

Martin County Land Use Plan

Adopted

March 4, 2003

1st Pierce
2nd Donnelly

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Introduction:

Martin County is located in South Central Minnesota, approximately 100 miles south southwest of the Minneapolis - St. Paul metropolitan area. The land area of the County is approximately 703 square miles or roughly 450,000 acres. Much of the County's land is used for the production of agricultural crops, especially corn and soybeans, and is the location for many livestock operations. The 2000 census indicates that Martin County had a population of 21,802, with the City of Fairmont containing 10,889 of these residents. A more detailed look at demographic trends can be found further back in this document.

Martin County officials initiated this planning process because its planning document was more than 30 years old and was no longer relevant to guiding planning decisions. The County is experiencing development pressures, from both the urban and rural segments of the County's population, resulting in an increased number of conflict points. Changing technologies in the agricultural field also impacts land use and has altered the ties between rural neighbors, again increasing the number of conflict points. There are concerns with areas of the County that contain significant surface water features. Among the concerns are impacts from agricultural operations, development that may be proposed to be located along such features, and perhaps some change in design standards that would be applied to new development. Finally, the County wants to solicit input from residents about the need to amend its regulatory ordinances.

The County Board, the Planning Commission, and several staff members participated in the planning body that spearheaded this plan document. After an initial meeting with this Planning Committee, three (3) regional information meetings were scheduled around the County so that residents could voice their concerns about what is happening with land use in the County and to express their hope for future changes. The three meetings were held in:

- ◆ the City of Sherburn;
- ◆ the City of Fairmont; and
- ◆ the City of Truman.

Mailed surveys were sent out to each of the 20 township boards and each of the County's Cities. Following this informational gathering process, the results were shared with the Planning Committee. Goal setting sessions were then conducted with the planning group using the public input and staff generated research as a guide.

Physical Characteristics:

Please refer to the County's soil survey, the Comprehensive Water Plan, a copy of the 1970 Land Use Plan, or the County's Geologic Atlas for more detailed information regarding the County's geology, soils, water resources, or other physical resources. The following narrative was copied, with some editing, from the 1970 Land Use Plan.

Geology:

The physical characteristics of Martin County and its surrounding region are a result of the interaction of a number of geologic and climatic factors. Of these, the fourth and final glacier era, the Wisconsin Glacial Stage is perhaps the most significant. As a result of this glaciation, the County is covered with glacial drift that ranges from 250 to 400 feet in thickness. The eastern portion of the County shows a thinner drift layer because it did not come under the full impact of the glaciation action.

There are no rock outcrops in the County due to the depth of the surficial glacial deposits. The underlying bedrock consists of Precambrian Sioux quartzite and Paleozoic sedimentary rocks made up of limestone, sandstone, shale, and Cretaceous sediments. The Paleozoic rocks are overlain by Cretaceous sediments in most of the County.

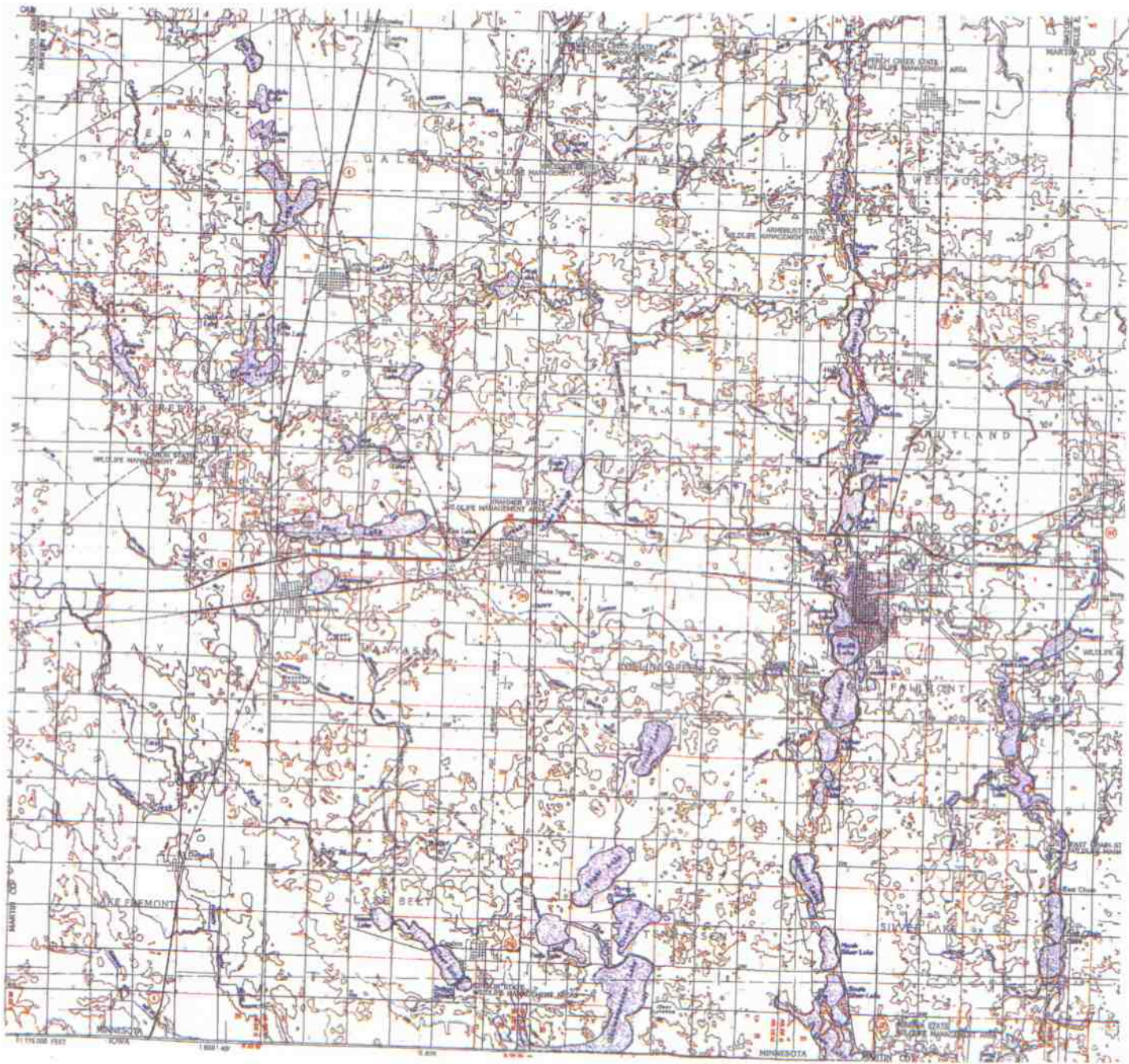
Topography:

The topography and physical characteristics of Martin County show some variety. The elevation of the land lies between 1,300 and 1,800 feet above sea level. It is characterized by gently undulating upland plains crossed by several irregular north-south hilly ranges. This area is known as the Coteau des Prairies. The most prominent physiographic feature in the County is the moranic hills which rise above the level of the upland plain and the deep, narrow valleys of the streams in the County which range from 50 to 100 feet in depth. The moraines are the terminus of the highland region. A copy of the topographic map of Martin County can be found on the following page.

Surface and Subsurface Waters and Drainage:

A remarkable chain of lakes can be found within central Martin County. This type of lake system is formed because ice blocks become separated from the main mass of the ice glacier, are covered by glacial drift, then melt. Because the till is laid down unevenly on top of and between the stagnant ice masses, the characteristics of original valley is destroyed and the terrain cannot channel a flow of meltwaters and are not connected by a single stream. The chain of lakes is more than 20 miles long and contains 18 lakes. Generally the lakes tend to be quite shallow. There are several dry lake beds in the County that are currently cultivated and pastured.

The major streams in the County are Center Creek, Elm Creek, and South Creek; tributaries of the Blue Earth River and part of its watershed. Other streams include Lily,



Cedar Run and Ten Mile Creek. Martin County is split by two major watersheds, the Blue Earth River watershed and the Des Moines River watershed.

Ground water is available in the County in usable quantities from the glacial drift, sand beds in the Cretaceous strata, the sandstone and limestone bed in the Paleozoic rock, and the Sioux quartzite. Aquifers in the glacial drift are composed of a sand and gravel strata which do yield large quantities of water. Sand beds in the Cretaceous strata appear to be significant aquifers only west of Fairmont where glacial drift is thin and diverse stream channels exist. Wells penetrating the Cretaceous strata yield water at fairly high rates although perennial yields vary due to low recharge rates through shale strata.

Drainage ditches are common within the County. However, drainage is still a serious problem throughout the County due to the soil types and sub-surface formations. Elm and South Creeks are major drainage tributaries, cutting deep channels through the glacial drift and into underlying bedrock strata. Heavy deposits of alluvium and outwash sands and gravels have formed terraces along the stream valleys which adds to drainage problems.

Climate:

The Martin County area has one of the most favorable climates in the world for growing crops. The summers are quite warm and the maximum rainfalls occur in the spring and early summer when the crops require it most. Late summer and autumn are generally dry, contributing to the maturation and easy harvesting of crops.

To speak of average temperatures is somewhat meaningless, but to point out that the temperature can vary more than 140 degrees during a year is possibly one of the most pertinent facts of temperature in the County. Both the heat and cold waves are of relatively short duration.

Wind direction and intensity should be considered for proper placement of land uses which produce offensive odors or excessive smoke or dust. This simply means that during the planning stage, thought should be given to the location of uses, such as feedlots and certain industries, in relation to the population and public facilities.

Vegetation:

At one time, more than 300,000 acres of the County's land area was prairie grass. Today, the bulk of this area's vegetation is related to agricultural production, either cultivated crops or used for pasture. Much of the pastureland is in marshy areas on old lake beds, where the soil is undrained and the grasses are coarse with deep root systems.

There is only a small percentage of the land covered by trees. Wooded lands are generally found along the lakes or streams, are comprised primarily of hardwoods but

The second map shows locations of vegetation stands, grassland areas, and areas containing trees and shrubs. As can be seen, most of these vegetation areas are associated with farmsteads or locations on which a home sits, or they are immediately adjacent to some surface water body. The County is basically an agricultural place, one in which farmers can exploit the land for raising crops because it contains few physical impediments to the use of agricultural machinery. Therefore, vegetation areas in the County are typically shelterbelts or are in locations that are deemed to be unprofitable to clear or drain for agricultural use.

The third map illustrates surface water features. As can be seen, Martin County contains a vast system of natural and man-made water features. Even though this part of the State receives little rainfall on an annual basis, the soils here retain the moisture that does fall very well. This is part of the reason for the large number of lakes, wetland areas, and streams and creeks that are found throughout the County. In addition, to help make the land productive for agricultural use annually, a large system of ditches has been constructed to aid with the movement of water.

The fourth map, loosely titled as illustrating unique soils, shows a couple of areas that are defined as being made up of exposed soil (sandbars or sand dunes). It also shows locations of gravel pits. Finally, a couple of areas are identified as being transitional agricultural land, one located just west of Welcome and the other located north-northwest of Sherburn.

The fifth map illustrates urban type uses. Again, the agricultural use of the County is starkly displayed simply due to the lack of urban type uses that exist in the non-urbanized portions of the County. There are a small number of rural residential subdivisions along a few of the County's lakes, but certainly not the development threshold seen along other Minnesota County lakeshore areas.

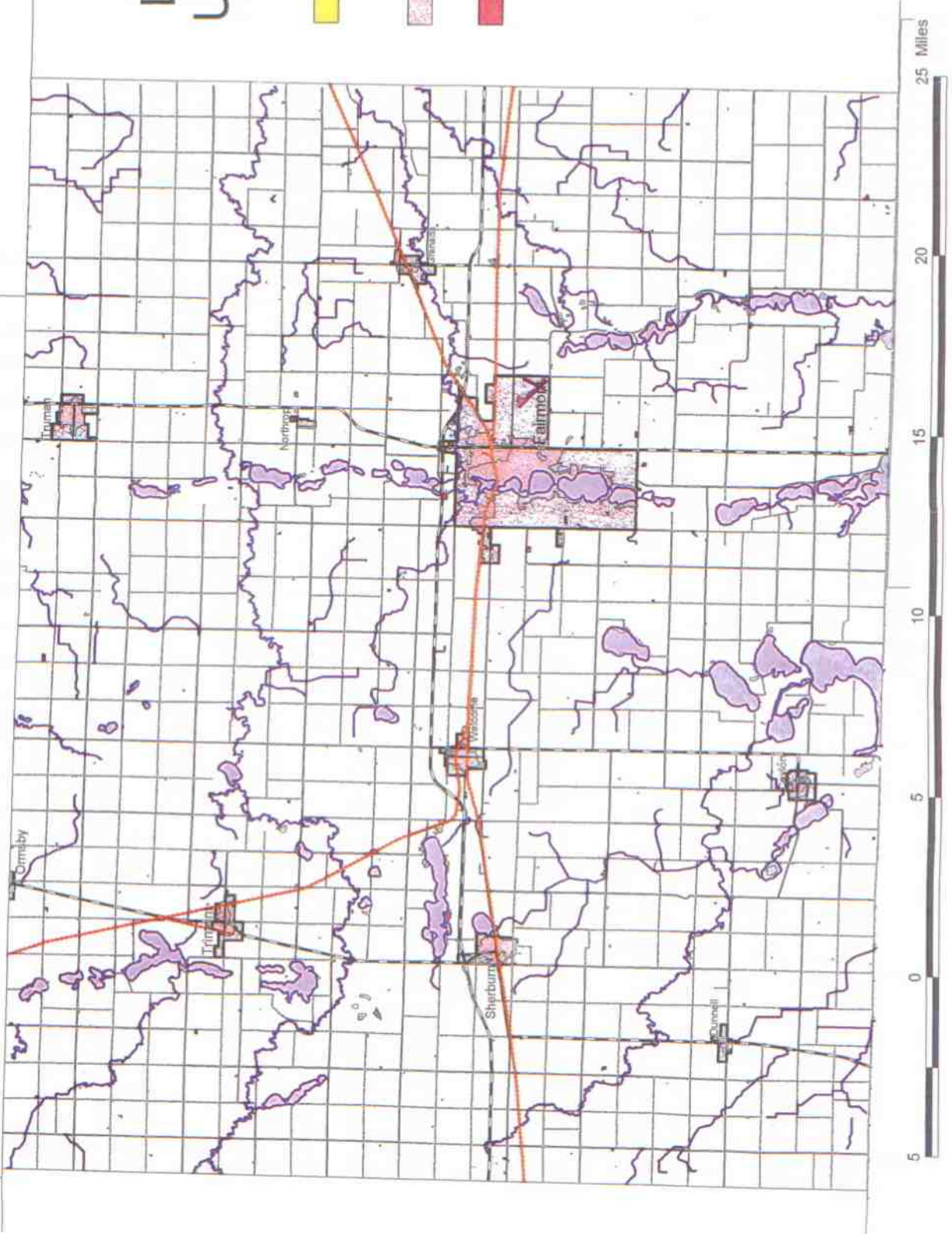
The sixth map illustrates the locations of farm homes and other single-family homes. As can be seen there are a significant number of rural home sites in Martin County. Once again this shows agriculture as the dominant land use when trying to understand the pattern of growth and development of the County. Probably the most interesting thing about the maps up to this point is how few rural subdivisions there are in Martin County so far. This type of rural development is being dealt with as a problematical land use in so many of the other rural Counties in the state, yet not so in Martin County. The County's farmsteads are providing rural housing options for those persons who wish to live in the rural areas.

The seventh map illustrates the locations of feedlots in the County. Martin County ranks at the top or near the top every year in the State for hogs raised and sold. As can be seen on the map, the number of feedlots is significant in nearly every township. As is usually the case with land uses that involve byproducts that by their nature are irritating, this use causes a great deal of concern and controversy. If there is a single driving force behind this land use plan update, it can be fairly stated that feedlots are the issue.

The eighth map illustrates several miscellaneous land uses that haven't been covered in the previous maps. A scattering of rural cemeteries is mapped. This use has been an important one for some activists in the County in regards to feedlot performance standards, specifically setbacks for feedlots from existing cemeteries. County parks are located on this map too. The largest and most heavily used County Park is the Cedar Lake – Hanson Memorial Park in the northwestern corner of the County. Perch Lake Park is in the northern portion of the County, just south of Truman. The remaining four parks are Timberlane Park, Wolter Park, Bright Lake Park, and Klessig Park. These four are in the southern portion of the County. Finally, snowmobiling is an important seasonal activity in the County. The eastern half of the County contains a series of linked trails for riders to enjoy during the winter months. The western portion of the County is more sparsely populated and, therefore, is less in need of official designated snowmobile trail routes.

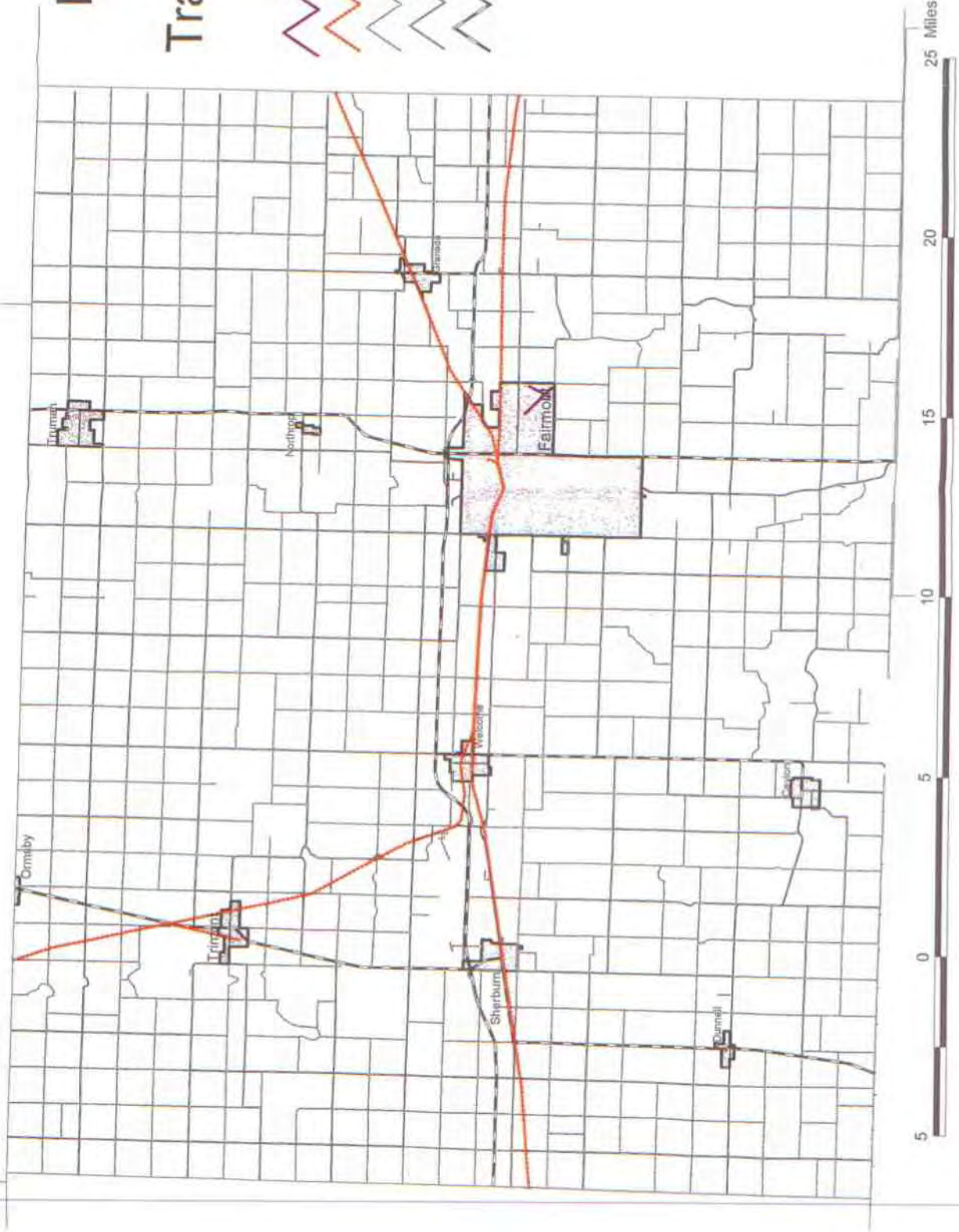
Land Use: Urban Type Uses

- Rural Residential Development Complex
- Urban & Industrial
- Other Rural Developments



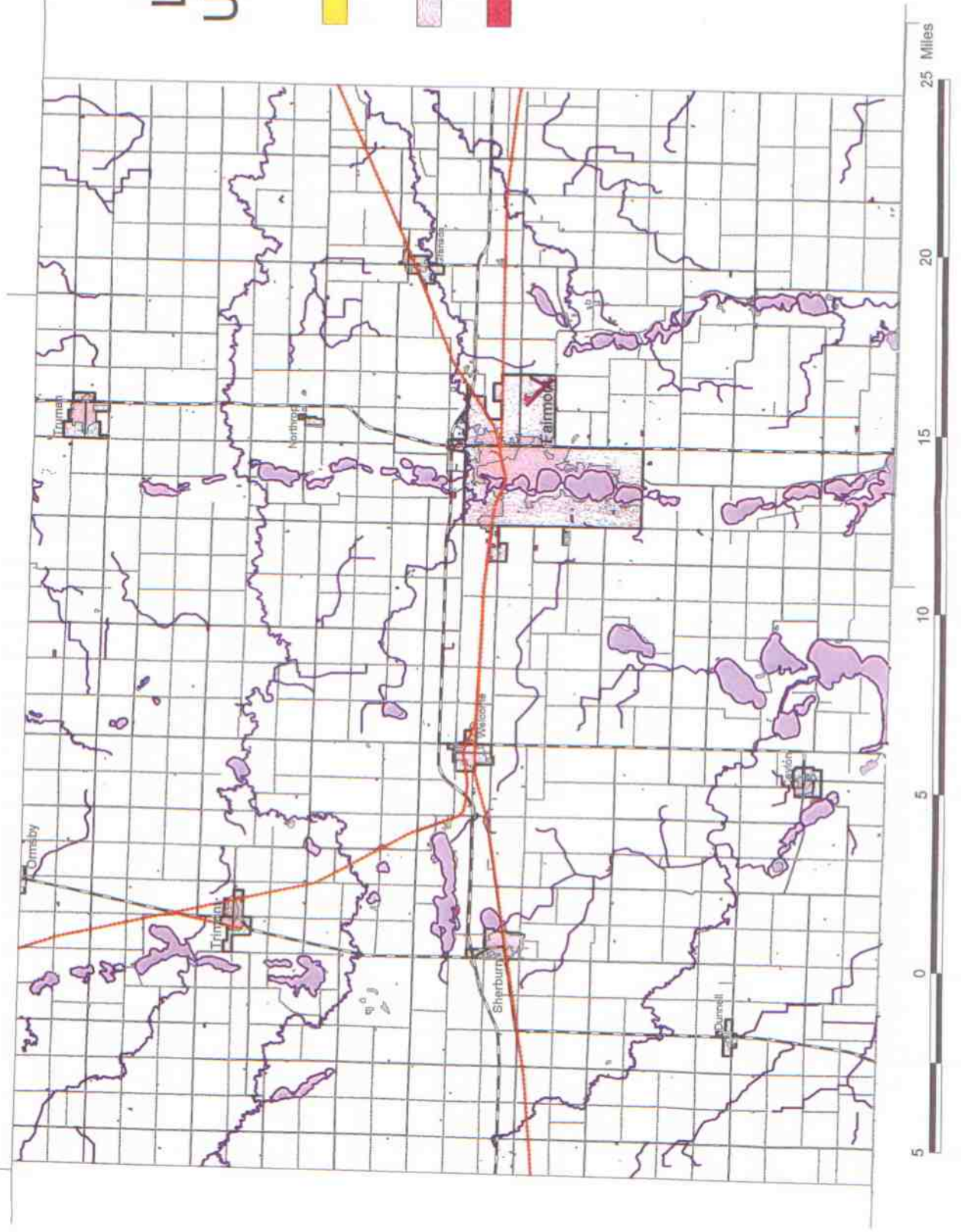
Land Use: County Transportation System

- Airport
- Rail
- Twp. Roads
- County Roads
- State/US Hwys.



Land Use: Urban Type Uses

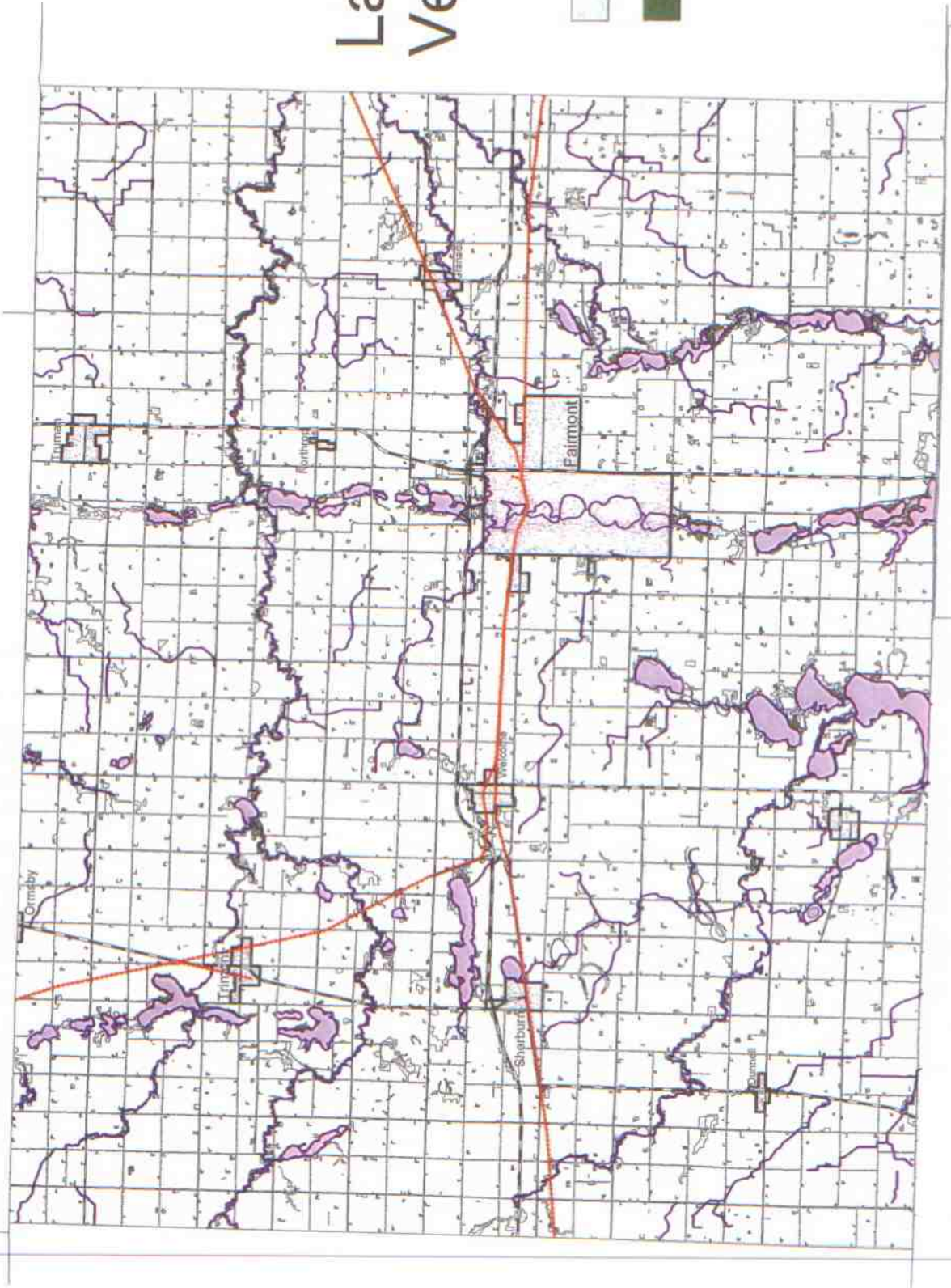
- Rural Residential Development Complex
- Urban & Industrial
- Other Rural Developments



