

City of Madison Lake

**GROWTH
DEVELOPMENT
PLAN**

Approved: November 3, 2003

Prepared By:
Minnesota Valley Council of Governments
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368

Minnesota Valley Council of Governments

Laura Depuydt, Program Administrator

Mark Konz, Planning Assistant

Angela Lohmann, Intern

Elise Souders, Intern

Paul Vogel, Community Development Director

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I. Introduction

INTRODUCTION

Growth management is an effective and beneficial tool for cities to employ. Growth Plans enable the public sector to pursue goals that builders and developers would not pursue on their own- for example, preventing negative “spillover” effects and ensuring that the benefits and burdens of growth are equitably distributed. Generally speaking, growth management addresses six broad goals:

- Protect lands that provide public and quasi-public goods
- Accommodate development needs
- Provide adequate public facilities and services at minimum cost and distribute costs equitably
- Distribute the burdens and benefits of growth fairly
- Prevent or mitigate negative and foster positive externalities
- Provide administrative efficiency (ICMA 2000).

Establishing a growth plan ensures orderly growth and development. Planning for the future in this way provides benefits not only for the residents, but for the community as a whole. Growth management makes housing more affordable by planning and zoning enough land to meet projected housing needs. Growth management limits urban sprawl and reduces costs of urban services. Establishing planned growth in specific areas reduces leapfrog development, which in turn saves taxpayers money by limiting the costly extensions of urban services.

Growth management speeds up the permit process. By having a growth plan in place, it is much easier to review permits to give it “*a quick go or no-go.*” Growth management also protects natural resources and the economy and coordinates plans and programs of state agencies and local governments.

Although a growth plan is a beneficial tool for cities to employ, the focus on current growth should not be forgotten. Sometimes it is easy to overlook the current situation when planning for growth. Areas that are already partially developed should be finished before focusing on a new area of growth. Infill development as well as the redevelopment of existing structures should also be an important part of the growth plan.

The growth plan is a valuable and necessary tool for cities to take advantage of. Orderly growth and development has numerous benefits such as those listed above; therefore, the City of Madison Lake has created their own growth plan to protect and ensure that orderly development takes place in the future.

II. Historical Data

HISTORICAL DATA

The history of Madison Lake can be used as an indicator of the future. By examining what has happened in the past, it will better enable the City of Madison Lake to plan for the future.

Existing Land Uses

Within the corporate limits of Madison Lake, there exists a wide variety of land uses such as:

- Residential
- Commercial
- Industrial
- Agricultural
- Public/Semi-Public

While these are just general categories, within the Zoning Ordinance, some categories are broken down into further classifications.

The residential areas comprise a majority of the land use within Madison Lake. These residential areas are located throughout the entire City and extend north around Duck Lake. Under the Zoning Ordinance, the residential area is broken down into five districts: R-1, One-Family Residence; R-2, Two-Family Residence; R-3, Multi-Family Residence (3 families); R-4, Multi-Family Residence (4 or more families); and R-MH, Manufactured Housing/Home Park.

Madison Lake also contains several commercial areas as well as an industrial area. The majority are located along the Sakatah Trail, Main Street, County Road 26, and along the shore of Madison Lake. Within the Zoning Ordinance, the commercial areas are divided into three districts: B-1, Highway Commercial; B-2, Central Business; and B-3, Recreational Business. The I-1, Industrial District, is the lone zoning district for industrial land uses.

Agricultural and Public/Semi-Public land uses are the last of the major existing land use districts. Little agricultural land actually exists within the corporate limits of Madison Lake; however, a small area at the southeastern edge of Duck Lake is present. Several Public/Semi-Public areas are also located within Madison Lake. These include parks, government-owned areas, and other such properties (i.e. churches).

Natural Features

Because of the location of the City of Madison Lake, there are many natural features that are found in direct proximity. The two most obvious features are Madison Lake and Duck Lake. Located on the northern and southern borders of the City, development between and around each lake has occurred.

Another dominant natural feature that exists in the area is wetlands. These wetlands are scattered throughout the area; however, they tend to congregate near Madison and Duck Lakes as well as in low-lying areas.

Wooded areas comprise a portion of the city; again, near the wetlands and around the shores of Madison and Duck Lakes. While many of these stands are not large, they do exist and add to the natural features of the area.

Finally, a fourth natural feature is steep slopes. While not found throughout the entire City, these steep slopes are mainly located in the southern half of town. Located south of Highway 60, these slopes lead to Madison Lake itself. In the Zoning Ordinance, an Environmental Review Overlay District has been established to cover the region bounded by Walnut Avenue, 2nd Street, Madison Lake, and 4th Street. Within this overlay district, stricter requirements exist in order to protect not only these steep slopes, but also the shoreline and surface waters of Madison Lake. In addition to the ordinances adopted by Madison Lake, there are other ordinances governed by different authorities regarding the shore lands and wetlands. Blue Earth County has adopted a Shoreland Ordinance to protect the shores of lakes around the county. The Wetland Conservation Act is a second regulation that looks at wetlands and has procedures for the filling and replacement of them.

Growth Rates

Over the past two decades, cities within the region have seen an increase in population, and Madison Lake is no exception. According to the 1980 census, 576 people lived in Madison Lake. By 1990, the city had grown to 643, an 11.6 percent increase. Since 1990, the City's population has increased from 643 to 837, a change of 30.2 percent. While some of this increase is due to annexation of land to the City between 1990 and 1993, the majority has come from an influx of residents to the City. This population increase is comparable, and in many cases, larger than nearby cities within Blue Earth County (census.gov).

<u>City</u>	<u>1990-2000 Percent Change</u>
St. Clair	30.6%
Madison Lake	30.2%
Lake Crystal	16.1%
Mapleton	10.0%
Good Thunder	5.5%
Eagle Lake	4.9%

It is not only the population within the corporate limits that is experiencing growth, but surrounding townships are also seeing a rise. Jamestown Township has seen a 14.8 percent change from 1990 to 2000, and LeRay Township has also experienced a 12.4 percent change for the same time period (census.gov). The growth of these two townships directly affects the City of Madison Lake. Section 220.60 of the *Madison Lake Subdivision Ordinance* states that subdivision regulations will be extended out two miles into unincorporated areas. As the City of Madison Lake and an area within two miles grows, the increase in population means an increase in non-farm homes within the region. This may cause pressure for extension of municipal services that can be addressed through the extension of subdivision regulations.

