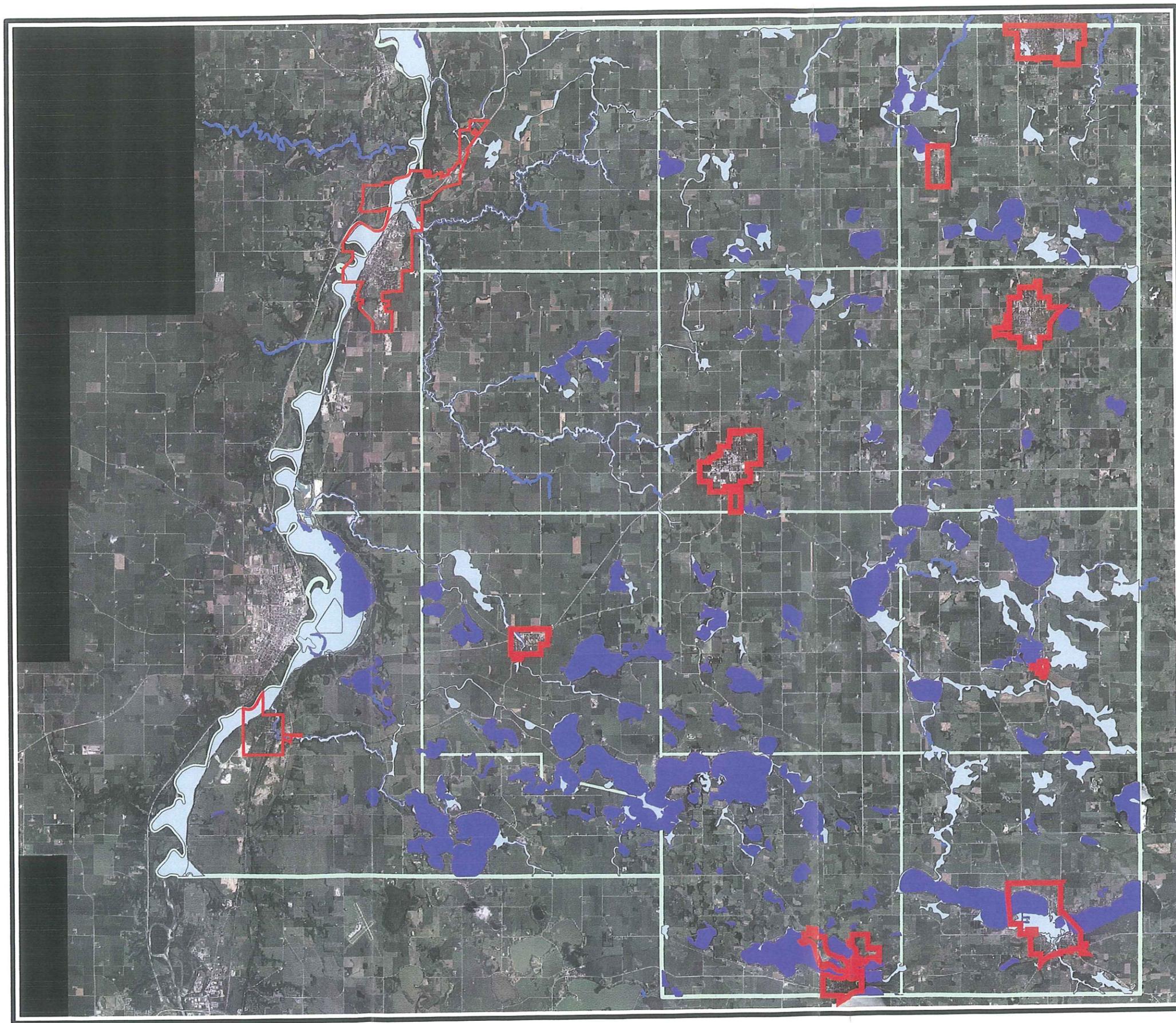
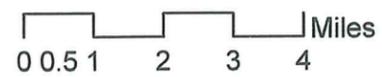
Sincerely,