Land Use: Vegetation

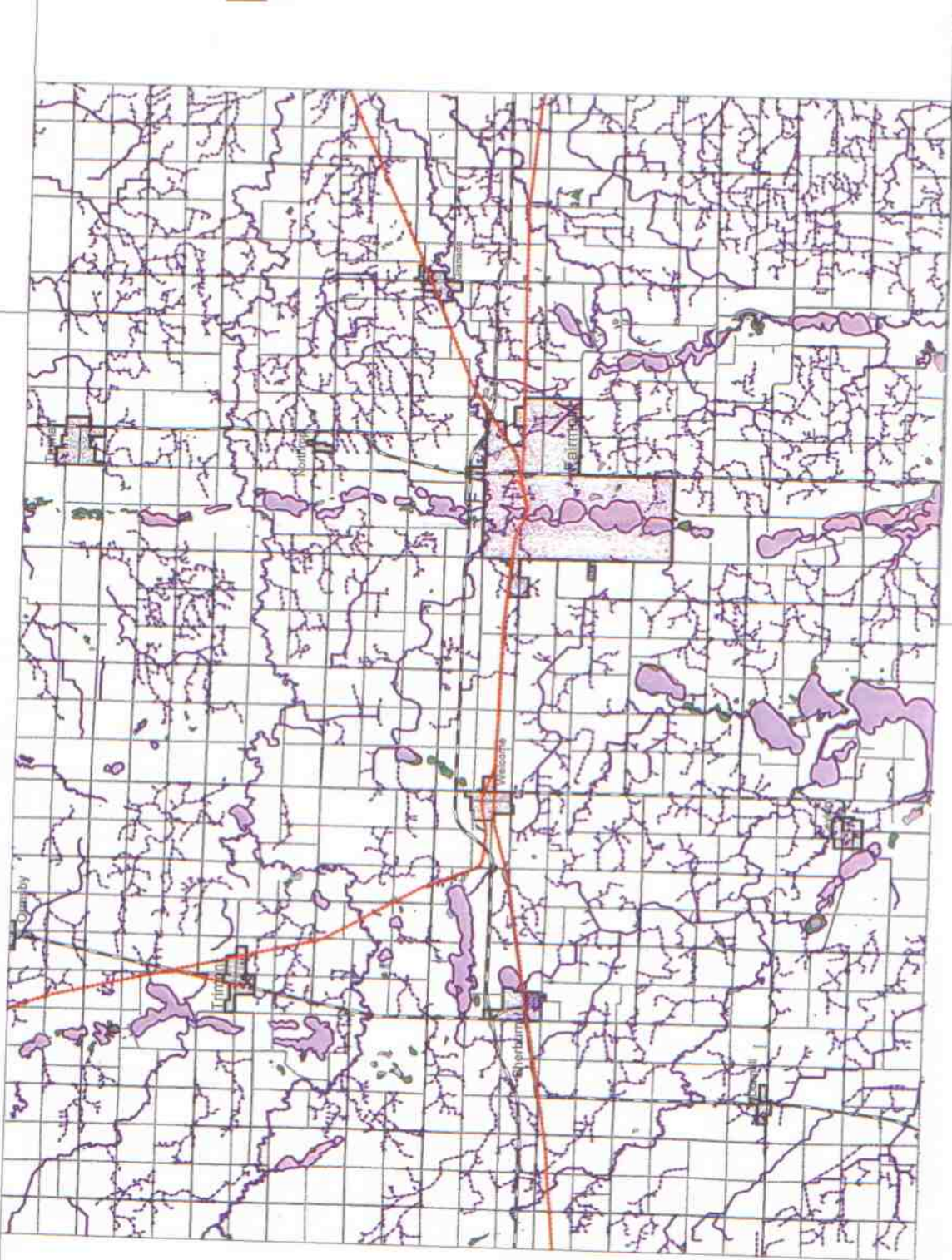
Grassland

Trees/shrubs



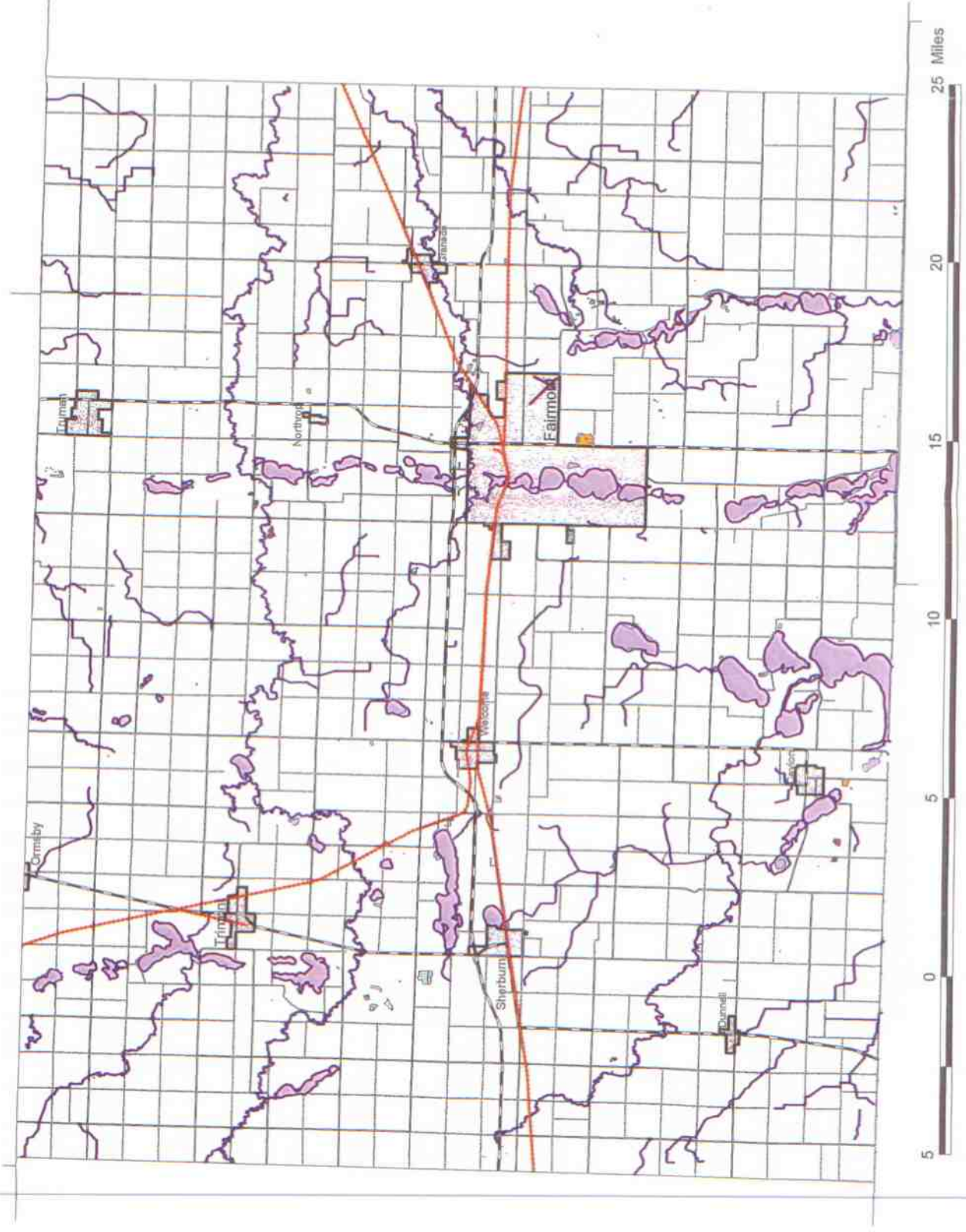
Land Use: Surface Water Features

-  River, Stream, or Creek
-  Lake
-  Ditch
-  Wetlands



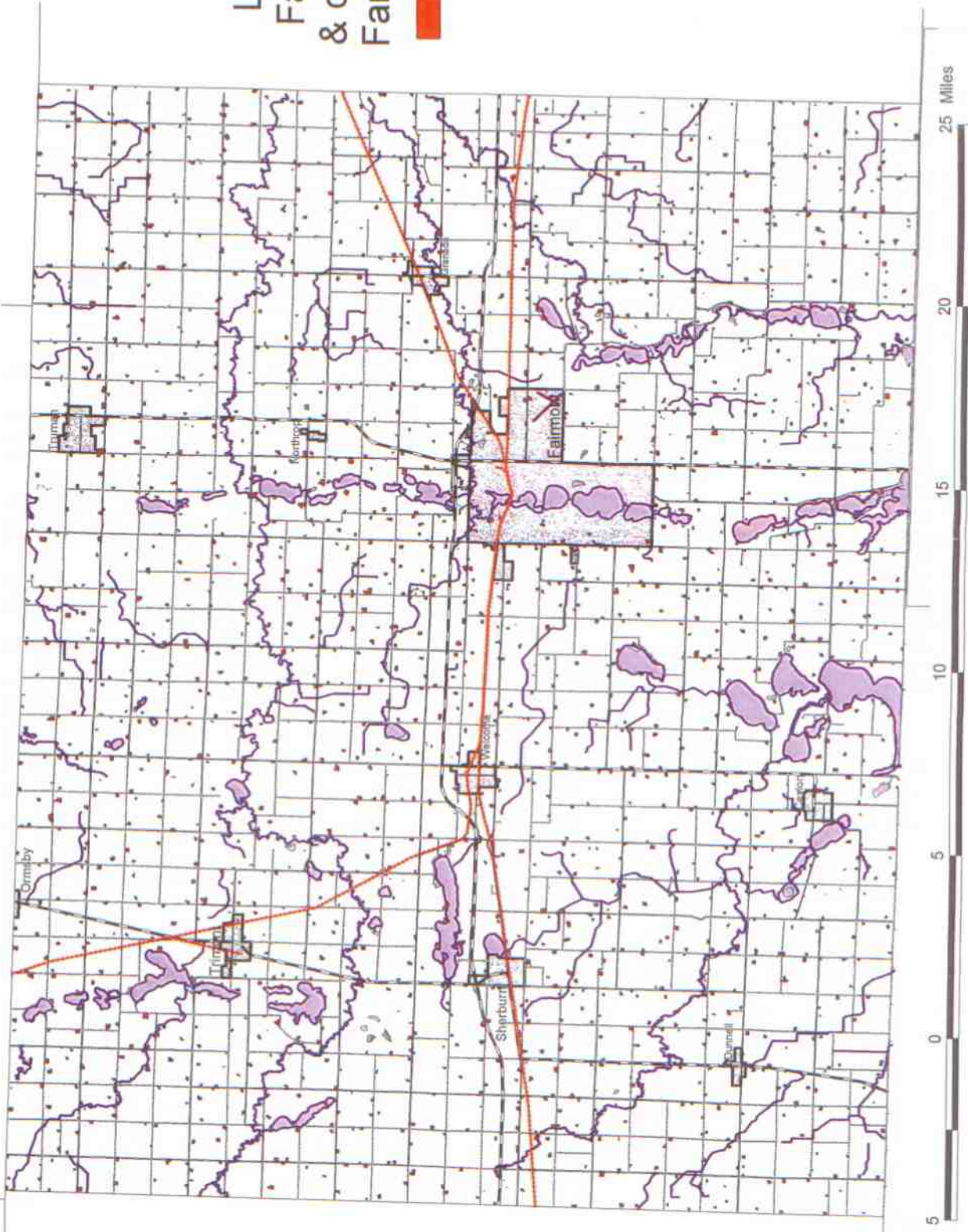
Land Use: Unique Soils

- Exposed Soil; Sandbars & Sand Dunes
- Gravel Pits & Open Mines
- Transitional Agricultural Land



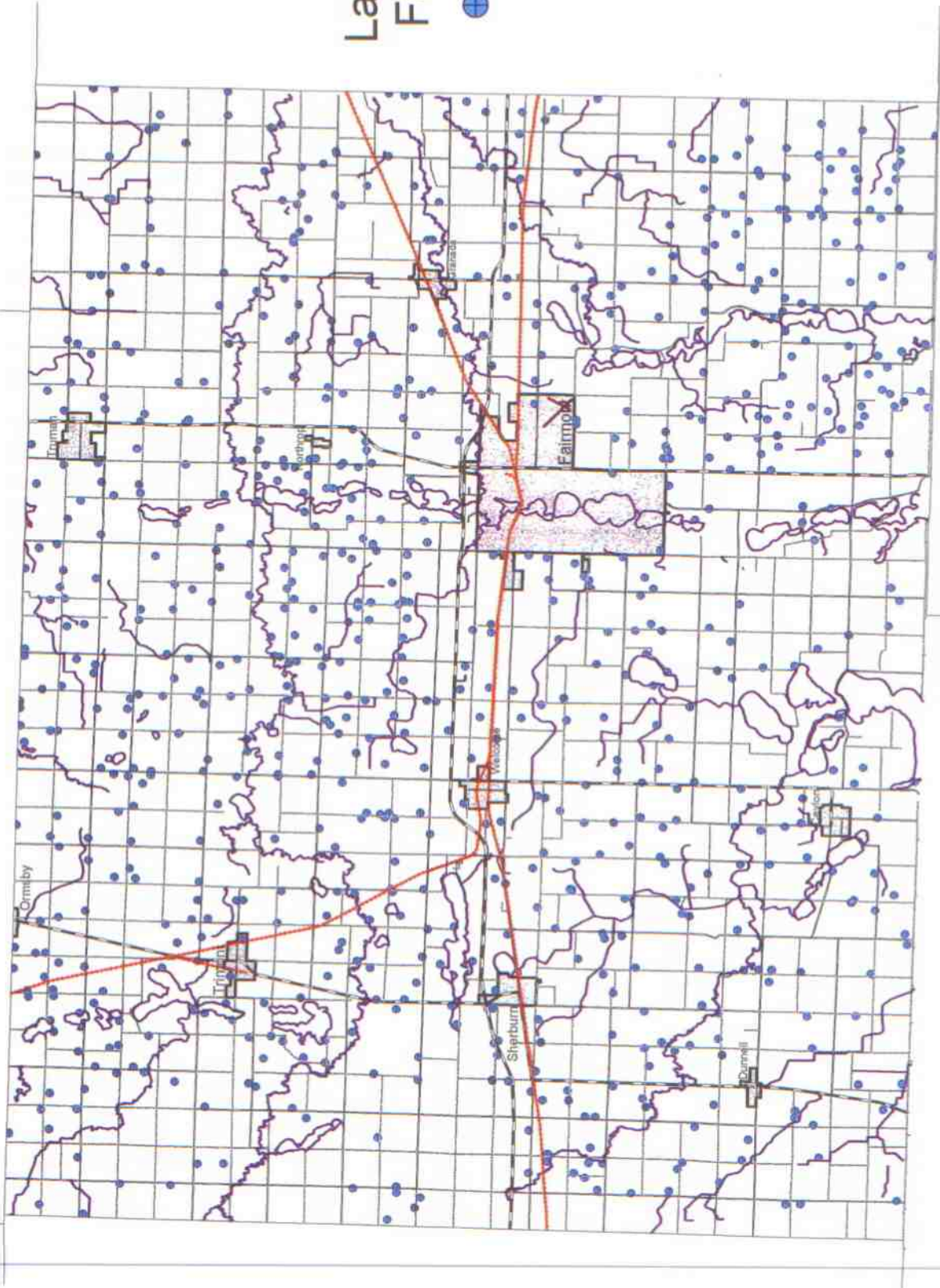
Land Use: Farm Home & other Single Family Homes

 Farmsteads &
Rural Residences



Land Use: Feedlots

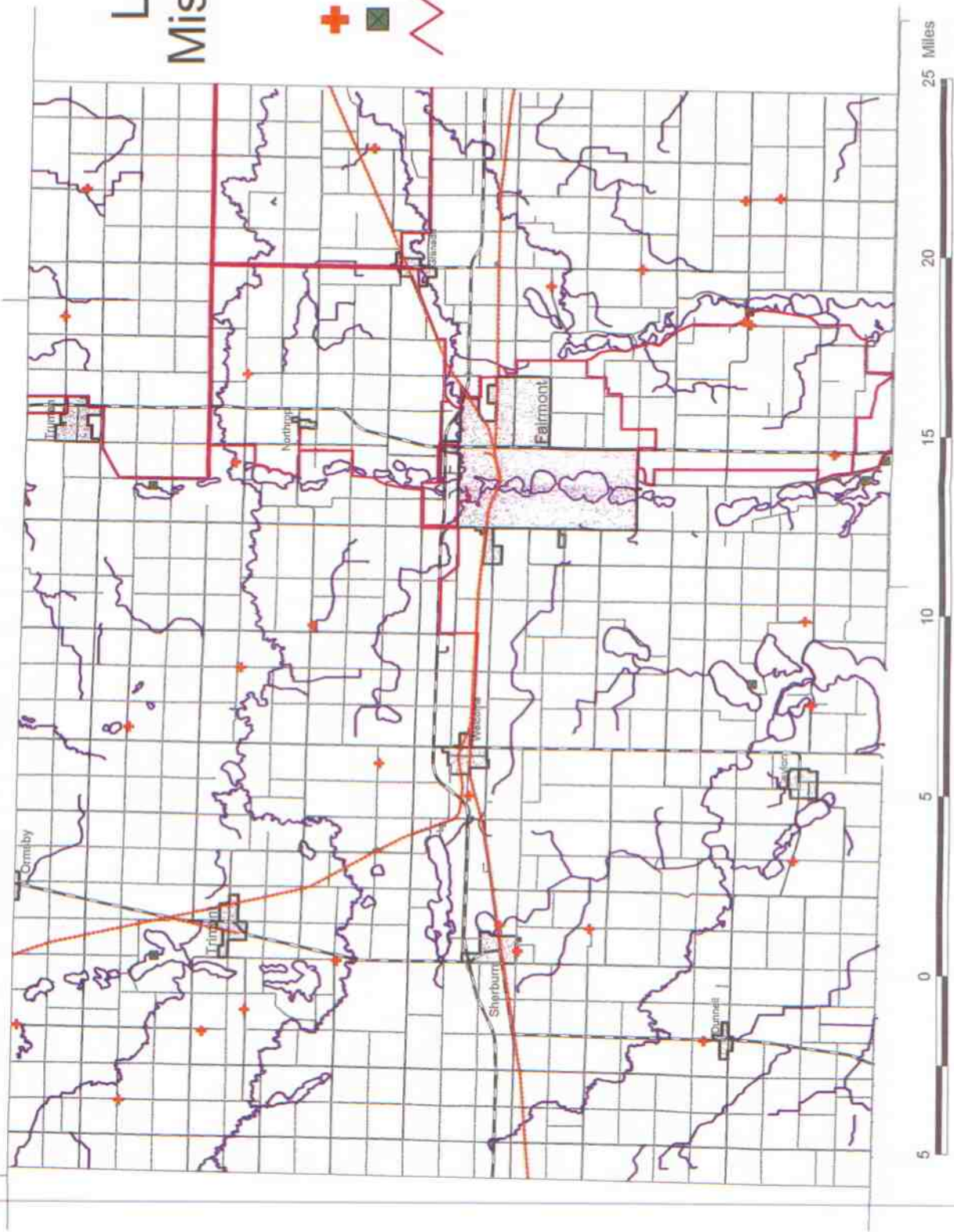
● Feedlot



0 5 10 15 20 25 Miles

Land Use: Miscellaneous Uses

-  Cemeteries
-  County Parks
-  Snowmobile Trails



Demographic Characteristics:

Population

Martin County experienced population growth during the first part of the twentieth century and steady population losses the last part of the century. This population trend is a fairly common occurrence in the rural portion of the upper Midwest with more and more of the labor force participants moving into major employment centers. In a breakout of the rural versus urban population, the rural declines have occurred steadily from 1940 through 2000, with very large declines seen during the 1960s and continuing right through into the most recent census survey findings. The urban population, on the other hand, experienced steady growth from 1940 through 1980 with a 4.4% decline seen during the 1980s and a 3.6% decline seen in the 1990s. Projections made for the County by the Minnesota State Demographer's office anticipates further overall declines in population levels to the year 2025.

Population Change - 1940 to 2000

	1940	1950	1960	1970	1980	1990	2000
Martin Co.	24656	25655	26986	24316	24687	22914	21802
Urban pop.	11861	13590	15392	15962	17303	16547	15950
Rural pop.	12795	12065	11594	8354	7384	6367	5852
State of MN	2792300	2982483	3413864	3806103	4075970	4375099	4919479

Source: U.S. Census, 1940 to 2000

The change in the urbanized segment of the County's population over the time period displayed is kind of interesting. The City of Fairmont, the location for about two thirds of the urban population in the County shows a strong growth curve from 1940 to 1980. During the 1980s though, the City began losing population, a 2% decline during the 1980s and more than 3% in the 1990s. All other urban centers in the County, accounting for approximately one third of the urban population has seen more of an up and down trend from 1940 to 2000. Collectively, these smaller urban centers saw increases from 1940 through 1960, a decline in the 1960s of more than 14%, followed by a 11% increase in the 1970s, losing nearly 9% of their population in the 1980s, and another loss of 4% during the 1990s.

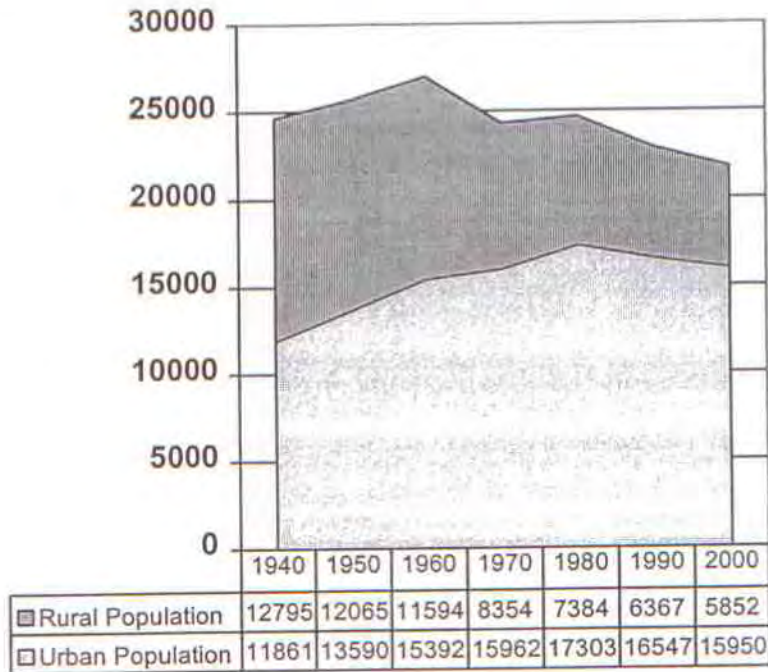
Are there any growth areas in the County, as illustrated by the 2000 census returns? Even though the rural area shows large population declines in the time period shown above, three of the Townships saw small increases in their resident populations. They are Fairmont, Rutland, and Silver Lake Townships. Only two of the ten incorporated cities saw increases during the 1990s, the Cities of Dunnell (+10) and Trimont (+9).

In the graphic below, the overall change in population can be seen between 1940 and 2000 as well as the change in both the urban and rural portions of the County's population over the same time period. In the intervening years between 1940 and 2000, that portion of the population living in the rural area of the County has gone from nearly

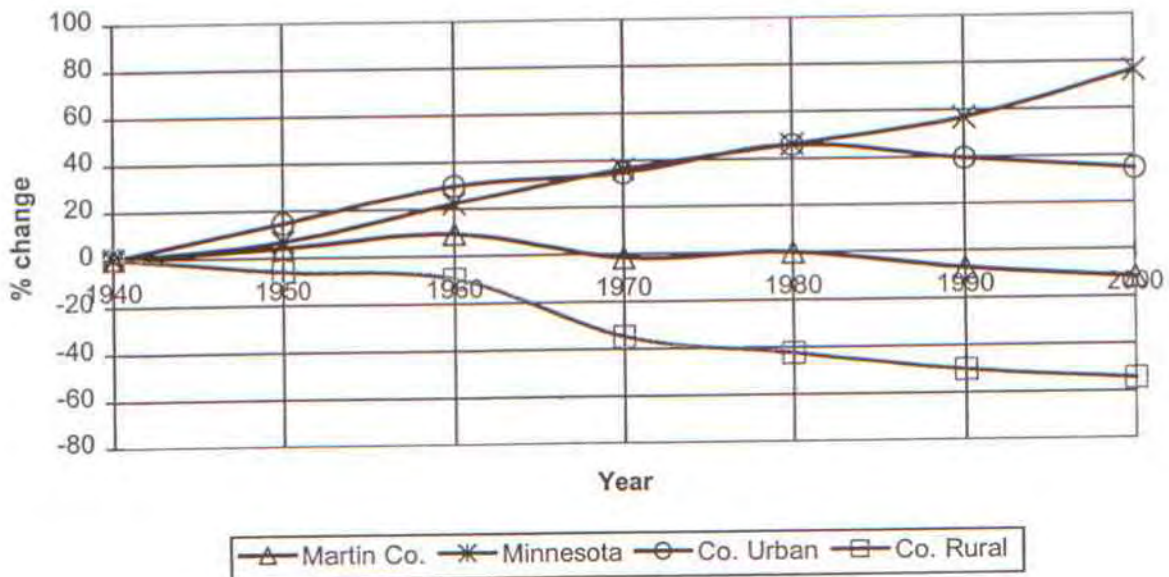
52% of the population to less than 27% of the population. In addition, three of the last four census surveys show the County is losing population.

The 2000 census numbers shows another period of population losses for the County. Changes in the past have been primarily at the expense of the rural portions of the County. The most recent numbers show a small change in where population losses occurred. The number of people being lost to the County have come from both the urban and rural portions of the County with more being lost from the urban side than the rural side, the first time that has happened for several generations.

Urban vs Rural Population



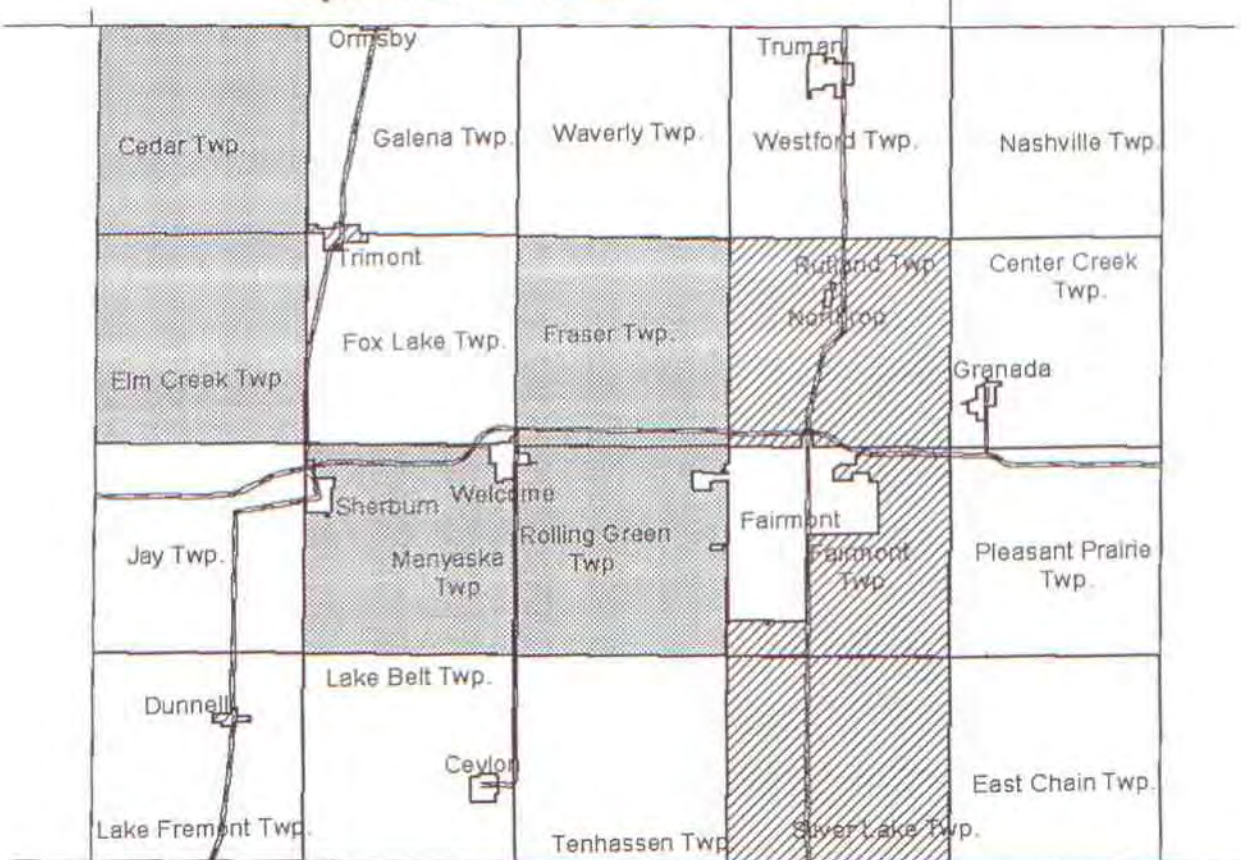
Population Change (by % with 1940 serving as a base)



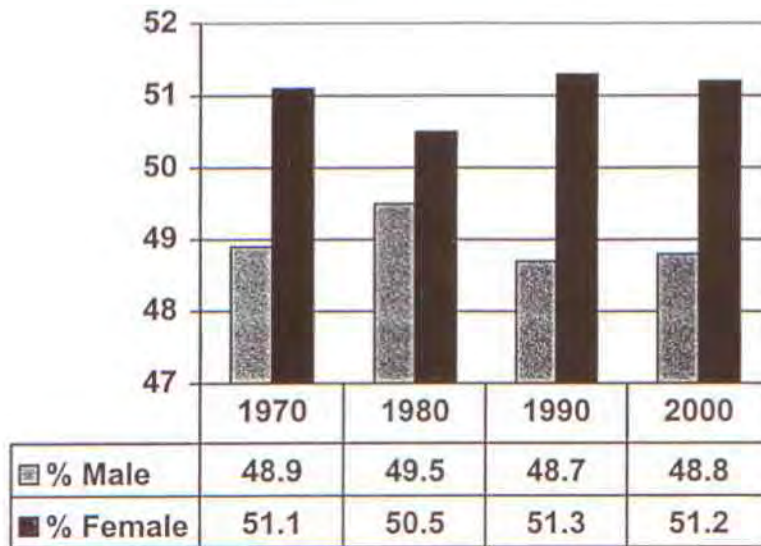
The graphic above illustrates the relative change in population for Martin County, its urban population and the rural population, and the State of Minnesota. As can be seen, the County's urban population growth matched that of the State through 1980, then began to decline. The rural population experienced its biggest dropoff in the 1960s, losing more than 3,000 persons and nearly 28% of its population from 1960 to 1970. In the period shown, the County is shown to have a flat growth curve.

The map below illustrates the most recent population trend, as found by the 2000 census. Growth areas among townships fall along highway #15, close in to the City of Fairmont and along the chain of lakes area. Urban growth areas, Dunnell and Trimont, show minimal changes, so small in fact that to talk of them as growth areas is almost misleading. Nevertheless, they are both located on the west side of the County with good transportation linkages to regional employment centers. The five townships showing minimal losses don't appear to have any common locational aspects. Fraser and Rolling Green are close in to the City of Fairmont. Fraser, Manyaska, Rolling Green, and Elm Creek Townships have Interstate #90 running through their boundaries or are very close to this major highway link. Cedar Township may be ideally located to other employment centers or may just have hit a population threshold that can't go much lower given the number of farming operations in existence.

Population Changes – 1990 to 2000



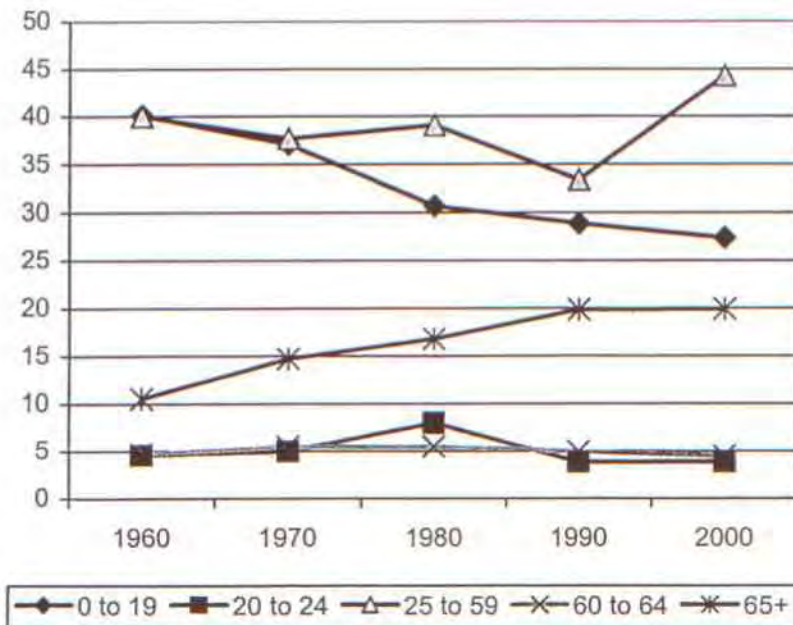
Population by Sex (%)



In the graphic to the left, the gender mix of Martin County is shown. In it we see a fairly steady mix over the forty years displayed, with one aberrant year in the mix. Projections from the Demographer's office show this mix to settle into a 51%/49% (female/male) split through the year 2025. This is a likely trend, even as the population ages. The explanation for the higher percentage of females in a group has historically be due to longer life spans of

women, typically due to less hazardous, less damaging work experiences, and fewer harmful personal habits. However, recent studies have shown that this gap is narrowing, primarily due to more women picking up some of these harmful personal habits and more men discarding the damaging habits.

Population by Age Group (as a % of the total)



The population is getting older. National and state statistics all indicate this aging trend. As seen in the graphic to the left, during the five census periods, a decreasing share of the population in the County is made up of persons aged 19 and younger. Those aged 65 and older have shown steady increases over the time span but have flattened out in the most recent survey. The biggest change was in those aged 25 to 59. Unfortunately, the data showing age groupings, as displayed by the

Census Bureau does not allow for collating the data for this age span in any smaller segments. However, the graphic illustration shows the movement of the baby boom generation up into the middle age group and the continued fall off of child bearing activity. By the time the 2010 census survey is conducted, it is likely that the age group comprised of the 25 to 59 year olds will begin to decline and those in the 60 to 64 year old range will see a significant increase. By the time the year 2020 rolls around and the census survey is conducted, odds are we'll see large increases in the group aged 65 and older. If changes differing from these occur, it will likely be due to in-migration activity rather than any other type of population shift.

Racial Group	1980	1990	2000
White	24472	22714	21195
Black	16	9	55
American Indian/Eskimo	13	35	22
Asian/Pacific Islander	178	85	96
Other Race		71	274
Hispanic Background	68	137	421

Source: U.S. Census, 1980, 1990, 2000

The racial makeup of the population in Martin County is overwhelmingly white. More than 97% of the persons in the County in the year 2000 were of the white race. This down from the 99% found in 1980. A greater number of persons in the white race are also indicating they are of a Hispanic background, their numbers tripling in the year 2000 from 1990.

Households

In conjunction with the change in population, changes in the number of households and housing units also need to be considered. A change in population also impacts the number of households and, therefore, the needs and demands for housing stock in the County. In fact, the change in households during the past thirty years has changed much less drastically than the change in population. While the population experienced a 10.3% decline from 1970 to 2000, the change in households during this same time period increased by more than 13%. During this time period, the average household size declined from 3.03 persons in 1970 to 2.4 persons in 2000. An actual change in the number of households and housing units is displayed in the table below.

Households and Housing Units

	1970	1980	1990	2000
# Households	8015	9321	9129	9067
# Persons	24316	24687	22914	21802
Persons per household	3.03	2.65	2.51	2.4
# Housing Units	8451	9784	9847	9800

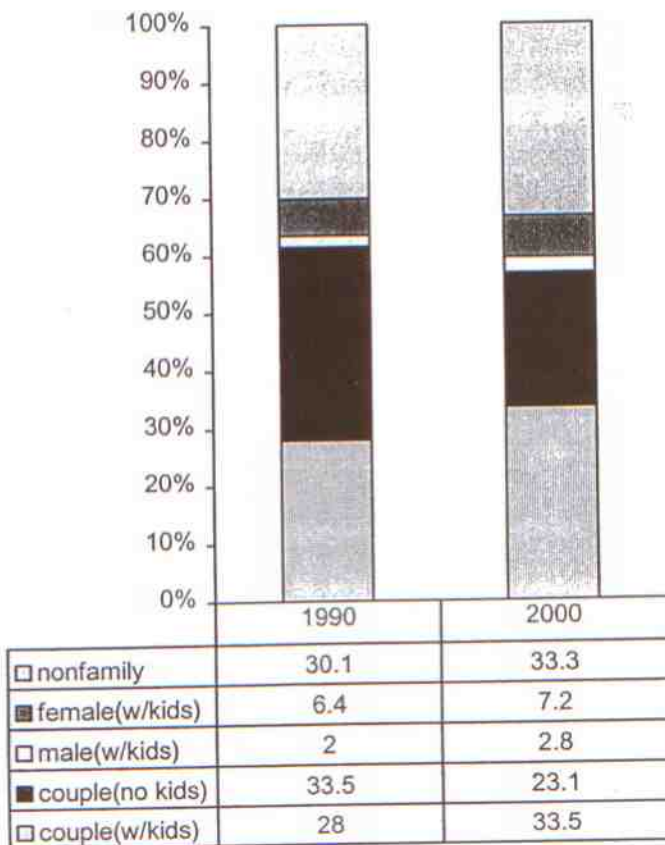
Source: U.S. Census - 1970 to 2000

The underlying trends that are impacting this data shift includes the trend towards having fewer children per family, increased divorce rates, delayed marriages, and longer lifespans. All of these aspects bolster household figures. As can be seen in the table above, the average number of persons per household in Martin County has declined by more than .6 of a person during the 30 year period. This is a common trend among most census areas. It is likely that this trend will continue, at least into the next census period or two. Giving consideration to the aging trend mentioned above, the average household size in the County is not likely to see any increases. Older people have able to stay in their own homes later in life because of healthier lifestyles, better health care, and a variety of home care delivery programs. This trend also impacts household composition figures.