New Development

More population means more homes, which means new development and subdivisions. Four new subdivisions have been developed within the corporate limits of Madison Lake since 1991:

- Fasnacht
- Layman
- Krenik
- Pines I and II

Fasnacht Subdivision was the first of the developments to be built. Located north of Highway 60 and just west of County Road 26, Fasnacht Subdivision was built in 1991, with a total of fifty (50) lots. All have now been sold.

Layman Subdivision is the second new subdivision. Developed since 1995, the subdivision is located just west of Park Road (County Road 44), east of Highway 60, and north of Point Avenue.

Located just south of Layman Subdivision and Point Avenue, is Krenik Subdivision. Again developed since 1995, the subdivision overlooks Madison Lake at the southern edge of town.

The final subdivisions, developed since 1995, are Pines I and II Subdivisions. With the extension of sanitary sewer and water to homes along the northeastern side of Duck Lake, development has been able to occur. Located directly east of Duck Lake and County Road 26, the subdivision has seventeen total lots.

A more detailed look at these four subdivisions is discussed later in the Current Regulations section.

Housing

From 1990 to 2000, as the population increased, the number of households increased as well. In 1990, there were 233 households and by 2000 there were 319, a 37 percent increase.

While the number of households has increased, so have the number of owner occupied housing versus renter occupied units. In 1990, of the 233 occupied housing units, 163 were owner occupied (70 percent). By 2000, the number of housing units rose to 319, and the number of owner occupied units grew to 239 (75 percent).

Like the rise in the number of owner occupied units from 1990-2000, the vacancy status of housing units has increased for the same time period. A total of 253 units existed in the Madison Lake corporate limits in 1990. Of these, 233 were occupied and 20 were vacant (8 percent). This 8 percent vacancy rate nearly doubled by 2000, when 51 of a total 370 units (14 percent) were vacant (census.gov).

Income

The income and wealth of Madison Lake has seen a steady rise over the past twenty years. From 1979 to 1989, the average household income has increased 60 percent. In 1979, the average household income was \$18,939, but by 1989, the number had risen to \$30,294. This rise continued from 1989 to 2000, but in an even more dramatic fashion. The average household

income increased in the twelve years from \$30,294 to \$44,650, a change of 47.4 percent. The increase is predicted to continue.

III. Current Regulations

CURRENT REGULATIONS

Residential Development

The Zoning Ordinance for the City of Madison Lake established the following nine districts: (1) R1- One Family Residence, (2) R2- Two Family Residence, (3) R3- Multi-Family Residence (three families), (4) R4- Multi-Family Residence (four or more families), (5) RMH- Manufactured Housing/Home Parks, (6) B1- Highway Commercial, (7) B2- Central Business, (8) B3- Recreational Business, and (9) I1- Industrial District.

With the influx of growth anticipated in the City of Madison Lake in the upcoming years, having clearly established zoning and subdivision regulations are important. Madison Lake has both a Zoning Ordinance and a Subdivision Regulation Ordinance. Both of these ordinances directly tie into the Comprehensive Plan for Madison Lake. A few goals established in the Comprehensive Plan that relate to zoning and subdivisions include:

- Protect, preserve, and enhance the physical, economic, social, cultural, and aesthetic assets of the City of Madison Lake to establish a desirable living quality and unique character for the area.
- Encourage efficient land use and progressive development proportionate to the City's capability to provide services, and discourage scattered urban growth.
- Minimize conflicts between incompatible land uses.
- Utilize strict enforcement of land use controls such as zoning and subdivision regulations and the housing and building codes.
- Enact subdivision regulations governing platting procedures, design standards, and engineering standards and specifications. The City should seek a cooperative agreement with the county which will enable this type of land use regulation to extend outside its present corporate boundaries (Comprehensive Plan, 1995).

The above goals emphasize the importance of orderly growth and the efficient use of land in Madison Lake. Since 1991, five new subdivisions have been developed within the City. These include Fasnacht Subdivision, Layman Subdivision, Krenik Subdivision, and Pines I and II Subdivisions.

Fasnacht Subdivision is the only subdivision that is completely developed. Fasnacht Subdivision has 48 lots and approximately 512,799 square feet or 11.77 acres and a gross density of 4.08 lots/acre.

Layman Subdivision has 17 lots. However, only four lots have been developed; therefore, there are still 13 vacant residential lots. Layman Subdivision has approximately 298,931 square feet or 6.86 acres and a gross density of 2.48 lots/acre.

Krenik Subdivision has 21 lots. This subdivision has three developed lots and 17 vacant residential lots. Krenik Subdivision has approximately 432,555 square feet or 9.93 acres and a gross density of 2.11 lots/acre.

Pines I and II Subdivisions have 29 lots. These subdivisions have 12 developed lots and 17 vacant residential lots. Pines I and Pines II Subdivisions have approximately 751,080 square feet or 17.24 acres and a gross density of 1.68 lots/acre (subdivision data provided by the City of Madison Lake).

The proposed growth areas, which will be discussed in more detail in the Recommendations section, were separated into short-term residential growth and long-term residential growth. The short-term residential growth extends 20-30 years and the long-term residential growth focuses beyond 30 years.

Since the proposed short-term growth areas are adjacent to existing subdivided land, the gross densities of those subdivisions were used as an average residential density in order to keep development consistent with the existing land uses.

Using building permit information, the average rate of consumption of land in Madison Lake in the last five years was determined. Houses were built at an average rate of 9.2 per year from 1997 through 2001.

The gross density can be used to predict the amount of lots that will be available in future growth areas proposed by this plan. The short-term residential growth areas provide 99.57 acres of land. Using a gross density of 2.68 lots/acre, which is consistent with the adjacent subdivisions, indicates that 266 lots will be available in the short-term residential growth area. Using the current rate of consumption, these 266 lots will provide a 28.9-year supply of land for short-term residential growth.

The long-term residential growth areas provide 132.75 acres of developable land. The 132.75 acres will provide 355 lots, using the same gross density of 2.68 lots/acre. This is a 38.6-year supply of land for the long-term residential growth, using the current rate of consumption. This area would not be developed until the short-term growth had been developed, which would be an approximate 67.5-year time frame for both the short-term and long-term growth areas combined.

It is important to note that there are currently a total of 47 vacant residential lots available in Pines I and II, Layman, and Krenik Subdivisions. This provides a 5.1-year supply of land in areas that already have access to city services. Directing growth to areas that are already developed is a good principle for cities that are growing rapidly. The use of this type of development creates:

1. Residential communities that are protected from incompatible uses and intrusion of unnecessary traffic.
2. Community facilities that are located to create reasonable service areas and provide reasonable accessibility for existing neighborhoods.
3. Proposed changes to neighborhoods and communities that reflect community needs concerning housing types, commercial uses, and public facilities (Kaiser, 1995).

