

City of Madison Lake

COMPREHENSIVE PLAN

The City's vision is to be a thriving, engaged and supportive community with a legacy for small town character and big opportunities.

The City's mission is to preserve and enhance the quality of life for Madison Lake Residents, Business Owners and Visitors, by providing excellent public services.

The City of Madison Lake's Comprehensive Plan was prepared by the City of Madison Lake and the Minnesota Valley Council of Governments (MVCOG).
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I. INTRODUCTION

Introduction

The Madison Lake Comprehensive Plan, sometimes referred to as ‘Plan or the Plan,’ provides direction in making decisions about the community’s future growth. The narrative sections and supporting graphics within this plan provide direction for solving existing problems and dealing with future change. Plan implementation involves the conversion of the strategies into measures of action. The implementation section, like the plan itself, is a flexible tool and should be amended or adjusted as conditions warrant.

The Madison Lake Comprehensive Plan will be implemented in a number of ways. Actual implementation of the plan is accomplished on a daily basis by City personnel and on a regular basis by the decisions that are made by the various commissions and the City Council. Implementation will involve the modification of existing ordinances, the adoption of new ordinances, administrative procedures, directives from the City Council and use of a capital improvements programs.

Why Have a Comprehensive Plan?

A Comprehensive Plan is a legal document that states the goals and intentions of a city. It is the city’s official statement used to guide development, redevelopment, and preservation of the city. It is used as the basis for planning issues, providing documented proof of intentions and strategies. It sets forth policies, plans, and programs governing land use, transportation, community facilities, and services. Zoning is based on the Comprehensive Plan. Courts often consult the Comprehensive Plan during legal matters on land use. Additionally, Comprehensive Plans lay the framework for growth management, addressing strategies that may help contain urban sprawl.

A number of states require a comprehensive plan as a matter of law. Minnesota does not require one, per Minnesota Statute §462.353, but many Minnesota cities have chosen to prepare one to guide their development.

There are two (2) major functions of a Comprehensive Plan. First, a Comprehensive Plan is physical documentation of what a community wants from their city. It states goals, objectives, and a vision of what the community may be. Second, the Plan serves as a guide to decision making in the community, both public and private sectors.

Purpose of a Comprehensive Plan

- To promote the public interest in establishing a more functional, healthy, interesting, and efficient community by serving the interest of the community at large rather than the interests of individuals or special groups within the community, if their interests are at variance with the public interest;
- To treat the entire community as one ecosystem and inject long range consideration into determinations affecting short-range action;
- Prepare for anticipated changes and by such preparations, bring about significant savings in both private and public expenditures;

- Provide a framework for policies and actions leading to the improvement of the physical, financial, and social environments of the city, thereby providing a good place to live and work and a setting conducive for new development;
- Include citizen participation into future planning processes;
- Develop lands wisely so they can serve citizens more effectively and provide public services with less cost, thus creating a more secure tax base; and
- Serve as a legal foundation for zoning and subdivision ordinances.

The Process of the Comprehensive Plan

In 2003, the Minnesota Valley Council of Governments (MVCOG) worked with citizen focus groups which created a large portion of the document. The main theme of the meetings was to gather citizen input on the goals and strategies of the City.

The citizen committees consisted of volunteer participants from a variety of backgrounds. These committees guided citizens on goal formulation and these recommendations form the various elements' goals in the final document.

At the time of the citizen input, research was conducted regarding existing conditions in Madison Lake. Sources include government statistic websites, information supplied by the City of Madison Lake staff, U.S. Census Bureau, Minnesota Department of Administration, Minnesota Department of Transportation (MNDOT), and the Minnesota Department of Employment and Economic Development (MN DEED).

After the goals were formulated and data had been gathered work begun on the actual Comprehensive Plan. Utilizing many other communities comprehensive plan formats, a style was created for this plan that presents the information in a clear and easy to understand format. The Madison Lake Comprehensive Plan was completed with cooperation of the City of Madison Lake staff, citizens and the Minnesota Valley Council of Governments in the summer of 2004.

In 2015, the Minnesota Valley Council of Governments assisted the City with updating the 2004 Comprehensive Plan. Areas that needed to be updated were identified. A new survey was sent out to gather citizen input and focus groups were held to discuss the goals and strategies in relation to current conditions; new goals and strategies were established.

Research was conducted on new data released since the 2004 plan. The new data was applied to the comprehensive plan. Sources include the above stated agencies and websites.

Roles and Responsibilities

The City of Madison Lake, like most communities, has defined a series of ongoing tasks and established commissions to specifically focus on each area of emphasis. Each of these commissions has a role in the implementation of the Comprehensive Plan. It is important that their efforts coincide with the policy direction that is established by the City Council.

City Council

The City Council is the final authority in the implementation process. The Council has official approval of all plans and ordinances, the authority to earmark funds and the ability to execute funding agreements with state and federal agencies.

The City Council needs to work closely with all of the commissions in implementing the strategies found within this plan. The council members and the mayor have frequent contact with residents and business people in the community and can contribute to continued public support of adopted policies and strategies.

The City Council should seek various funding sources for projects and goals listed within this Plan. These funding sources may include local, state, and federal governments, non-profit groups, and private individuals and organizations.

Planning Commission

The Planning Commission plays a key role in all development and redevelopment decisions. It is important that the Commission's role be closely coordinated with the City Council to assure continuity between policies, what they strive to achieve, and what is actually allowed by the City's codes and ordinances.

The Planning Commission is the entity with primary responsibility for the preparation of this plan. After adoption of the plan, two areas of emphasis remain. First, it is the role of the Commission to ensure that the framework of codes and ordinances is in conformance with the strategies of the plan. Conformance may require periodic updates of the zoning ordinance. Secondly, on an ongoing basis, it will remain the charge of the Commission to review all development and redevelopment proposals including but not limited to site plans, subdivisions, lot splits, rezoning and variances.

Land Use

Zoning and subdivision ordinances are the primary tools for implementing land use policies and plan strategies. All municipal ordinances should be continually monitored and updated as needed. Immediately following adoption of this plan, the City of Madison Lake should conduct a thorough review of all ordinances impacting land use.

Environmental Protection

The City of Madison Lake will continue to protect environmentally sensitive areas such as wetlands, floodplains, and significant wooded areas.

Housing

The City of Madison Lake encourages that developments include a variety of housing types and price ranges. Each project is encouraged to demonstrate a variety in design and markets so that no one component overwhelms the character of the neighborhood.

By working with land developers from the concept plan phase, the City of Madison Lake will create residential neighborhoods that:

- Contain a variety of housing types
- Protect housing from the negative effects of excessive traffic, unattractive views or incompatible development
- Have a street connection to all four cardinal directions when feasible
- Minimize the use of cul-de-sacs
- Locate neighborhood parks and design the street system so the parks are easily accessible to the neighborhood and are linked to other parks and schools via bicycle routes (either along quiet local streets and/or by on-street lanes and off-street paths)
- Provide sidewalks along all Local, Collector, and Arterial Streets

Transportation

The Transportation section of this plan advocates continued maintenance and improvements of existing streets and highways. Maintenance of existing routes also involves coordination with other jurisdictions, Blue Earth County, and the State of Minnesota.

If there are new local streets required to serve vacant land areas, the proper alignment and phasing may be complicated by land ownership patterns. If this situation occurs, the City will work cooperatively with private parties to ensure that an efficient street network is implemented. In extreme cases, Madison Lake's ability to condemn property for public right-of-way may be used.

Recreation

Recreation improvements are outlined in the Goals and Strategies section of this plan. In general, park improvements will be implemented over time as budget resources permit. Where applicable, the City should seek outside funding from both community groups and other governmental agencies.

Citizen Participation

Citizen participation in the local planning process is a key element in the continued implementation of the Comprehensive Plan. Open communication should characterize the relationship between City government and local citizens. The expression of public opinion and its subsequent consideration in decision making are essential ingredients in implementing all public policy issues including comprehensive plans.

Citizen participation was a component of the preparation and adoption of this Comprehensive Plan. In addition to the input of the volunteer commissions that contributed to this planning effort, public comments were continually sought at numerous meetings and at formal public hearings.

The implementation of a comprehensive plan requires an even stronger citizen participation effort. The community will need to continually re-evaluate the comprehensive plan to ensure that it accurately portrays public opinion. If the people of Madison Lake are familiar with the plan and endorse its recommendation, the implementation effort will be more effective. The City of Madison Lake should use newsletters and mailings to portray the concepts found in this plan and to apprise the public on progress toward meeting identified goals.

Capital Improvement Plan (CIP)

Capital improvement planning is the multi-year scheduling of public physical improvements. Improvements to transportation, sewers, community buildings and park and open space systems are typically projected during the first two years. Projects scheduled during years three through five are considered more tentative and subject to future change. In order to be effective, capital improvement plans should be updated annually.