In looking at the graphic below, the change in the types of families by household illustrates the findings of the 1990 and 2000 censuses and reinforces the discussions above regarding the change in household size. Married couples are the most common type of household arrangement. Yet during the ten intervening years illustrated, the total percentage of married couples declined from 61.5% of the total households to just

56.6%. The biggest change was a 10% decline in the percentage of married couples with no children in the household, a very different trend than typically seen. The typical trend is for a smaller percentage of households to be comprised of married couples with the biggest drop off in married couples with children. However, in Martin County, the actual percentage of householders who are married and have children in the home increased, another aberration from the norm usually seen in other jurisdictions. The household statistics that do follow the norm include an increased percentage of households with non-family arrangements and single parent households with children.

**Household Composition Change -
1990 to 2000**



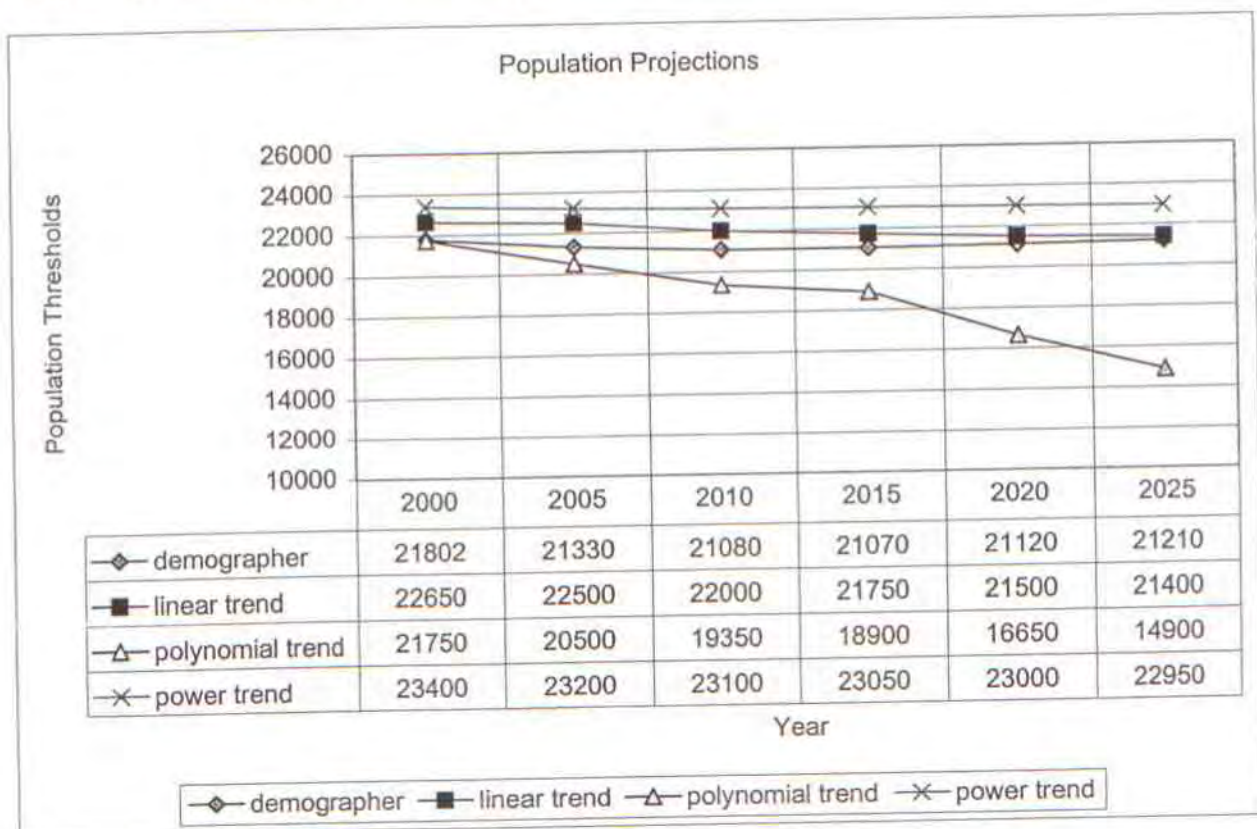
Projections made by the demographer's office indicate that the household trends discussed above will encounter some changes. By the year 2020, projections indicate the number of

households with a married couple will drop, exclusively in those households containing married couples with children in the home. Interestingly, the demographer also estimates that married couples without children will experience slight increases to the year 2020. Single parent homes with children are expected to see slight increases. Non-family households are expected to stabilize at the thresholds seen now.

Population Projections

The historical change in population and households, while informative, provides just a portion of the information needed for planning purposes. Population forecasts are typically incorporated into land use documents to provide a possible glimpse into what may be in store for the planning entity. The State of Minnesota Demographer's Office provides forecasts for the State and for each County. In the graphic below, four separate population forecasts are illustrated for Martin County to the year 2025. The first method is simply illustrating projections made by the State Demographer's office. This projection shows a slow decline in population to the year 2015, then a slight rebound after. This projection method predicts further losses of just slightly less than 600 persons in the next 25 years.

The second method utilizes a linear growth trend analysis, separating the urban population from the rural population and applying this mathematical tool to the observed population changes from the years 1940 to 2000. This predicts overall population losses too, a loss of 1,250 persons from the year 2000 to 2025.



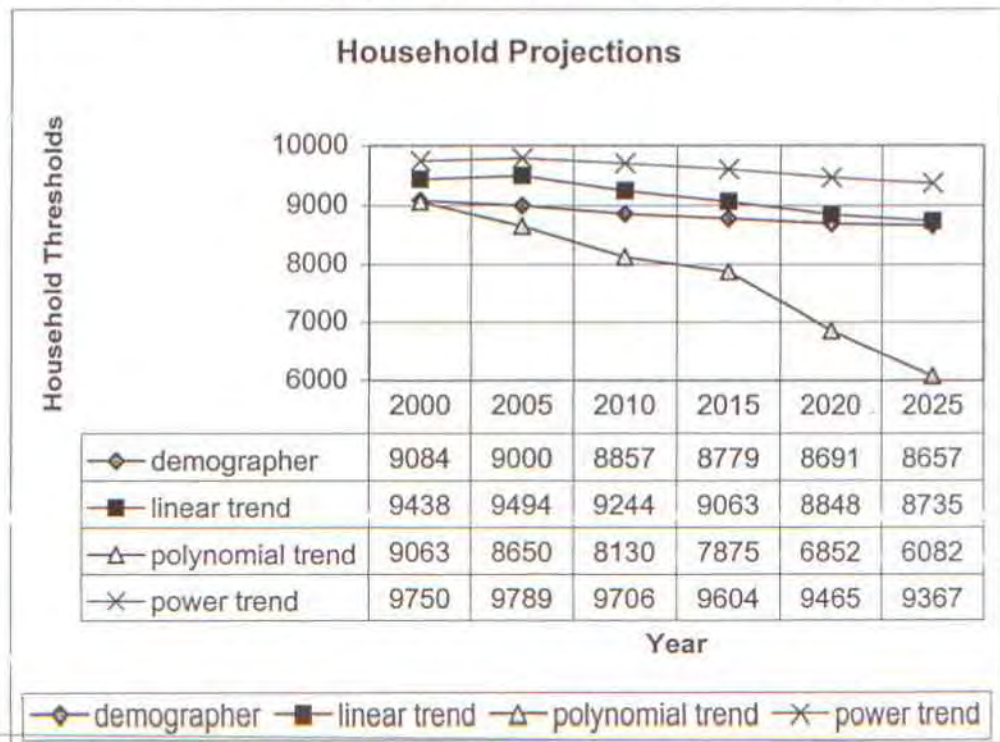
The third method utilizes a polynomial growth trend analysis, applying this mathematical tool to the observed population changes from the years 1940 to 2000 and extending the observed changes out 25 years. This is the most dire of the four projection methods. It predicts a decline of 6,850 persons (-31%) in the 25 year projection period.

The fourth method utilizes a power trend growth analysis, applying this mathematical tool to the observed population changes from the years 1940 to 2000. This statistical model assumes an upward growth curve, however, given the County's population losses even this trend analysis tool predicts an overall decline in the span illustrated. It is, however, the least pessimistic. It assumes the County will lose less than 500 persons in the next 25 years.

What type of population trend is the County likely to see in the next 25 years? The outlook from most sources is that the County will experience further population declines. It is not likely to see the significant drop predicted by projection #3. In fact, the decline shown in the 2000 census shows the losses are flattening out in the rural areas, the source of the declines during the last half of the 20th century. Unless the urban areas start losing more of its residents to out migration, the projections shown by the state demographer's office are the likely population trend to be seen in Martin County. Population growth is an unlikely trend unless there is significant job creation that occurs locally.

Household Projections

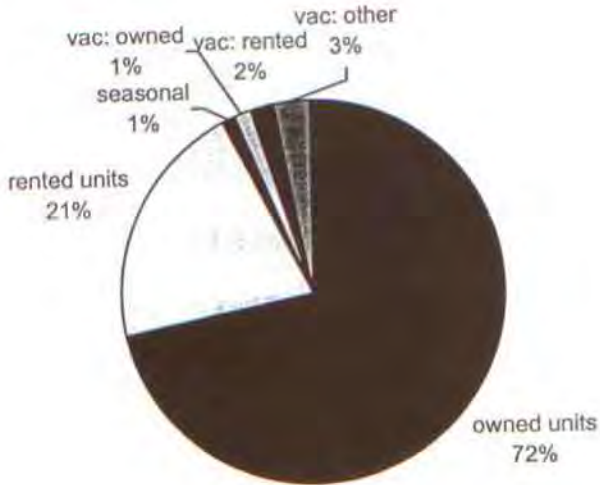
Why be concerned with households? It impacts land use and housing needs. Even with little to no growth in an area's population, a change in the composition of households can impact housing demand. This is illustrated in the table earlier where the population, households, and housing unit numbers for 1970 to 2000 are listed. During the 1970s, the County's population grew by less than 400 persons. During this same decade, the number of households grew by more than 1,300. As would be expected with this phenomenon,



the number of housing units similarly increased. During this time period the number of housing units also grew by more than 1,300. The 2000 census, of which population and some household and housing unit numbers have been released, the County has about 730 more housing units than households, an overall vacancy rate of about 7.4%.

In the graphic below, four household projections are illustrated for the County out to the year 2025, based upon the population projections presented earlier and upon the assumption that the average household size will continue to change over time. The household size assumption made in these projections is based upon the state demographer's estimates for household changes over the time period illustrated. For Martin County the estimated average household size is predicted to drop to 2.37 persons by the year 2005, then experience increases in the future, specifically to 2.38 persons for 2010, 2.4 persons in 2015, 2.43 persons in 2020, and 2.45 persons in 2025. Each population estimate was then divided by the estimated average household size to yield a household estimate for each five year division and each forecast estimate. Based upon this exercise, an estimate can be made regarding the potential demand for housing in the county. As can be seen, the housing demand is predicted to decline in all scenarios. It could decline by as little as 400 units or by more than 3,000 units during the 25 year period shown. Obviously, a variety of factors will impact this exercise, energy costs, development patterns in the urban areas, the costs of building single family homes, interest rates, family dynamics, and a variety of other factors.

Housing Stock

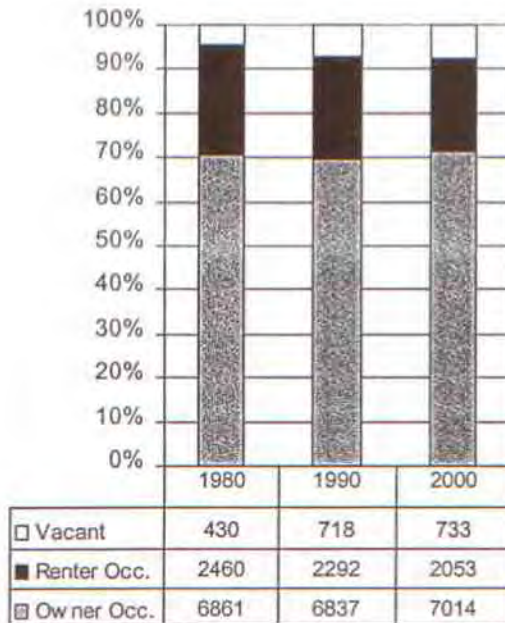


Housing in Martin County consists primarily of owner occupied single family detached homes. In the graphic to the left, the 2000 mix of housing types, their occupancy status, and vacancy status are illustrated. As seen, more than 71% of all housing units in the County are single family detached homes. Another 21% are rental units. A little more than 1% of all housing units in the County are seasonal

homes. The vacancy rate of owned units was estimated at less than 2% by the 2000 census. The vacancy rate of rental units was a high 8.2%, as found by the census survey.

In the graphic below, a thirty year trend is displayed for the overall occupancy status of housing units in Martin County. As may be remembered from earlier data, the 1970s

Housing by Occupancy Status

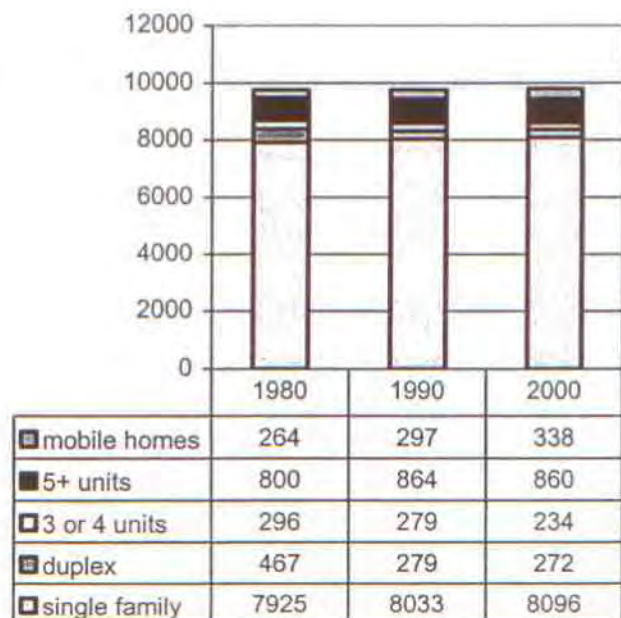


was a time in which an explosion of housing growth was seen. Vast changes were occurring within the population at this time. Even though minimal changes occurred in the actual population numbers, the number of households grew by 16%. Housing development grew with it. In the 1980s, some retrenchment occurred in the number of households. Population numbers dropped precipitously. Yet the number of housing units experienced an increase. The growth in the number of housing units appears to have occurred simply because more residents chose to purchase a home. As can be seen in the graphic to the right, from 1990 to 2000 growth occurred in the number of homeowners. A corresponding decrease occurred in those persons renting their home. A small increase was seen in the number of vacant units.

The graphic below depicts the housing type mix that existed in the County during the last three census survey periods. What can be seen is that Martin County is experiencing a slightly different housing development pattern than most other areas of the state. This is probably due to the population decline being seen in the County, and, therefore, with very little pent-up housing demands. The same mix of housing types are seen throughout the three decades.

The typical pattern during this period in time has been for quick development of rental units, a corresponding drop-off in the use of mobile homes, and slow growth in single family homes. The graphic to the right illustrates the predominance of single family housing as the favored housing type for County residents with minimal increases from 1980 through 2000. The atypical trend is seen in the numbers for the other types of housing though. Rental units are

Housing Type by Decade (1980 - 2000)



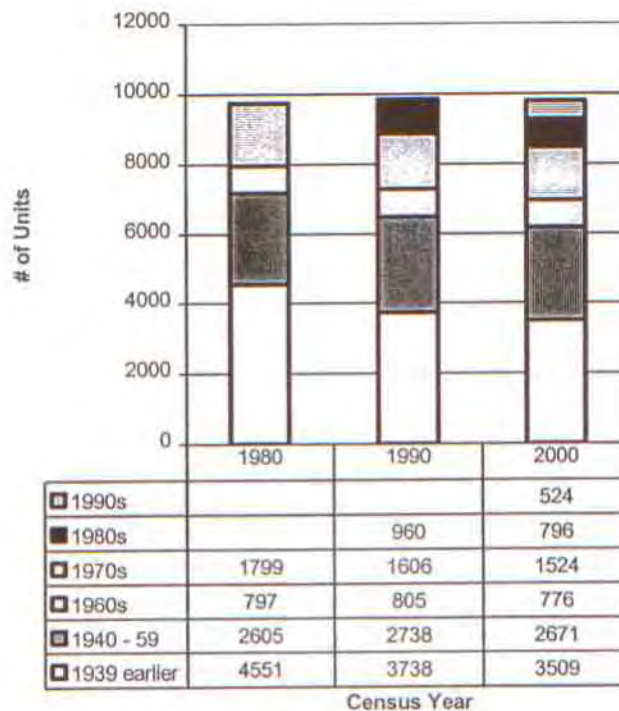
typically contained in housing structures containing more than one unit. The numbers for Martin County's housing stock show an overall decline in the number of units contained within multiple unit structures. This is an unusual housing development trend. Specifically, duplexes experienced a decline in numbers, perhaps being converted to single family homes or are being taken out of the rental market by the owner. Units containing 3 or 4 units experienced decreases of 62 units during the time period displayed. Those housing units contained in buildings with 5 or more units experienced an increase of 64 units between 1980 and 1990 and a decrease of four (4) units to 2000. For many jurisdictions, this is the housing type that experienced the most growth. Not so in Martin County. This housing option supplies less than 9% of the total housing stock in the County, a very low percentage. The number of mobile homes experienced a small increase in each of the two successive decades, which is also atypical for most jurisdictions. However, this type of housing option supplies less than 3.5% of the County's housing stock.

The development of housing in Martin County shows a cycle that responds to varying demands. The census numbers shows heavy demands for housing occurred during the 1950s and 1970s, roughly 1,600 housing units were added to the County's housing stock each decade. Slower growth was seen in the 1960s, the 1980s, and the 1990s, less than 1,000 units being added during the two earlier decades and barely more than 500 during the 1990s.

The quality of the housing in Martin County is good. In a comparison of housing quality indicators between 1980 and 1990, fewer homes are getting their water supplies from sources other than a public

system or from a drilled well. More homes in 1990 are connected to a municipal sewage collection and treatment system and the remaining homes are served by a septic tank and drainfield system. The number of homes not having complete plumbing facilities dropped from 164 units in 1980 to 35 units in 2000. The primary source of heating fuel is utility supplied gas with increased reliance on bottled gas and electricity. There was a decreased usage of fuel oil or kerosene. This is indicative of homeowners upgrading furnace systems in homes. There was a decrease in the number of households

Housing by Year Built (1980 - 2000)

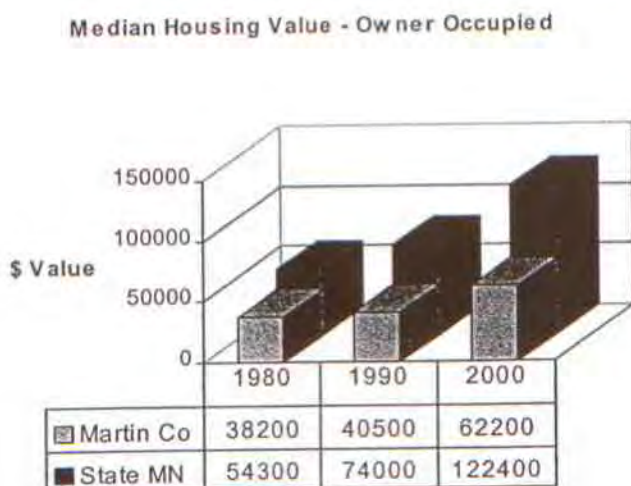


containing more than one (1) person per room from 1980 to 1990 and an increase between 1990 and 2000, an indicator that perhaps not all housing needs are being met in the County.

Housing Quality Indicators

Water Source for Homes	1980	1990	2000
public system	7,249	7,357	na
drilled well	2,245	2,269	na
dug well	232	202	na
other	26	19	na
Sewage Disposal Type			
public system	6,835	7,241	na
septic system	2,804	2,532	na
Complete Plumbing Facilities			
yes	9,475	9,773	9,765
no	164	74	35
Type of Fuel Used			
utility supplied gas	5,762	5,671	5,784
bottled tank/LP gas	1,177	1,373	1,741
electricity	606	706	868
fuel oil/kerosene	1512	893	461
wood	162	244	93
other fuel used	100	198	97
Persons per Room			
one person per room or less	9,531	9,057	8,935
more than one person	108	72	132

Source: U.S. Census, 1980 to 2000 (na – not available)

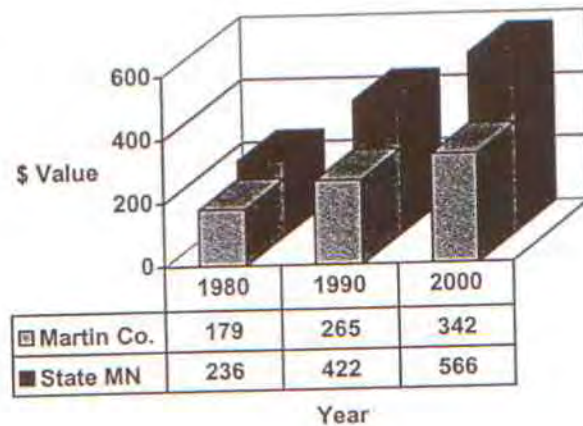


The small number of new housing starts in the County have resulted in small increases in the County's housing valuations. In the graphic to the left, the median housing values found through the census surveys are displayed for the County and the State for the years 1980, 1990, and 2000. As can be seen, from 1980 to 1990, the median housing value in Martin County increased by only 6% compared to the more than 36% increase seen statewide. In 1980, the County's housing value was 70% of the statewide housing value. By 1990, the County's

median housing value had dropped to less than 55% of the statewide median housing value. The numbers from the 2000 census are a little different. Apparently the County Assessors are catching up with placing a more realistic value on existing homes. The median housing value in Martin County increased by nearly 54% during the last decade, even though very few homes were built in the County. However, the County's median housing value continues to plummet compared to the statewide median housing value, declining to less than 51% of the state median in the year 2000.

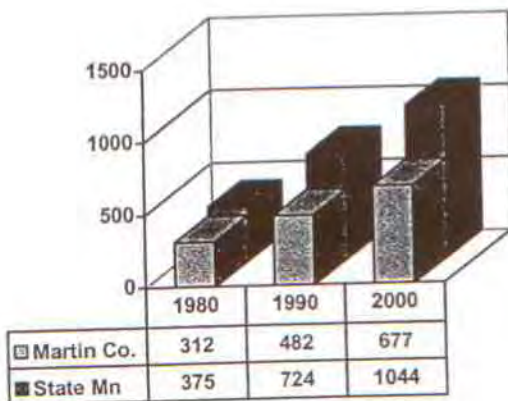
The rental information contained in the graphic to the right, displays a similar trend. Interestingly, even though the growth in rental units appears stagnant, the rent thresholds continue to grow, seeing a 48% increase from 1980 to 1990 and a 29% increase from 1990 to 2000. Compared to statewide data, the median gross rent in the County in 1980 was less than 76% of the state gross rent level, less than 63% of the state rent level in 1990, and slightly more than 60% of the state rent level in 2000.

Change in Median Gross Rent

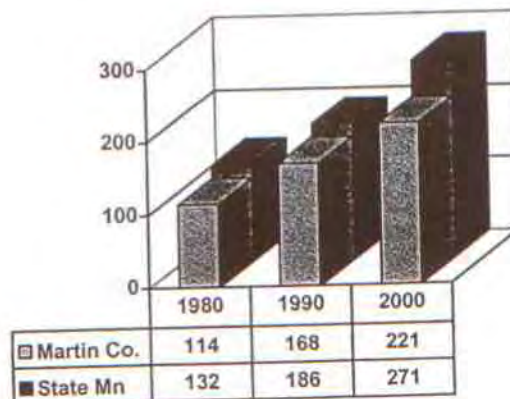


In the two graphics below, comparisons are made of the median monthly costs to the owners of occupied noncondominium housing units. As can be seen in the left graphic, the median cost for owners who are paying on a mortgage in Martin County

**Median Monthly Hsg Costs -
Mortgaged**



**Median Monthly Hsg Costs -
Non Mortgaged**



increased 54.5% from 1980 to 1990, and 40.5% from 1990 to 2000. For housing units that have no mortgage costs, referring to the graphic above and to the right, the median monthly cost is seen to have increased by 47.4% from 1980 to 1990, and increased by 31.5% from 1990 to 2000. Statewide figures for mortgaged units are higher, naturally, given the much higher housing values. Cost increases experienced statewide for mortgaged housing units were 93% during the 1980s and 44.2% in the 1990s. For nonmortgaged homes, this monthly cost increase was a more modest 41% during the 1980s and a 45.7% increase during the 1990s. In fact, considering housing costs with no mortgages, the monthly costs for housing in Martin County compares favorably to that seen statewide. The differences in housing costs at the State level are most probably property values and labor costs.

The Economy

Labor Force

Martin County's labor force increased by nearly 3,000 persons during the 1970s and 1980s. Detailed numbers from the 2000 census have not been released at the time this narrative was compiled. However, preliminary numbers for participation in the County's labor force show a decline of nearly 1,000 persons has occurred during the 1990s. This is a disturbing trend for the County, especially considering economic development issues. The County will not be an attractive place for business expansion and relocation if the labor force becomes even thinner than it is.

The number of males and females participating in the labor force both increased their numbers during the 1970s and just the females increased in numbers during the 1980s. This is the typical case seen in most demographic areas, females increasing their participation rates in the labor force much more than males. Of the 2,882 additional participants between 1970 and 1990, more than 78% were female. As can be inferred in these numbers, the County's labor force is becoming more dependent upon female participation. In 1970, less than 35% of the labor force was female. The 1990 census found nearly 45% of the labor force was female. By the year 2000, this gap closed to

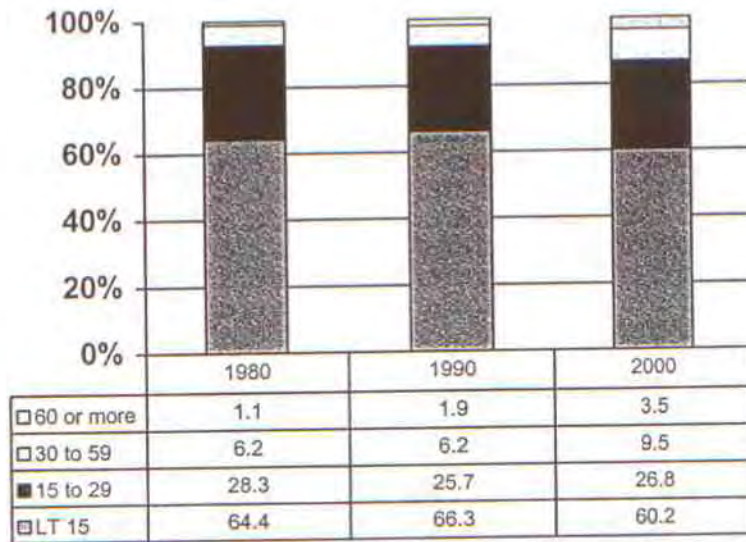
Labor Force Statistics

	1970	1980	1990	2000
labor force	9,341	11,582	12,223	11,224
# of males	6,105	6,776	6,734	6003
# of females	3,236	4,806	5,489	5221
# who worked in County			9,377	8997
# who worked outside County			886	1623
# not reporting			112	0

Source: U.S. Census – 1980, 1990, & 2000

53.5% male and 46.5% female. Surprisingly, few workers indicated they worked outside the county in 1990. At this time in history, it is not unusual for people to live in one location and work in some entirely different location. Good road connections to major employment centers and the willingness of labor force participants to drive great distances often indicate a growing segment of the local labor force to be employed in other places. So a place in rural Minnesota can benefit from job growth elsewhere provided it is seen as a convenient and desirable location for commuters to settle down. As can be seen in these numbers for the 2000 census, Martin County's labor force is increasing its participation regionally. The local labor force has nearly doubled the number of persons reporting that they are employed outside the County.

Travel Times to Work (by % of workforce)



As can be seen in the graphic above, a shift has occurred from those reporting travel times of less than a 15 minute commute to work, to those traveling 30 minutes or more to work. Those traveling 30 to 59 minutes in 2000 increased by 50% over the rate found in 1990. The percentage of the labor force traveling 60 minutes or more in 2000 nearly doubled from the rate found in the 1990 census.

Commute Times for County Labor Force

	1980	1990	2000
Average Travel Time	11 minutes	12 minutes	15.8 minutes

Source: U.S. Census – 1980, 1990 & 2000

In the table above, the travel times of the County's workforce is displayed. As can be seen, some change occurred between the three census periods, with commute times increasing slightly between 1980 and 1990, and a little more between 1990 and 2000. Still, the average commute time is quite short, indicating that the majority of the labor force in the County is employed locally or at the very most, regionally. Martin County residents and labor force participants are lucky to be able to work so close to home and still be able to live in a more rural area, take advantage of less expensive housing costs, lower property taxes, and send their children to smaller school systems.

Another indicator regarding the changing household composition can be found in the labor force data. For most census areas, more families were found to have two or more workers participating in the labor force in 1990 than was typically the case in 1980. As seen in the table below, Martin County's resident population was once again the exception. Declines were seen in families having both one worker and two workers, with a small increase in the number of families having no workers. This type of trend was probably reflective of the increase in the number of families headed by a single parent, increased labor force participation by non-family types of households, a decline in the actual numbers of families, and increased numbers of families characterized by retired persons, really a precursor to what is to become the norm in many more rural areas of the State. This trend continued into the 2000 census, with a large decline in the number of families. This is primarily illustrative of an aging population.

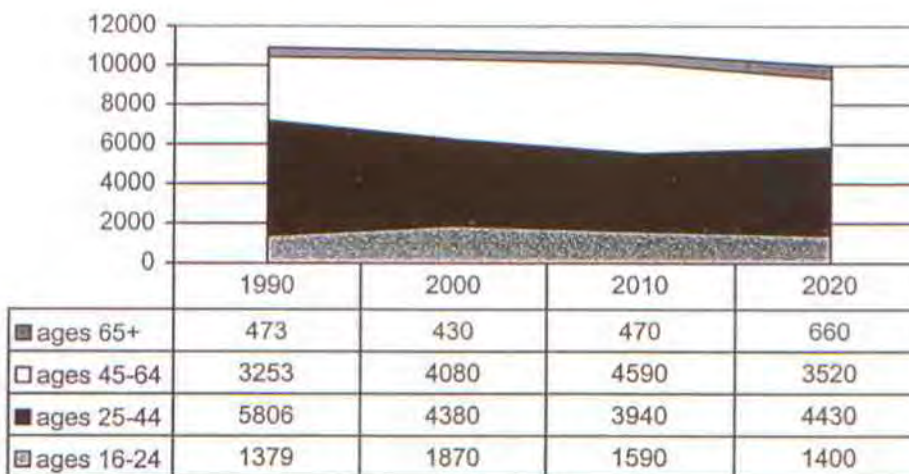
Number of Workers per Family

	1980	1990	2000	Change
no workers	806	868	801	-5
1 worker	1872	1554	1545	-327
2 or more workers	4160	4000	3757	-403

Source: U.S. Census – 1980, 1990, & 2000

The graphic below illustrates projections made by the Minnesota State Demographer's Office for the change in the County's labor force. The projections show a slow decline in the size of the labor force through the year 2020. During this time period, there will be

Labor Force Projections by Age Group & Year



an aging of the labor force. A larger percentage of the labor force will come from the age group 45 to 64 and a larger number of persons aged 65 or older are anticipated to become active labor force participants.

These same projections include breakouts of the expected male and female mix. In the graphic below, this mix is illustrated to the year 2020. As can be seen, females have become increasingly important to the County's labor pool, as found by the 1990 and 2000 census surveys. Females are projected to lose more than 1% of the total labor force by 2010. Why would this occur? The demographer's projections show overall population declines continuing to the year 2015 for Martin County, with steeper declines

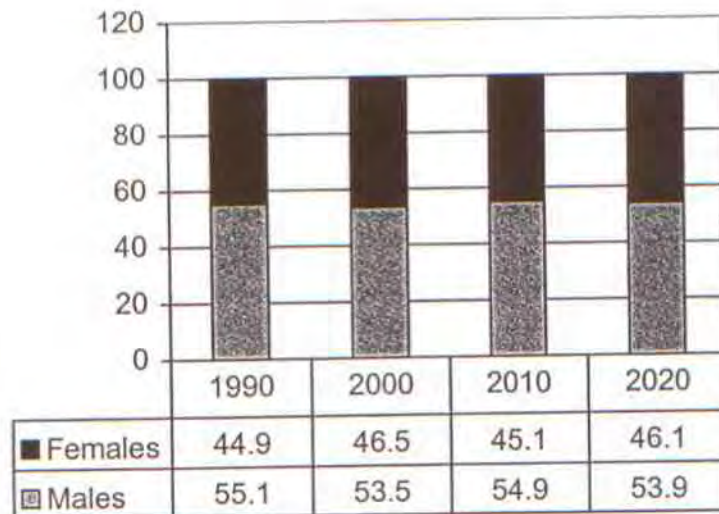
occurring among females than males. By the year 2020, the County's labor force is projected to once again become more dependent upon female participation.

EMPLOYMENT SECTORS:

Interestingly, even though we have seen a significant decline in the number of persons who are active in the County's labor force between 1990 and 2000, the number of persons employed during

this same time period experienced an increase. Where are Martin County residents employed? Based upon the employment data contained in the 2000 census materials, the education, health, and social services (20.9%) is the largest employment sector. This is also the sector that saw the largest employment increase during the 1990s. The next three largest employment sectors in the County are manufacturing (20.2%), retail (12.1%), and farming (9.7%).