Utilizing the vacant residential lots currently available in the Pines I and II, Layman, and Krenik Subdivisions should be the first step in directing growth in the City of Madison Lake.

Commercial and Industrial Development

The City of Madison Lake established commercial and industrial land use goals in the Comprehensive Plan. These include:

- To provide a wide variety of services and facilities capable of satisfying the needs of the City and surrounding areas.
- To increase the Central Business District role as a source of employment and of community pride and interest.
- To provide adequate space and facilities to encourage new industries (Comprehensive Plan, 1995)

Commercial development is best placed in the following areas: (1) accessible to market areas and direct access to traffic, (2) available in a range of locations, (3) placement on suitable terrain, and (4) available access to utilities (Kaiser, 1995).

The City of Madison Lake currently has commercial development in a few specific areas such as near the Sakatah Trail, Highway 60, County Road 26, Main Street, and near the lake. The City of Madison Lake Zoning Ordinance classifies these districts into Highway Commercial (B1), Central Business (B2), and Recreational Business (B3). The intent of these districts is to provide for, and limit the establishment of, motor vehicle oriented commercial activities, to encourage the continuation of a viable downtown, and to regulate businesses which are recreational in nature (Zoning Ordinance, 2000).

Currently, there are 47 commercial lots within the City of Madison Lake. The commercial lots total approximately 808,474 square feet or 18.56 acres, and have a gross density of 2.53 lots/acre. Floor Area Ratio (FAR) describes the ratio of floor space in the building to the area of the lot. For example, a one-story building with a gross floor area of 1,000 square feet on a 5,000 square foot lot has a FAR of 0.2. The average FAR for the commercial district is .21.

There are three industrial lots within the City of Madison Lake. The industrial lots have approximately 180,774 total square feet or 4.15 acres, and a gross density of .72 lots/acre. The average FAR for the industrial district is .37.

Extension of Subdivision Regulations

To provide for the orderly, economic, and safe development of land and urban services and facilities, and to promote the public health, safety, morals, and general welfare, a municipality may adopt subdivision regulations, which include minimum physical standards and design requirements. A municipality may, by resolution, extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart... (Section 462.358 Minnesota Legislation).

The City of Madison Lake, as enabled by the Minnesota Statutes Section 462.358, Subdivision I A, has extended their Subdivision regulations to unincorporated territory located within two (2) miles of the Madison Lake City limits (Section 220.60 of Madison Lake Subdivision Ordinance).

The extension of subdivision controls allows the city to control the type and amount of development within two miles of their corporate limits. Extraterritorial Subdivision regulations are a good way to ensure orderly growth and development in areas surrounding the City's corporate limits. This provides several options for the future when growth may cause the City to look at annexation. Because the City's subdivision controls are already in place in this extraterritorial area, the City can effectively address the issues of land use and service extension to existing and new developing areas.

IV. Current Infrastructure

CURRENT INFRASTRUCTURE

Providing water and sewer to City of Madison Lake residents may become an issue due to the influx of residents and the projected growth. Two goals are emphasized in *The Comprehensive Plan for the City of Madison Lake* regarding infrastructure:

- Providing public services to meet the needs of citizens
- Public utilities should not be extended past corporate limits (Comprehensive Plan, 1995)

Using these specific goals of the Comprehensive Plan as a guide, the infrastructure issues that the City of Madison Lake may face with increased growth, can be adequately addressed.

Water

Currently, all of Madison Lake is serviced with water through an existing water tank, tower well, and creamery well. The water tank/tower well is located directly behind City Hall on Main Street. The creamery well is located at Sixth and Mulberry. While everything inside the corporate limits of Madison Lake is served with water, there are some areas outside the corporate limits that are serviced also.

In order to accommodate new growth, the issue of building an additional water tower may need to be explored. Many locations for a new tower were investigated by the City's consulting engineer.

The first and most desirable of the three areas is at the intersection of County Road 26 and Chestnut Avenue, just north of Highway 60. With new development just east of town, as well as the existing service development on the east side of Duck Lake, this location could supply the entire City of Madison Lake, while at the same time solving some of the City's infrastructure problems. The existing infrastructure at the east end of town is in better condition to handle a new tank.

A second location would be a tank along the western part of town. A new tank site between Park Road and Highway 60 is a possible option. Not only could this site service existing areas on the western side of Madison Lake, but it may also service new development in the area if it were to occur.

Finally, a third location for a new tank is north of town, yet south of Duck Lake, near Main Street and Elm Avenue. With a possible development area between the existing corporate limits and south of Duck Lake, the site is an alternative. The tank could service the northern part of town, the east side of Duck Lake, and any new development that may occur in between.

Sanitary Sewer

Like the water system, the existing sanitary sewer lines have been extended to service development within the corporate limits, and in some cases beyond the limits. However, as growth and annexation occur, the extension of these services and where to locate the trunk lines becomes important.

If development were to occur east of the current corporate limits, sewer lines could be extended from several sources. Service areas between Highway 60 and Madison Lake could be serviced by a Lake Avenue extension. For development to the north of Highway 60, new sewer lines could connect to the existing line along County Road 26.

If growth occurs to the south and west of town, current lines along Park Road may not satisfy needs. An option may be to add additional lines off of the Park Road line.

Finally, if development were to expand to the north, extending the sanitary sewer lines to this new development may need to be investigated. The line along County Road 26 could service areas between the current corporate limits and Duck Lake. Sewer lines also are present on Main Street north of Cherry Avenue and 7th Street. These lines run north-south and may provide another option to servicing northern areas.

Roads

As the City of Madison Lake grows, the number of subdivisions will increase, and while roads are planned in these subdivisions, in some cases, they are not always built.

In Madison Lake, this has occurred on the northeastern edge of town, just west of County Road 26 and north of Highway 60 in the Fasnacht Subdivision. From the plans, Lilac Lane and Butternut Lane are to hook up creating a U-shaped road. Currently, this connection of the roads does not exist, and Butternut Lane and Lilac Lane each terminate in a cul-de-sac.