Capital improvement plans should not be confused with annual municipal budgets. Capital improvement budgeting identifies those items that are funded during the following fiscal year. Capital improvement planning, as mentioned previously, refers to planning over a five year period. The one year budget is typically used by a municipality in making daily expenditure decisions. The CIP is used for longer range planning decisions. Capital improvements should not include expenditures for equipment and services that are operating budget items. Such items should be financed out of current revenues. Again, outside funding sources should be sought out to assist in funding the improvements.

As of 2017, the City of Madison Lake does not have a capital improvement plan but this is something that the City plans on developing in the near future.

Administrative Procedures

The City of Madison Lake has the major role in future development decisions. The decisions that are made pertaining to residential, commercial and industrial projects have a lasting effect on the appearance and function of the community. Development projects are regulated by a series of codes and ordinances, all structured to ensure that minimum requirements are met. In addition to the regulatory structure, the review process itself is also important. During project reviews, the City and the developer conduct a critique of project details that typically result in a final product that exceeds minimum requirements. Because of the role of the review process, it is important that it is fully understood by the decision makers, the development community and the citizens of Madison Lake.

In most development decisions, an advisory public hearing is required by the Planning Commission prior to a hearing by the City Council. The advisory public hearing is held at a regular meeting of the Planning Commission. Ten days prior to the hearing, a notice is published in the official newspaper and affected residents are notified of the time and date of the hearing. Public hearings are required for the following:

- Platting
- Conditional Use Permits
- Zoning Amendments
- Planned Unit Developments (PUD)

In addition to the items noted above, variances require review by both the Planning Commission and/or the City Council. Detailed application requirements and procedures for all review items are available from the City of Madison Lake.

Additional Plan users may include developers, public agencies and their staff including the school board and Blue Earth County.

Coordination of Reports and Studies

The City of Madison Lake has conducted several in-depth reports and studies to guide specific areas within city governance. This Plan is intended to include those reports and studies. Although entire reports are to be considered, this Plan will simply reference those reports. This Plan is intended to coordinate with those reports and studies. The specific reports to be considered include the *Growth Development Plan (2002)*, *Water and Sanitary Sewer System Report (2002)*, *Sanitary Sewer System Preliminary Engineering Report (2004)*, *Water System Feasibility Report (2004)*, and the *Blue Earth County Transportation Report (2005)*.

Implementation

Comprehensive planning is a continuing process. This process does not terminate at adoption. It continues through implementation. Implementation is not automatic, but takes a conscious effort, and implementation must be properly timed, consistent with physical conditions, economic opportunities, and the financial capabilities of the City and the private sector. Premature implementation of aspects of the Plan can be disruptive and prevent the desired objective from being achieved in a reasonable period of time. For example, where substantial change in land use is projected, it is important that such change is accomplished in a proper sequence and that it be completed in a reasonable period of time to prevent or minimize adverse conditions during the transition period.

It should be recognized that the Plan does not represent the ideal picture of what the community will look like at any fixed date in the future. It should be categorized as a general guide or general plan, it should not be considered flexible in a sense of meaning that its content is changeable or need not always be followed. To the contrary, the Plan, including the policies, plans and programs, represent a commitment which is the result of a rational, thorough study of the community and the opportunities with the community representing an integration of physical, economic, and social elements into an interrelated, interdependent total Plan. The Plan is amendable if justified and positive results consistent with other Plan content can occur. If there is flexibility in the Plan, it relates to the timing of proposed programs and proper timing of some of the changes, but it is not flexible with respect to policy and Plan content.

Amendments

The Plan is an amendable document. Amendments are to be prepared and considered in the same fashion as the original Plan and no amendment can be approved unless a public hearing is held on the proposed amendment with a two-thirds vote received.

Key Community Values for Planning in the City of Madison Lake

The principles and policies developed in the Comprehensive Plan reflect the community values identified through several public participation efforts. The policies developed in this plan range from general community values to more detailed goals, resource management and development policies.

There are a number of key community values that serve as the starting point for community goals. Our community should be:

Beautiful – we should recognize and protect the natural beauty, diversity and architectural qualities of the City of Madison Lake. New development should preserve and augment those qualities.

Efficient – our land use and infrastructure systems should be cost effective and fiscally sound, reducing the cost of government services.

Accessible – we should make community decisions in an open, fair, and democratic way, so that all citizens have access to and can participate in decisions.

Competitive – the community should provide incentives through the market system to promote community goals and should promote the global competitiveness of area farms and businesses.

Habitable – we should minimize risks of human health from environmental contamination. We should develop safe and secure neighborhoods and communities.

Equitable – we should ensure that the benefits, costs, and impacts of community decisions apply fairly to all citizens of the community.

Sustainable – we should moderate the demands we make on the environment so that we protect the ability of the environment to provide for the needs of future generations.

Planning Principles

The Comprehensive Plan is intended to address these community values while providing for wide latitude of private property decisions consistent with these values. The Plan is intended to lead us to a sustainable development pattern that will accomplish the following objectives.

1. Wisely use the energy resources, urban systems, and land area of the City of Madison Lake by concentrating urban and suburban development and by creating an orderly pattern of development.
2. Encourage practices and technologies that maximize efficiency of resource use and minimize waste.
3. Preserve the natural and cultural resources that provide a “sense of place” for the city.
4. Ensure that growth pays for itself; incorporate long-term costs and benefits into the community decision-making process.
5. Conserve and restore natural resources and protect the ecological systems of the natural environment and economic uses of those resources.
6. Encourage the development of affordable housing and provide for a reasonable range of choice in housing and lifestyles.
7. Encourage the creation of economic opportunities in an equitable fashion for all citizens.
8. Seek input from public and private sector groups prior to implementing community policy.
9. Cooperate with local jurisdictions within and adjacent to the City of Madison Lake in the development and implementation of the Plan.
10. Respond to land use and resource management issues in a flexible and proactive way.

History of Madison Lake

From the time the land was patented to Rodger Wells, Jr. in 1858, the lakes have been an important factor in development of the Madison Lake area. The Native Americans who frequented the forests and hunted the shores called the land “Waukensika,” meaning “Mystery” or “Evil Spirit.” Government surveyors, who came later, named some of the larger lakes of the area in honor of U. S. Presidents – Washington, Jefferson, Madison. Lakes attracted tourists to the area that was surrounded by rich farmland, lakes and forests. Resorts such as Copananing Hotel, Lake House Hotel, and Point Pleasant Resort and beaches existed before and during the development of Madison Lake.

Lewis and Margaret Fitcher filed their plat of Madison Lake town site on January 17, 1885. On January 5, 1892, the Madison Lake town site was incorporated including the earlier platted Point Pleasant Town site and became known as the Village of Madison Lake. Madison Lake remained a “Village” until the 1980’s when the State of Minnesota classified it as a City of the Fourth Class. Annexations to enlarge the corporate limits have been added through the years.

In 1884, the railroad (later known as the Chicago Great Western) was completed and made it possible to receive faster mail service, travel, bring tourists to the lakes and take lumber and farm products to market. Passenger and freight travel declined until the track and depot were dismantled in 1974.

School District 43 and the 1892 two-story school house consisting of three large classrooms and a library, was in operation for students until consolidation with Mankato Independent School District 77 on June 1, 1970. All other students are transported to St. Clair, Cleveland and Janesville. Constructed in 1895 and 1907 respectively, All Saints Catholic Church and Academy (formerly School) continue to serve the community.

A Village Hall and Lockup was erected in 1900. The brick two-story served as City Hall, Fire Station, and meeting place until 1981. Originally, the Police Department consisted of a Village Marshall. The job was consolidated with a maintenance position. By the early 1970’s, Madison Lake contracted with Blue Earth County Sheriff’s Department. Changes were made to that arrangement as officials hired a part time officer assisted by licensed volunteer police reserves in 1981. Eventually, the Police Chief position became a full time position and other positions have been added to assist the Police Chief.

A great fire destroyed a considerable portion of the Madison Lake Business District just two days before Christmas in 1910. Ironically, the Council had met on December 22 to draw up plans for a water system including well, tower, tank and water mains. The single hand-pumper and the volunteer fire fighters could not contain the fire as fed by a raging northwest gale and heavy snow fall; fire equipment from Mankato and Elysian helped fight the fire. Less than one year later a celebration was held in the community as it rejoiced in newly rebuilt businesses and a completed water system on Main Street and a public water tower.

The Volunteer Fire Department that became active even prior to the 1910 fire, expanded over the years, and continues to serve the community today. First Responders and Emergency Medical Technicians have been added to the service since the 1980’s. Several families are proud with having three generations serve the Department with each volunteer serving twenty years or more.

In 1911, President Taft made a whistle stop on October 24 at the Madison Lake Depot during his presidential campaign.

Charles Lindbergh landed his World War I surplus “Jenny” on a stubby wheat field at the northwest side of Madison Lake in 1923. While here, he offered \$5 rides to offset expenses of his “barnstorming.”

In the 1940s, noted Mankato author, Maud Hart Lovelace wrote the “Betsy Tacy” series of books referred to Lake Madison as Murmuring Lake in her books.