Male/Female Mix in Labor Force by Year



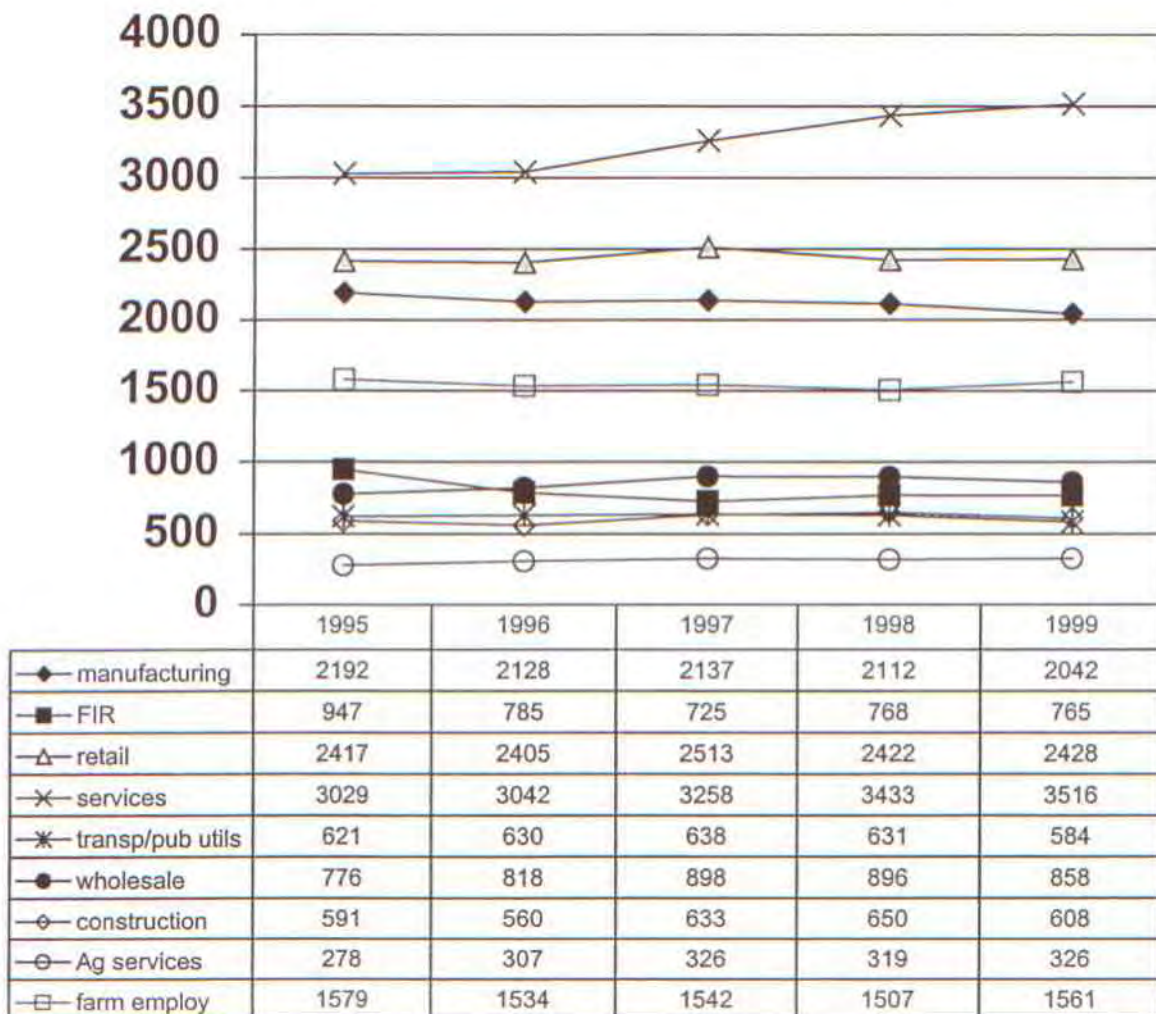
Employment Sector	1970	1980	1990	# change 1970-90	2000	# change 1990-00
farming/forestry/mining	1796	1628	1254	-542	1041	-213
construction	515	506	415	-100	465	50
manufacturing	1566	2440	2403	836	2173	-230
transportation, information, utilities	411	617	630	219	770	140
wholesale trade	445	596	384	-61	335	-49
retail trade	1688	2140	1780	92	1306	-474
finance/insurance/real estate	250	355	363	113	463	100
business repair services	189	192	233	44	428	195
personal, entertainment, recreation	477	423	388	-89	691	303
education, health, social services	1017	1472	1533	516	2248	715
other professional services	280	450	705	425	516	-189
public administration	191	236	287	96	321	34
Totals	8825	11055	10375	1550	10757	382

Source: U.S. Census - 1970, 1980, 1990, & 2000

Statistics contained within census materials from 1970 to 1990 and between 1990 and 2000 show big changes in where jobs are being gained and where they are being lost.

Between 1970 and 1990, the largest job growth for Martin County residents occurred in the manufacturing sector with an additional 836 positions. During this twenty year period, the number of people employed in education, health, and social services increased by more than 500 persons and persons employed in "other professional services" grew by an additional 425 positions. The transportation, information, and utilities sector employed more than 200 additional persons during this time and the finance, insurance, and real estate sector added more than 100 new positions in the County. Gains in the 1990s occurred in the education, health, and social services with more than 700 additional jobs during the 10-year period, faster growth during this decade than the previous two decades. Personal services, entertainment, and recreation services grew by more than 300 jobs during the 1990s. Business repair services, transportation, information, and utilities, and finance, insurance, and real estate services were all big gainers during the 1990s in the County.

Change in Employment by Industry

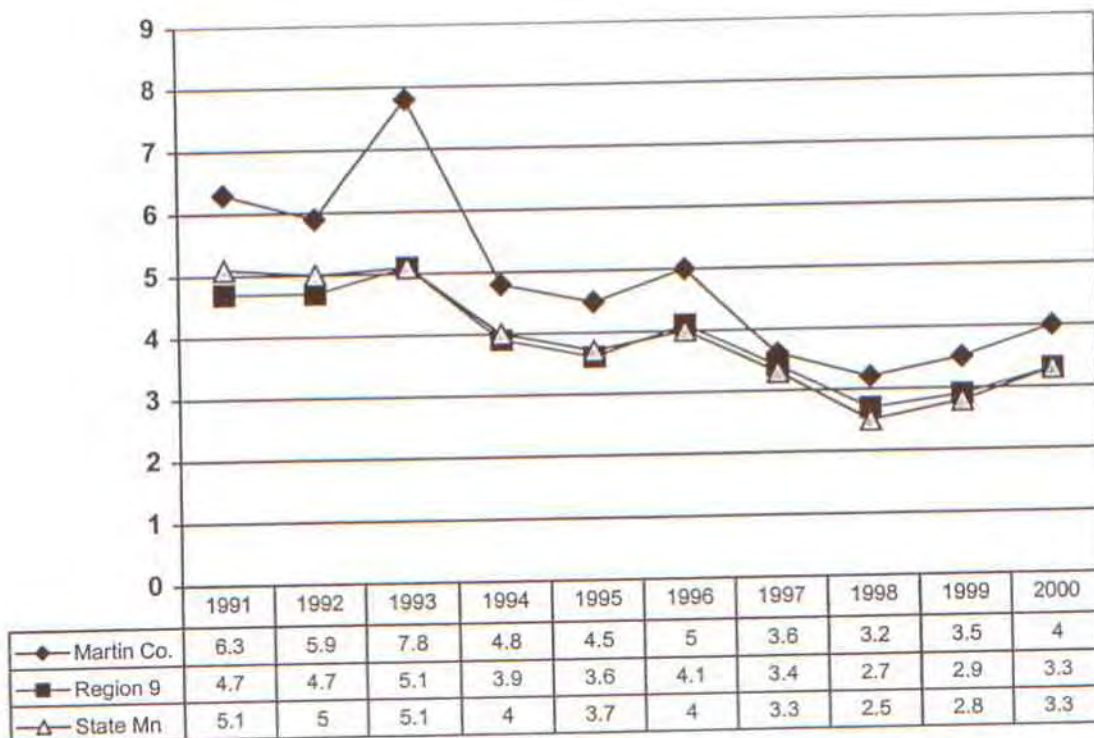


Job losses during the 1970 to 1990 time period occurred in the agricultural, forestry, and mining sector, about 30% of their jobs, the construction industry lost 100 jobs, the personal/entertainment/recreation industry lost 89 jobs, and the wholesale trade lost 61 jobs. Between 1990 and 2000, the biggest job loser was the retail trade (-26.7%), manufacturing (-9.6%), agriculture and other professional services. An overall increase of 1,932 employed persons was seen between the years 1970 and 2000.

Other sources of employment data can provide a picture of what is occurring locally too. Just such a source is through the U.S. Department of Commerce, the Bureau of Economic Analysis. Among the data compiled by the BEA are numbers of jobs by County by year by industry. The graphic above provides a five year trend line showing the number of full-time and part-time jobs by industry for Martin County. The services industry is really the only job growth sector shown. All other industries show small changes, either up or down.

Employment projections by region of the State are made by the Minnesota Department of Economic Security's Research and Statistics Office. The southwest region of Minnesota, in which Martin County is one of 23 counties, is projected to see a gain of nearly 21,000 jobs from 1998 to 2008, the time period for which the projection was made. This represents a growth rate of 10% over the ten year period. In comparison to the entire State, projections anticipate a 16% employment growth rate to occur in Minnesota for this same time period. Projections indicate the growth industries will occur

Comparison of Annual Unemployment Rates (%)



with the manufacture of non-durable goods, retail trade, health services, other services, and business services. Only the agricultural, forestry, and fishing industry is expected to experience employment losses. Minimal gains are anticipated in the construction and mining industries, and the federal and state governments.

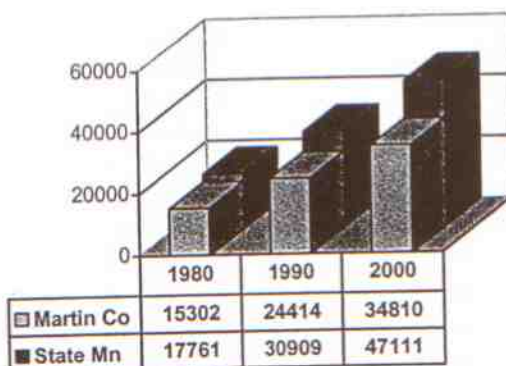
The unemployment rates of the County, the region, and the State are displayed in the graphic above for a ten (10) year period. As can be seen, the typical unemployment rate for Martin County is higher than that found at the region and the State. While the unemployment rates for each of the entities tend to move together, the unemployment rate for the County is typically about 1% higher than those found in the other two jurisdictions.

INCOME MEASURES:

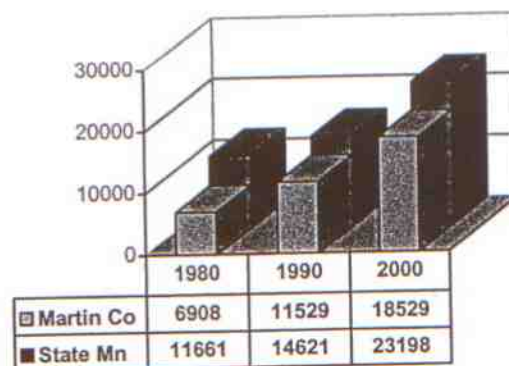
Changes in income are displayed in the two graphics below. As can be seen, income measures comparing Martin County to the entire State of Minnesota are not entirely favorable to Martin County. In the graphic to the left, even though the median household income for Martin County residents increased by nearly 60% during the 1980s and more than 42% during the 1990s, this income figure for the County lost ground to the income figure displayed for the State as a whole which saw increases of 74% during the 1980s and more than 52% during the 1990s. In 1980, the median household income for Martin County was about 86% of the same figure for the State of Minnesota. By the year 2000, Martin County's median household income was about 74% of the State's median household income.

When considering the per capita income number or the graphic on the right, a different trend is seen. The 1980 census indicates the per capita incomes in Martin County were 59% of those seen for the typical resident of the State of Minnesota, much lower than

**Change in Median Hshld Incomes
1980 to 2000**

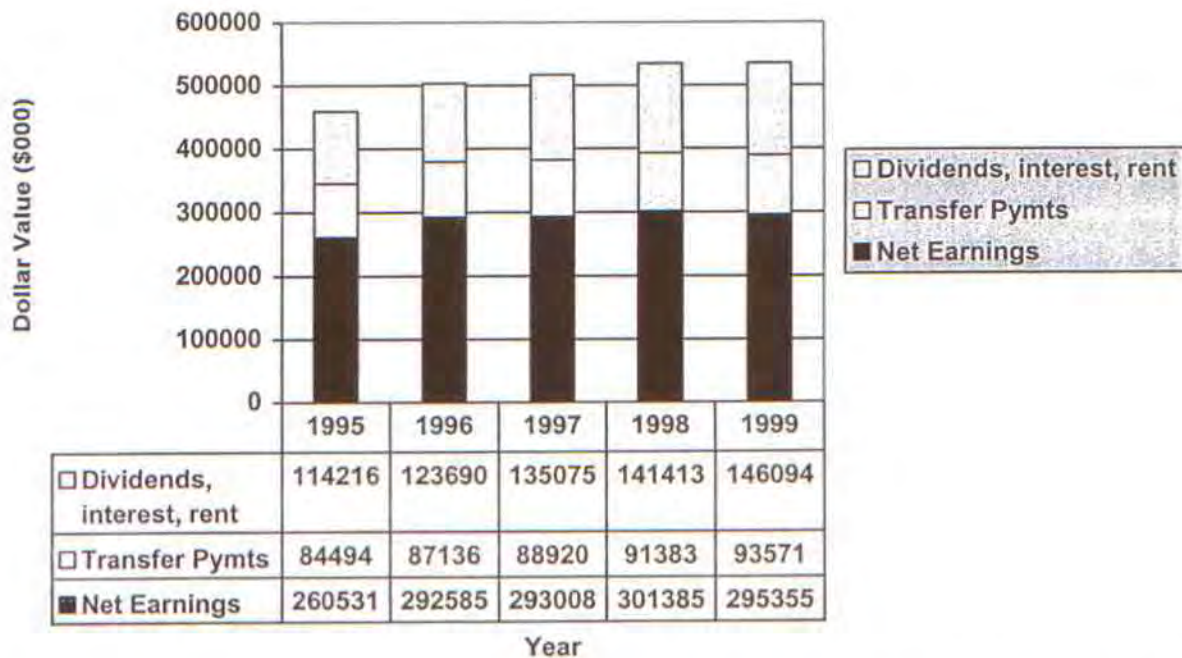


**Change in Per Capita Incomes
1980 to 2000**



the median household income figure. By 1990 though, the per capita income in the County experienced an increase of almost 67% during the 1980s, a much faster rate than was experienced at the State level. As a result, while the per capita income of Martin County was a low 59% of the State's per capita income level for 1980, it experienced such a big change that it stood at 79% of the State level by 1990. The data released for the 2000 census indicates that the per capita number for Martin County remained the same, relative to the State rate, at 79%. The most likely reason for this big change in the per capita income is that the persons per household declined at a steeper rate in Martin County than for the State as a whole and/or the growth in non-family households exceeded the rate of the State.

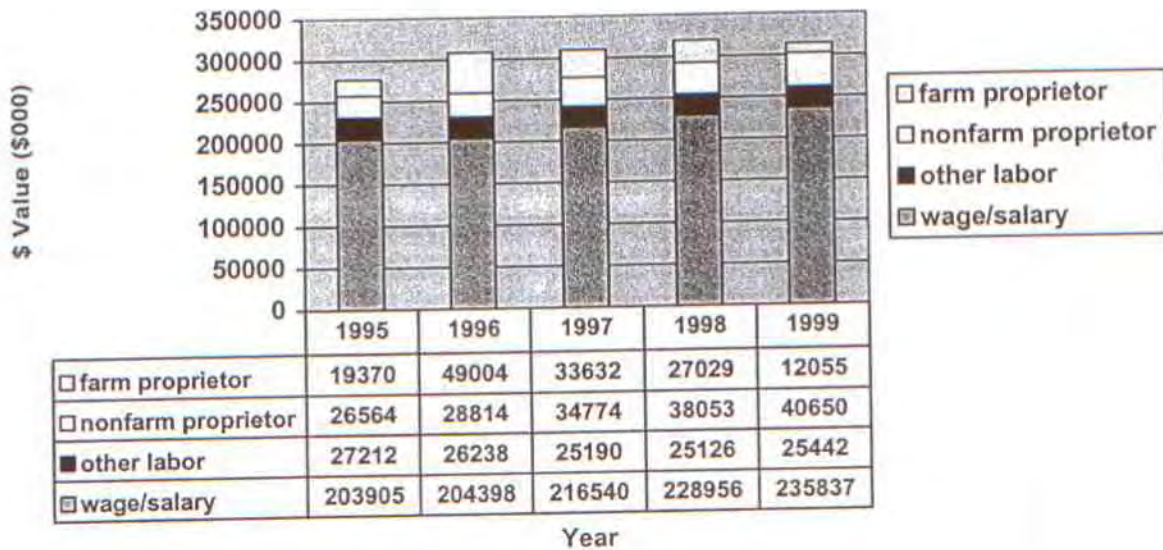
Personal Income Trends (1995/99)



Another source of demographic information is from a database created and managed by the Department of Commerce's Bureau of Economic Analysis. This database contains demographic information by year for each state and each county within the state. The graphic above illustrates the five year personal income trend for the County and its income source mix. As can be seen, income derived from net earnings makes up more than half of the income realized by residents. However, the data for 1999 shows a decline in the amount generated by earnings. Income derived from dividends, interest, and rents has increased steadily over the five years. Income from transfer payments has increased over the time period also, but at a slower pace than is seen in the dividends column.

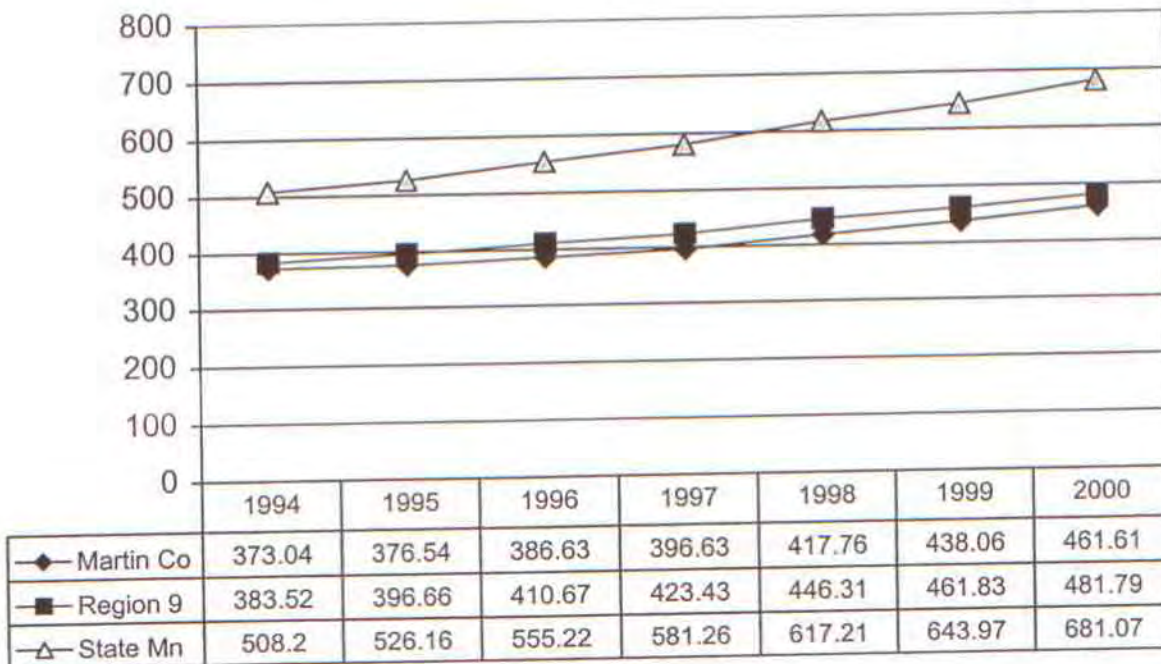
The graphic below illustrates the five year trend of earnings by place of work. As can be seen, wage and salary sources of earnings is the most significant source of earnings for County residents. A growing share of earnings is taking place within the category

Earnings by Place of Work



defined as nonfarm proprietor. Farm proprietors comprise a volatile share of this income measure, moving from less than \$20 million in 1995 to \$49 million in 1996, then down to \$12 million by 1999.

Average Weekly Wages by Reporting Quarter

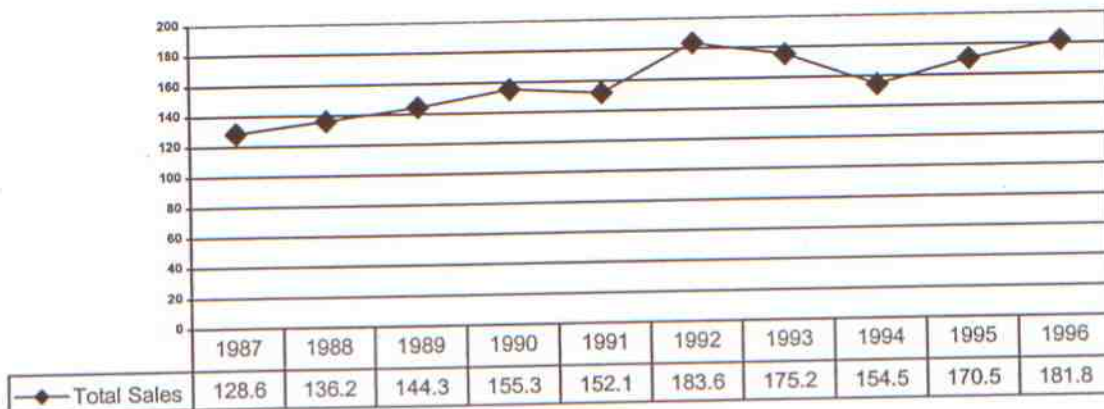


In the graphic above, a comparison is made of the average weekly wages for those employees who are covered under the Minnesota unemployment compensation tax law, or approximately 97% of the total nonagricultural wage and salary employment in the state. As can be seen, the average weekly wages paid to employees in Martin County is typically a little lower than the wages paid at the regional level but tracking along at about the same pace as wages at the regional level. Compared to the wage threshold at the State level, the weekly wage difference paid to workers in Martin County increased from \$135 less per week in 1994 to \$220 less per week by 2000. This just illustrates the disparity in wage levels needing to be paid within the Minneapolis - St. Paul metropolitan area compared to the remaining portion of the State.

Retail Sales:

The graphic below illustrates total retail sales for the entire County from 1987 through 1996. The data shows that growth in retail sales is steady over long periods of time, with

Total Retail Sales Trend (\$000,000)



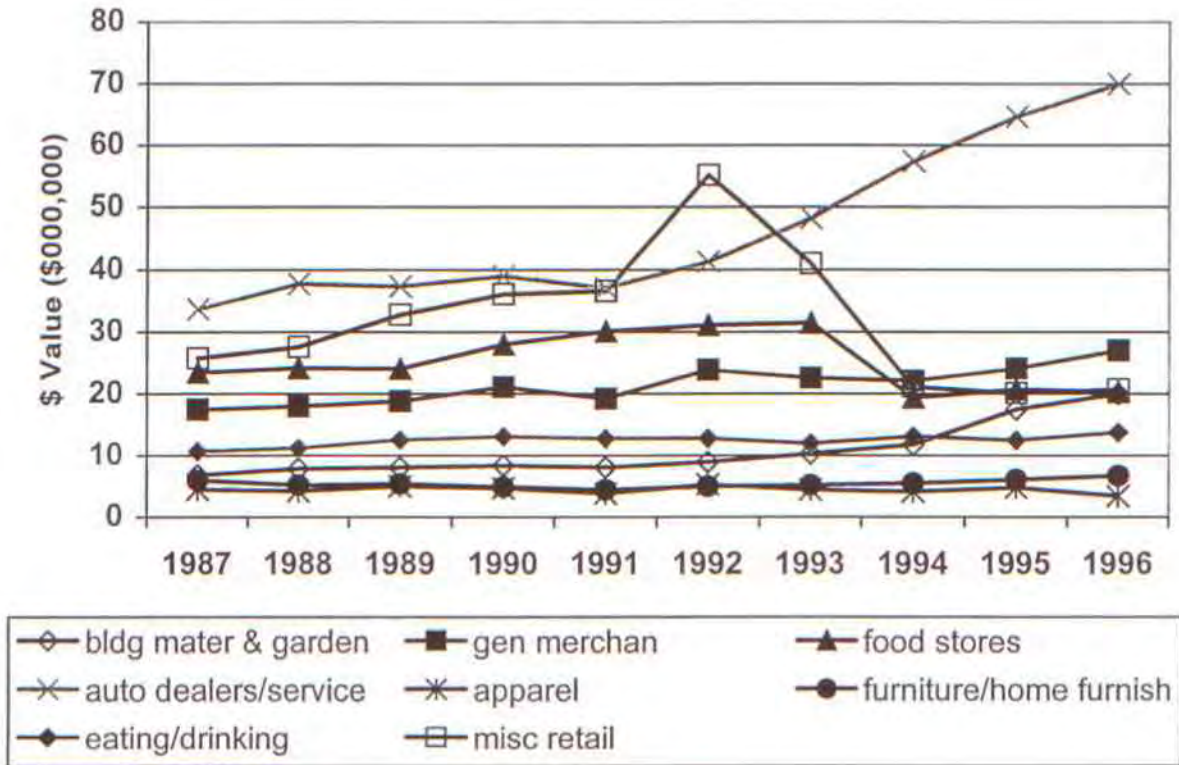
downturns occurring within from one year to another. The average yearly growth rate during this time period was nearly 6%, ranging from a high of nearly 21% (1992) to a low in which the retail sales dipped by a negative 12% (1994).

Where within the retail industry are growth trends or weaknesses being seen? In the graphic below, the yearly trends are shown for the County's retail sector by SIC. The strengths of the retail sector in the County is in the quick growth of the auto dealers and service station sector. From 1991 to 1996 this sector has experienced an 89% increase in sales. On the other end, miscellaneous retail sales shows an extraordinary decline between 1992 and 1994. Within these two years, total sales within this sector declined by nearly 62%. These numbers don't appear to be very realistic, suggesting some type of data error is being reported in the database and perhaps throwing the total retail sales trends for these two years into doubt.

Another database from which business strength for individual Counties can be inferred is the collated data about business births and deaths, as compiled by the Minnesota Workforce Center. For the latest time period in which this data is displayed, 1993 to

1995, Martin County had 97 new business firms and 431 new jobs as compared to 64 business deaths and 382 associated jobs that were cut out of the local labor market. This means that a net increase of 33 businesses and 49 jobs were seen in the County during this three year period.

Retail Sales Trends by SIC



Agricultural Data:

The agricultural industry is very important to Martin County. As can be seen in the table of census numbers below, the number of farms has declined over time, as is the case for most agricultural counties. From 1978 to 1997, the number of farms declined by 489 or more than 33%. During this same time, there was a total decline of 16,499 acres contained within operating farms, a decrease of 3.8%.

CENSUS OF AGRICULTURE – Farm Data

	1978	1982	1987	1992	1997
# of farms	1476	1454	1269	1123	987
land in farms (by acres)	437133	430605	433285	412660	420634
average size of farms (acres)	296	296	341	367	426

Source: U.S. Census of Agriculture, 1978 to 1997

In the table below, information is presented about farm operators and the change that is occurring within the staffing of farms. As can be seen, along with fewer operating farms, a continuing decline can be seen in the number of farming operators who claim farming to be their principal occupation. In 1978 a full 84% of the operators claimed farming as their principal occupation. By 1997, just under 70% of the farming operations had operators stating that farming was their principal occupation. This is a common trend in the agricultural field.

In a look at ownership, given the continual drop in the number of farming operations, we see decreases in both full and part ownership numbers, as well as in the number of tenant farmers. Considering full owners, the biggest change occurred between 1982 and 1987 when a decline of more than 22% in the number of full operators was seen and nearly 35% in the number of acres controlled by full operators. The change between 1992 and 1997 is interesting insofar as there is just a slight decline in the number of full farm operators, but an increase of 43.5% in the number of acres controlled by full farm ownership operations. Part owners declined in numbers from 1982 through 1997 but held steady in the number of acres that was held by this group of farming operators. The number of farming tenants has declined steady from 1978 through 1997 with dwindling acreages occurring from 1987 to 1997.

CENSUS OF AGRICULTURE – Farm Operator Data

	1978	1982	1987	1992	1997
Operators Principal Occupation - farming	1244	1193	1022	852	689
Operators Principal Occupation - other	232	261	247	271	298
Full Owners - # farms	556	531	411	351	341
Full Owners - # of acres	101477	106713	69789	59258	85037
Part Owners - # farms	518	541	524	508	439
Part Owners - # acres	238564	231367	265937	265722	265738
Tenants - # farms	402	382	334	264	207
Tenants - # acres	97092	92525	97559	87680	69859

Source: U.S. Census of Agriculture, 1978, 1982, 1987, 1992, & 1997

In the table below, additional information is appended about farm operations for the three most recent agricultural censuses. The average age of farm operators is slowly increasing, as would be expected. The average market value of agricultural products sold in 1997 more than doubled from the average values seen in 1992. The production expenses increased at a little less than 73% during this same time period. But as seen in an earlier graphic, this must have been a time in which the agricultural community did fairly well economically. After 1997, tougher times descended. Ownership data indicates that sole proprietorships still are the norm, albeit declining in overall numbers. The number of partnerships are declining but are the second most common form of

ownership. The number of family held corporations are a growing form of ownership. The occurrences of other forms of ownership in the County are negligible.

CENSUS OF AGRICULTURE – Other Farm Data

	1987	1992	1997
Average Age of Farm Operator	47	48	49
Average Market Value Ag Prods. Sold – per farm	\$106334	\$125636	\$257064
Average Farm Production Expenses – per farm	\$79172	\$104565	\$180599
Other Ownership Data - # Sole Proprietorships	1089	949	810
# Partnerships	133	122	103
# Corporations (family held)	44	49	69
# Corporations (other)	1	0	3
# Other Ownership Arrangements	2	3	2

Source: U.S. Census of Agriculture: 1987, 1992, & 1997

Farm Expense Comparison

	1987	1992	1997
Farm Production Expenses (\$1,000)	\$100469	\$117322	\$178251
Hired farm labor (\$1,000)	\$4974	\$4297	\$6524
Contract labor (\$1,000)	\$614	\$133	\$1345
Repair & maintenance (\$1,000)	\$6435	\$7551	\$9574
Customwork, machine hire, rent machines (\$1,000)	\$2081	\$3048	\$2446
Livestock/poultry purchased (\$1,000)	\$15697	\$13445	\$25599
Feed for livestock/poultry (\$1,000)	\$14632	\$17925	\$41916
Commercial mixed formula feeds	\$5998	\$5604	\$20157
Seed/plants (\$1,000)	\$4844	\$6871	\$8881
Petroleum products (\$1,000)	\$4669	\$6590	\$6183
Commercial fertilizer (\$1,000)	\$7099	\$9811	\$12690
Agricultural chemicals (\$1,000)	\$4514	\$6887	\$9102
Electricity (\$1,000)	\$1745	\$2033	\$2091
Property taxes (\$1,000)	\$2615	\$2839	\$3084
Cash rent (\$1,000)	\$13136	\$16076	\$19945
All other farm production expenses (\$1,000)	\$8819	\$9239	\$15378

Source: U.S. Census of Agriculture: 1987, 1992, & 1997

Farm expenses are detailed in the table above for the last three census periods. A big jump in overall expenses is seen when looking at the data for 1992 to 1997, more than a 50% increase. The biggest single increases were seen in the purchase of livestock and poultry (nearly doubling between 1992 and 1997) and in the purchase of feed for livestock and poultry (nearly tripling in the same time period). The purchase of commercially mixed feeds became a far more prominent expense item, going from less than a third the total feed expense for County farmers in 1992 to nearly one half of all feeding expenses in 1997. Steady increases are seen for such items as seed, commercial fertilizer, and agricultural chemicals. Petroleum products experienced a decline in 1997 from 1992. Electricity was a minor increase in this same time period. Property taxes increased by less than 10% between 1992 and 1997. Cash rents increased by 24%. Labor costs increased during this time period. Hired farm labor costs increased by more than 50% from 1992 to 1997 and contract labor increased by ten times in the same time period. The cost of hiring or renting machinery declined slightly from 1992 to 1997, probably due to increased on-site labor.