Stephen Moline
Pettipiece & Associates

Le Sueur County's Floodplains & Protected Lake Basins

Legend

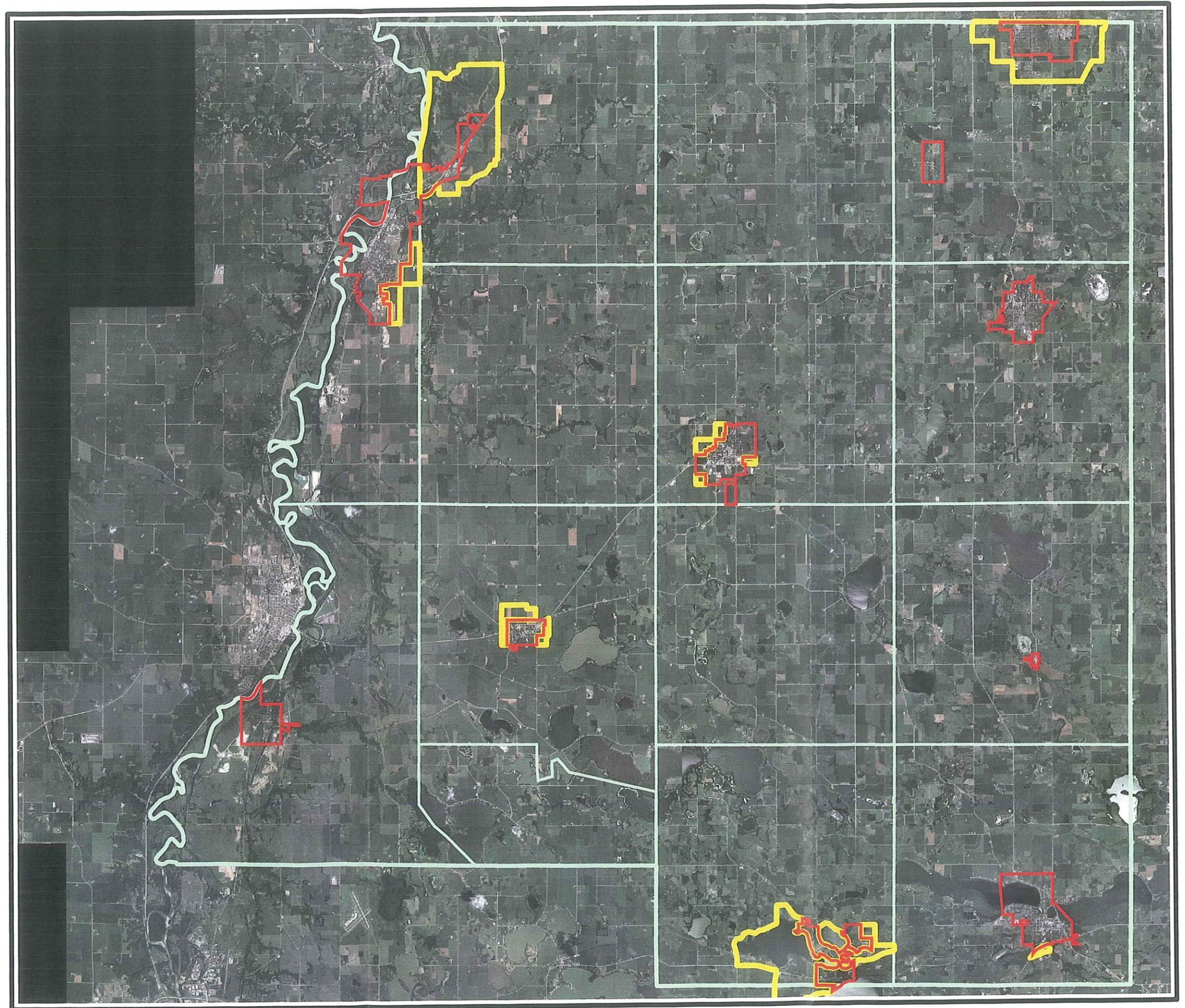
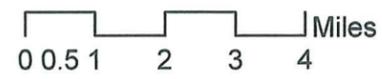
-  City Boundary
-  FEMA Floodway Boundaries
-  Lake Basins
-  Perennial Streams