In the 1960’s, Main Street businesses revitalized and adopted a frontier town appearance with old-town facades.

In the late 1970’s and early 1980’s, Madison Lake, like all other cities of Minnesota, struggled to contain the Dutch Elm disease that was killing all elm trees. All of the stately elms that graced the boulevards and yards were removed and burned. Reforestation with trees that were compatible with boulevard existence continued in the years after as funds could be found for that purpose.

The American Legion Post 269 developed a baseball field about 1975 that was later renamed Tim Page Memorial Park. An open space was added and used for T-ball games as several lots of Fasnacht Subdivision were set aside for that purpose. The Sakatah Singing Hills Trail was constructed after 1974 by Minnesota Department of Natural Resources and extends east from Madison Lake to Faribault and west to Mankato. It is used by hikers, bikers, horseback riding, cross-country skiers and snowmobile use. The trail was repaired and resurfaced in late 2015.

On December 13, 1981 the Community Center at Main and Walnut Avenue was dedicated, serving as city hall, fire hall, and police station.

In 1983, the water tower of 1911 received a new roof and extensive painting in hopes of prolonging its life.

In 1983, the City of Madison Lake provided streetscape in the form of sidewalks and brick inlays. Trees were planted in the two-block district north of Highway 60 to enhance the appearance of the downtown business area. It also provided three parking lots to serve Main Street businesses in 1982. At the same time, members of the Blue Earth County Board acted to set up a revolving fund for small cities in their jurisdiction. Several businesses received small low-interest loans to start up a business. The Department of Natural Resources sold lots to the City of Madison Lake in 1983. The lots were excess of the twenty-five foot width needed for the Trail to pass through the City. The City, in turn, sold the lots to businesses over the following years except for Lindbergh Park and the skating rink lots. New businesses located along the trail and a light industrial district developed. The tall grain elevator, a landmark for many years, disappeared in 1994 as the Fire Department conducted a multi-city training burn. Three recreational campgrounds were enlarged bringing visitors in to enjoy the area.

North Shore Park and building were completed in 1983. City officials and volunteers, assisted by the financial grants of LAWCON AND LCMR agencies of the Department of Natural Resources, constructed a picnic shelter, boat launch pad, and beach area. Later a second area of the Sakatah lands was also set aside for a winter skating rink and summer volleyball court along the trail. A handicapped-accessible fishing pier provided by Department of Natural Resources is used by many.

Lindbergh Park was developed adjacent to the Sakatah Singing Hills Trail in 1983.

Madison Lake was awarded a “Tree City USA” designation for several years beginning in 1995.

In 2010, the City installed a new municipal well (No. 3) to replace Well No. 1, installed in 1911. This was followed by a new water tower in 2012. The new water tower was painted a bright blue to add a unique quality to the water tower. Since 2004, the City has been replacing and looping water mains.

In the summer of 2014, the City of Madison Lake partnered with Blue Earth County to do a complete reconstruction of downtown Main Street. This included replacing water mains, installing new curb and gutter, sidewalks, and aesthetics.

In July of 2015, American Legion Post 269 and the City of Madison Lake installed and dedicated the Veterans Memorial, located in North Shore Park.

In recent years, the City of Madison Lake has overseen multiple annexations in Jamestown Township and Le Ray Township for the purpose of constructing and implementing a wastewater collection and treatment system. Most of these annexations have occurred around Duck Lake, Ballantyne Lake, and Madison Lake.

(Sources: Madison Lake Historical Society, Madison Lake Area Times, Mankato Free Press, *Madison Lake 100 Years and Growing* by Ted Roemer, Madison Lake Council Minutes, *History of Blue Earth County* by Thomas Hughes)

II. GOALS AND STRATEGIES

1. Promote development and land uses that maintain and enhance Madison Lake's character and identity.
 - Maintain the small town atmosphere.
 - Promote lakes and recreation in land uses.
 - Encourage the preservation and revitalization of historic sites.
 - Promote land uses that foster a sense of community and unity.
 - Promote land uses that to attract visitors to the community.
 - Promote land uses and plans that enhance the wellness of the community and active engaged lifestyles.
 - Encourage site aesthetics that are compatible with community standards.
 - Work with property owners to encourage maintaining and developing attractive entrances and gateways to the community.

2. Coordinate, manage and support planned orderly development and growth.
 - Encourage transitional zones when transitioning from different land uses.
 - Provide a variety of land uses that contribute to a sustainable community and neighborhoods.
 - Review long-term implications of zoning and land use decisions prior to making decisions.
 - Protect environmentally sensitive areas within the community.
 - Maintain efficient and fiscally responsible growth plans, maximizing and prioritizing the utilization of existing infrastructure systems.
 - i. Support and protect the County's Urban Fringe Overlay District; Limit new developments and encourage existing developments outside of the City to move to municipal water and sewer.
 - ii. Seek to infill vacant areas with compatible uses and reduce urban sprawl.

3. Create a community with an integrated open space and recreation system.
 - Ensure that diverse recreational opportunities exist in the community.
 - Ensure new developments set aside for parks and green space or equivalent funds for improvement of existing parks.
 - Seek assistance from community groups in the planning and development of recreation areas.
 - Protect unique scenic and natural areas.
 - Plan development for and work to implement trails and greenways to connect residents to natural and recreational areas and to connect the community in a safe manner for alternative transportation (pedestrians, bikers, golf carts).
 - i. Encourage a cooperative effort between the school system and the city in the development and usage of recreational lands and facilities.

4. Develop and maintain strong working relationships with our governmental, business and non-profit partners.
 - Coordinate land uses with neighboring townships and the County to allow an easy transition.
 - Plan for orderly annexation with neighboring townships and land within the urban fringe overlay district.
 - Maintain an active line of communication with other units of government, businesses, nonprofits, and community groups.
 - Seek out and engage in regional partnerships when opportunities arise.
 - Work to make zoning ordinances easy to understand and development friendly.
 - Work with area townships and cities, Blue Earth County and the State of Minnesota to accomplish common land use goals.

5. Develop and maintain an affordable, diverse, and high quality housing stock to meet a wide-range of community needs.
 - Encourage infill housing.
 - Engage in public-private partnerships to expand affordable housing opportunities.
 - Provide housing options for all life stages.
 - Encourage rehabilitation or redevelopment of substandard housing.
 - Enforce necessary ordinances to ensure the continued maintenance of the housing stock.

6. Expand the economic vitality of Madison Lake.
 - Allow opportunity for businesses.
 - Emphasize tax base expansion and job creation in economic development efforts by the city.
 - Promote aesthetically pleasing development and redevelopment in highly visible areas of the city.
 - Promote and encourage environmentally sound commercial and industrial development through design standards and good site planning.
 - Attract lake visitors to the downtown area.
 - Retain and attract the appropriate mix of retail/service business activity and housing opportunities in the downtown area.
 - Adequately meet city facility capacity needs.
 - i. Develop and maintain a capital improvement plan to assist in projecting current and future needs.

III. SURVEY / DEMOGRAPHICS

GENERAL CHARACTERISTICS OF SURVEY RESPONDENTS

In 2015, a general survey was sent out to the residents of Madison Lake. There were a total of 172 responses. The survey addressed issues such as: how long one has lived in Madison Lake, why they chose to live here, what would cause them to leave, housing issues such as problems and costs, and employment. Respondents were also asked to rate on a scale of 1 to 5 a number of issues relating to the physical condition of Madison Lake. The compiled results of the General Survey can be seen in Appendix A.