Roads should be planned to allow efficient use of City funds and resources. These roads need to permit a smooth traffic flow, appealing neighborhoods, and access for emergency vehicles. Other elements for consideration when planning roads and subdivisions include:

1. Avoiding cul-de-sacs that force traffic onto other through streets.
2. Working with Township, County, and State road authorities to implement access management guidelines which include intersection spacing onto arterial streets:
 - ¼ mile spacing onto a Private Residential or Business Access
 - ¼ mile spacing and turn lanes onto low-volume, non-continuous streets
 - ½ mile spacing and turn lanes onto low-medium volume through streets
 - 1 mile spacing with signals and turn lanes onto medium-high volume through streets (MATAPS)
3. Providing pedestrian ways, including sidewalks and trails on at least one side of each road in new subdivisions.

Carefully studying these elements while planning subdivisions, can accomplish these goals.

Parks

With direct access to Madison Lake and Duck Lake, the City of Madison Lake has several parks in the area. Bray Park on the east side of Madison Lake and Duck Lake Park on the south side of Duck Lake, both are community/regional parks that attract not only people that live within the City, but also people from outside the City. While they are close to the corporate limits of Madison Lake, they still do require driving or crossing major streets to get there.

There are other smaller, neighborhood parks scattered around the City. North Shore Park, located in the southwest part of the City along Madison Lake, provides boat access, a bathhouse/picnic shelter, a fishing dock, and playground equipment. Lindbergh Park, another park between Seventh Street and Park Road, south of Cherry Avenue, provides visitors with a picnic shelter, play area, and a basketball court, as well as direct access to the Sakatah Trail. Along with other publicly owned park areas, the American Legion Post, and the Mulberry Wayside Rest, the basis for a park system has been established within the City.

With the growth of Madison Lake and the new subdivisions that are being developed, the City of Madison Lake should emphasize parkland dedication. The *Comprehensive Plan for the City of Madison Lake* states, “new parks should be planned for new subdivisions of approximately fifty or more housing units” (Comprehensive Plan, 1995). This goal from the Comprehensive Plan is also reiterated in the *City of Madison Lake Subdivision Ordinance*. In Section 220.40 Subdivision 7, Land Dedication, all new subdivisions shall dedicate land or make a payment-in-lieu for parks or open spaces. The Subdivision Ordinance states all new subdivisions shall dedicate the following amounts:

- Residential—up to 10 dwelling units per gross acre—7 percent of total gross area
- Residential—in excess of 10 dwelling units per gross acre—10 percent of total gross area
- Commercial and Industrial—no less than 5 percent (pg 18)

In some cases, the subdivision is not in an area where a new playground or park is designated to go or the subdivision is not large enough; however, there are other options than land for dedication of a new park. A payment-in-lieu is a second alternative for parkland dedication. This payment is placed in a special fund for future acquisition of land for parks. The Subdivision Ordinance, Section 220.40 Subdivision 7 Part 5, discusses the process for a payment-in-lieu more in depth.

In the case of Madison Lake, and the quantity of larger parks in the area, what are needed now in the new subdivisions are miniparks. The Recommendations section discusses the development of parks more in-depth.

V. Recommendations

RECOMMENDATIONS

The City of Madison Lake has created this growth plan to protect and ensure that orderly development takes place in the future. The following recommendations reinforce the focus on orderly development and establish the reasoning behind the suggestions made.

This section contains recommendations on short-term growth, long-term growth, housing, redevelopment, parks, and zoning regulations. Short-term growth was divided into two areas. Each area is described in detail in this section in regards to the location, the reason for development, the number of lots, the infrastructure available, and the type of development.

The long-term growth areas were also divided into four areas. A discussion on the location of these areas, the reason for the development, the number of lots, the infrastructure available, and the type of development takes place in this section.

Finally, this plan will discuss recommendations in the areas of housing, redevelopment opportunities, parks, and zoning recommendations.

Annexation Pending

In addition to the planned short and long-term growth areas, the Growth Map includes areas which are in the process of being annexed at the time of approval of this Growth Plan. Careful consideration must be made when development of these annexed properties occur. Consideration needs to be with infrastructure design and highway access. Infrastructure should be designed in a way that provides easy connections and possible future growth. Highway access needs to be managed so that there is not excessive access from the new developments. Single points of access must be required for the health and safety of residents and visitors through the City of Madison Lake.

Short-Term Residential Development (Area #1)

Two sites exist that the City of Madison Lake can ideally look to for short-term residential development after current subdivisions become filled. The first of these sites, Area 1 (shown as Area 1 on the map), is located on the west side of the city. The area is bounded by Highway 60 along the north and west sides. Park Road bounds the site to the east, and located directly south is the Layman Subdivision.

Area 1 was chosen as the first potential development site for many reasons. The site contains 42.78 acres and current corporate limits abut the area along the south and east sides. As the Layman Subdivision becomes developed to the south, it is natural to continue the expansion to the north. Because the area is currently vacant, with the exception of a few dwellings, this expansion would act as infill development rather than leapfrog development to areas further out.

Currently, new lots are being developed with an approximate average size of 16,300 square feet (2.68 lots/acre), and from 1997-2001, an average of 9.2 building permits for new single-family dwellings were issued per year. Using these two statistics, this area provides the City with 114 lots for development, a 12.4-year supply. However, using 2002 building permit data, through June 2002, ten building permits had been issued. This is double the average pace, and if the City continues to experience this rate of growth, Area 1 would fill in 6.2 years. See Table 1, a comparison of these numbers to the other potential development areas.

While Area 1 is currently located outside of the corporate limits, annexation into the City could occur easily. Stated as a goal in the Comprehensive Plan, all areas within the corporate limits are to be serviced by municipal sewer and water. The extension of sewer and water to this area would be no trouble as existing water and sewer lines are located along Park Road.

As was noted earlier, the development of residential areas within Madison Lake should focus on single-family dwellings rather than larger multiple-family dwelling units (such as apartment buildings). While existing subdivisions have focused on detached single-family dwellings, the development of attached single-family dwellings (townhouses) is feasible within Area 1. With the manufactured home community located to the east, townhouses would establish a buffer between this area and single-family dwellings. Townhouses in this area would also add another step in the “life-cycle” housing. Life-cycle housing promotes a diversity of housing options. These options allow homeowners of various ages (young families, single people, elderly, etc.) to live in the same neighborhood. With the majority of new development built as single-family dwellings, not everybody wants to or can afford to live in a new detached single-family dwelling. As young families come to Madison Lake, a new detached single-family dwelling may be out of their price range, and for older families, townhouses provide an opportunity to downsize.

As Area 1 develops, other issues may arise that should be noted. The first is that of access management. With Area 1 bordering Highway 60, access from the development onto the Highway should be limited. In conjunction with the Layman Subdivision, accesses from the two areas onto Highway 60 need to be planned together to prevent excessive intersections.