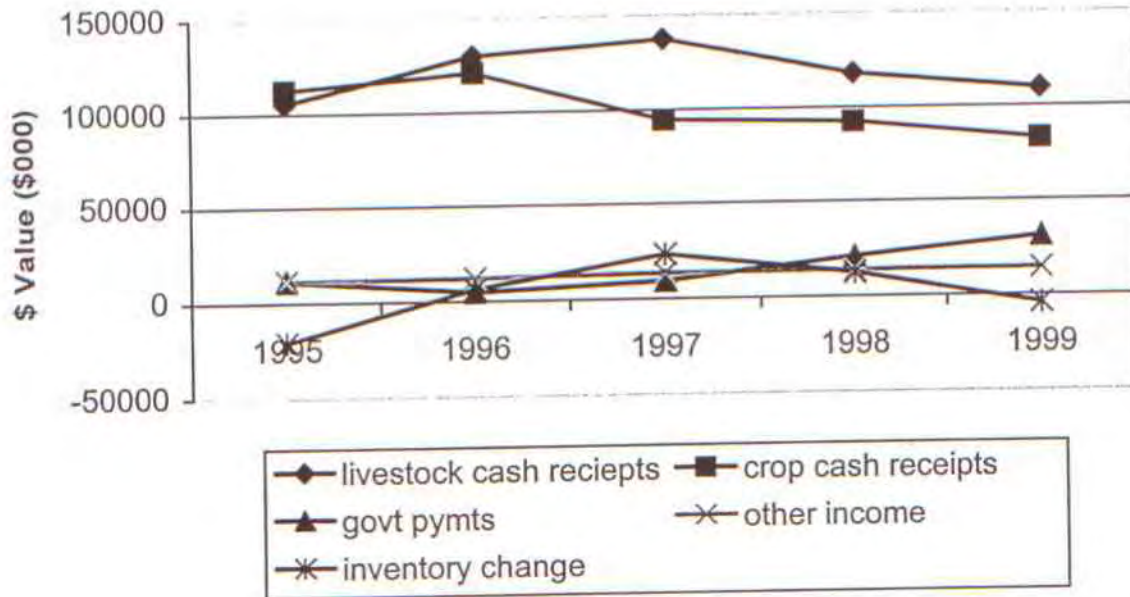
What is it that Martin County's farmers specialize in? Hog production in Martin County is higher than anywhere else in the State. Land planted in seed corn and soybeans are the two most significant crops. Martin County ranks in the top five Counties in the State usually for production of these two crops. The table below illustrates the raw numbers for livestock production and crop statistics for the years 1999 and 2000.

AGRICULTURAL CROP STATISTICS

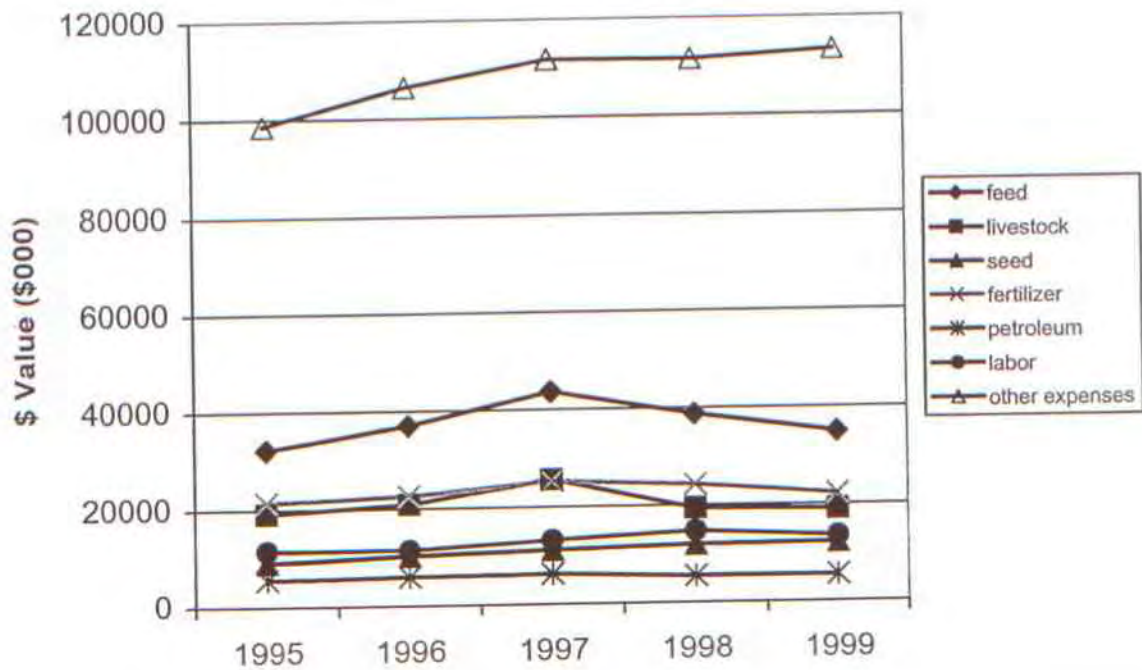
	1999	2000
Hog Production	701,000	732,000
Annual Average Milk Cows on Farms	1,500	1,500
Total Milk Production (lbs)	24,500,000	26,000,000
Beef Cows	2,000	2,000
All Cattle/Calves	22,000	22,000
Sheep/Lambs	1,600	1,700
Corn: seed (acres)	217,600	215,300
Yield (bushels per acre)	154	156
Corn: silage (acres)	1,500	1,200
Yield (tons per acre)	18.9	18.8
Corn: sweet corn (acres)	2,100	2,200
Yield (tons per acre)	5.81	5.38
Soybeans: seed (acres)	196,000	190,300
Yield (bushels per acre)	42	45
Hay: all (acres)	6,600	6,000
Yield (tons per acre)	3.2	3.7
Green Peas: (acres)	2,200	2,300
Yield (tons per acre)	1.2	1.5
Oats: (acres)	1,900	2,000
Yield (bushels per acre)	64	77

Source: Minnesota Agricultural Statistics: 1999 & 2000

Income Sources & Inventory Value Change



Production Expenses



In two graphics displayed below, data compiled by the Bureau of Economic Analysis is presented for Martin County's farm economy. In the first graphic, income sources are presented in a five year trend with the value of inventory changes. As can be seen, livestock cash receipts are typically higher than crop cash receipts, with both decreasing in 1998 and 1999 and crop cash receipts declining in 1997. Other sources of income remained steady through the period. Government payments show modest increases in 1997 through 1999. Inventory changes were negative values at the beginning and at the end of the display period.

Production expenses are displayed in the graphic above. Those expenses that are compiled under "other expenses" make up the largest single expense item and show a steady upward bend. The cost for feed and livestock track together. As more livestock is purchased, more feed is purchased. All other expenses are fairly flat through the period displayed.

Land Use Goals and Policies:

Parks and Recreation Goal: Martin County will maintain and work towards enhancement of its County parks to benefit the recreation needs of County residents and improve the potential draw of the County to tourists. In addition, Martin County will look for opportunities to include the construction of bicycle lanes in road projects and work towards providing some type of trail system within the County that connects to other regional trail links in Counties adjacent to Martin County. Activities will include:

1. Martin County will work to implement the improvement recommendations of the Cedar Lake – Hanson Memorial County Park plan. The plan specifies a 10 to 15 year improvement timeline for making the Park improvements, ~~which the County can support, however, the list of recommended improvements is more comprehensive than the County Board would like.~~ The Park Board should take the lead in this project, adopting a yearly improvement program for making the supported improvements. Improvements to the campground should be among the first made, including larger campsites, electrical outlets to serve some campsites, and shower facilities for the park.
 - Responsibility: Martin County Park Board & County Board of Commissioners
 - Timing: ongoing with completion 10 to 15 years out
2. Bird watching is becoming more popular, as either a hobby or as an activity associated with recreation. Martin County, with its water resources, wetland resources, and CRP land, is ideally suited to be marketed to persons interested in this activity as a place to view the wide variety of upper Midwest bird wildlife. The County may consider documenting the types of birds that occupy local habitat during different parts of the year, locations for viewing these birds, and include this information on any County literature that is geared towards a marketing effort.
 - Responsibility: *to be determined*
 - Timing: *to be determined*
3. The County currently has no officially designated bicycle trail(s). There are trails that have been developed or are in the planning stages of being developed in adjacent Counties. Martin County should consider investing in the long range development of recreational trails, perhaps in conjunction with road redevelopment projects and with an eye towards linking up with other regional links. The first such leg might be in the Ormsby/Trimont area, eventually extending down into the Sherburn/Welcome areas.
 - Responsibility: County Board of Commissioners & County Highway Department
 - Timing: start within 5 years

Transportation Goal: The County has a five year capital improvements program in place for making road improvements or undertaking complete reconstruction and making bridge improvements or bridge replacements. Ultimately, the County would like to upgrade all of its road segments to 9 ton capacity and to replace all the bridge

segments that have poor sufficiency ratings. A healthy and well maintained transportation system is critical to an area's economic health. Activities will include:

1. Losses in state aid dollars will ultimately harm the County's transportation system. Even though the County has done a good job of maintaining its system and the County road system is in good shape, there are fears that the maintenance needed to keep the roads in good condition will outstrip the funding that will be made available. The County's political forces need to marshal their efforts with other rural counties, to present a unified force fighting cutbacks to state highway aid so that the County can continue to maintain and strengthen its rural transportation system.
 - Responsibility: County Board of Commissioners
 - Timing: now

2. There are several ordinance changes that need to be made related to transportation. Specified setback regulations mix their start points, measuring from the center of road versus road right of way. In addition, setbacks specified for structures and vegetative windbreaks that have been enforced in the County allow placement of these features too close to roadways. Among the problems this causes, excessive snow drifting across roadways, physical impediments experienced when a roadway undergoes reconstruction, and stormwater drainage problems. New developments in the rural portion of the County are required to meet township standards for the construction of local roads and streets. No County development standard applies to this activity. Changes to regulatory standards will include:
 - a. The County will specify new setback standards for structures and vegetative windbreaks from all road rights of way to help reduce the current problems linked to placing structures and windbreaks too close to roadways.
 - b. The County will develop a set of design standards for local roads and streets serving new developments in the rural portion of the County. This is needed so that a good quality street and roadbed is constructed by the developer, paid for by those who will benefit from its use, prior to its being turned over to the public.
 - Responsibility: County Planning Commission, County Highway Department, County Environmental Services Staff
 - Timing: by 2003

Natural Resources Goal: The natural resources within Martin County are some of the most valued aspects of the county by both its citizens and other stakeholders in the region. It is of the utmost importance to the citizens of Martin County that the quality of these resources be maintained and improved upon, while their use for recreation and enjoyment continue. Of particular concern is the quality of water, for area lakes and streams and the health of fish and other wildlife populations dependent upon these resources, and for the groundwater.

1. Wellhead protection is a concern in the County. Some activities the County could undertake to ensure that new wells are placed properly include:

-
1. Changes to the zoning regulations for the development of a non-farm home in the Agricultural District will include:
 - a. The requirement that the potential building site not have been cultivated within the past five years will be dropped. It is not currently enforced and is not deemed to be of value to the consideration of whether a site in the rural area should be developed for residential use.
 - b. The lot size requirement for a rural residential use in the agricultural district will be increased to three (3) acres and the lot width standard will be increased to 250 feet.
 - Responsibility: Martin County Environmental Services, Planning Commission, County Board
 - Timing: 2003

Urban and Rural Coordination and Cooperation Goal: County staff and political representatives need to open communication lines with urban staff and political representatives. This will help to ensure that development issues being dealt with by the County are not harmful to urban interests nor impede future growth corridors of its urban neighbors.

1. Martin County will establish a "communication zone" for purposes of fostering closer and regular communication lines with each of the Cities. One of the activities proposed to help bring this about is the County Environmental Services staff will send an official notice to a city when a development proposal or zoning permit is requested within two (2) miles of a city's boundary. The County Environmental Staff will develop the list of land use activities for which these types of notifications will be made.
 - Responsibility: Martin County Environmental Staff
 - Timing: 2003
2. The City of Fairmont expressed some concerns with County land use policies and regulations. Specifically, the land use design standards that exist within the rural portion of the County are less restrictive than the design standards required by the City for development that is approved without platting. In addition, there are areas on the fringe of Fairmont that the City has a future interest in, but currently is not notified of any impending development being considered by the County. Activities proposed for the Fairmont area include:
 - a. The County's zoning district design standards for non-farm residential development and business development, when not platted, will conform to the City of Fairmont's zoning design standards for unplatted development within one (1) mile of Fairmont's city limits.
 - b. Martin County and the City of Fairmont will schedule joint land use planning sessions to discuss the zoning and land use controls in three distinct areas:

-
- i. the area to the west of Fairmont, where the industrial development is occurring and where a three tier transportation system is found, with rail, interstate highway, and electrical and pipeline infrastructure;
 - ii. the area to the north of Fairmont and I-90; and
 - iii. the area adjacent to the airport.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003
3. The City of Sherburn is concerned with the use of land north of the City, that area between the development occurring along Fox Lake and the city limits of Sherburn. Martin County and the City of Sherburn will schedule joint land use planning sessions to discuss the zoning and land use controls employed in this area.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003

Agricultural Feedlot Control Improvement Goal: Feedlots are a growth industry in Martin County. While the County wishes to ensure their continued success, aspects of the business operation could use further regulation to help minimize potential negative impacts to all neighbors.

1. The County will draft a rule requiring feedlot operators to construct a dead animal enclosure, or have a dumpster on site for the temporary storage of dead animals, or to employ a composting method approved by state rules to dispose of dead animals.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003
2. The County will require an applicant for a new feedlot or for the expansion of an existing feedlot to draft and submit for review an Odor Reduction Plan.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003
3. The County will require a public hearing to be held for an applicant proposing to construct a new feedlot designed to house 600 animal units or more, or for an applicant with an existing feedlot operation who proposes expanding the feedlot operation by 600 animal units or more.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003

-
4. When the County Environmental staff receive an application for a new feedlot or the expansion of an existing feedlot, it shall require comment on the application from the following persons or departments:
 - a. the applicable Township Supervisor(s);
 - b. Martin County Highway Department;
 - c. Martin County Soil & Water; and
 - d. Martin County Ditch Authority.
 - Responsibility: Martin County Planning Commission, County Environmental Services Staff
 - Timing: 2003

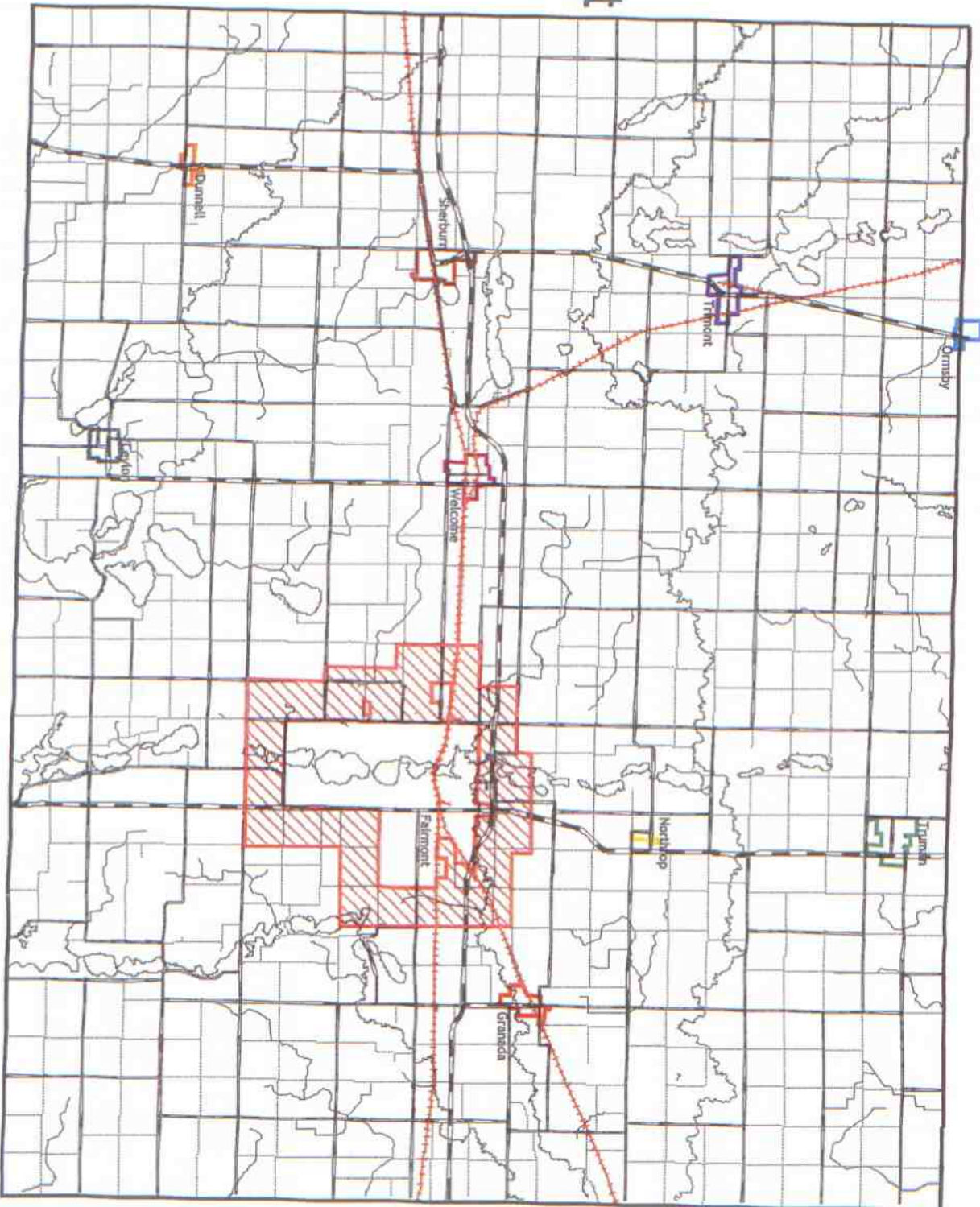
 5. New rules regarding the application of manure on agricultural land will be written and adopted. These new rules shall include the following standards:
 - a. All feedlot operations that collect manure in a liquid form will be required to apply this waste either through injection or by immediate incorporation.
 - b. Land surface spreading of liquid manure will only be allowed on land that has ~~3%~~ 2% slope or less.
 - Responsibility: Martin County Planning Commission, County Staff
 - Timing: 2003

 6. Setback changes to be incorporated in the feedlot rules will include the following standards:
 - a. New feedlot structures shall be setback a minimum of 200' from the center of road.
 - b. New feedlots shall be setback a minimum of ¼ mile from existing feedlots.
 - c. New feedlots shall be setback a minimum of ½ mile from cemeteries.
 - Responsibility: Martin County Planning Commission, County Staff
 - Timing: 2003

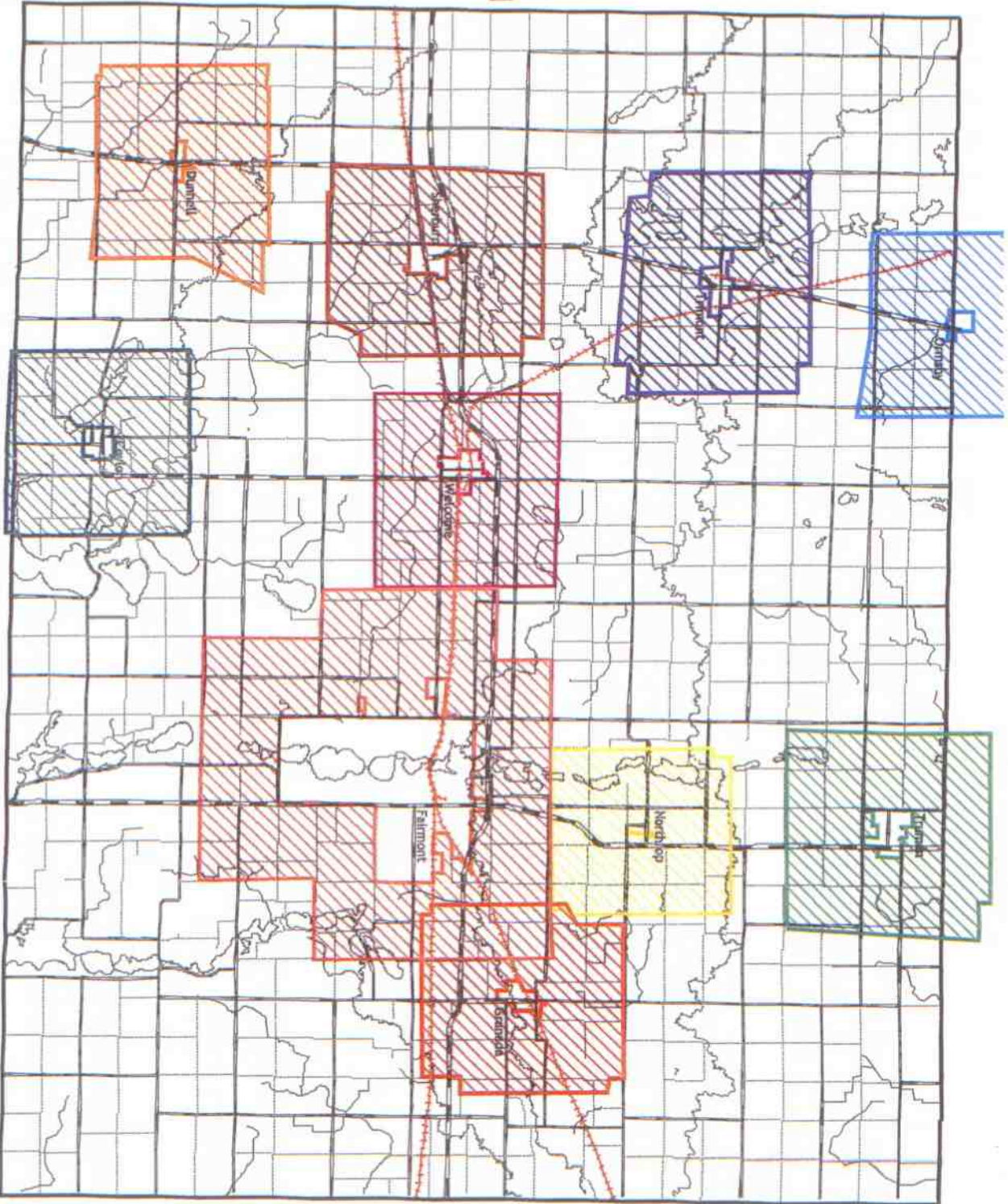
 7. All new feedlot construction will be subject to existing setback regulations, to the newly adopted setback regulations specified above, and to an OFFSET siting and odor reduction tool that will be adopted by Martin County. OFFSET is an acronym standing for Odor From Feedlots Setback Estimation Tool. Specific regulation standards that would apply to new construction will be added once the County participates in a training session and understands how specific standards would work within the County's current feedlot climate.
 - Responsibility: Martin County Board, Planning Commission, Staff
 - Timing: 2003

Work session of Nov. 2003 - Not to implement right now in Ordinance

Fairmont Lot Size Control Area



City Notification Areas



Implementation of Goals:

To fully implement this land use plan, the County will continue to enforce its ordinances that regulate the use of land. It also proposes to amend some of its ordinances to reflect the new goals and policies. Among the ordinances referred to above are:

- Zoning Ordinance;
- Subdivision Ordinance; and
- Feedlot Ordinance and Manure Application Regulations;

Conventional Zoning

This is the most common device for guiding development. The County does have a Zoning Ordinance and Map that governs the use of land. The general purpose of zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses. Once the Land Use Plan is adopted, the County Board and Planning Commission will need to review the existing Zoning Ordinance and Map to determine where changes need to be made so that the regulations and standards are compatible with the newly adopted Land Use Plan.

Subdivision Ordinance

Martin County has a subdivision ordinance that controls how a developer must undertake the division of land. The regulations provide for the preparation of plats and the required information to be included, the procedures for the approval and recording of plats, design standards for the installation of streets and other improvements, and specifies penalties for violations of the ordinance. Standards for the dedication of park and open space need to be specified as should requirements for the maintenance of open space.

Feedlot Controls and Manure Application Rules

Martin County implements a feedlot ordinance that regulates the location of feedlots. A number of the policies in the new plan will require the County to formulate changes to rules and incorporate them in the existing feedlot ordinance. In addition, the County will be adding rules that implement a new site control tool called OFFSET, a locational and odor reduction analytical tool.

Other land use regulations the County may consider:

Conditional Use Zoning

Under this zoning technique, the County would approve a use that subjects the property to conditions in exchange for a desired zoning change and is specific regarding the use. Conditional Use zoning involves limitations on and concessions from a developer, but it

does not include a reciprocal obligation on the part of the local government to change or forgo any aspect of its regulatory power.

Performance Standards

This tool is similar to the OFFSET system that the County intends on adopting. It consists of a set of standards which could be included in the zoning ordinance and are based on the permissible effects of a development upon the environment and other factors. It has been traditionally used in industrial areas to set standards on noise, glare, dust, toxic emissions, vibration, heat, odors, etc. This would give the County a way to control undesirable aspects of development that usually cannot be controlled by conventional zoning techniques.

Site Plan Review

This would allow the County to review the site plans and maps of a developer to assure that they meet the stated purposes and standards of the zone, provide for the necessary public facilities such as roads, protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping, and protect and preserve environmentally sensitive areas through dedications of open space or employing innovative zoning techniques. The process allows considerable discretion to be exercised by the County, since it may deal with hard to define design considerations.

Cluster Zoning

Dwellings are clustered in order to avoid other less developable portions of the site or to preserve environmentally sensitive areas.

Overlay Zoning

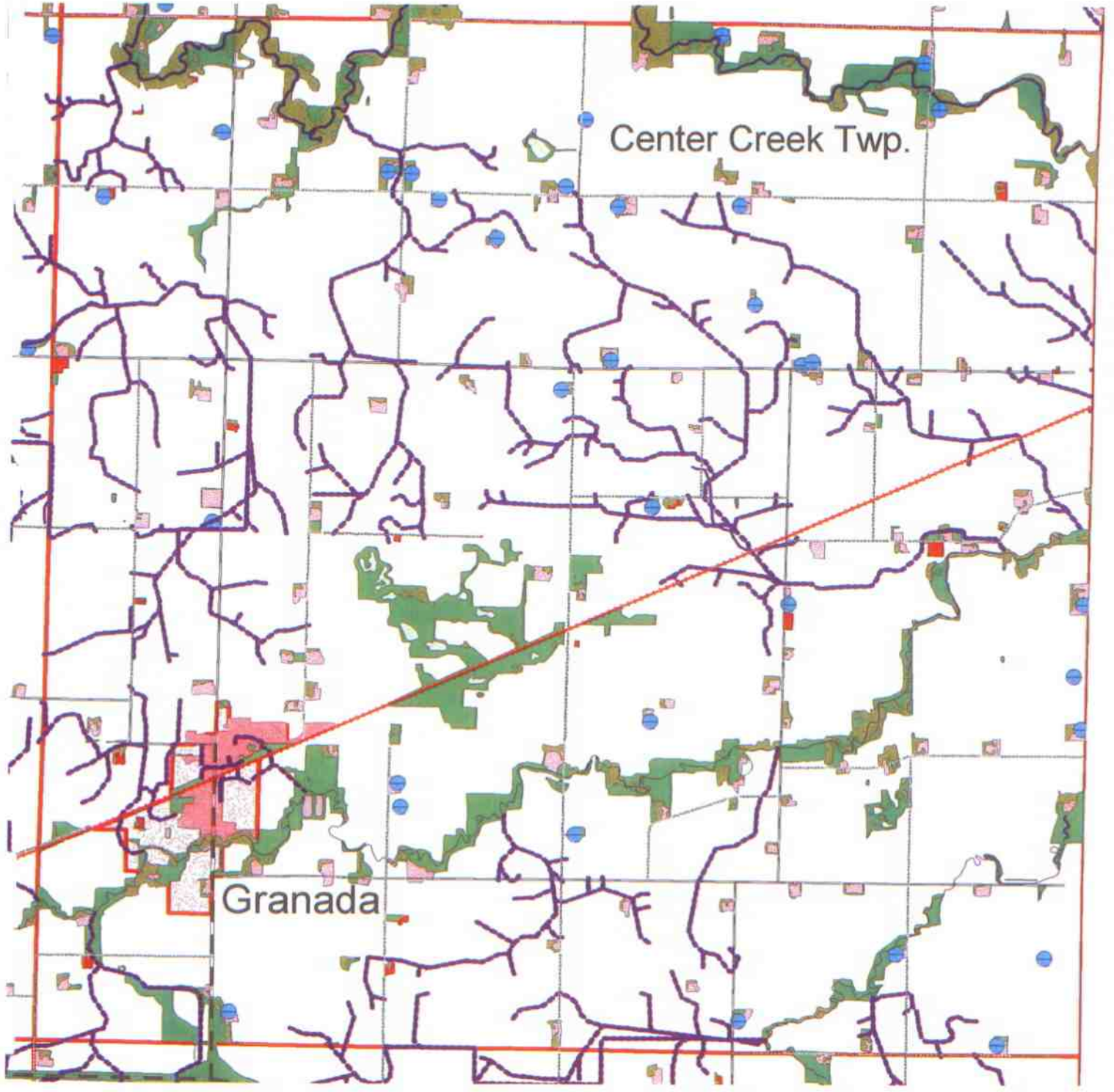
A set of zoning requirements that is described in the ordinance text, is identified on the zoning map, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Attachments

- 1. Maps of Land Use by Township**
- 2. A copy of the Cedar Lake – Hanson Memorial Park Plan Recommendations**
- 3. A copy of the issues summary report from the information gathering meetings**
- 4. A copy of the summary report from the Township Survey**
- 5. A copy of the summary report from the City Survey**
- 6. A copy of the summary memo from information meetings held on the draft land use plan policies**

Land Use Map Legend

-  Rail Line
-  Twp. Roads
-  County State Aid Roads
-  Highways
-  County Ditches
-  Rivers, Streams, Creeks
-  County Park Locations
-  Feedlots
-  Urban & Industrial Uses
-  Farmsteads/Rural Residential
-  Rural Residential Development Complex
-  Other Rural Developments
-  Grassland
-  Shrub-Tree (deciduous)
-  Shrub-Tree (coniferous)
-  Wetlands
-  Gravel Pits
-  Exposed Soil, sandbars, sand dunes

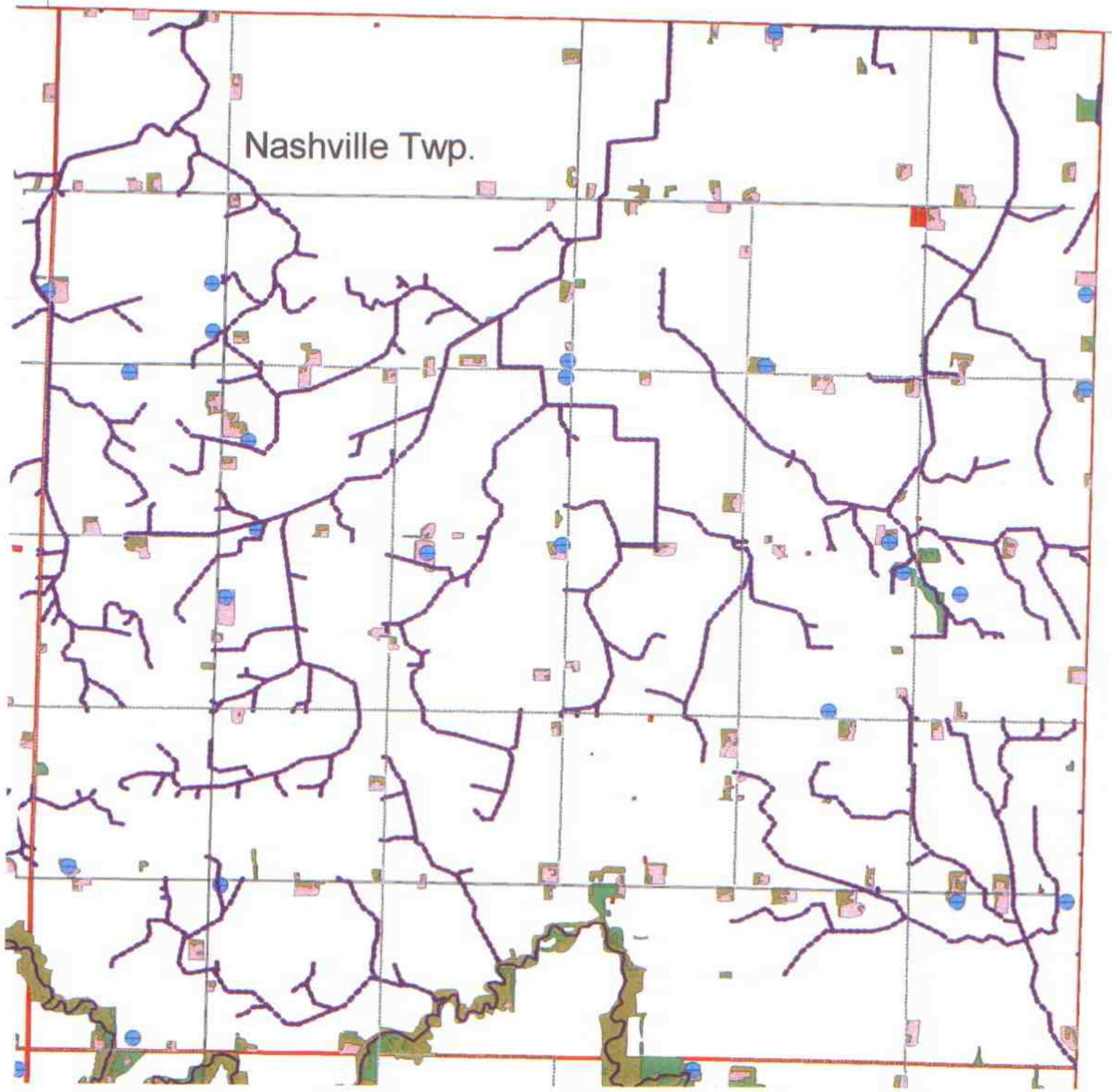


Center Creek Twp.