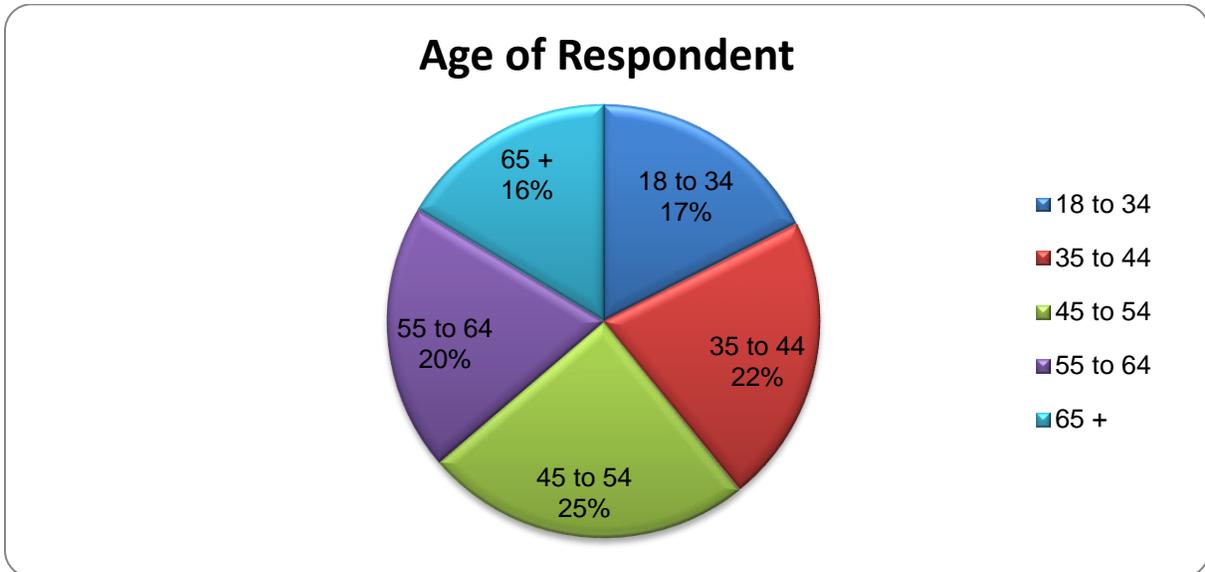


Figure 1: Age of Respondent

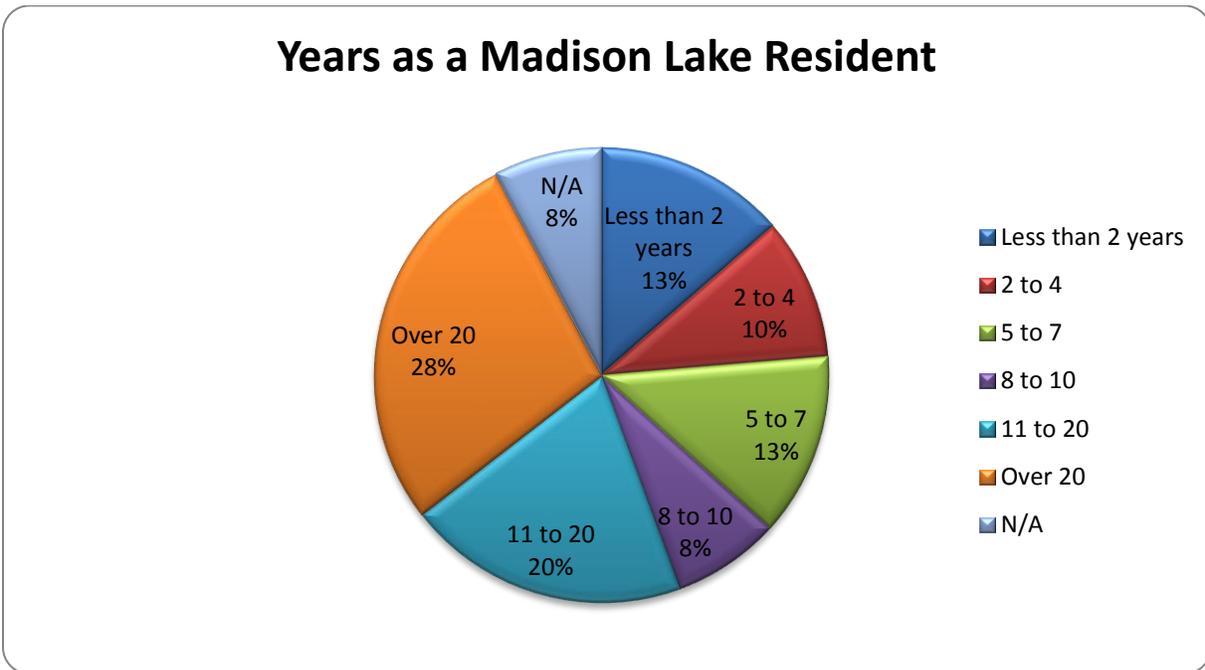


Figure 2: Years as a Madison Lake Resident

Reasons Cited to Live in Madison Lake (2015)

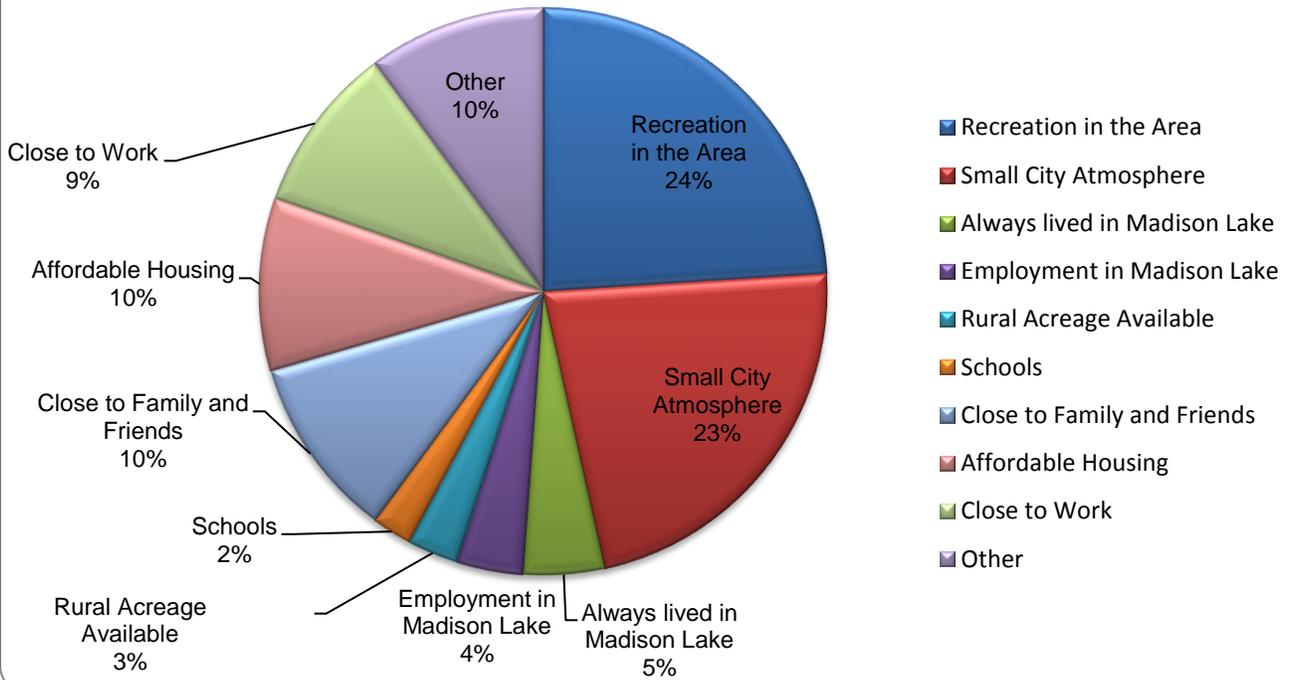


Figure 3: Reasons Cited to Live in Madison Lake (2015 Community Survey)

Reasons Cited to Live in Madison Lake (2003)

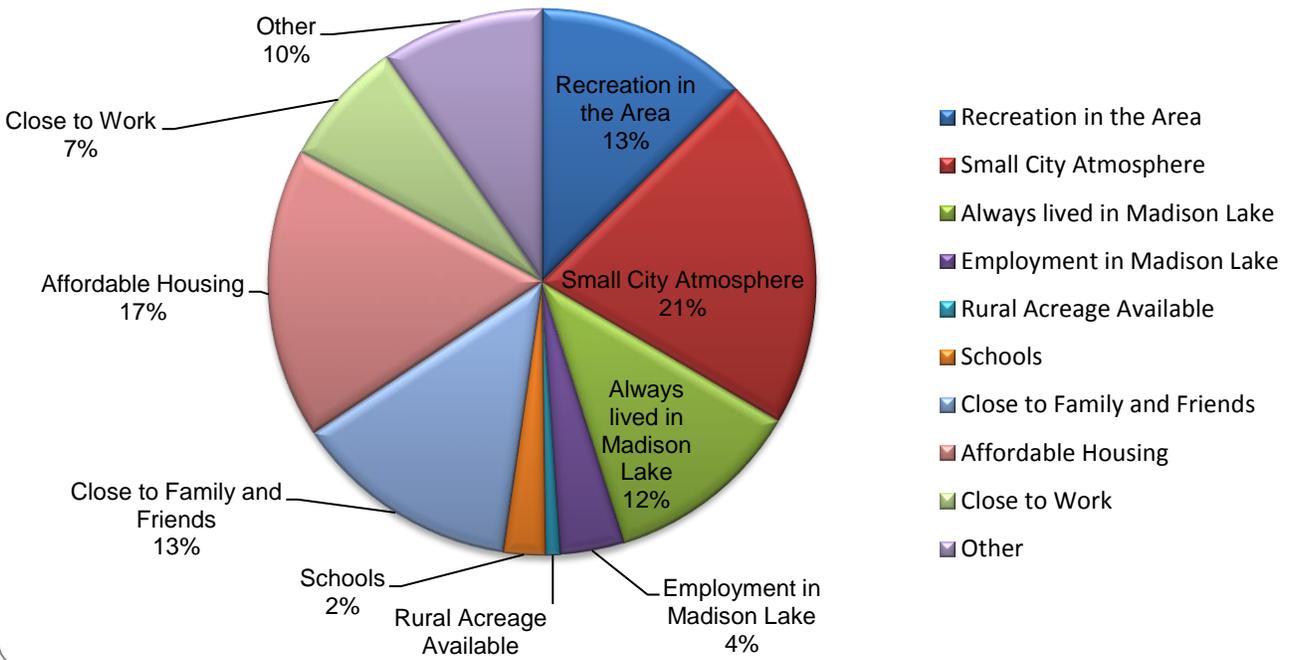


Figure 4: Reasons Cited to Live in Madison Lake (2003 Community Survey)

Reasons cited to live in Madison Lake do not vary greatly between the two surveys; most of the primary reasons cited in 2003 were cited in 2015. The top four reasons cited stayed the same but there was some movement from 2003 to 2015. Recreation in the area saw the greatest increase from 13%, in 2003, to 24%, in 2015. Small city atmosphere, the 2003 top reason, also saw an increase to 23% (2015) from 21% (2003). Affordable housing had a seven percent decrease but remained in the top four. Close to family and friends had a slight decrease but also remained in the top four.