Other issues to be considered during the development of the area include sidewalks/trails and park areas. During the preliminary and final plat reviews of a new development, sidewalks and park areas should be discussed. Provisions should be made for pedestrian ways (sidewalks/trails) on at least one side of each road in the area. As discussed earlier, parkland dedication or a payment-in-lieu for parkland dedication should also occur. With the development of Area 1 and the Layman Subdivision, an additional park, such as a minipark or “tot lot,” should be placed in the area. By incorporating sidewalks into the subdivision, it allows for a safe way for children and adults to access the park, as well as creating a pedestrian friendly development

Finally, one last issue should be considered if Area 1 becomes developed. Chapter 16 of the Madison Lake Zoning Ordinance, Subdivision 3, focuses on the matter of woodland preservation. For any development that may occur in the area, an attempt should be made to preserve as many trees as possible. If it is not feasible to preserve some trees, then re-planting should be considered.

After current subdivisions become filled, there will be a need for additional parcels of land to be developed for residential purposes. Area 1 is the first of several areas suitable for this future development

Short-Term Residential Development (Area #2)

The second site that the City of Madison Lake may look for short-term residential development, Area 2, is located on the west side of the city. The area is bounded by Highway 60 along the west side and is located directly south of the Krenik Subdivision.

Area 2 was chosen as the second short-term residential development for many reasons. The site contains 56.79 acres and abuts current corporate limits along the north side providing for annexation. As Krenik Subdivision becomes developed to the south, it is natural to continue this expansion into Area 2. Continuing the development in this way will again prevent leapfrog development in areas further out which leads to sprawl.

Annexation into the City could easily occur. The extension of water and sewer services is very possible since water and sewer lines are located along County Road 42 and Highway 60 surrounding this area.

Area 2 contains 56.79 acres. Using the average lot size of 16,300 square feet (2.68 lots/acre), 152 lots are available within this area. Under the current rate of development, this area provides a 16.5-yr supply of land. However, using the double rate of development, this area would provide an 8.3-yr supply of land. See Table 1 for a comparison of these numbers to other potential development areas.

As noted in the discussion of Area 1, development of residential areas within Madison Lake should focus on single-family dwellings rather than larger multiple-family dwelling units (such as apartment buildings). Area 2 should also follow this principle as Area 2 abuts Krenik Subdivision, which consists of detached single-family dwellings.

A few other issues need to be looked at in relation to Area 2 development. The first is access management. As with Area 1, Highway 60 borders Area 2. Access from this development onto the Highway should be limited. A frontage road connecting each lot to one access point on County Road 42 or Highway 60 should be looked at rather than several accesses directly onto the Highway.

Another issue concerning this area is that of sidewalks/trail, parks, and woodland preservation as discussed in Area 1. Provisions should be made to allow sidewalks on at least one side of each road in the area. These sidewalks/trails should be designed so that an orderly flow results. This means that a sidewalk should not end on one side of a busy street and force pedestrians to cross the street to get to the sidewalk on the other side. Planning a well-integrated sidewalk system is necessary.

The issue of addressing the needs for parks has been previously discussed in this growth plan. As Area 1 discussed a minipark or “tot lot” is sometimes appropriate when a larger park is not needed. A minipark is suggested in Area 1, which is just north of Area 2 on Highway 60. The development of a minipark or even a neighborhood level park is an important consideration for Area 2 development. While a minipark in the area should occur, the community could even go further and require a neighborhood level park since this area is quite a distance from a larger

park. Again, integrating the sidewalks so that pedestrians can easily access the park is also important.

Long-Term Residential Development (Area #3)

As existing subdivisions are filled, short-term residential development areas have been established for future growth. These areas provide 99.57 acres of land in which to grow, and using existing growth rates these areas will be filled in approximately 29 years. Four long-term residential development areas have also been proposed. These areas total 195.85 acres (132.75 acres of developable land) and will provide 355 lots. Using the current rate of development, these areas provide approximately a 38.6-yr supply of land beyond the 29 years it will take to develop the short-term residential areas. Table 1 compares the short-term and long-term areas and the amount of time it will take to fill each.

The first long-term development area (Area 3) is located around the shore of Duck Lake. Area 3 consists of 96.71 acres, 44.39 of these acres are wetlands, and according to Madison Lake Shoreland Ordinance and Regulations this land cannot be developed. Using the average gross density of 2.68 lots/acre, Area 3 is able to accommodate 140 lots. Under the current rate of development, this area provides a 15.2-yr supply of land. Using the double rate of development, this area provides a 7.7-yr supply of available land.

The long-term development area should be targeted for residential development and single-family dwellings. As discussed earlier, the possibility of developing multiple-family dwellings is less likely than single-family dwellings. For Area 3, detached, single-family dwelling should be the focus. Since this is long-term development, the needs of the community may change. With the development of Area 3 being in the future, as the time comes for development, a closer look should be taken to see what type of residential development is needed.

As with Area 1 and 2, annexation of this area is possible. Area 3 abuts the corporate limits to the south and east sides. The extension of sewer and water services is very possible since the existing lines run along County Road 187, which abuts Area 3 on the western border and along County Road 26 which abuts Area 3 on the east.

Sidewalks, trails, parks, and woodland/wetland preservation are issues that need to be addressed with this area. As discussed in Areas 1 and 2, it is important to create sidewalks on at least one side of each street in order to create pedestrian ways that connect to other areas of the city. As the area is surrounding Duck Lake and a County Park is on the southern perimeter of Duck Lake, it may be difficult or unreasonable to create neighborhood parks, but “tot lots” could be viewed as an option for the area.

Woodland preservation and wetlands are two important considerations to be made with this area. Development near Duck Lake will need careful considerations and precautions should be taken for development of acreage near the lake. The Shoreland Ordinance and Regulations will need to be closely followed to assure proper development of these environmental areas.

Area 3 has been designated as an area for long-term growth potential. Before growth is considered in Area 3, current subdivisions and short-term growth areas should be completed to assure efficient use of city services and infrastructure

Long-Term Residential Development (Area #4)

Area 4 is the second possible long-term residential development site. Located east of County Road 26 along Highway 60, it is just outside of the corporate limits. The 16.08-acre parcel is currently vacant with residential development on the east, south, and west sides. Area 4 would provide the City with an additional 43 lots for single-family dwellings. At the current rate of development of nine single-family dwellings per year, this site would fill in 4.7 years. Using a double rate of eighteen units per year, Area 4 would provide a 2.3-year supply.