Granada



Nashville Twp.



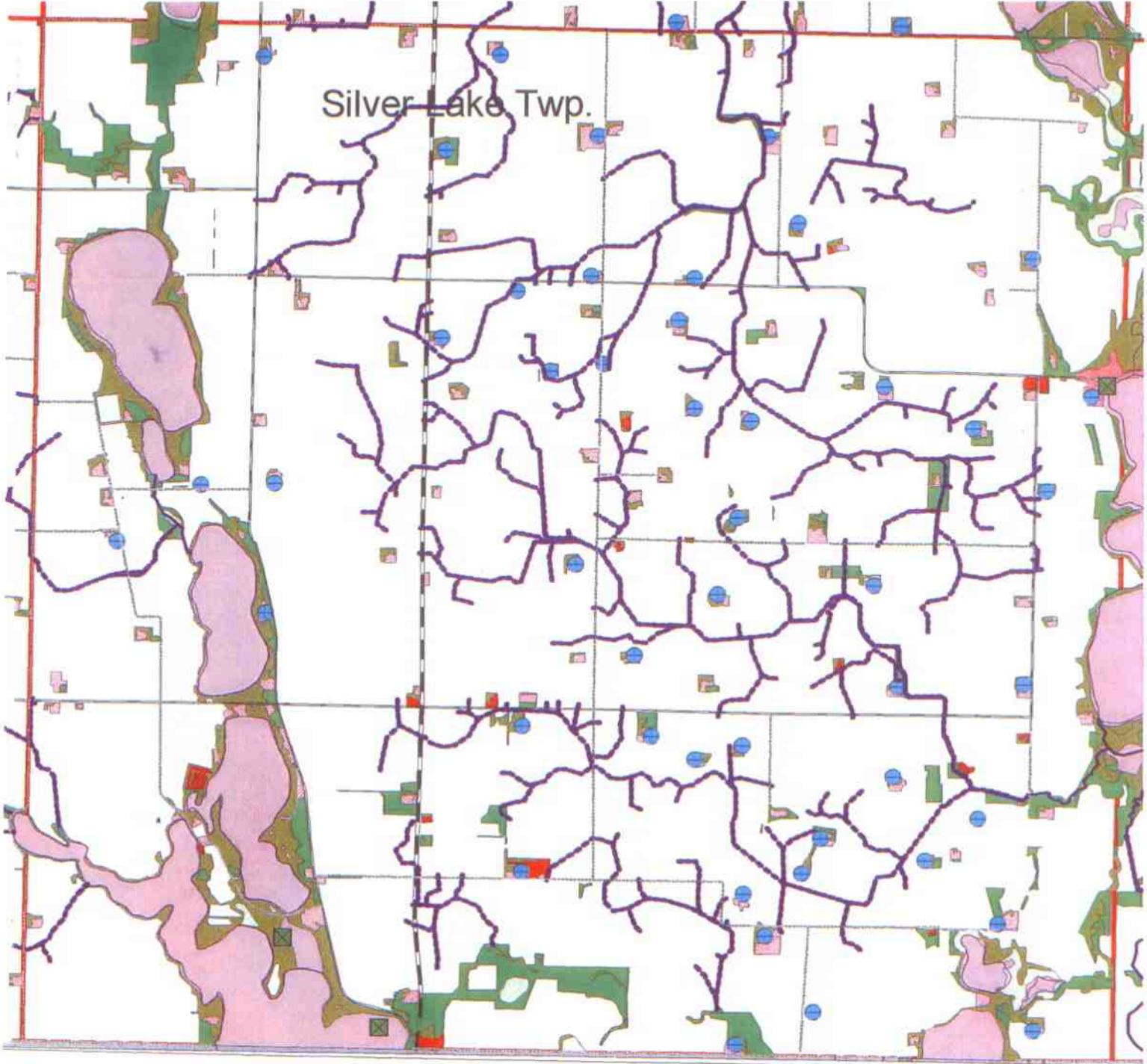
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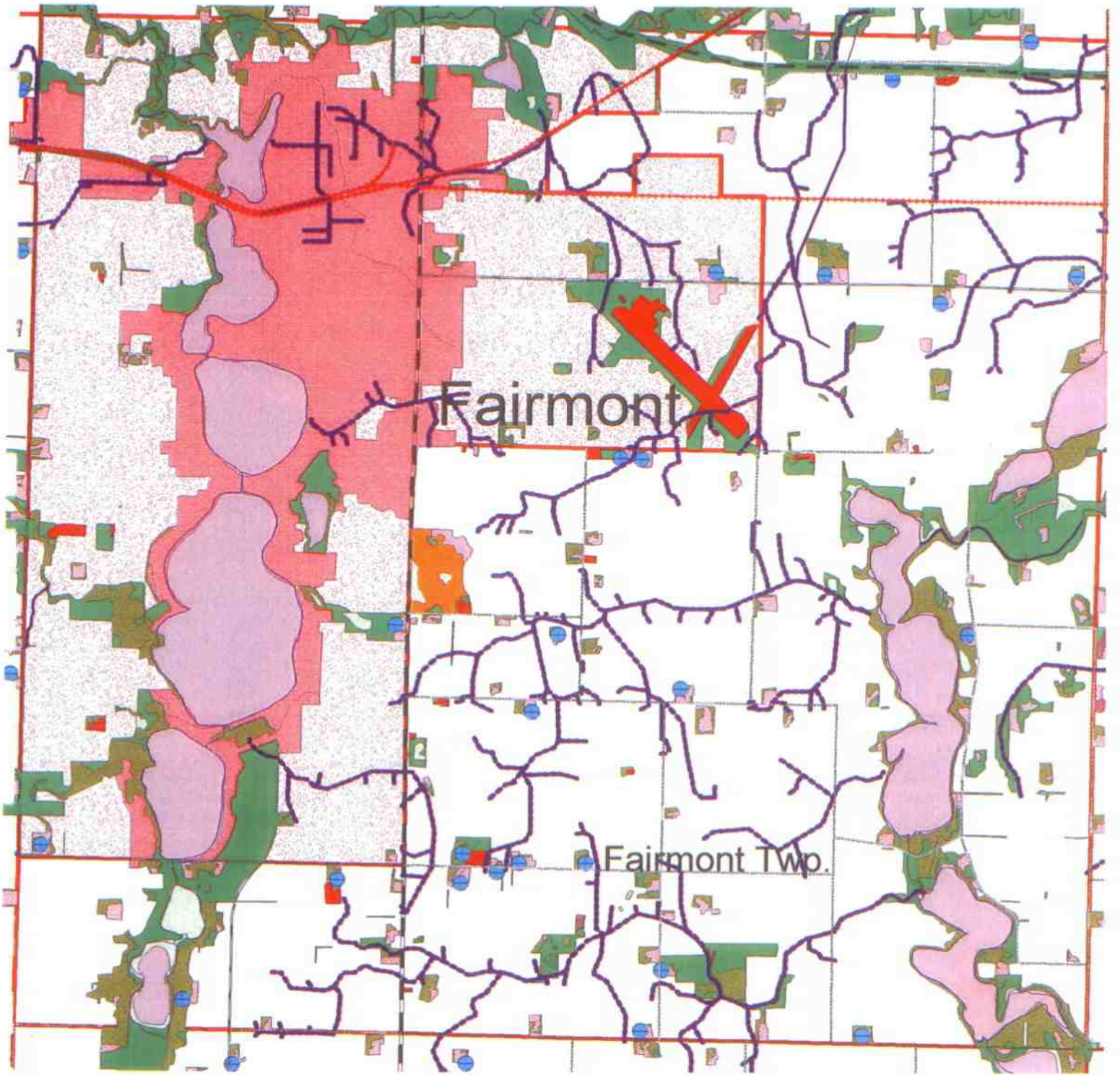
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2 Miles



Silver Lake Twp.

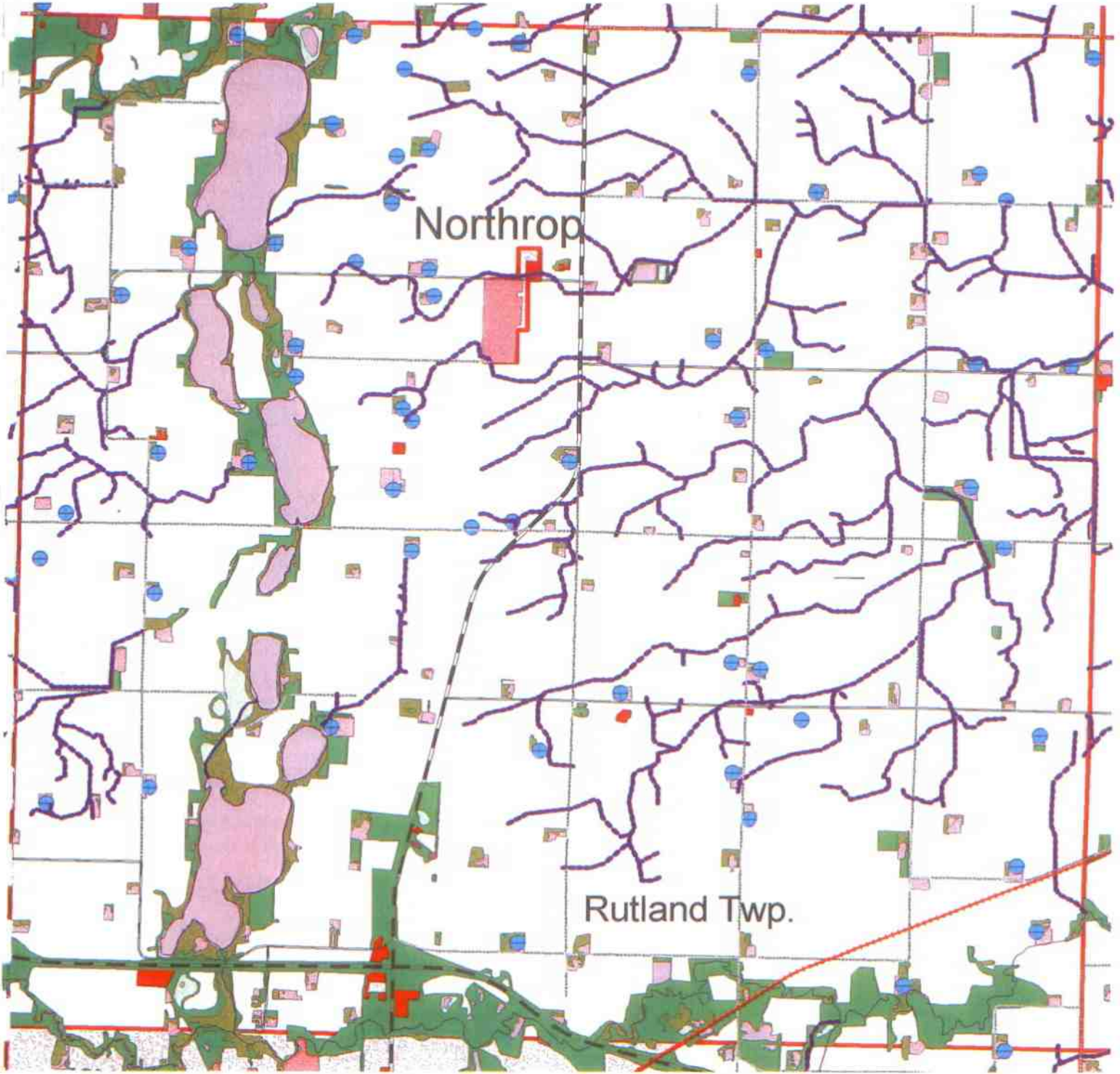




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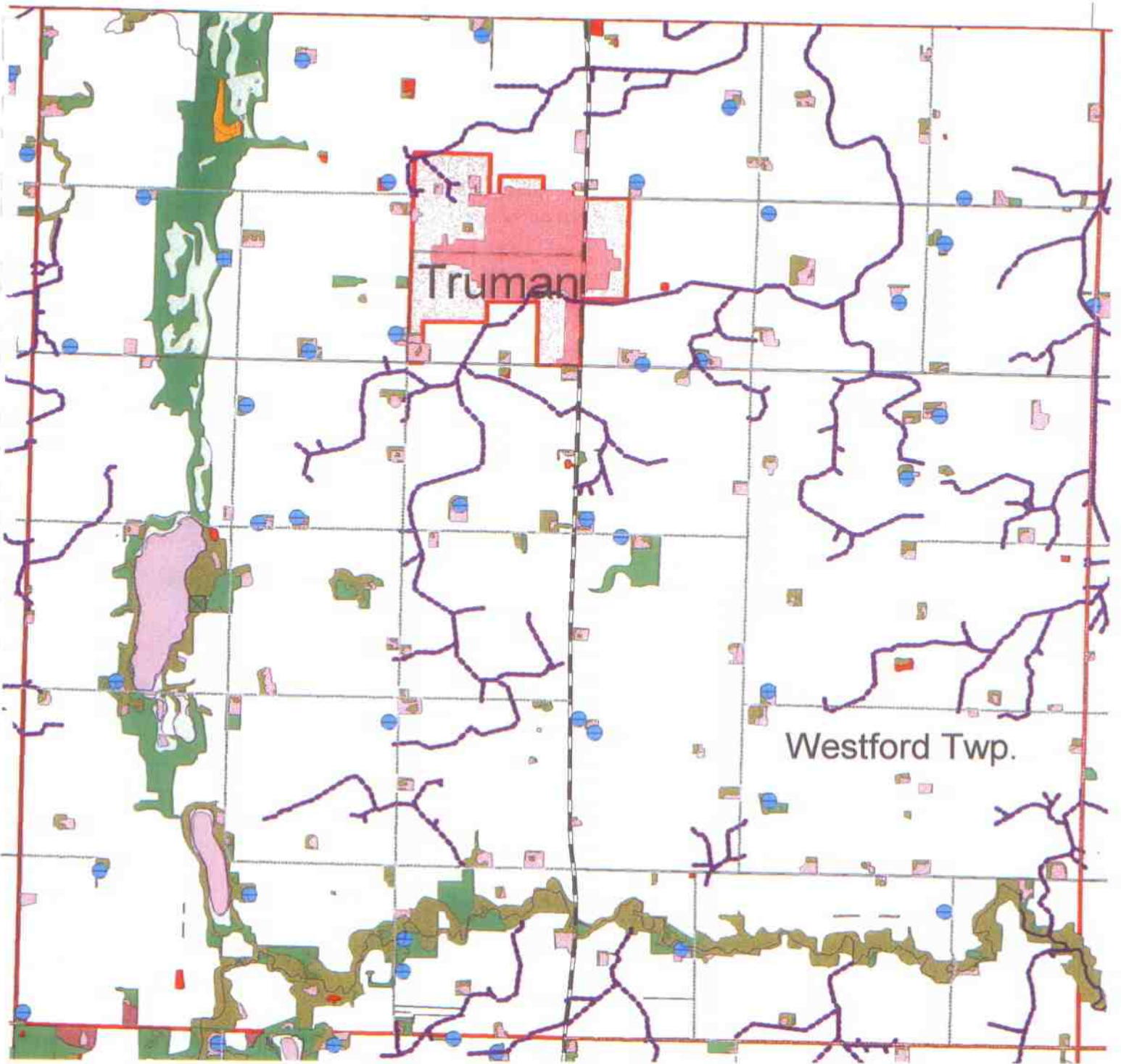
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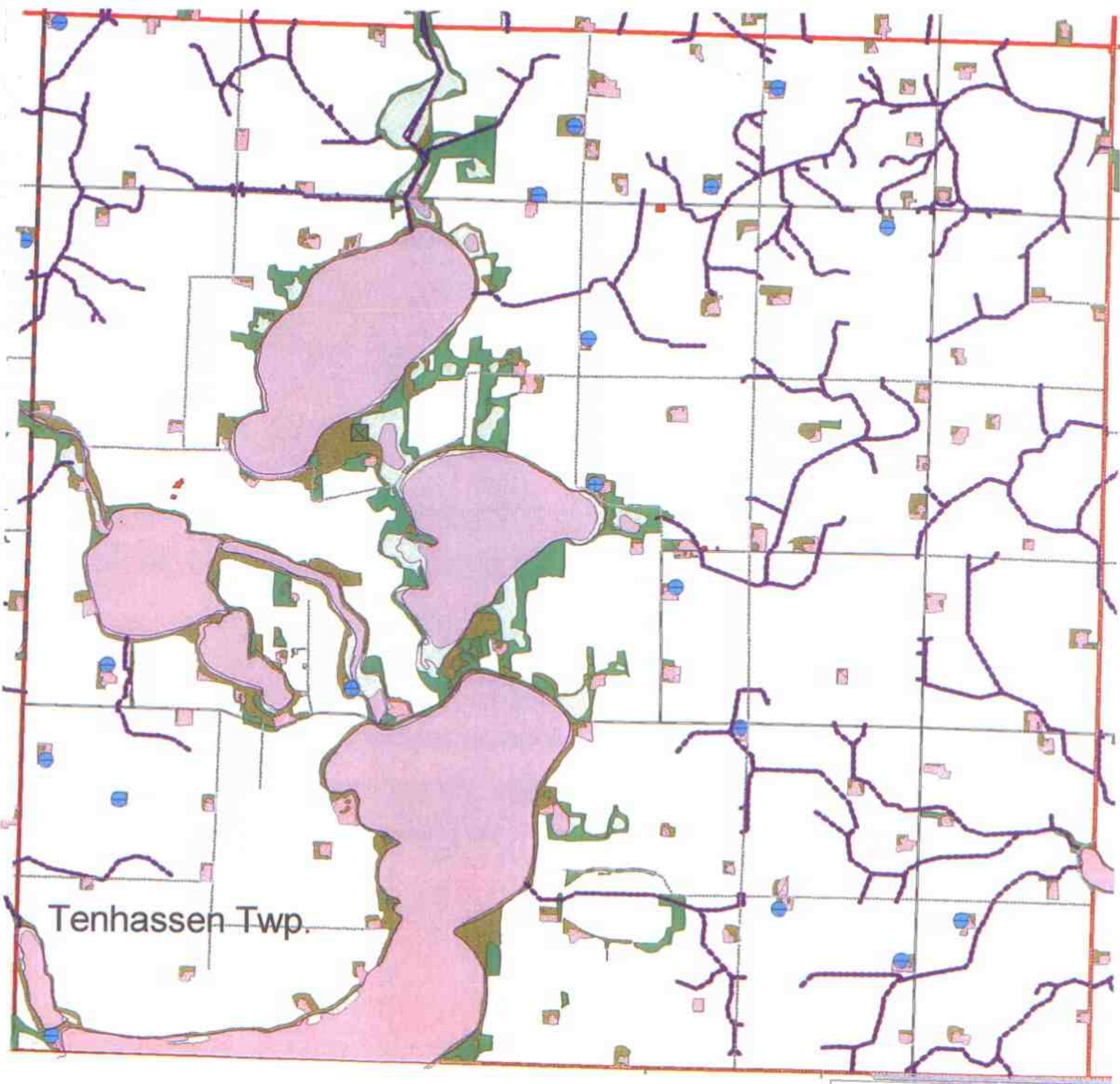
Northrop

Rutland Twp.



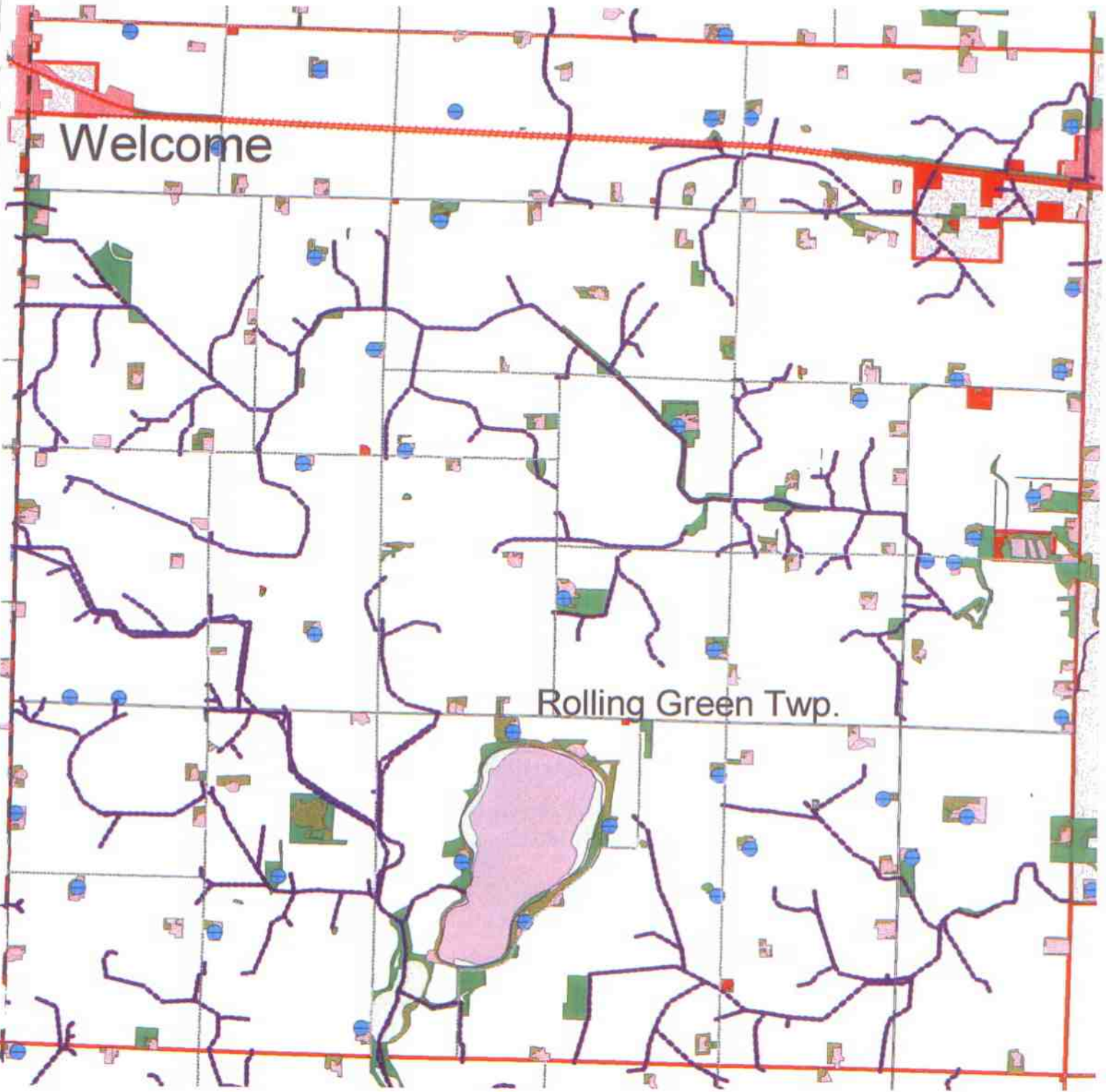


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Tenhassen Twp.

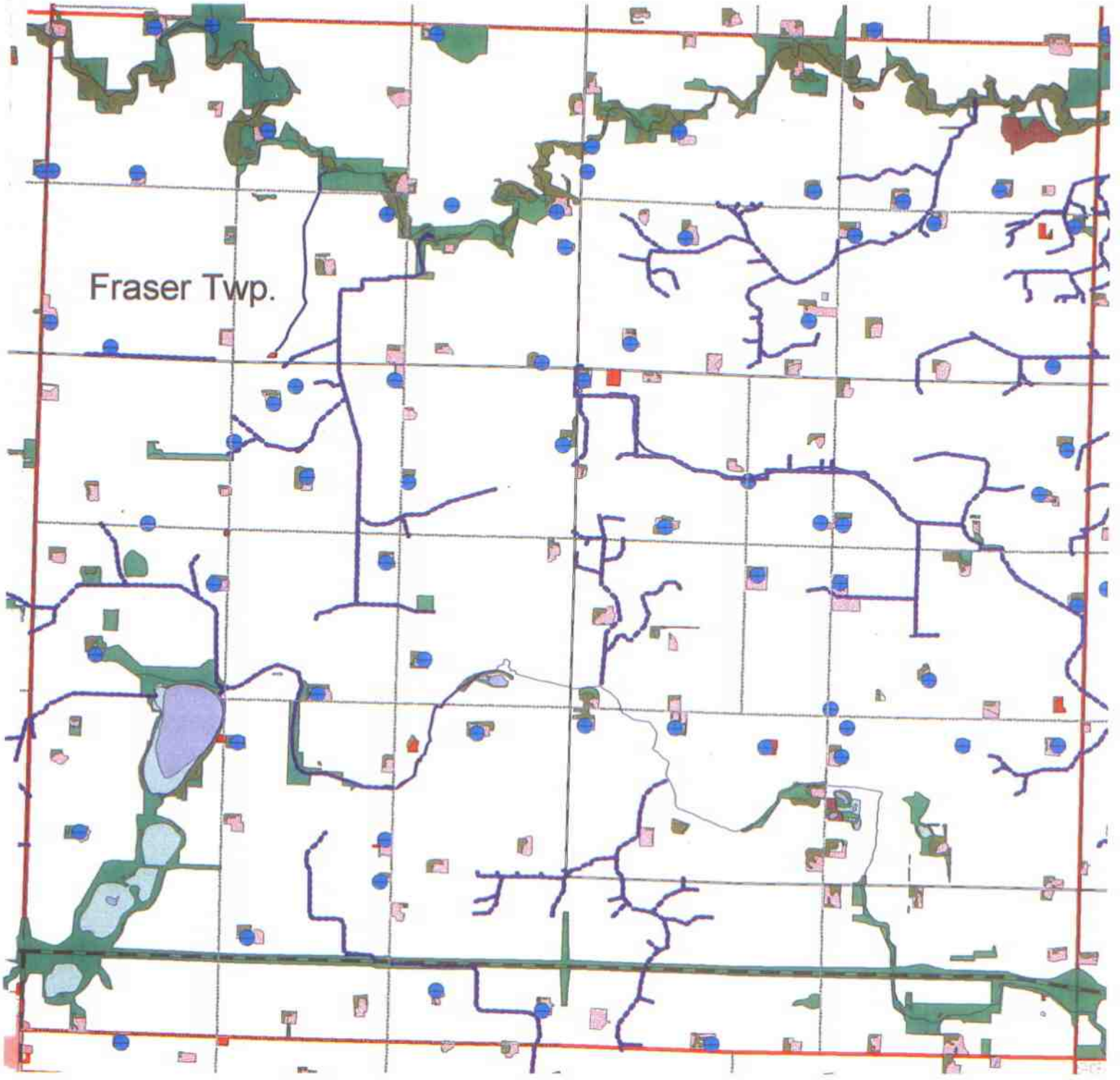




Welcome

Rolling Green Twp.



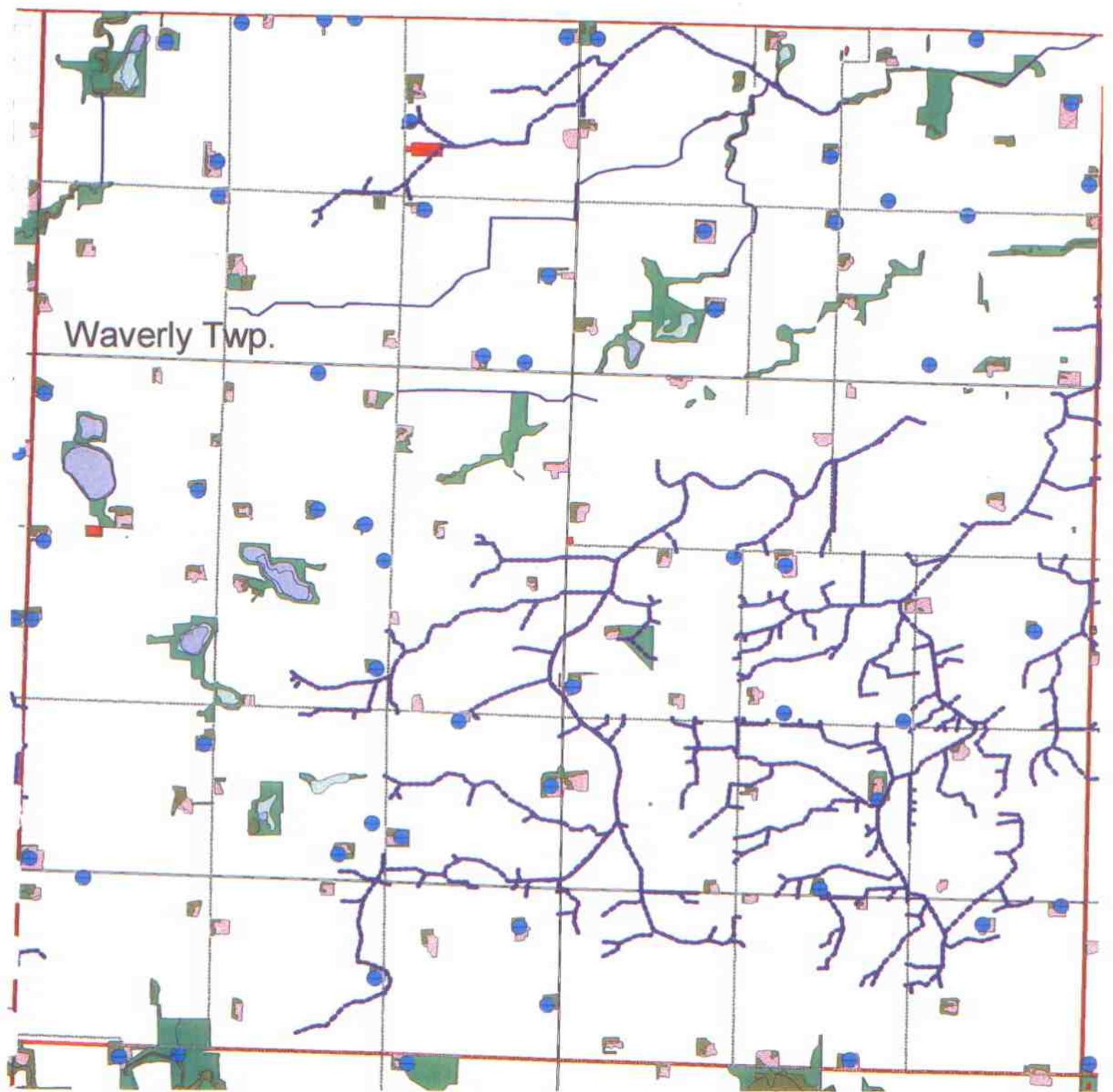


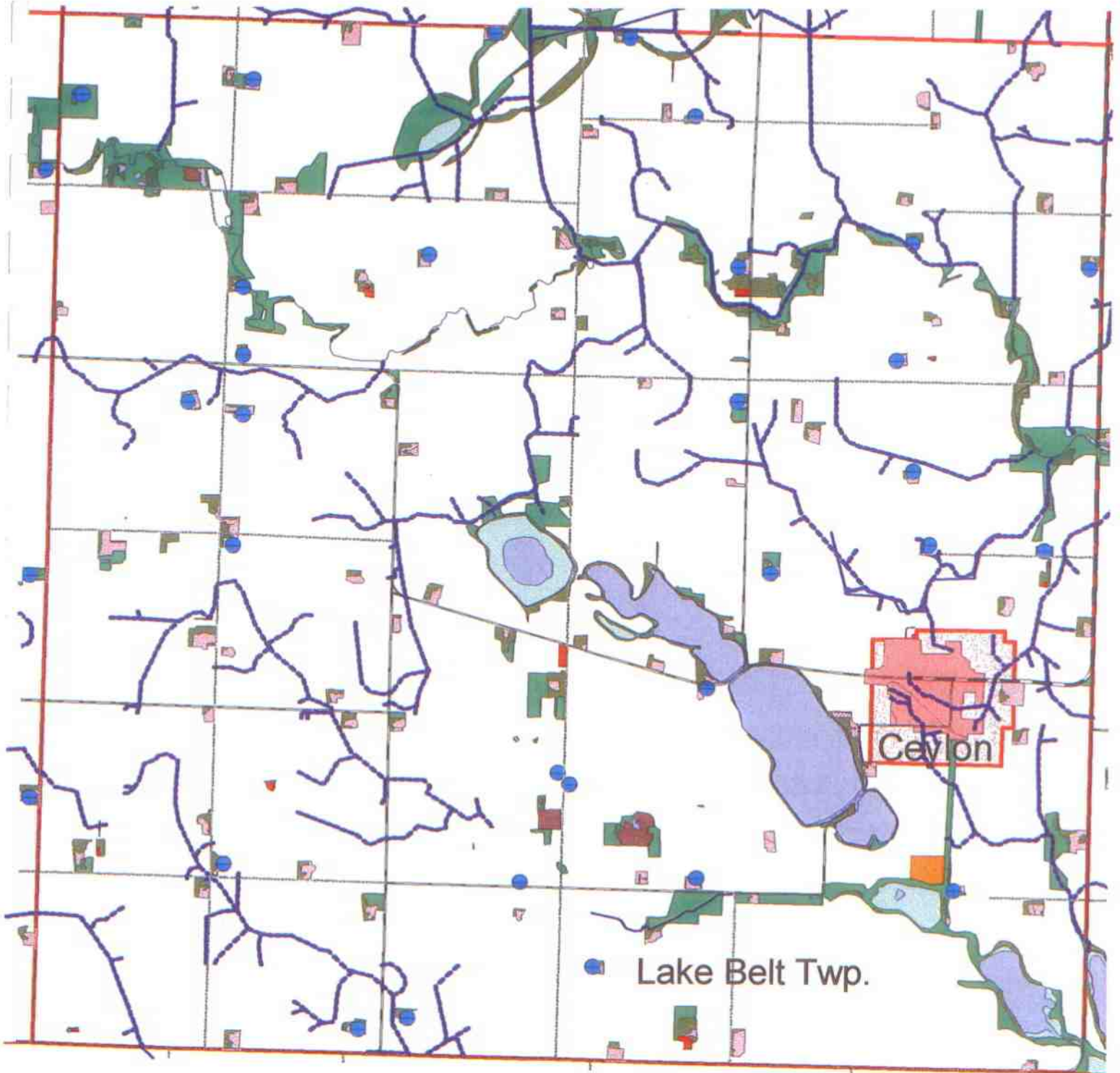
Fraser Twp.