The response to the questions show a majority (89.5%) of survey respondents were homeowners who had lived in Madison Lake for more than eleven (11) years (47.3%), choosing to live in Madison Lake generally because: a) recreation in the area, b) small city atmosphere, c) close to family and friends, d) affordable housing, and e) close to work. Most respondents were not considering moving away from Madison Lake (54.6%), but if they were to consider moving away from Madison Lake, it would be due to various reasons. A few housing challenges for Madison Lake are related to limited housing options (17%) and shortage of elderly homes (11%) but a similar amount stated that there were no problems (13%). Respondents were asked how much they would be willing to spend for a home in Madison Lake if they were to purchase one. The responses lay primarily in the over \$250,000 range (21%), followed by \$176,000-200,000 (16%) and \$201,000-250,000 (15%).

Most of the primary respondents worked within twenty (20) miles of Madison Lake (79.1%). A smaller percentage of the secondary respondents worked within 20 miles of Madison Lake (73.4%).

The physical, cultural, and economic conditions of Madison Lake, rated on a scale of 1 to 5 (1 being least favorable and 5 as most favorable), show an overall favorable opinion of conditions in Madison Lake. Of particular note is the overall favorable response to air quality, use of lakes, recycling, overall quality of life, shoreline, parks, overall community appearance, Sakatah Trail corridor, and schools.

Madison Lake, however, did have some negative feedback on some issues dealing with opinions of the physical, cultural and economic conditions of Madison Lake. Of note is the overall unfavorable opinion of sidewalks, year-round adult and youth recreation programs, streets, activities for retired persons, cultural activities, adult and youth employment opportunities, ability to attract business/industry, and adult education.

A breakdown of these responses is portrayed through Table 1: Madison Lake Community Survey Interpretation Comparison on pages 20 and 21.

Overall, more respondents found Madison Lake's appearance and conditions favorable (75%) than unfavorable (25%).

Madison Lake Community Survey Interpretation Comparison

Appearance:

2003 Results

Issue	Above Average	Average	Below Average	Score
Commercial Properties	7%	77%	16%	3.29
Overall Community Appearance	4%	90%	6%	3.47
Parks	9%	86%	6%	3.49
Private Residences	5%	85%	10%	3.33
Public Buildings	4%	91%	5%	3.49
Sakatah Trail Corridor	23%	74%	3%	3.92
Shoreline	11%	88%	1%	3.69
Vacant Lots	4%	78%	19%	3.20

2015 Results

Issue	Above Average	Average	Below Average	Score
Commercial Properties	17%	65%	18%	3.00
Overall Community Appearance	36%	53%	11%	3.31
Parks	35%	53%	12%	3.33
Private Residences	24%	59%	16%	3.10
Public Buildings	29%	60%	11%	3.22
Sakatah Trail Corridor	39%	45%	16%	3.30
Shoreline	37%	55%	7%	3.40
Vacant Lots	8%	66%	26%	2.82

Quality of Environment:

2003 Results

Issue	Above Average	Average	Below Average	Score
Air Quality	34%	66%	0%	4.22
Water Quality	7%	53%	39%	2.84
Cleanliness	6%	81%	13%	3.35
Use of Land	10%	82%	8%	3.45
Use of Lakes	15%	80%	6%	3.73
Use of Forested Land	7%	84%	9%	3.42
Use of Wetlands	6%	84%	11%	3.38
Recycling	22%	68%	10%	3.72

2015 Results

Issue	Above Average	Average	Below Average	Score
Air Quality	67%	33%	0%	3.91
Water Quality	19%	53%	28%	2.85
Cleanliness	31%	54%	15%	3.20
Use of Land	21%	66%	13%	3.10
Use of Lakes	52%	42%	6%	3.59
Use of Forested Land	25%	63%	11%	3.20
Use of Wetlands	23%	62%	15%	3.10
Recycling	42%	55%	3%	3.53

Attributes:

2003 Results

Issue	Above Average	Average	Below Average	Score
Schools	13%	75%	12%	3.43
Cost of Living	4%	79%	16%	3.24
Streets	1%	70%	29%	2.95
Sidewalks	1%	68%	31%	2.86
Overall Quality of Life	9%	89%	2%	3.60

2015 Results

Issue	Above Average	Average	Below Average	Score
Schools	37%	48%	15%	3.26
Cost of Living	34%	51%	16%	3.20
Streets	12%	40%	48%	2.48
Sidewalks	14%	51%	35%	2.74
Overall Quality of Life	49%	46%	5%	3.53

Cultural:

2003 Results

Issue	Above Average	Average	Below Average	Score
Activities for Retired Persons	4%	30%	66%	2.22
Cultural Activities	2%	18%	80%	1.99
Historic Preservation	5%	77%	19%	3.07
Quality of Library Services	4%	39%	58%	2.35
Quality of School Services	8%	79%	13%	3.28
Yr-Round Youth Rec.	5%	30%	64%	2.41
Yr-Round Adult Rec.	4%	42%	54%	2.29

2015 Results

Issue	Above Average	Average	Below Average	Score
Activities for Retired Persons	8%	37%	55%	2.43
Cultural Activities	5%	37%	58%	2.33
Historic Preservation	14%	56%	30%	2.80
Quality of Library Services	1%	30%	68%	2.07
Quality of School Services	22%	56%	22%	2.99
Yr-Round Youth Rec.	11%	41%	48%	2.53
Yr-Round Adult Rec.	8%	32%	60%	2.34

Economic:

2003 Results

Issue	Above Average	Average	Below Average	Score
Ability to Attract Business	4%	46%	51%	2.52
Adult Education	5%	19%	76%	2.07
Availability of Daycare	3%	64%	33%	2.70
Local Bus. Meeting Needs	3%	67%	30%	2.82
Need for Retail Expansion	6%	77%	17%	3.17
Retail Parking	6%	78%	16%	3.19
Adult Employment	3%	23%	74%	2.17
Youth Employment	4%	33%	63%	2.30

2015 Results

Issue	Above Average	Average	Below Average	Score
Ability to Attract Business	3%	31%	66%	2.30
Adult Education	3%	26%	71%	2.15
Availability of Daycare	33%	59%	8%	3.27
Local Bus. Meeting Needs	22%	47%	31%	2.88
Need for Retail Expansion	44%	44%	13%	3.36
Retail Parking	34%	57%	9%	3.34
Adult Employment	7%	31%	61%	2.33
Youth Employment	7%	34%	59%	2.33

Table 1: Community Survey Interpretation Comparison (Source: Citizen Survey, 2003 & 2015)

COMMUNITY DEMOGRAPHICS

Since 1970 Madison Lake has seen an increase in population and households, nearly doubling in population and almost tripling in households. This increase coincides with an increase in both population and households in Blue Earth County.

Population

In 1970 the population of Madison Lake, according to the U.S. Census, was 587. In 1980, there was a population increase to 592. The 1990 census found the population to be 643 and in 2000 the population was 837. The population continued to grow due to new development and annexation. The 2010 census found the population to be 1,017 and this number has grown with the 2015 estimates to 1,170. This represents a population increase of 99% from 1970 to 2015 (Sources: Minnesota State Demographic Center & U.S. Census Bureau).

Blue Earth County has also seen an increase in their population since 1970. For the 1970, 1980, 1990, 2000, 2010, and 2013 community estimates the population was as follows: 52,322, 52,314, 54,044, 55,941, 64,013, and 66,179 respectively. This represents a 26% increase from 1970 to 2015. (Source: Minnesota State Demographic Center & U.S. Census Bureau)

Households

In addition to population, the City of Madison Lake has seen a dramatic increase in the number of households. According to the U.S. Census, the number of households in 1970 in Madison Lake was 163. In 1980 the number of households rose to 201. The 1990 census found 233 households and the 2000 Census found 319 households in the City. The number of households continued to grow due to new development and annexation in recent years. The 2010 census found the total households to be 430; the previous number continued to grow with the 2015 estimates to 461. This represents a 182% increase from 1970 to 2015 (Source: U.S. Census Bureau).