Le Sueur County Possible Urban Growth Areas

Legend

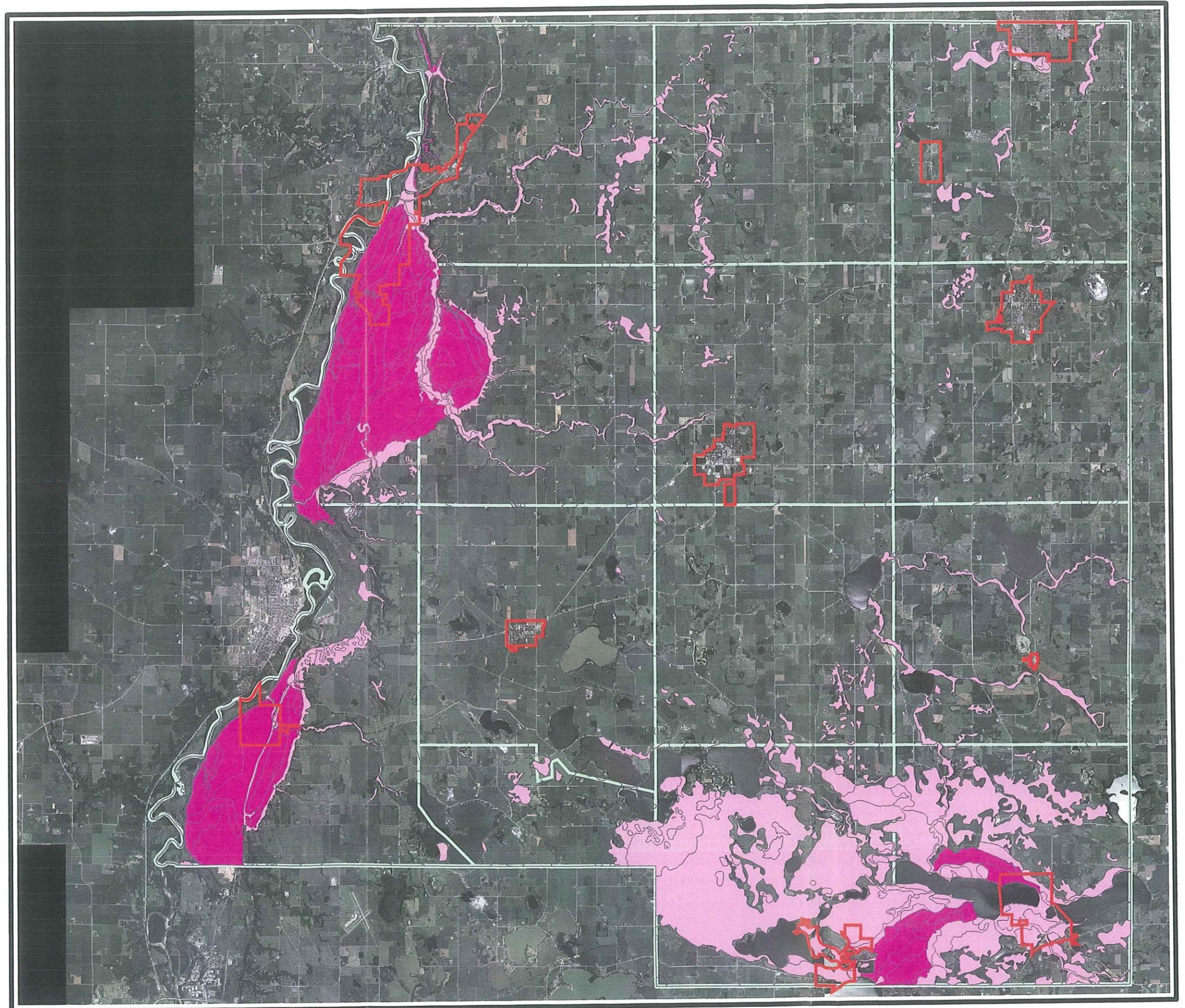
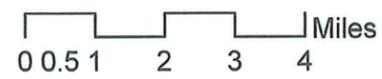
-  City Boundary
-  Urban Growth Boundary



Le Sueur County's Aggregate Resource Areas

Legend

-  City Boundary
-  High Value Aggregate
-  Moderate Value Aggregate



Le Sueur County's Extraction Areas

Legend

-  City Boundary
-  Gravel Pits, Quarries, Sand Pits