Waverly Twp.

2 0 2 Miles

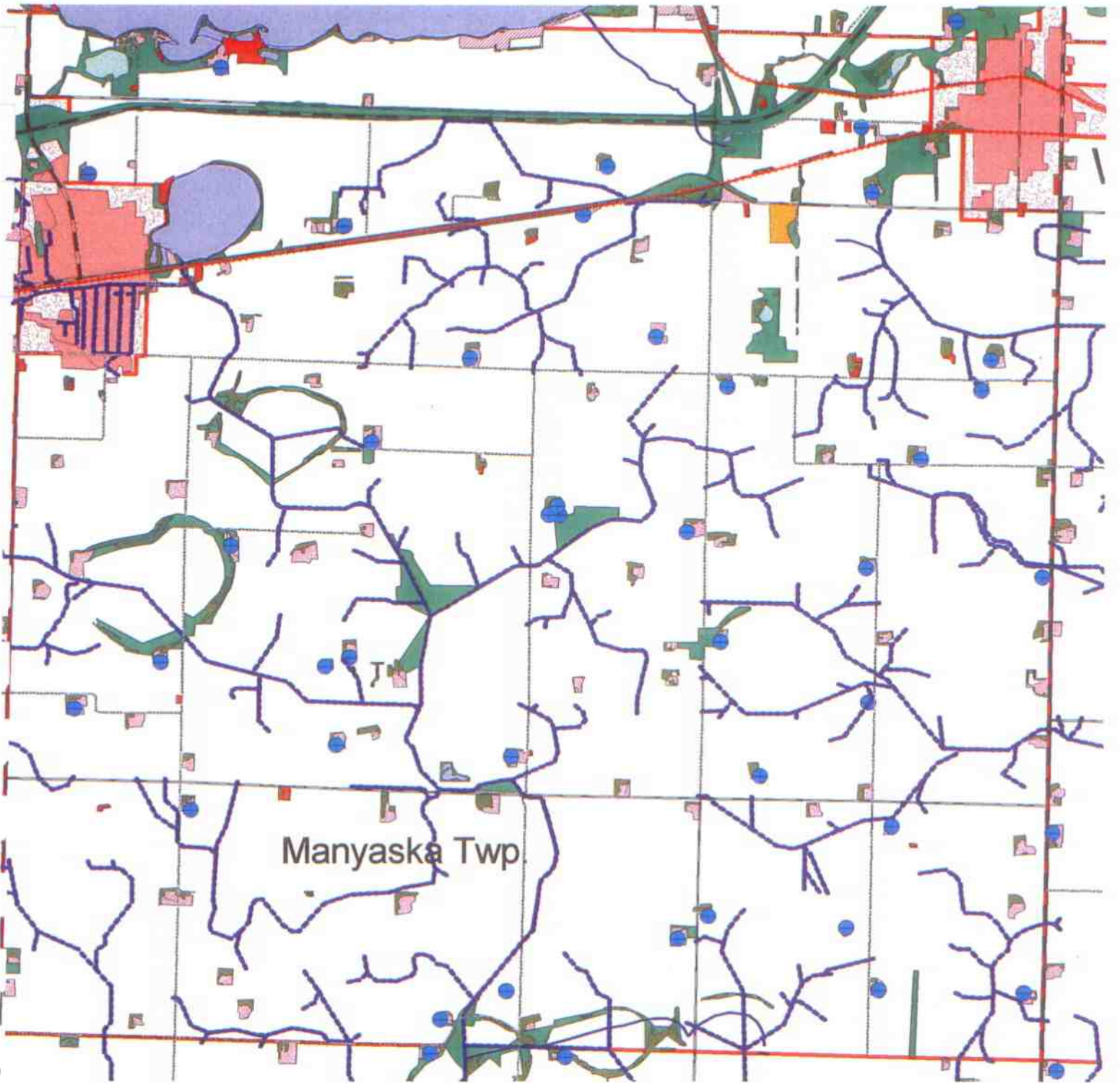




Ceylon

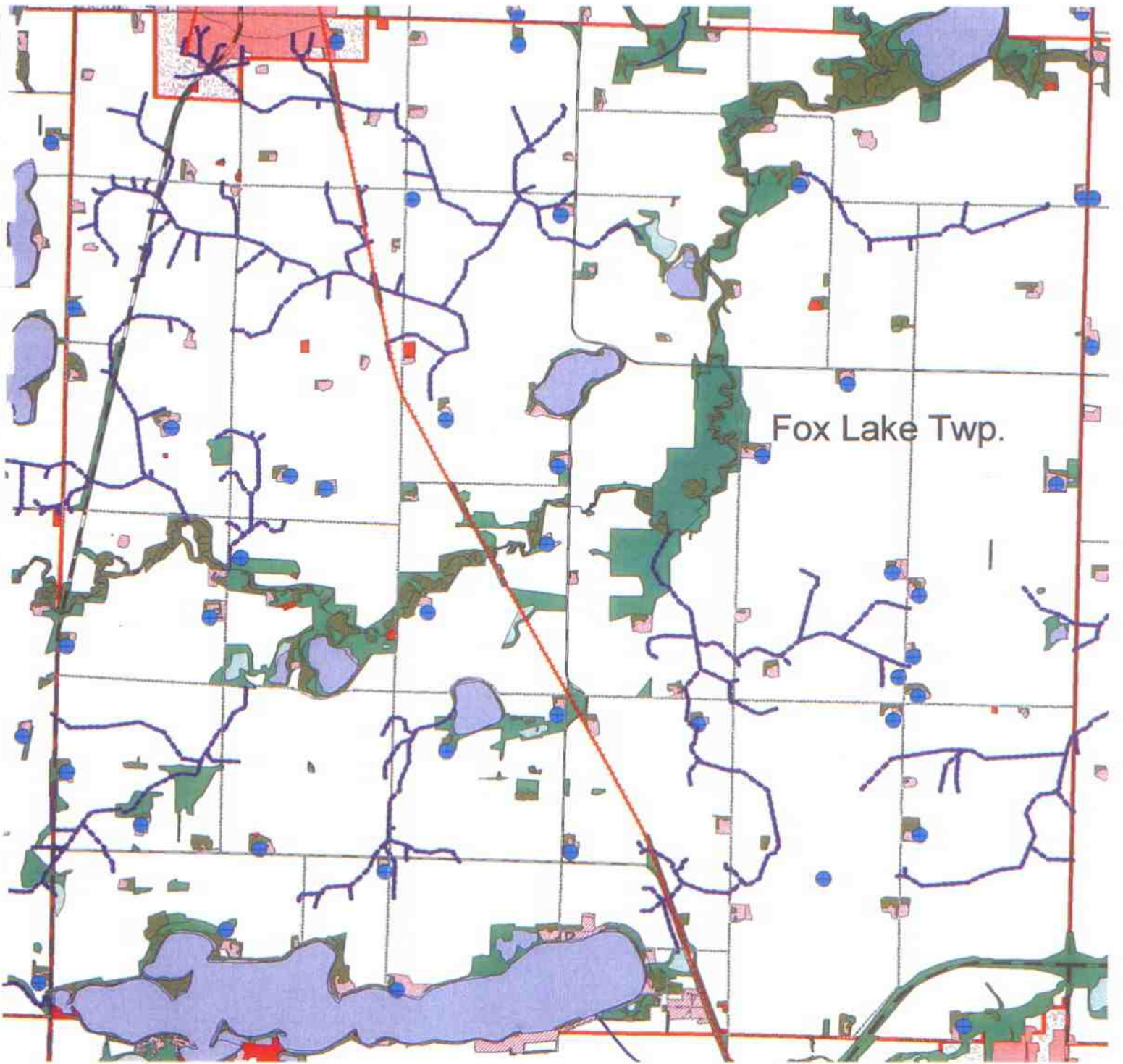
■ Lake Belt Twp.

2 0 2 Miles



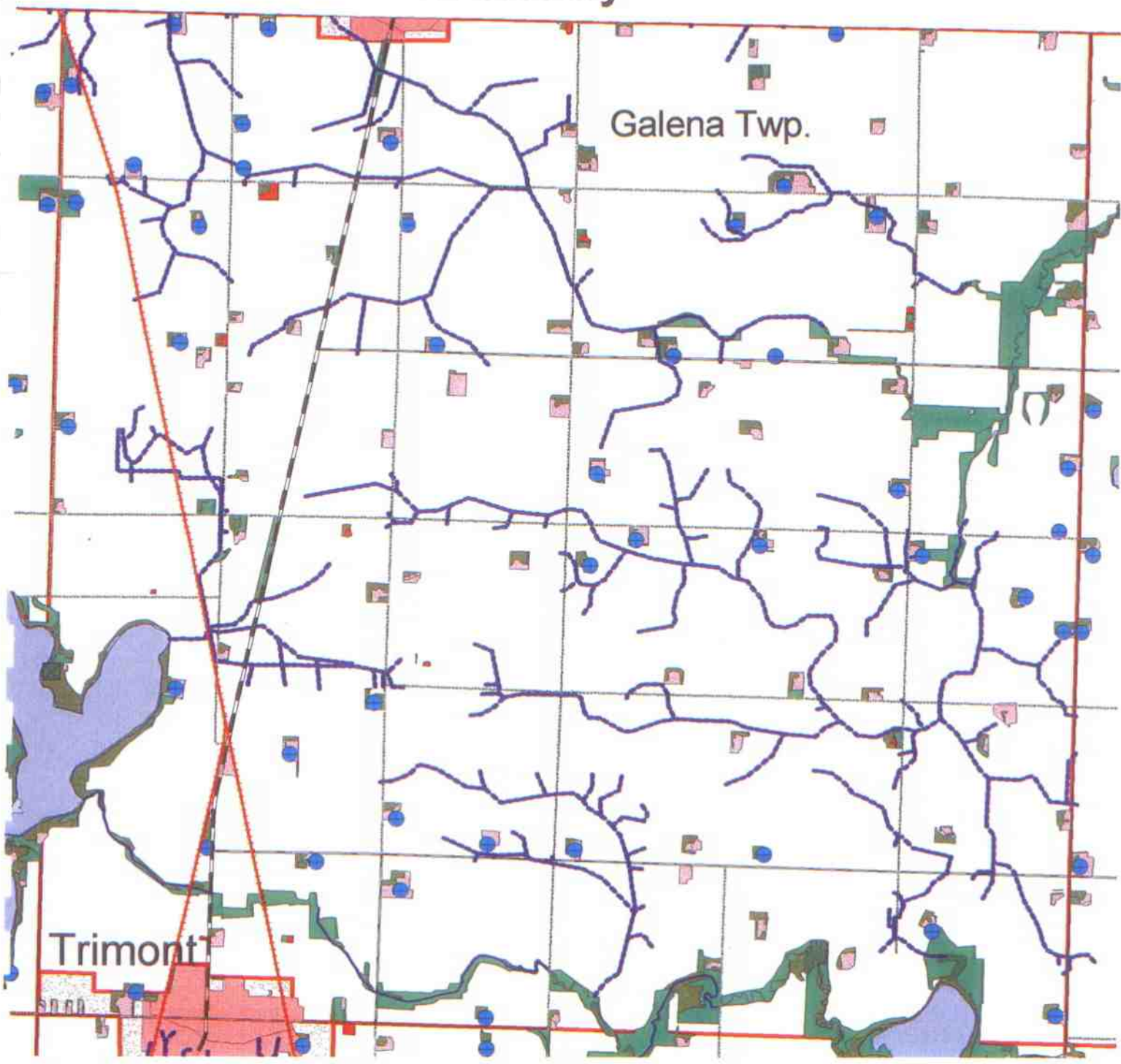
Manyaska Twp





Fox Lake Twp.

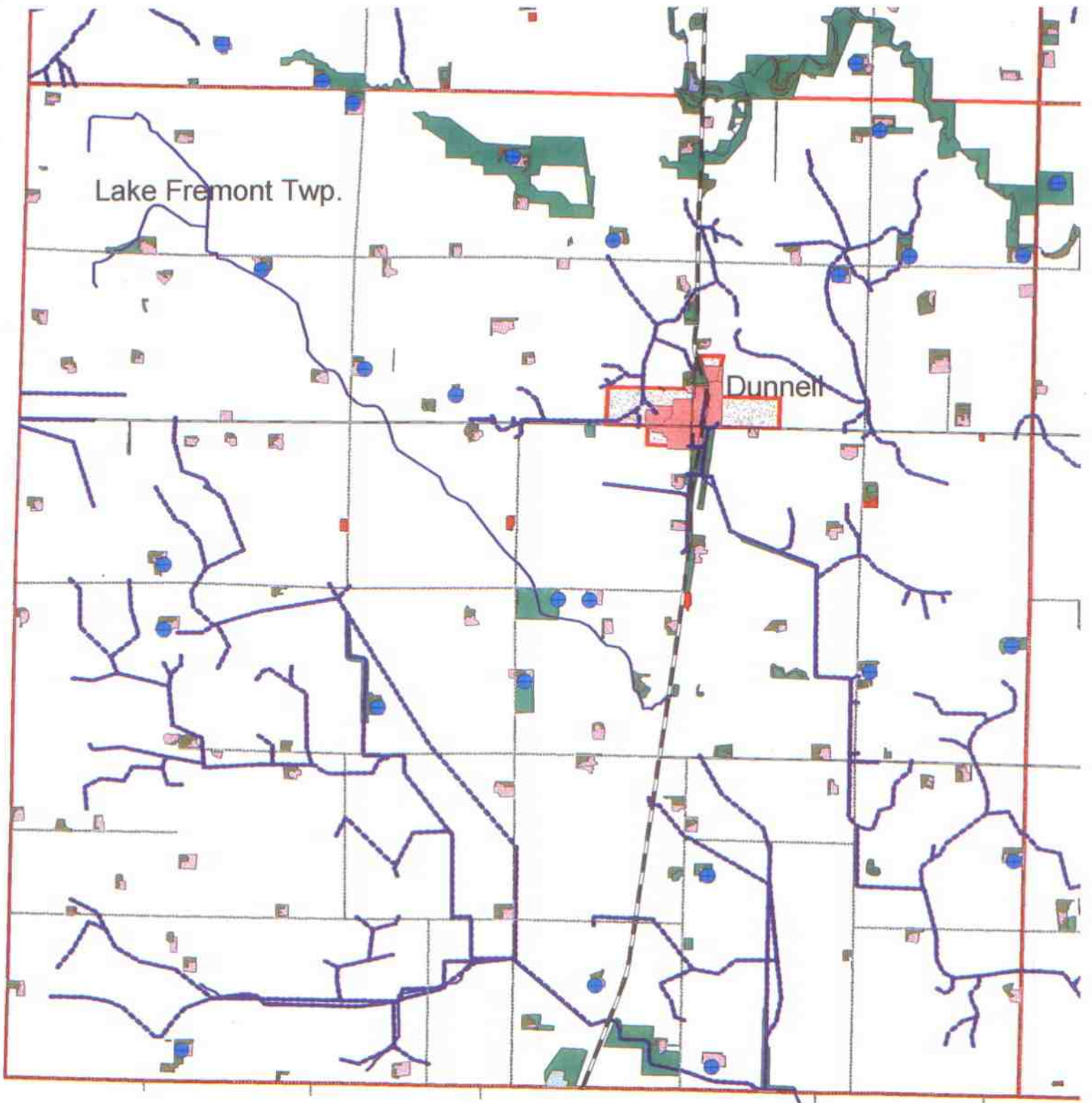




Galena Twp.

Trimont



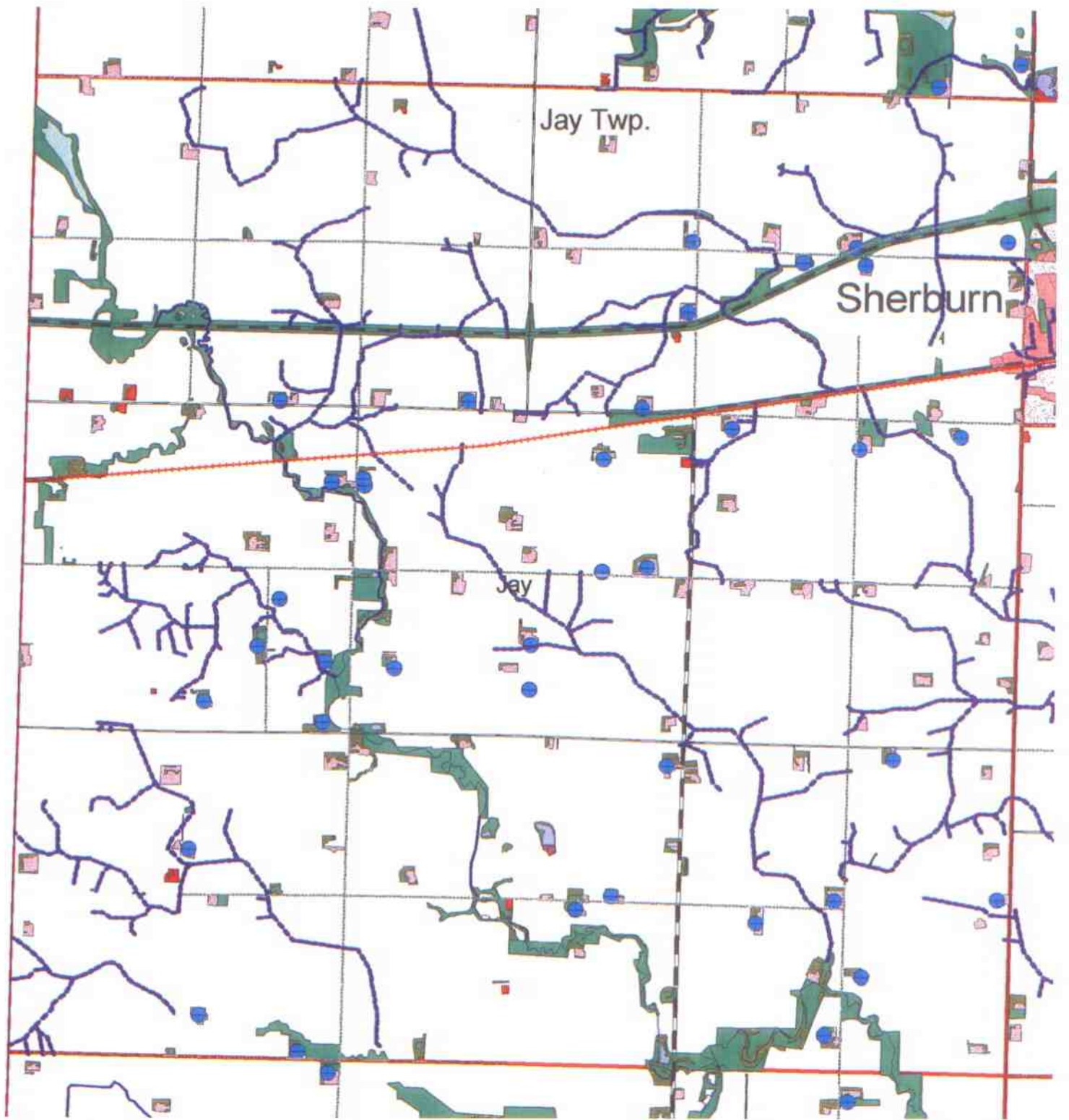


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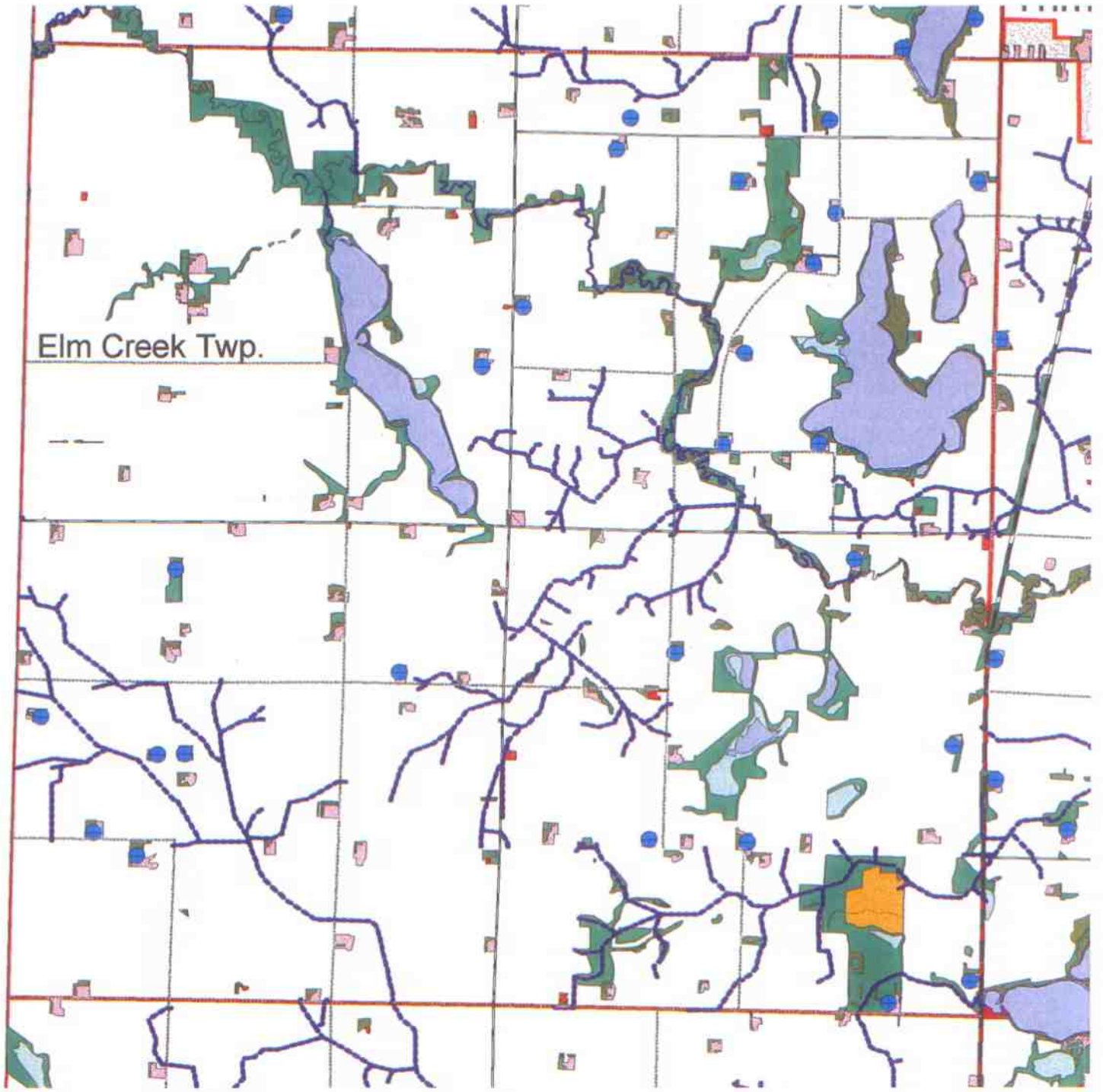
2 Miles

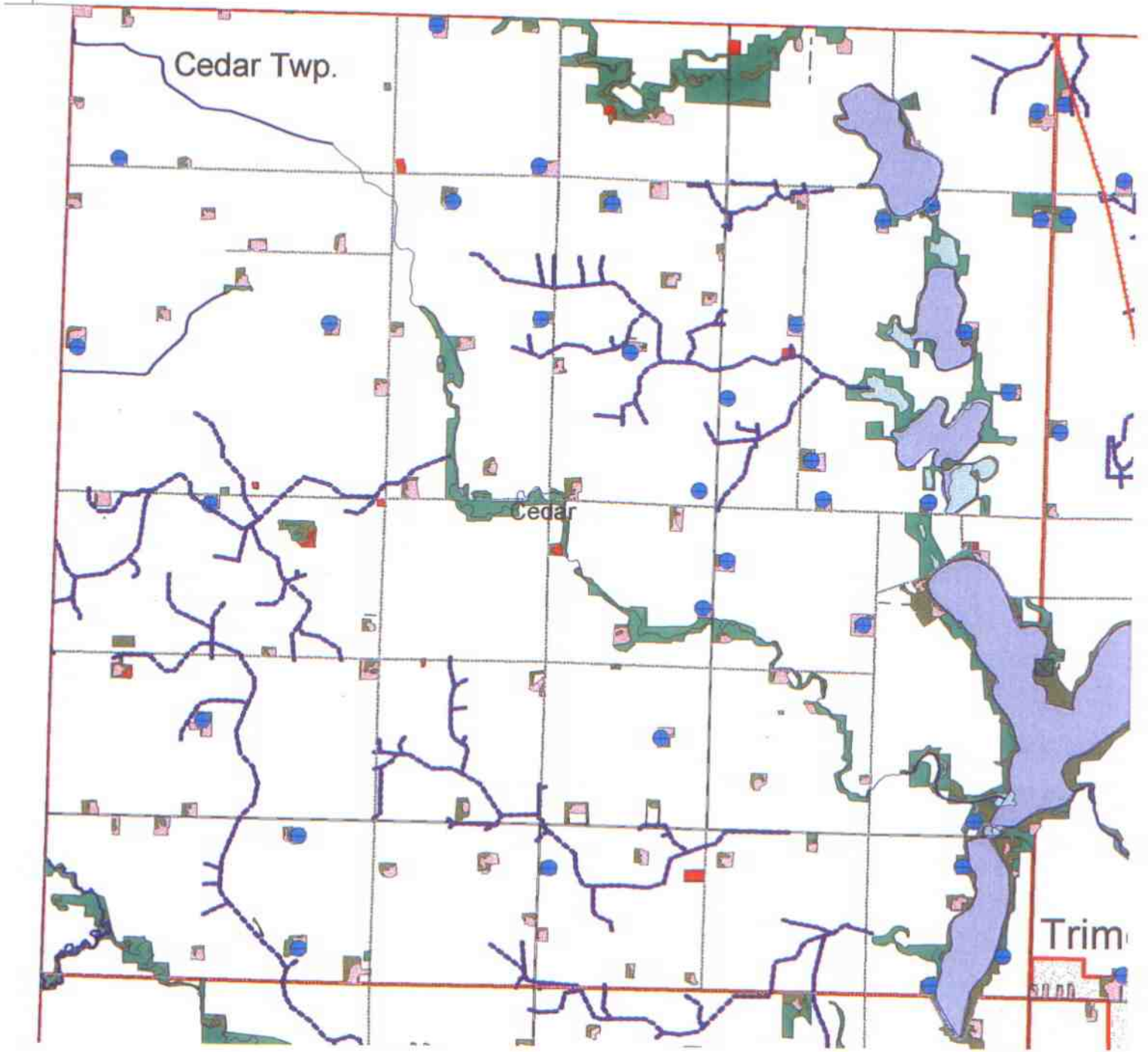


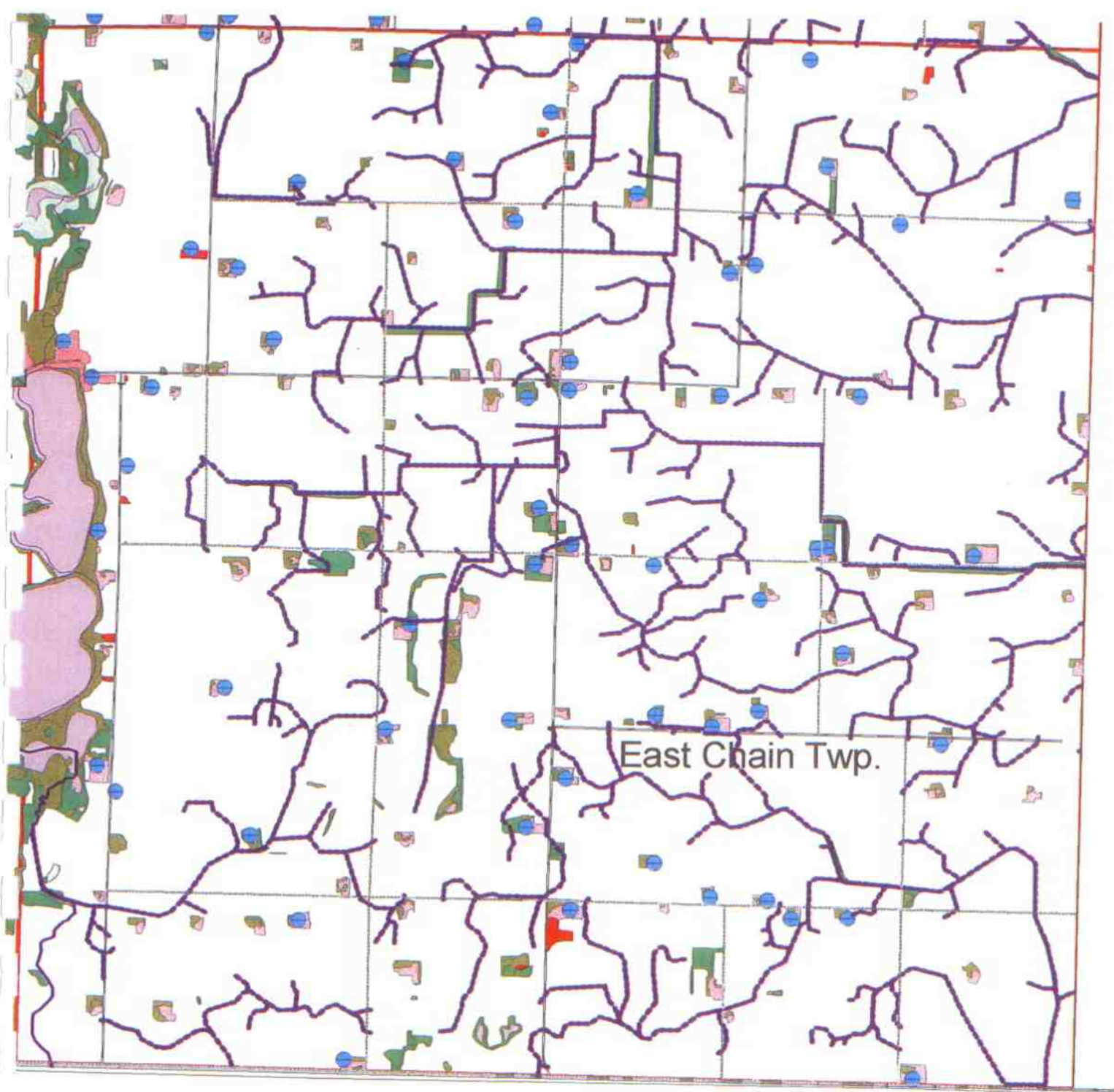


2 0 2 Miles

A horizontal scale bar with a black and white alternating pattern. The bar is marked with the number "2" at the left end, "0" in the center, and "2 Miles" at the right end.