City of Madison Lake

Year	1970	1980	1990	2000	2010	2015
Population	587	592	643	837	1017	1170
Households	163	201	233	319	430	461

Table 2: Population Statistics (Source: Minnesota State Demographic Center & U.S. Census Bureau)

Age

Similar to Blue Earth County, Madison Lake is a young community. The median age for the city is over three years younger than the State of Minnesota and four years older than Blue Earth County. Madison Lake continues to stay young, the city's median age increased less than one year since the 2010 Census. Madison Lake is an attractive community for young families that offers three different school jurisdictions and a diverse array of recreational opportunities.

Age of Population

	Madison Lake		Blue Earth County	Minnesota
Age	#	%	%	%
Under 9 Years	198	16.9	11.2	13.1
10 to 19 Years	93	8.0	14.4	13.3
20 to 29 Years	182	15.6	24.2	13.4
30 to 39 Years	213	18.2	11.3	12.9
40 to 49 Years	123	10.5	9.8	13.1
50 to 59 Years	168	14.4	11.3	14.5
60 to 69 Years	119	10.2	9.0	10.3
Over 70 Years	74	6.3	8.8	9.6
Median Age	34.1		30.1	37.7

Table 3: Age of Population (Source: U.S. Census Bureau, 2015)

IV. COMPREHENSIVE PLAN ELEMENTS

1. LAND USE

Land Use planning is determining what types of development will occur and establishing a community-based framework as a basis for all decisions and actions related to land use. In addition, current development will impact future generation in many ways by affecting the air, water, and land. In order to ensure these resources for future generations, environmental planning/conservation is crucial.

Existing Conditions

Boundaries

The City of Madison Lake is located in the North East Corner of Blue Earth County in South Central Minnesota. Madison Lake is a community with the primary land use outside the city limits used for agriculture and related agricultural services.

The City of Madison Lake is seeking to promote growth internally through industrial and commercial expansion. The City is also seeking to preserve and expand many of the current businesses in the central business district.

Urban Growth Area

In the fall of 2003, the City of Madison Lake approved a Growth Development Plan (GDP). The GDP helps identify areas for additional residential, commercial, and industrial land growth. The GDP attempts to keep this demand for land within a contained area, to allow the preservation of agricultural land and other open spaces. The City will encourage the areas within the GDP to be developed first. Planning for such future development will include examining vacant and underutilized land, wetland location, access areas, availability of services, and land prices.

Commercial Land Use

Madison Lake has a business district that connects Main St. to the Sakatah Trail which contains commercial businesses (including retail and restaurant), government functions and public service, parking, and religious institutions. A second business district is located along Highway 60.

Industrial Land Use

Industry provides the economic base of a community, providing employment and commercial opportunities. The location and type of industry allowed must be considered carefully so there will be no adverse impact on the quality of life for the citizens (noise, air, water pollution, etc.). Most industry requires a location on or near a transportation route such as a highway or rail line to accommodate the movement of goods. Industry is generally separated from commercial and residential land uses. Madison Lake has a small major industrial area located along Highway 26 and future industrial growth should be encouraged to locate in this area.

Residential Land Use

Residential zoning is primarily single family. There are various multiple-family sites throughout the City.

Public Land Use and Open Space

Public land includes parks and government facilities. Madison Lake has 4 areas designated for parks and open space. These include:

Fasnacht Park – Fasnacht Park contains a t-ball field, playground equipment, and basketball court.

Legion Ball Park – Legion Park is owned by the American Legion and contains a ball diamond and restrooms.

Lindberg Park - Lindberg Park contains playground equipment, a basketball court, and benches and is adjacent to the Sakatah State Trail.

North Shore Park - North Shore Park contains playground equipment, shelter, bathrooms, lake access and a handicap accessible fishing pier; the park is located next to Madison Lake.

Pines Park – Pines Park contains playground equipment.

The Sakatah Trail runs within the City of Madison Lake.

The City of Madison Lake has an active Parks and Trails Committee, looking to improve the livability within the City.

Forested and wetlands are expected to be preserved to establish a greenbelt area. The City of Madison Lake recognizes the importance of protecting the area around Madison Lake for future enjoyment.

Growth Development Plan

In 2003, the City of Madison Lake created a Growth Development Plan. Growth planning enables the public sector to pursue goals that builders and developers may not pursue on their own- for example, preventing negative “spillover” effects and ensuring that the benefits and burdens of growth are equitably distributed. Planning for the future provides benefits not only for the residents, but for the community as a whole. Establishing planned growth in specific areas reduces leapfrog development, which in turn saves taxpayers money by limiting the costly extensions of urban services infrastructure.

Growth management continues to be an important tool that the City of Madison Lake uses to focus growth. The City is currently experiencing growth to the east, northeast, and west of corporate limits. The City of Madison Lake works with local townships on orderly annexation agreements to ensure land is available when growth opportunities arise. The City continues to monitor growth and uses the Growth Development Plan as a guide to this growth.

As of 2016, recent growth has occurred west of Highway 60 on the south side and on the northeastern section of Madison Lake off County Road 26. There has also been infill among currently developed land.

A map of the 2003 Growth Development Plan can be found on Page 30.

The Future Land Use Map, on Page 29, provides an up-to-date version of how the City of Madison Lake plans to focus growth going forward.

See Appendix C for the complete 2003 Growth Development Plan.

City of Madison Lake Trail System Study

In 2012, the City of Madison Lake partnered with Minnesota State University, Mankato to create the *City of Madison Lake Trail System Study: Identifying Opportunities for Trail Recreation Based Economic Development and Trail Design and Development*. This study identified the Sakatah Singing Hills State Trail as a key point to attract recreational tourism and become a trail head for both residents and visitors.

The study covered many different topics in relation to the Sakatah Trail, including: recommendations for local businesses to attract trail users off the trail and into Madison Lake, historic preservation as an attraction for visitors and resources that could assist Madison Lake with historic preservation, organized economic development, trail design and development and resources available to assist with trail design and development, proposal of five segments that could expand the trail and attract bikers into Madison Lake, and an implementation process.

As of 2016, the City of Madison Lake has taken steps to move forward with recommendations provided within the Trail System Study including: integrating the trail concept into community plans and requiring park and trail set-asides. Developers are working with the City to create trails that connect the community.

The Sakata Singing Hills State Trail provides many opportunities for the City of Madison Lake to attract visitors, connect with area communities and provide ease of access to recreational opportunities. A map of suggested trail segments from the Trail System Study is available on Page 33.

Segment One

- Description
 - Running north and south along County Road 26 from North Duck Lake Ave., crossing the Sakatah Singing Hills State Trail, to Highway 60.
- Goals
 - Connects subdivisions north of town to Sakatah Trail and southern part of town
- Challenges
 - Utilization of right-of-way and possibly require property acquisition
 - Runs along a high traffic road
 - Grading challenges, if trail is located off-road
 - Creates potential intersection crossings

Segment Two

- Description
 - Connecting Duck Lake Park to Sakatah Singing Hills State Trail and then traveling through the downtown and to the Boat Landing Bar and Grill.
- Goals
 - Serves as a North to South connection
 - Creates potential for central/main trail head in town
- Challenges
 - Two major intersection crossings
 - Requires residential and business owner support for it to serve the community successfully due to location

Segment Three

- Description
 - Runs east to west along Highway 60 connecting Segments One and Two.
- Goals
 - Improve pedestrian safety around the school, church, and adjoining neighborhoods
- Challenges
 - Three major intersection crossings, would need designed trail crossings to mitigate and protect the safety of its users
 - Depends heavily on the development of Segments One and Two
 - This section would require a wetland delineation and potentially wetland mitigation