Development of subdivisions outside the corporate limits of Madison Lake has begun to occur to the east of the City. As this has happens, many of these subdivisions have leapfrogged over certain areas in order to locate elsewhere. Area 4 is one of these sites. As Kopp's Lakeview Estates was developed to the east, Area 4 was left vacant. Targeting Area 4 for residential development will act as an infill development area.

This area was also chosen as a potential residential development site because of the ability to annex the site into the City. While extending sewer and water to the site may prove to be more difficult than Area 1, it is still feasible. Sewer and water are located along Lake Avenue and extension to the south part of Area 4 is a possibility in order to service the development.

As Area 1 focused on developing both detached single-family dwellings and townhouses, Area 4 is more suited for the development of just detached single-family dwellings. With single-family dwellings bordering the west, south, and east sides, a similar pattern should occur.

Similar to Area 1, access management on Highway 60 is an important area to address. Access to Highway 60 should be limited. Lake Avenue, located along the southern portion of the area, provides a second access.

The location of sidewalks on at least one side of the roads, and the development of a minipark or even a neighborhood level park are important issues for Area 4. While a minipark in the area should occur, the possibility of making the park a neighborhood park should also be considered.

As trees exist within Area 4, woodland preservation for this area is also another issue. There are wetlands located in the possible development area. Proper steps should be followed for defining where the wetlands exist, any filling that may take place, and the replacement of any wetlands filled.

Long-Term Residential Development (Area #5)

The third potential residential development site for long-term growth is Area 5. Located east of the cemetery and south of Highway 60, it is outside of the corporate limits. Area 5 is slightly larger than Area 4 at 22.35 acres, and could provide 60 lots using the current density of 2.68 lots/acre. The site is vacant with residential areas bordering it to the west and south. At the current rate of development of nine single-family dwellings per year, this site would fill in 6.5 years. Using a double rate of eighteen units per year, Area 5 would provide a 3.3-year supply.

Area 4 focused on infill development between the corporate limits and subdivisions outside the City; and Area 5 acts as an infill development area. With development occurring around the shores of Madison Lake, many parcels remained vacant between the shoreline and Highway 60. Targeting Area 5 for future development will provide the infill development.

As with Area 1 and Area 2, land use would focus on providing single-family dwellings. With large lot sizes and single-family dwellings in the existing surrounding developments, the pattern should be continued.

Annexing Area 5 into the corporate limits of Madison Lake becomes more difficult than Areas 1 and 2, mainly due to the extension of sewer and water into the area. Some sewer and water lines exist along Highway 60; however, they do not extend east past County Road 26. Existing lots at the eastern edge of the corporate limits are serviced by lines in Lake Avenue. The City may discuss the matter with their consulting engineer to create the best solution can easily solve the situation of sewer and water extension.

Access management is an issue to consider with Area 5. With direct access onto Highway 60, there should be a limited number of intersections into and out of the area. Currently, two accesses onto Highway 60 bound Area 5 on both the east and west sides. Kopp's Drive, through Kopp's Lakeview Estates Subdivision, to the west provides a third access onto the highway.

Finally, as discussed in Area 1 and Area 2, sidewalks, parks, and woodland preservation are other issues that will need to be discussed as the area is developed.

Long-Term Residential Development (Area #6)

The final long-term residential development area is Area 6. Area 6 is located north of the current corporate limits and south of Duck Lake. The area has a total of 60.71 acres; however, because of wetlands, only 42 acres is developable. Using the same gross density of 2.68 lots/acre, Area 6 provides 112 additional lots. This amounts to a 12.2-yr supply using the current rate of development of nine new single-family dwellings per year. However, if the current pace is doubled, Area 6 will fill in 6.1 years. Again, it is important to note, there is an existing pipeline which runs through this proposed location. Any development should consider the easement of twenty (20) feet on the north-west side and forty (40) feet on the south-east side.

This long-term development area should be targeted for residential development and single-family dwellings. As discussed earlier, the possibility of developing multiple-family dwellings is less likely than single-family dwellings. For Area 6, detached single-family dwellings should be the focus. This does not however eliminate the possibility of adding townhouses. An area may exist that is odd shaped or compact and detached single-family dwelling lots are not a feasible option for development. This could be when townhouses should occur. Another possibility is that in the future, as Area 6 becomes more realistic for development, the development of townhouses will be needed more than detached single-family dwellings. With the development of Area 6 being in the future, a closer look should be taken then to see what types of residential development is needed.

As with Area 1, the annexation of Area 6 is practical. Area 6 is surrounded on the south, east, and part of the north sides by the corporate limits of Madison Lake. Therefore, existing sewer and water lines are available to the area off of County Road 26 from the east and off of 7th Street from the south side.

There are other issues to note during the development of Area 6. Sidewalks on at least one side of each street are recommended in order to create a pedestrian way around the area and to connect with other areas of the City. Parks are an emphasis for the area, as the area abuts part of the Sakatah Trail along in the southeast corner. A park for the area could possibly occur near the trail or even along the trail.

Woodland preservation and wetlands are other issues to note when development of Area 6 begins. As the area is near Duck Lake, a large wetland sits in part of the site. Development near this wetland becomes difficult, and precautions should be taken as to where the wetlands are located exactly.

Area 6 has been designated as long-term residential development. Before considering the development of this area, the 47 vacant lots in the existing subdivisions, the short-term residential developments (Areas 1 and 2), and the prior long-term residential developments (Areas 3, 4, and 5) should be developed.

Developing all these lots at the current rate prior to the development of Area 6 translates into 53.9 years. Table 1 shows a comparison of this information.