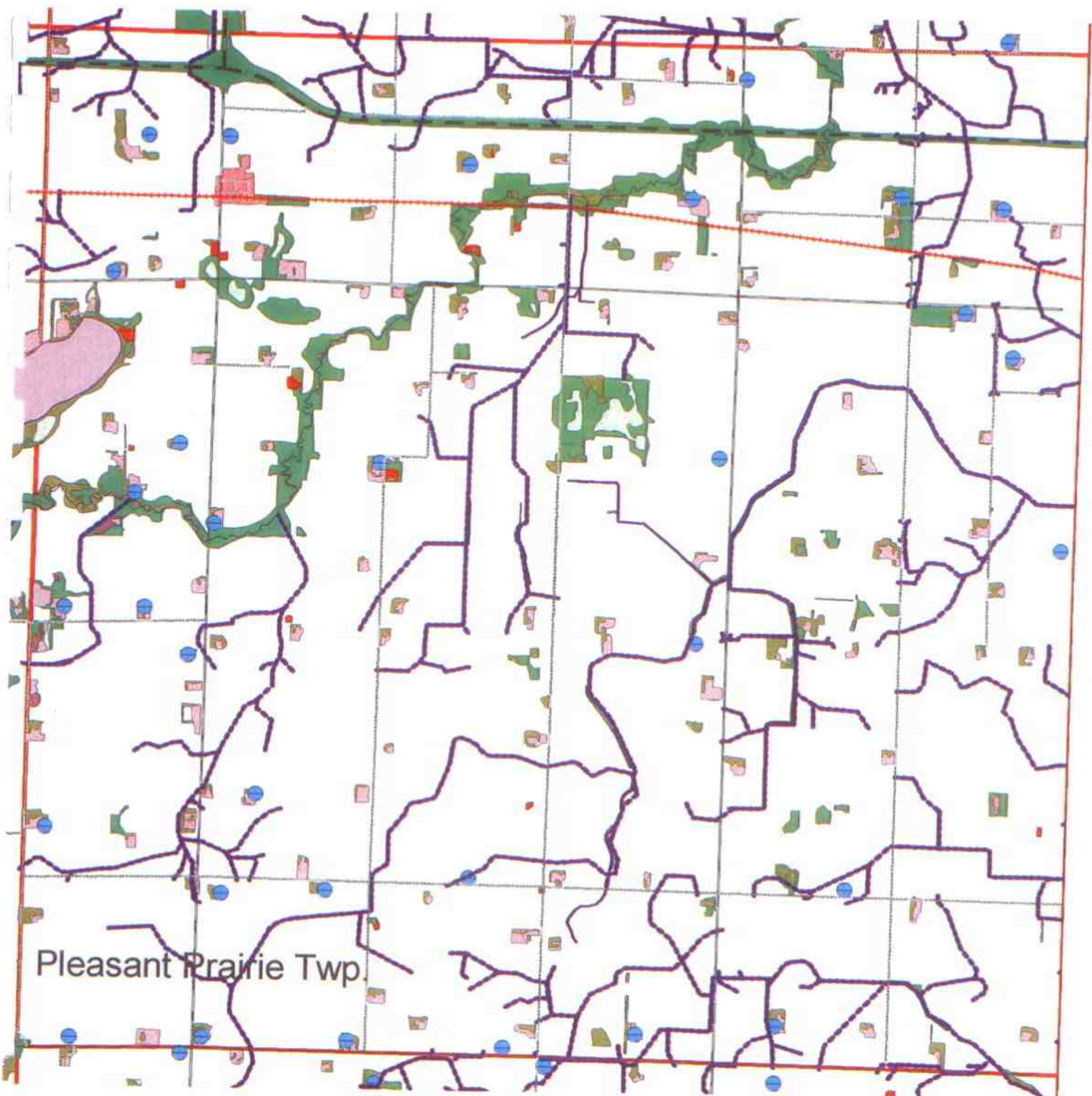
East Chain Twp.

2

0

2 Miles





Pleasant Prairie Twp

2

0

2 Miles



Recreation Resource Management Recommendations

Recreation Resource Management at Cedar Lake - Hanson Memorial County Park should focus on attainment of the recreation resource management goals and vision statement identified for the park. The recommendations that follow are intended to provide a general direction for recreation resource management activities in the park for the next 10 - 15 years. Annual work planning will use these recommendations to determine short-term goals, priorities and actions. The recommendations listed below are, therefore fairly broad and will become more specific through the work planning efforts, and as management learns more about the specific resources involved in their implementation. The best known management techniques should be undertaken to implement the following recommendations. As the recommendations are implemented, it is important to consider the impacts that human interaction with the natural environment through recreational activities will have on the park's natural resources. Recreation management activities therefore, should also be consistent with the resource management goals identified elsewhere in this plan. It is also important to recognize that these recommendations have been developed with the recognition that conditions will change over time and that the recommended actions might require adjustment to reflect these changes. The following recommendations have been divided into three subsets (i.e., camping day use, and general recreation management recommendations) for ease of presentation.

Camping Recommendations

- 1) Develop designated campsites and work toward elimination of the visitor-defined campsites in the park to decrease erosion, tree damage, soil damage currently occurring and to reduce conflicts between campers and day users. Camping is a popular activity at Cedar Lake - Hanson Memorial County Park that should continue to exist. However, continued growth in use and the associated pressure on the park's natural resources makes it necessary to eliminate visitor designated campsites. Similarly, development of the new fishing pier and the proposed public access supports the need to separate the park's day use and camping areas.

Detailed site design is necessary before specific numbers and location of campsites can be determined, but some design parameters are important to consider. It is important to consider both recreational vehicle and tent campers in the design of designated campsites. Some of the traditional recreational vehicle users seem to prefer larger open areas suitable for recreational vehicles and socializing with their neighbors. These campers use the Hanson unit camping area. Other recreational vehicle campers seem to prefer the smaller and more secluded areas found in the Cedar Lake unit. At the same time, some of the park's tent campers seem to prefer more rustic and remote sites where some privacy can be found. This group of campers typically uses the Cedar Lake unit.

Opportunities for all three types of campers should be provided in the park. An effort should also be made to provide some screening between sites in the Cedar Lake unit, parking for both recreational vehicles/ campers and their visitors and some electrical sites for those recreational vehicle users desiring electricity in the Hanson unit.

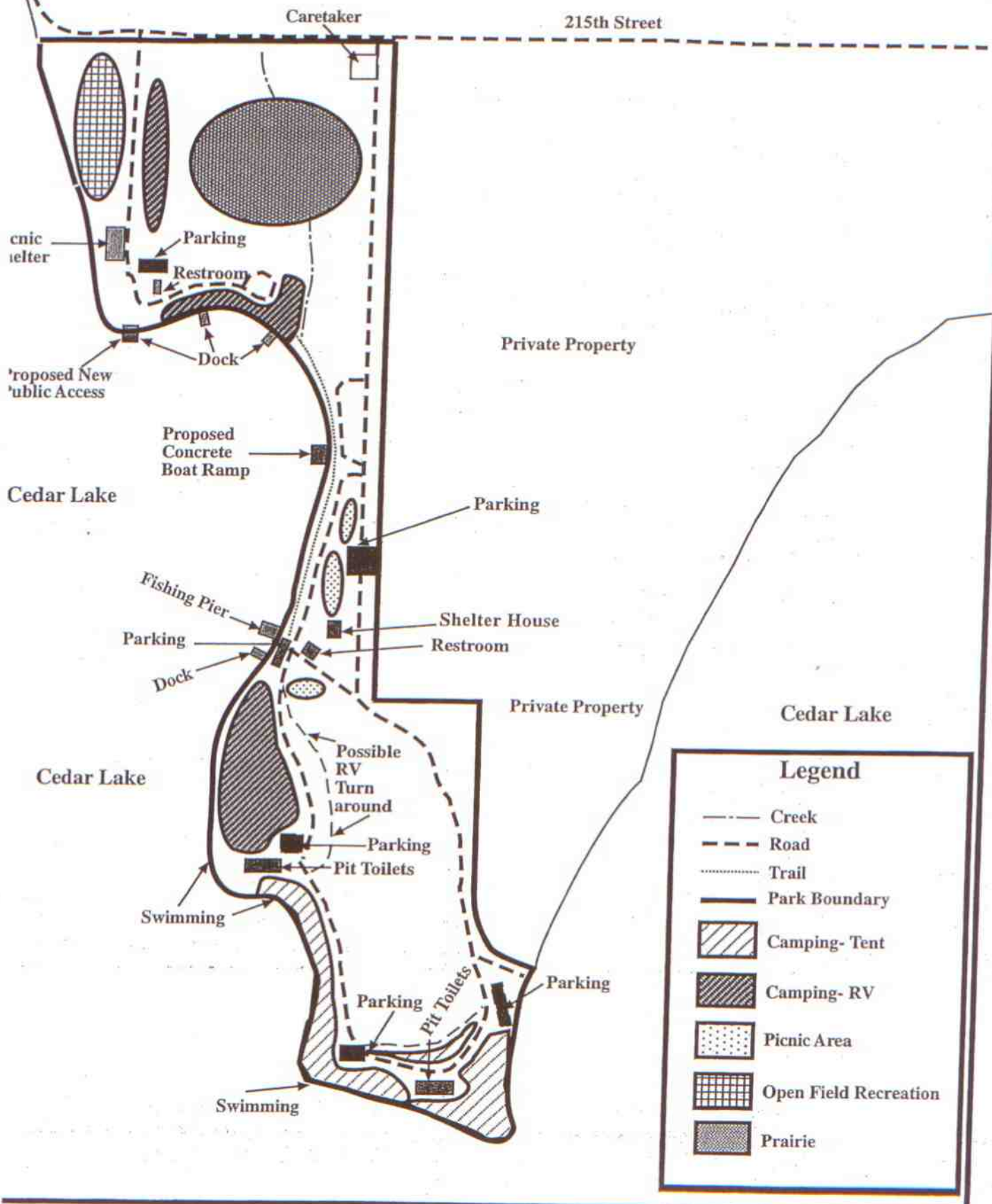
The park's soils, slopes, existing vegetation and topography suggest that some portions of the park are more suitable for tent camping while other portions are more suitable for recreational vehicle camping. In addition, efforts should be made to more clearly separate camping from day use areas to protect visitor safety and experience quality.

Figure 2 indicates suggested areas where campsites could be developed based on the recommendation to provide recreational vehicle and tent camping opportunities that accommodate all three types of campers, consider the park's natural resource base in site selection, and provide some screening between sites in the Cedar Lake unit. In general, large group recreational vehicle camping should continue at the Hanson unit, the southern most area of the point in the Cedar Lake unit should be designated for tent camping only, and a recreational vehicle camping area designed for 1 - 2 vehicles per site should be provided at the southern edge of the proposed Cedar Lake day use area. This approach will protect opportunities for the park's current campers, ensure that the park's most ecologically sensitive areas are exposed to the least amount of camper impact and allow for separation of day users and campers.

In addition, pit/ portable toilets and designated parking areas should be provided near campsites in the Cedar Lake unit for visitor convenience and overflow/visitor parking should be developed for the Hanson unit for visitors with multiple vehicles/guests.

- 2) Consider developing an additional series of campsites along the Hanson unit entrance road suitable for recreational vehicles and potential electrification (Figure 2). Making additional campsites available within the Hanson unit will allow the existing camping that occurs within this unit to be more dispersed causing less impact on both resources and visitor experience and increase the number of sites and potential revenue available for the park.
- 3) Consider developing a trailer dump station in the Hanson unit to minimize the amount of sewage dumping that occurs within the park.
- 4) Develop a turnaround exit road for recreational vehicles in the Cedar Lake unit such that one-way vehicular traffic throughout the Cedar Lake camping area can be maintained and recreational vehicles can exit the recreational vehicle camping area without driving through the proposed tent camping area (Figure 2). In addition, reducing the amount of vehicular traffic along the eastern most boundary of the park and establishing a one-way route through this area, will reduce the amount of encroachment that occurs on neighboring cropland. Over time, the board may wish to consider installation of a permanent barrier to prevent vehicle encroachment on private property.

Figure 2. Cedar Lake - Hanson Memorial County Park
Proposed Facility Modifications



- 5) Develop a camping fee structure for Cedar Lake - Hanson Memorial County Park to generate revenue for building and grounds maintenance. Development of designated sites will require that additional maintenance funds be made available for the park. It is reasonable that some of these costs are absorbed by visitor use fees.

There are multiple methods of instituting camping fees. A fee structure that meets the park's needs should be developed. However, a slightly lower fee might be appropriate for tent and small recreational vehicle sites because of their more rustic design and smaller party size these sites can accommodate. Alternatively, a single fee might be assessed to for each person regardless of party size. It is also important to consider the relationship between any camping fees established for the park and the existing Martin County Parks permit fee. A separate electrical fee assessed only to those campers who utilize electrical hookups should also be considered as part of the structure.

Consider phasing in the camping fees as facilities are developed and other recommendations found within this management plan are implemented requiring additional regulation.

- 6) Enforce the existing Martin County Park length of stay rule at Cedar Lake - Hanson Memorial County Park. It is important to continue to recognize that Cedar Lake - Hanson Memorial County Park serves a variety of users from those who want to camp for long periods of time to those who wish to come for only a few days a season. As a public resource, the needs of both populations need to be accommodated in allocation of access to camping facilities. Accordingly, a system that allows some visitors to camp for a prolonged period to accommodate the long-term visitors and yet prevents campers from retaining a site for the entire season to accommodate the short-term users seems appropriate.
- 7) Consider adding shower facilities.



Day Use Recommendations

- 1) Continue to provide day use opportunities in both the Cedar Lake and Hanson units. Group activities should continue to be focused on the Hanson unit with the maintenance of the open field recreation, picnic shelter and small boat access that currently exist in this unit. Such activities should remain in the area west of the existing entrance road as much as possible to allow for possible construction of additional campsites and prairie restoration activities on the east side of the road. At the same time, the Cedar Lake unit should continue to function as an area for smaller, single family activities such as picnicking, walking, fishing and small group activities.
- 2) Consider installation of additional playground equipment in the Hanson unit. Such equipment should be located in the area west of the Hanson unit entrance road to the extent possible. Consider possible playground equipment for the Cedar Lake unit.
- 3) Provide picnic tables and parking for day use visitors to the Cedar Lake unit (Figure 2). Currently, only a small number of picnic tables, fire pits and parking areas exist in this unit. Replace picnic tables as necessary and consider developing a designated parking area adjacent to the proposed expanded picnic area.
- 4) Continue to work with the MNDNR to develop a public access for the park that is consistent with the park's overall vision statement, management goals and recommendations found within this management plan. Figure 2 identifies the existing boat ramp site in the Hanson unit as the preferred site for the new public access. It is important to recognize that the actual site might be different than what is depicted on Figure 2. The final site selection will be influenced by engineering, hydrographic and resource analyses of the proposed site(s). The selection process should also involve additional public discussions. Although not depicted as such on Figure 2, a less preferred alternative location might be near the current boat ramp in the Cedar Lake unit should site analysis suggest that the Hanson site is less feasible.
- 5) Replace the current boat ramp in the Cedar Lake unit with a concrete ramp as part of the public access construction project. Although this ramp would not be the primary access to the lake, it is an important ramp for many traditional visitors and should be upgraded and retained. Should the public access proposed above be relocated from the Hanson unit to the Cedar Lake unit, the existing boat ramp in the Hanson unit should be upgraded with a concrete ramp. It is the park board's intent to provide both a public access and an upgraded boat ramp in the park and to provide boat access to the lake from both units.

- 6) Consider construction of a small fish cleaning house near the MNDNR fishing pier or the proposed public access.
- 7) Continue to provide hiking, horseback riding and snowmobiling opportunities within the park. These activities primarily occur within the Cedar Lake unit but are not prohibited from the Hanson unit. Visitor use and impacts should be monitored over time and appropriate adjustments made in location and extent of these opportunities.



General Recreation Management Recommendations

- 1) Hire a full-time caretaker for Cedar Lake - Hanson Memorial County Park. Designated campsites, increased day use and expanded facilities will require more onsite maintenance than is currently available for the park. Designated campsites will also require campers to register when they arrive in the park. In addition, increased vandalism reports to the county sheriff suggest that a more visible presence is required at the park. A caretaker office located near the entrance to the park would be convenient and accessible for park visitors.

The caretaker should be trained in effective park management and possess good public relations skills. The County should provide housing to the caretaker near the Cedar Lake unit entrance (Figure 2) as partial compensation.

- 2) Continue to work collaboratively with Martin County's citizens to implement and evaluate management actions at the park. Plan implementation is dependent on continued involvement of the public in the process.
- 3) Continue to research and monitor visitor activities, experiences, benefits and impacts at the park such that appropriate management adjustments can be made to continue to provide opportunities for quality recreational experiences at the park.

Buildings and Facilities Management

Introduction

Some of the recommendations found in this management plan involve modifications to existing buildings and facilities or construction of new buildings and facilities. Among these are the construction of camping sites parking lots, a public access; installation of pit toilets near camping areas; prairie restoration; and reconstruction of some road alignments to mitigate against erosion difficulties; and purchase of additional picnic tables. It is the general intent of this management plan to identify the major construction needs with full recognition that implementation will occur over a period of time as funds become available. It is also the purpose of this plan to offer recommendations for where to begin implementation. This chapter serves that purpose in a very general sense. As with other chapters, implementation strategies will undoubtedly change over time to reflect availability of resources and to address particular needs that were not anticipated at the time of writing.

Building and Facility Management Goals

The effort to provide buildings and facilities management at Cedar Lake - Hanson Memorial County Park has four major goals:

- provide buildings and facilities for the safe use and enjoyment of the park;
- maintain park infrastructure that protects the public investment in the park;

- provide buildings and facilities that are compatible with the park's natural and cultural environment; and
- provide buildings and facilities that aid in experience and benefit attainment at the park.

ADA Requirements

The Martin County Highway Department follows the Americans with Disabilities Act of 1992 to make public park facilities accessible. All Martin County Park development follows the buildings and facilities guidelines presented by the US Architectural and Transportation Barriers Compliance Board and the US Department of Transportation (1994). In addition, the recreational development accomplished by the county follows the recommendations and guidelines presented by the US Architectural and Transportation Barriers Compliance Board (1994) to address those outdoor facilities that are not adequately covered in the general building and facilities guidelines. Although the recreational guidelines have not been approved, the county follows them as though they have been approved. As changes or revisions are made in the federal guidelines, they will be incorporated into the county's development projects.

Buildings and Facilities Management Recommendations

The building and facilities needs addressed in this section are divided into two groups. Those deserving high priority and those with lower priority. High priority needs are those that appear to be critical to public safety, important to the overall implementation of this management plan or are already in progress. Without implementation of these recommendations forward progress toward full plan implementation would be difficult at best. Lower priority recommendations are those that can be implemented over a longer period of time. Dividing the recommendations in this manner is an attempt to stage some of the major facility recommendations contained in this document. Complete implementation of the management plan is dependent on these facility and building needs but progress toward plan implementation can be made if action on these recommendations is occurs over time. It is also important to note that not all of the facility needs found throughout this plan are identified below.

The following building and facilities needs should be considered high priority:

- 1) Construction of a caretaker's residence/ office near the Cedar Lake entrance. Housing and office space for a caretaker is essential for the collection of camping fees and implementation of designated camping sites. In addition, residential housing can be used as partial compensation for the caretaker's services. Consider constructing the shower facilities contained in the camping recommendations above near the caretaker's residence.

- provide buildings and facilities that are compatible with the park's natural and cultural environment; and
- provide buildings and facilities that aid in experience and benefit attainment at the park.

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- 2) Construction of the new public access in the Cedar Lake unit. The recommended new parking area to serve the Cedar Lake picnic area should be incorporated into this project.
- 3) Begin a prairie restoration project in the area between the two units. It is possible that this project could begin with minimal cost if the technical assistance available from government agencies, private non-profits and university faculty/ staff is accessed to conduct the basic site planning and volunteer labor are recruited to initiate the project.
- 4) Development of an initial group of designated tent campsites in the Cedar Lake unit and recreational vehicle sites in the Hanson unit. This initial effort should build on the existing facilities and should be accomplished to begin generating revenue for additional recreational vehicle campsite construction for both the Cedar Lake and Hanson units.
- 5) Construction of parking lot facilities near campsites for overflow parking.
- 6) Designation/ construction of a turnaround exit route for recreational vehicles from the Cedar Lake unit. Such a route is important to the overall effort to implement designated campsites and reduce resource impacts of larger vehicles on the southern most portion of the Cedar Lake point. Consider use of existing or previously existing roads to accomplish this recommendation more quickly and at minimal financial and natural resource cost.
- 7) Installation of pit toilets near campsites.
- 8) Construction of a camper dump station in the Hanson unit.



The following building and facilities needs should be considered a lower priority:

- 1) Provision of additional picnic tables in the Cedar Lake unit
- 2) Construction of recreational vehicle camping sites in the Cedar Lake unit and expansion of the recreational vehicle camping to the east side of the existing entrance road for the Hanson unit.
- 3) Construction of additional playground equipment, as appropriate in cooperation with the local 4 - H clubs or other volunteer organizations.
- 4) Construction of a fish cleaning house in the Cedar Lake unit.

Other buildings and facilities needs are embedded in the recommendations found within this plan and should be accomplished as time and financial resources are available.



PUBLIC ISSUES: SHERBURN MEETING
04/04/2002 @ 7:00 PM

The first of three scheduled County meetings is held in the City of Sherburn in which the general public is invited to voice their concerns or support for County land use policies and regulations. A short overview of the County's demographic data is presented during the first 10 minutes. Following this, the floor is opened to those attending. They are encouraged to talk about anything that concerns them, especially as it relates to land use. Comments are recorded until no one else wishes to talk. Notes are also recorded after the meeting is closed, to accommodate those persons too nervous to speak in front of a crowd.

The issues raised at this meeting are:

1. Concerned environmentally: specifically, County should take a look at its feedlot provisions to ensure that the regulations help minimize potential environmental impacts from this use.
2. Tourism potential of County and its natural features (lakes): County should invest in developing attractive tourist sites and market the area to tourists and recreationists.
3. We need to protect agricultural uses. However, the agricultural community also needs to become more diversified for long term survival. The County's economy also needs to become more diversified for long term health.
4. Setbacks for feedlots from cemeteries and churches need to be made larger.
5. The location of new feedlots needs to be looked at by other concerned groups in the County:
 - a. Township officials familiar with the physical setting of the proposed location may be able to offer insight to specific problems and offer protective solutions to design elements;
 - b. Ditch Authority;
 - c. Martin County Water Group; and/or
 - d. Extension.
6. The agricultural land that is excluded from some uses through setback requirements should be taxed at a lesser rate.
7. We need a vision as to what the County should become.
8. Rural urbanization – on-site farm businesses help diversify farming operations and will ultimately help strengthen the County. It is an economic development issue.
9. Business development in the rural area is a problem.
10. Business development proposals for rural land in the County are an issue that needs to be addressed in this planning effort.
11. Water usage by businesses in the rural area is already a problem in the County, in terms of treatment and erosion.
12. How and who cleans up abandoned feedlots? Couldn't they be taken care of the same way that other property clean-ups are handled by Cities/Counties?
13. Water quality concerns and impacts from agricultural uses through tiling and ditching activities.

14. Residential densities: 5 acre lots in the agricultural district are not wise. We should be requiring smaller lot sizes and clustering the developments. PUDs around lakes would be a good development pattern. Large lot development at low density is a bad practice.
15. Define the types of business and industrial development that should be allowed in the rural areas.
16. The County should undertake policies to help enhance the viability of smaller communities and help maintain the integrity and health of school districts. An economic development program might help with this.
17. Require the building of a home on each feedlot site permitted. Require the operator to live in the home.
18. South side of Fairmont is concerned with feedlot odor.
19. Lending institutions in the County are a problem. They should be encouraged to become investors in the County's future.
20. Martin County is a great place to live.
21. We need to answer the question "Who do we want to live here?" We need to make it a more attractive place to live for younger families with children.

PUBLIC ISSUES: FAIRMONT MEETING
04/09/2002 @ 7:00 PM

1. Protect and enhance natural resources.
2. We need to manage ditches/drainage ways in the County better, either through
 - a. Establishing requirements for greenbelts along ditches;
 - b. Slow water drainage from fields;
 - c. Control water drainage activities; or
 - d. Others not yet identified.
3. If additional regulations were put in place to regulate ditches, it is important to recognize the different ditch configurations. Don't place regulatory mandates on drainage features in which the protective element would be redundant.
4. Encouraging development in rural area would be okay if it were allowed on less valued agricultural lands.
5. The County needs to support and encourage economic development efforts on projects other than agricultural related projects. The County should focus its resources to other types of development, to encourage economic diversity.
6. Loss of population is a concern. The County's land use policies should be focused on saving and encouraging rural residential development.
7. Rural business development. Viewpoints discussed at this meeting included both support for and concern with this type of development in the rural areas.

8. If a business is permitted to develop in the rural area, the owner should be required to live on-site.
9. Residential development in the rural area, support was raised for the existing density and lot size standards that are currently being enforced.
10. The County's lakes should be viewed as an asset. The County should be concerned with both water quality and air quality around the lakes and perhaps invest in developing campground areas to aid with tourist attraction.
11. The County should support business development wherever it is proposed.
12. Odor from hog confinement buildings is a concern for the developing portion of South Fairmont.
13. The County should do all it can to preserve the hog business that has developed. Business development has occurred in the County because of the hog business, specifically the new soybean meal plant in (Fairmont?).
14. Flexibility in regulations can result in problems. One could argue that a set of regulations, no matter the inconvenience, can result in producing a better and fairer end result.
15. It makes no sense to allow the development of a home in the middle of an agricultural field.
16. The County should look at land parcels differently. For example, an abandoned farmsite should be allowed to have a new home developed on it, but a farm field should not be parceled off to allow for the development of a house.
17. Some people just like to live in the rural area. They shouldn't be prevented from doing that.
18. Should the County encourage rural residential development?
19. A landowner should be allowed to sell a parcel of land to anyone he wants.
20. Concern with odor from hog lots, it is making people sick.
21. Current hog confinement operators are doing a good job of managing manure and the associated odor problem.
22. Managing a hog confinement operation is a responsibility issue, the owner needs to do what he/she can to control the negative impacts from this use. Most operators in the County are good and responsible operators.
23. Growth is needed in the County.
24. Enforcement of existing regulations needs to be stepped up.
25. The problem with hog confinement operations is with the negative perceptions from neighbors who are intolerant and are quick to complain.
26. A regulatory tool to be considered in the zoning ordinance is a requirement for ownership before considering issuing a conditional use permit.
27. Are the County's feedlot rules and regulations compliant with state and federal rules and guidelines?

28. The County needs to enact rules changes that would reduce areas of conflict. Perhaps areas of the County could be targeted to accept additional residential development, business development, more dense hog feedlot development.
29. A concern was raised regarding enacting additional and more restrictive rules that would apply to hog lots.
30. Perhaps there ought to be a title disclosure form for rural housing in which the purchaser acknowledges they are moving into a rural area that has potential for agricultural business impacts.
31. There is a need to protect rural residential uses from agricultural business impacts, and also to protect agricultural business from residential inhabitants complaints.
32. More restrictive rules applying to hog lots will harm the small operator and benefit the large corporate owners.
33. If population loss is a problem, then the support of hog lot development should be encouraged and not discouraged. This type of business development typically is owned and operated by young families.
34. Martin County is an agricultural county. Agriculture is its strength. The County needs to play to its strength.
35. The urban fringe area is a concern, especially to hog lot owners. There is a concern that new rules will force them out of business.
36. Decision makers need to recognize and support efforts to strengthen smaller urban areas of the County.
37. Future technological innovations should be recognized as a viable solution to hog lot odor and manure use.
38. Is County enforcement consistent?
39. If odor is perceived as a problem and as a health risk in the County, why doesn't the County conduct tests of the air to determine the extent of the problem. The equipment to take such measures does exist.

PUBLIC ISSUES: TRUMAN MEETING
04/11/2002 @ 7:00 PM

1. The 130 foot setback requirement from center of road needs to be looked at. Does it make sense anymore?
2. The 20 foot setback for groves from road right of way needs to be reconsidered.
3. Rural residents should have opportunities to provide input to urban decision makers.
4. Selling off County park areas is a concern.
5. Park Board could use input from County residents about the future use of park land.
6. Martin County Conservation Club would be interested in getting (Bright?) Park.

Survey of Township Officials Martin County

Place a check behind each of the land use statements below that most accurately reflects your thinking about the issue statement, ranking it from strongly agree to strongly disagree.

	Strongly Agree	Somewhat Agree	Don't Care	Somewhat Disagree	Strongly Disagree
County ownership concerns about land use should be considered by County officials in the planning process.	36	15	2	1	0
The County Board should rezone property when the request conforms to adopted plans and policies contained within the county's Land Use Plan.	17	19	7	7	0
The County Board should be able to rezone property as it sees fit.	0	8	3	19	23
Growth and development of non-farm uses should be directed to existing urban service areas.	2	18	10	10	13
More residential development should be allowed in the rural areas of the County.	4	12	7	22	7
Lot sizes for non-farm residential uses in the cultural district should be reduced from the size now required.	2	2	2	14	26
a. lot sizes should be increased.	15	10	6	8	4
b. lot sizes are okay the way they are.	12	9	7	15	5
Rural residential subdivisions should be required to develop with shared wastewater treatment systems and water supply systems rather than allowing each home to have an individual septic system and individual well.	6	21	1	7	19
Only prime agricultural land should be protected from non-rural development.	4	6	1	22	21
All agricultural lands should be protected from non-rural development, regardless of whether the soils are prime or not.	11	18	1	18	6
Agriculture is one of the most important economic influences in the County and is worth protecting and preserving.	35	13	0	4	2
Since the vast majority of the land in Martin County is used by agriculture, measures to protect and preserve this land is not needed.	3	3	2	10	36

Survey of Township Officials Martin County

	Strongly Agree	Somewhat Agree	Don't Care	Somewhat Disagree	Strongly Disagree
The County should enact a density limit on non-farm homes in the agricultural district, for example, a limit of one non-farm home per 40 acres.	8	7	10	15	7
2a. one non-farm home per 160 acres	6	8	6	13	10
2b. one non-farm home per 640 acres	2	3	8	17	12
2c. no density limits are needed	10	12	6	9	17
Because most incorporated areas have expended substantial tax dollars to serve developing commercial or industrial uses, county policies should encourage most of this type of development to locate within urban areas.	20	20	2	8	4
All major highway frontage should be designated for future commercial or industrial development.	6	8	11	14	15
Any new development proposal which would create new jobs should be encouraged, regardless of the Land Use Plan's goals or policies.	4	7	3	23	17
Environmentally sensitive areas should be protected from development through restrictive land use controls.	30	12	3	8	0

Any comments about the Use of Land or the Regulation of Land that you'd like to share with the County Board, Planning Commission, or County Staff:

Survey of City Officials Martin County

Place a check behind each of the land use statements below that most accurately reflects your opinion about the issue statement, ranking it from strongly agree to strongly disagree.

	Strongly Agree	Somewhat Agree	Don't Care	Somewhat Disagree	Strongly Disagree
My concerns about land use should be addressed by County officials in the planning process.	16	5	1	2	1
The County Board should rezone property when the request conforms to adopted codes and policies contained within the County's Land Use Plan.	8	11	3	3	0
The County Board should be able to rezone property and accommodate development proposals as it sees fit.	8	0	1	10	6
Growth and development of non-farm uses should be directed to existing urban service areas.	4	17	1	3	0
Large residential development should be encouraged in the rural areas of the County.	3	11	3	8	0
Rural residential subdivisions should be encouraged to develop with shared wastewater treatment systems and water supply systems, reducing the use of individual septic tanks and individual wells.	12	6	3	4	0
Rural residential subdivisions should be permitted to develop in the rural areas of the County. Urban type residential development should only occur in urban areas with urban services.	2	7	3	8	5
There are no concerns with the thresholds and locations of residential development occurring in rural portions of the County.	2	7	0	13	3
Because most incorporated areas have expended substantial tax dollars to serve existing commercial or industrial uses, zoning policies should require this type of development to locate within urban areas.	5	11	3	5	1
All major highway frontages should be zoned by the County for future commercial or industrial use.	1	10	2	10	2

PETTIPIECE & ASSOCIATES L.L.C.

TO: HARRY JENNESS
FROM: STEVE MOLINE
SUBJECT: SUMMARY OF MEETING COMMENTS
DATE: 1/22/2003

Harry: Thanks for giving me the opportunity to work with you. I enjoyed my time with the group down. You are doing a wonderful job in a difficult situation. Here is a summary of the issues raised during the information meetings. I didn't write down each comment that was raised, but these should be fairly representative of the participants concerns.

1. The spreading of manure on slopes of 3% or less: should the requirement be applied to the spreading manure in any form (liquid or solid). Should this standard be applied only within areas containing surface water features? It doesn't make sense to have this standard applied countywide when it is intended to protect surface water features. Should the slope standard be set at 6% rather than 3%? Soil surveys can be used to identify excessive slope areas at a 6% standard, but not less than that. You need to specify that this standard applies to frozen ground. There was some concern raised about the standard of immediate incorporation. Does that mean that there can be no delay between spreading and working it in, or will there be some permitted delay (24 hours)?
2. The vegetation buffer requirement: when getting into writing of this rule, some definition needs to be made regarding the tax advantage that will be applied. Also, would the County be willing to apply this same tax benefit to other areas within the County in which a vegetation buffer strip is required to be maintained, in shoreland areas for example.
3. The 200' setback rule: there were several objections made to the 200' setback rule. While the plan specifically refers to just feedlots as being subjected to this setback rule, logically a setback standard applying to one type of structure ought to be carried out to other structures as well. Several people spoke up regarding the hardship their particular developed site would be in if this standard was to be implemented.
4. The 3 acre lot size standard for non-farm homes: several people spoke out about this standard as being too small. Suggestions encouraged the standard to be increased to 5 acres, especially since the first acre of any site would be open space to accommodate the new 200' setback rule. Some suggested the County lot size rule should conform to the lot size requirement that the City of Fairmont would impose within one mile of their boundaries. Some felt that the County should impose more strict controls on non-farm development, to not promote urbanized development in the rural portions of the County.
5. A utility pre-design activity on newly created lots in rural subdivisions would help reduce conflicts with setback rules. When lots are sold off piecemeal and utility placement is left up to each lot owner, then individual choices of others can create conflict with existing rules.

6. One suggestion made was to downsize ditch and road culverts. The argument was that the larger culverts promote more water runoff and increased levels of water contamination than would occur if smaller culverts were used. By slowing down water, more infiltration would take place.

I have enclosed a paper copy of the plan and an electronic copy of all files generated by this process. If you should have any questions about any of this material, please don't hesitate to give me a call at 625-6076 or by email at stevem@c-pettpiece.com. Good luck with the ordinance portion of your project. Thanks again.

Sincerely,

Steve Moline
Pettpiece & Associates