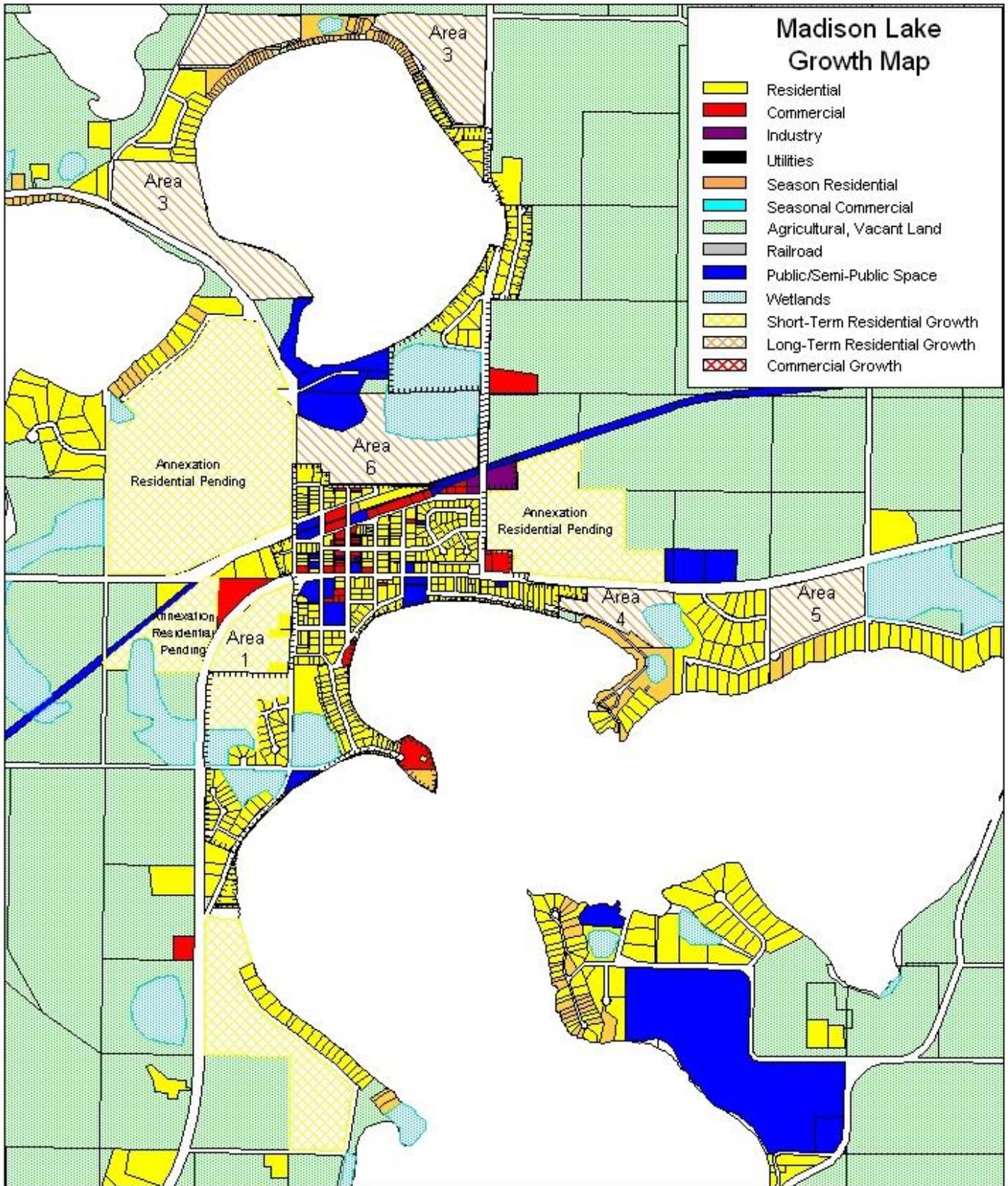
Segment Four

- Description
 - Completes the desired trail loop through Duck Lake County Park, connecting Segment Two and Segment One on the north part of the trail system.
- Goals
 - Provides lake access
 - Utilizes County and State land
- Challenges
 - Requires residential and business owner support due to its location

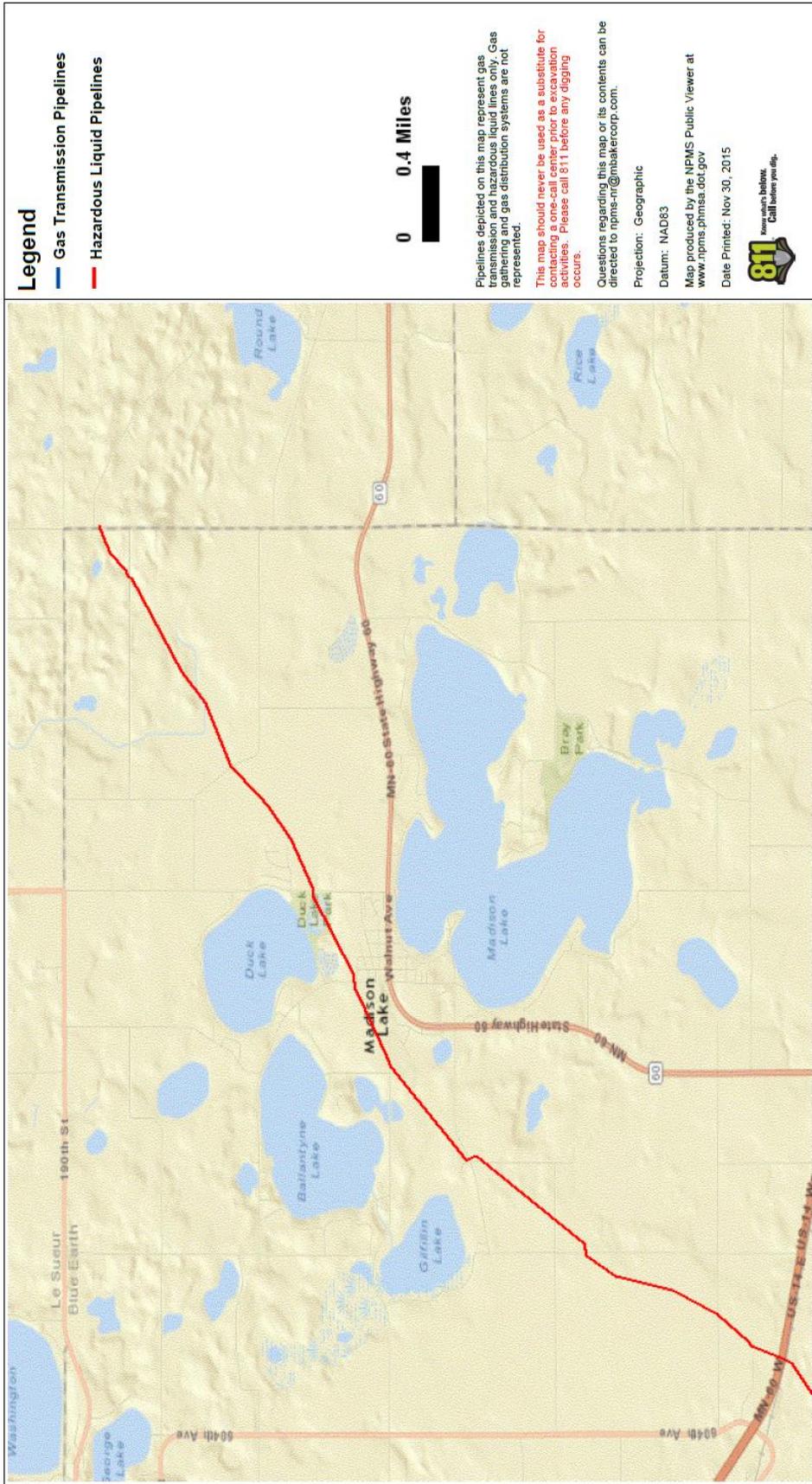
Segment Five

- Description
 - Begins at the south end of Segment Two near The Landing, running down to Fasnacht Park.
- Goals
 - Provides lake access
- Challenges
 - Requires minor instances of property acquisition and right-of-way utilization

See Appendix D for the complete copy of the City of Madison Lake Trail System Study.



NATIONAL PIPELINE MAPPING SYSTEM



Legend
 — Gas Transmission Pipelines
 — Hazardous Liquid Pipelines

0 0.4 Miles

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis-ri@mbakercorp.com.