Overview of Existing and Future Available Land

Table 1

DEVELOPMENT AREA	ACREAGE	NUMBER OF LOTS	YEARS TO FILL
EXISTING SUBDIVISIONS	17.54 acres remaining (vacant)	47 lots	<i>Current Rate: 5.1 years Double Rate: 2.6 years</i>
AREA 1	42.78 acres	114 lots	<i>Current Rate: 12.4 years Double Rate: 6.2 years</i>
AREA 2	56.79 acres	152 lots	<i>Current Rate: 16.5 years Double Rate: 8.3 years</i>
AREA 3	96.71 acres 52.32 developable	140 lots	<i>Current Rate: 15.2 years Double Rate: 7.7 years</i>
AREA 4	16.08 acres	43 lots	<i>Current Rate: 4.7 years Double Rate: 2.3 years</i>
AREA 5	22.35 acres	60 lots	<i>Current Rate: 6.5 years Double Rate: 3.3 years</i>
AREA 6	60.71 total 42 developable	112 lots	<i>Current Rate: 12.2 years Double Rate: 6.1 years</i>
TOTAL	312.96 total 249.86 developable	668 lots	<i>Current Rate: 72.6 years Double Rate: 36.4 years</i>

Overview of Existing Commercial and Industrial Land

Table 1

DEVELOPMENT AREA	ACREAGE	NUMBER OF LOTS	FAR
EXISTING COMMERCIAL	18.56 acres	47 lots	.21
EXISTING INDUSTRIAL	4.15 acres	3 lots	.37
TOTAL	22.71 acres	50 lots	N/A

Housing

The City of Madison Lake has seen an increase in population over the past few decades. The population has grown from 576 in 1980 to 643 in 1990, an increase of 11.6 percent. Since 1990, the City's population has increased from 643 to 837, an increase of 30.2 percent.

As with the increase in population, the number of housing units in Madison Lake has also increased. The number of housing units increased from 233 households in 1990 to 319 in 2000, a 37 percent increase (census.gov).

With the influx of residents, the City needs to prepare its housing stock appropriately. The City of Madison Lake is more suited towards single-family developments and townhouses. The likelihood of multiple-family dwellings being successful is low due to the recent trends of growth in Madison Lake.

Programs

The Mankato and Blue Earth County Housing and Economic Development Authorities provide many different housing assistance programs. The purpose of these organizations is to promote adequate and affordable housing, economic opportunity, and suitable living environments. Available programs include:

- The Section 8 Existing Housing Program
- The Low Rent Housing Program
- The Family Self-Sufficiency Program

The Section 8 Existing Housing Program is a program which allows participants to use existing rental housing in Mankato and in Blue Earth County. Participants are required to find their own housing, which once certified, must meet the Housing and Urban Development's (HUD) minimum housing quality standards. As openings become available for the program, the first person on the waiting list is notified by letter and must come into the office for a briefing and to receive their applicable Certificate of Family Participation. Until this written notification occurs, applicants' names remain on the waiting list.

The Low Rent Housing Program provides housing units which are owned by the Mankato or Blue Earth County Housing and Redevelopment Authority. Nineteen (19) public housing units are located in Madison Lake. One, two, three, four, and five bedroom units are available. When a unit becomes vacant, the first person on the waiting list is notified.

The following list shows those who are eligible for both the Section 8 Program and the Low Rent Housing Program:

- Low income
- Senior citizens 62 years of age or older
- Families consisting of two or more people
- Handicapped/disabled people who are defined in Section 223 of the Social Security Act or in Section 102 (5) of the Development Disabilities Services and Facilities Construction Amendments of 1970, or handicapped under HUD definitions.

Rents are based on total household income, allowing for certain deductions. Generally, participants for both programs pay 30% of their adjusted income.

Another program offered by the Mankato and Blue Earth County Economic Development Authority is called the Family Self-Sufficiency Program. This program is a voluntary program for families who have an interest in maintaining employment and achieving financial freedom. The Mankato/Blue Earth County Economic Development Authorities will match tenants with resources and services necessary to become self-sufficient. At the completion of the program, the tenant's savings account will provide for such purchases as a home, car, or tuition for school.

As with other older communities, some of the housing stock of Madison Lake is in need of rehabilitation. The Mankato/Blue Earth County Economic Development Authorities, along with the Minnesota Housing Finance Agency (MHFA) offer a few programs addressing these issues. They include the:

- Community Fix-Up Fund Program
- Rehabilitation Loan Program
- Fix-Up Fund Program

The Community Fix-Up Fund (CFUF) provides funds to assist a designated community in addressing its specific home improvement needs or objectives through partnerships with local lenders, nonprofit organizations, local governments and community organizations. The CFUF is a program designed to address "targeted community rehabilitation efforts," rather than serve a general need for home improvement funds. The designated community where funds will be targeted must be defined by:

- Specific geographic area within a city, with defined boundaries
- Age of property within a city
- Specific improvement need over a larger area (i.e. eliminating ground water contamination by replacing non-conforming septic systems on a county-wide basis)
- Serving households unable to qualify for conventional financing or refinancing (sub-prime)
- Discount loan program

Another similar program is called the Fix-Up Fund (FUF). This program provides below market interest rate loans to fix up homes. The FUF is used for most improvements to the livability, or

energy efficiency of a home. Electrical wiring, a new roof, room additions, a garage, and septic repairs are just some of the possibilities.

Eligible participants of the FUF include:

- Those whose gross income is no greater than:

Balance of state	\$65,000
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- Must be the year round owner/occupant of the home you are fixing
- Single-family dwellings to quad dwelling owners

The final program is the Rehabilitation Loan Program. This program assists low to moderate income homeowners in financing home improvements that directly affect the safety, habitability, energy efficiency, and accessibility of their homes. Eligible applicants for this program must occupy the home to be rehabilitated and it includes single-family homes, duplexes and manufactured housing taxed as real or personal property. Applicants may receive up to \$15,000 with a 30-year term with loan payment deferred until the borrower sells, transfers title, no longer lives in the property or at the end of 30 years.

The MHFA provides many programs that can effectively provide assistance to the people of Madison Lake. Each of the programs listed above are provided by Mankato/Blue Earth County Economic Development Authorities. For more information contact 507-387-8636.

Redevelopment

Redevelopment is an important part of a growth plan. As noted in the introduction, sometimes communities look too far into the future and forget about the current development or redevelopment potential. Because of such issues as contemporary development patterns, excessive use of signage, over-dependence on automobiles, and the construction of buildings that do not relate to their historical and architectural context, the revitalization of a community becomes necessary.

Residential rehabilitation is very important in a City that is growing rapidly. The Small Cities Development Program (SCDP) is a good example of a rehabilitation program for smaller cities. The purpose of the SCDP is to provide decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low-and-moderate income. This program provides federal grants from the U.S. Department of Housing and Urban Development (HUD) to local units of government on a competitive basis for a variety of community development projects.

Using resources such as the Minnesota Valley Council of Governments (MVCOG), the City of Madison Lake could take advantage of grants such as the SCDP. There are many funding sources for small communities to take advantage of and a partnership with the MVCOG can aid the City of Madison Lake in this process.

The City of Madison Lake should strive to maintain the existing buildings within the Downtown corridor. Many rehabilitation programs are available at both the state and federal levels to help business owners with the revitalization of their buildings.

The City of Madison Lake would be best suited to establish a corridor protection plan along the Sakatah Trail. This would prohibit further commercial development along this strip and redirect it towards the Downtown/Main Street area. Focusing the commercial development in the Downtown corridor helps to strengthen the character of the Downtown and shape the commercial areas into a more cohesive marketplace and focus of community activity.

Parks

As the City continues to grow and develop, parkland dedication and the establishment of parks and recreational facilities is a matter that cannot be ignored.

Madison Lake has a number of parks and recreational facilities already established in the City and within two miles of the corporate limits. Duck Lake Park and Bray Park give both the City of Madison Lake and the surrounding region an opportunity to experience community and regional parks. North Shore Park and Lindbergh Park are neighborhood parks located within the corporate limits and provide opportunities to picnic and fish (at North Shore Park) and playground equipment is available. In addition, other facilities, such as the American Legion ball field, and the Mulberry Wayside Rest provide for recreational activities.

In the case of Madison Lake, there are an adequate number of larger neighborhood and community parks. As new subdivisions are built, smaller, specialized facilities will be needed. Miniparks or “tot lots” fit into this category. With one-quarter of the population under 14 years of age (census.gov), these parks are needed to cater to this population. However, miniparks do not necessarily have to focus on younger ages; the miniparks can be targeted towards the older population as well. The recommendations suggested by the National Recreation and Park Association for miniparks include:

- A service area of less than a ¼ mile radius
- A desirable size of 1 acre or less
- Miniparks should be contained within neighborhoods and close to apartments, townhouses, and housing for the elderly (Kaiser 1995).

Placement of these miniparks is important. Citizens should not have to cross collector or larger sized streets to access them.

Neighborhood parks are not in short supply in Madison Lake. North Shore Park and Lindbergh Park provide two opportunities for citizens’ use that are within walking distance. A neighborhood park can typically service a ½ mile radius and a population of up to 5,000 (Kaiser 1995). Madison Lake is divided by Highway 60 and consideration should be made so citizens would not have to cross such arterial streets for access. While two neighborhood parks may be sufficient for the current time, as development occurs, more neighborhood parks will need to be established.

Trail and corridor areas are also another component of the park system. With the Sakatah Trail running through the City, the citizens have recreational opportunity for use both inside the City and outside the corporate limits. Maintenance of the trail and protection of the corridor surrounding the trail from incompatible uses ensures the City that both Madison Lake citizens and citizens from other communities will continue to use it.

In order for the City to acquire new land for parks, parkland dedication becomes important and the City should emphasize and enforce the dedication required of new subdivisions. In the 1995 Comprehensive Plan, in the Parks and Open Spaces section (pg 25) discusses the need for new parks. As the Plan states, new parks are to be considered for new subdivisions over fifty dwelling units. This goal of having a new park when a new subdivision is built is reiterated the Subdivision Ordinance adopted in 2001. Within the land dedication section of the ordinance, all new subdivisions are required to dedicate a certain percentage of land based upon the type of subdivision. (See the Current Infrastructure section for details)

While actual land dedication for parks is the preferred method in most cases for parkland dedication, there are some times when it is not suitable. Perhaps a new subdivision is not in an area where a park or playground is designated to occur. Or, in some cases, the subdivision is not large enough to accommodate a new park. When these situations arise, a second option for parkland dedication exists: a payment-in-lieu. In the Subdivision Ordinance, Section 220.40, Subdivision 7, Part 5 discusses the payment-in-lieu process more in depth. The money that is paid to the City through the process is set aside in a special fund. This fund is then used in the future for land purchases for parks and playgrounds.

The land dedication and payment-in-lieu processes are not exclusive. The two can be used in combination for parkland dedication if that is what the City decides is the best option. For example, a new subdivision may have some land dedicated for a park or open space area; however, it may not satisfy the entire dedication needed. In a case like, this the City may feel that a park in the area is important and so the land dedication remains; however, the subdivision is still short of the entire dedication required. The City can then ask for the remaining dedication to be paid in the form of a payment-in-lieu.

In order for parkland dedication to occur, the City needs to actively enforce the policy. During the preliminary and final plat review processes, the City should require that one of the conditions for approval of the plat be that of parkland dedication; either through land dedication, a payment-in-lieu, or a combination of both. The City should also devise a strategy for collection of the payment-in-lieu if that is the route that is chosen. Whether the payment is required before the City will sign the plat or another method, this ensures that the City will receive the money before construction even begins.

The City of Madison Lake has a number of parks already, which forms a solid basis for a park system within the City. As the City continues to grow and develop, the addition of more parks will be necessary. However, before more subdivisions are brought forth for review and approval, the City should take a look at where new parks should be located. While an in-depth Park Plan is not necessarily required, a serious look should be taken as to what type (miniparks, neighborhood, etc.) and where existing parks are located now, and where the City would like to have new parks developed. By having a plan of what types of parks are needed, where these parks will go, and how the parkland will be acquired, it will help ensure that these additional parks are added to the community in a safe and orderly way.

Zoning

The zoning of land becomes a very important tool to decide what land uses will be located where. The City of Madison Lake has an established Zoning Ordinance adopted in November of 2000. The Zoning Ordinance has two parts: text and a map. While the text describes what the district requirements are, the map shows where the districts are located.

Many times throughout the year, requests will be sought from private landowners or even the City itself to rezone certain parcels of land from one district to another. While this type of request does not change the actual written text of the Zoning Ordinance, it does affect the map itself. It is important to keep the official Zoning map updated with any changes that may occur. This helps to eliminate any confusion that may arise as developers come in with plans. An updated map allows City officials to quickly look and see what the site is zoned and whether the development is allowed there as a permitted or a conditional use or whether it may not be allowed at all.

In addition to a current Zoning Map, a Land Use Plan Map is also an important tool for the City to have and utilize. An Existing Land Use Map will show exactly what is located on each parcel of land. This map identifies residential, commercial, and industrial lots. Unlike the Zoning Map, the Existing Land Use Map does not break down the residential or commercial into other categories such as Single-Family Dwellings or Highway Commercial. Similar to the Existing Land Use Map is a Land Use Plan Map. This map uses the same categories as the Existing Land Use Map, but it also accounts for parcels that may be developed in the future. On an Existing Land Use Map and Zoning Map, some parcels may be agriculture; however, on the Land Use Plan Map these parcels may be designated as residential because they are areas in the future that the City would like to see become residential. So, while all three maps are very similar, none of them are exactly the same.

VI. Sources

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VII. Maps