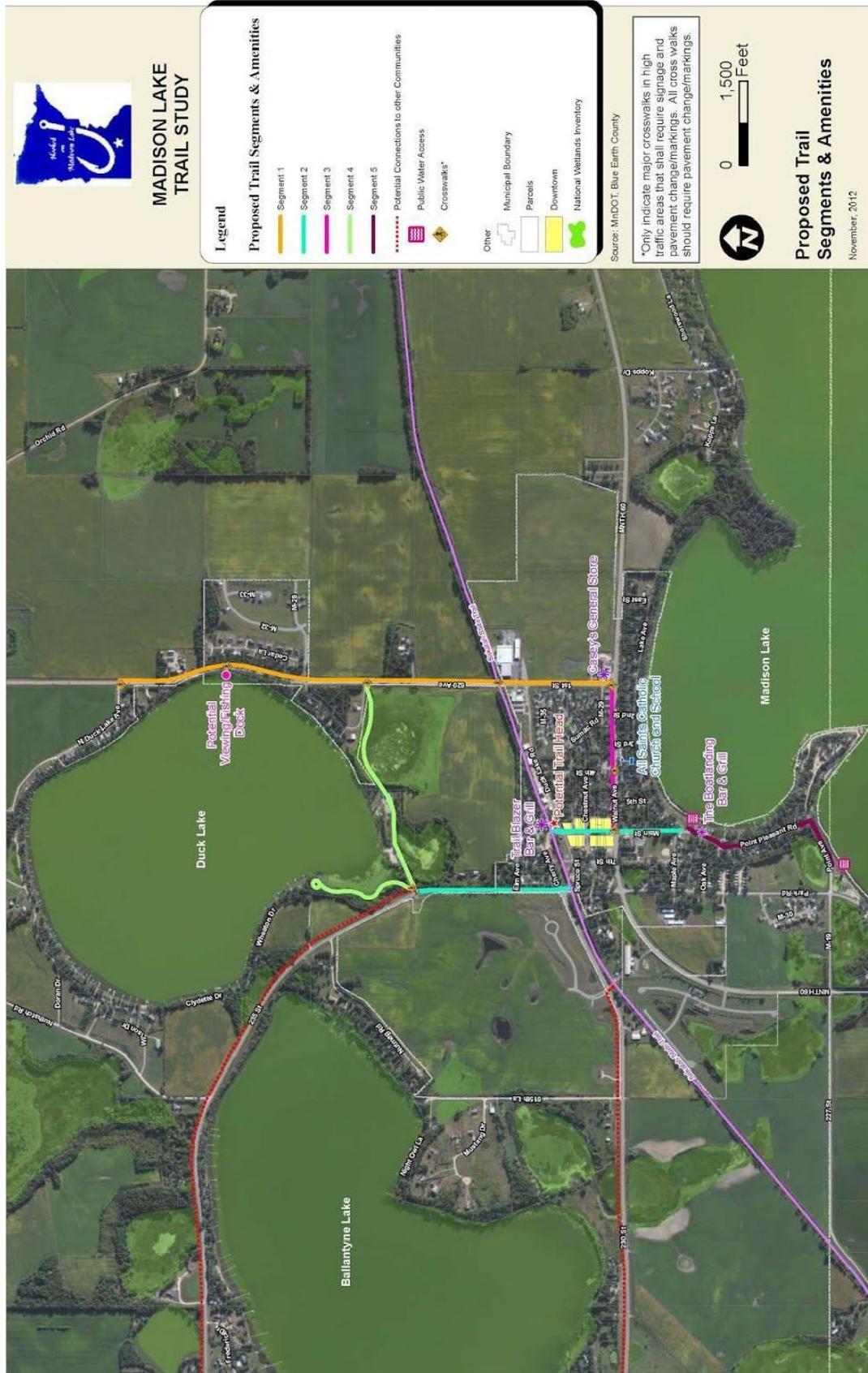
Projection: Geographic

Datum: NAD83

Map produced by the NPMS Public Viewer at www.npmis.pbmssa.dot.gov

Date Printed: Nov 30, 2015





2. HOUSING

Housing can be divided into two goal categories: a) providing affordable housing stock, and b) maintaining the current housing stock. There are many different approaches and programs a community can use to keep their housing stock in good condition. In addition to affordable housing, the City of Madison Lake should strive to maintain housing for those in various life stages and those with special housing needs.

Existing Conditions

Preserving the housing stock is an important and crucial goal for the City of Madison Lake. The housing stock represents the economy, lifestyles, and attitude of the community. The condition of the housing stock is the first element of the community a visitor sees, and provides them with their first impression of the community.

For purposes of this Comprehensive Plan, four (4) housing conditions have been used. Each level uses key criteria for determination of condition. The four levels are:

1. Standard (no visible problems)
2. Substandard Minor (peeling paint, rotting boards, cracked windows, missing shingles, etc.)
3. Substandard Major (missing railings, holes or cracks in steps, missing window panes, wall cracks, many missing shingles, etc.)
4. Dilapidated (housing tilts, foundation sags, collapsed porch, three (3) or more of previously listed criteria, etc.).

In 2016, 90.2% of the homes in Madison Lake were considered standard, 7.8% of the homes were considered substandard minor, 1.5% of the homes were considered substandard major, and .5% of the homes were considered dilapidated.

General Indicators

The table below shows the number and housing types in Madison Lake which has increased significantly in both single family and multiple family units while decreasing in mobile home units from 1990 through 2010 with a slight increase through 2015.

Housing Types

Type of Unit	1990	2000	2010	2015
Single Family Units	163	244	302	297
Multiple Family Units	39	33	97	89
Mobile Home Units	51	41	28	49
Total Units	253	318	427	435

Table 4: Housing Types (Source: U.S. Census Bureau, 2015)

The composition of Madison Lake’s housing stock has fluctuated slightly since the 1990 U.S. Census. Over 68% of the city’s housing stock is composed of single-family units. The value of housing units and the value of owner-occupied housing units are illustrated below. Additionally, Madison Lake’s median value for owner-occupied housing units is \$191,400, which is an 88% increase from the 2000 U.S. Census data (Source: U.S. Census Bureau, 2015).

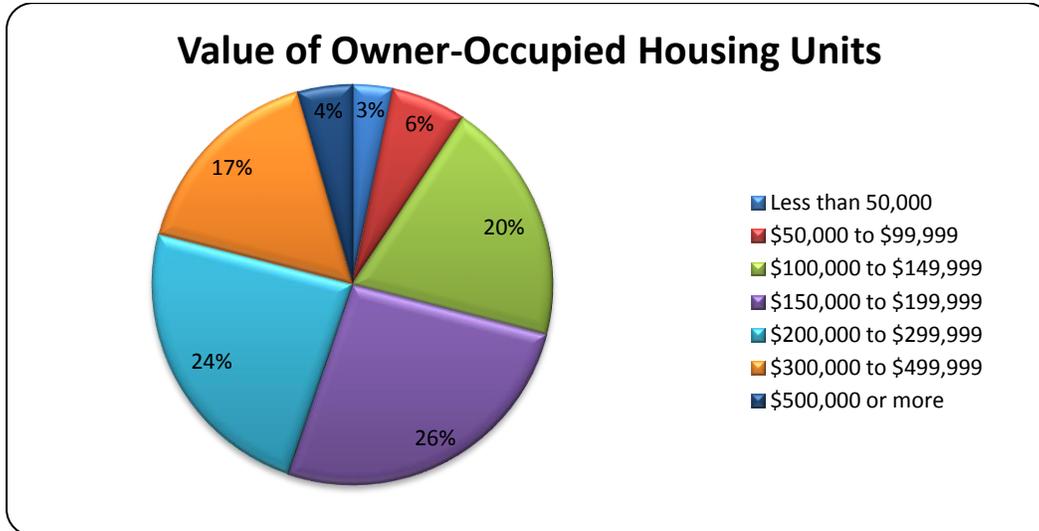


Figure 5: Value of Owner-Occupied Housing Units (Source: U.S. Census Bureau 2015)

Housing Stock

Table 5 provides insight into the age of the housing stock. The following table and analysis consider such issues as the age of the community’s housing.

Age of Housing

Year Built	Madison Lake		Blue Earth County		Minnesota	
	#	%	#	%	#	%
2010 or later	7	1.6	541	2.0	30,015	1.3
2000 to 2009	122	28.0	4,602	17.1	346,336	14.6
1990 to 1999	65	14.9	2,793	10.4	325,928	13.7
1980 to 1989	46	10.6	2,823	10.5	308,831	13.0
1970 to 1979	50	11.5	3,707	13.8	367,065	15.5
1960 to 1969	28	6.4	2,203	8.2	233,323	9.8
1950 to 1959	26	6.0	2,891	10.8	244,799	10.3
1940 to 1949	13	3.0	1,116	4.2	113,176	4.8
1939 or earlier	79	18.2	6,167	23.0	404,411	17.0
Median	1985		1973		1975	
Total	435	100.2	26,843	100	2,373,884	100

Table 5: Age of Housing (Source: U.S. Census Bureau, 2015)

In 2013, less than one-third (27.2%) of the City of Madison Lake’s housing stock was built prior to 1960. Comparatively speaking, Blue Earth County had slightly more with 38% built before 1960, while the State of Minnesota was closer to Madison Lake with 32.1%. Additionally, 18.2% of the City’s housing was built prior to 1939.

From 2000 to 2015, Madison Lake saw more new units, as a percentage, than both Blue Earth County and the State of Minnesota. Madison Lake had almost 30% of its housing units built from 2000 to 2015, while Blue Earth County had 19.1% and the state had 15.9%. Madison Lake has a younger housing market than both Blue Earth County and the State of Minnesota.

Rental Housing and Affordability Indicators

Assessing the provision of rental housing and housing affordability are two areas that all communities must address. These interrelated components can help a community determine if the City is providing adequate life cycle housing for those individuals just starting out to seniors looking for a retirement home. Whether young or old, viable communities offer an array of housing alternatives to meet community needs.

More specifically, the Rental Housing and Affordability Indicators section examines such things as the degree of owner occupied versus rental housing, rent levels, and housing expenditure as a percentage of household income. Taken as a whole, the aforementioned factors offer insight into affordable housing, opportunities for home ownership, and the potential for life cycle housing with the community.’

Fifty seven percent of Madison Lake’s housing stock was identified as owner-occupied in 2015. This is a 17% decrease from the 2000 Census Data. Some of the decrease can be attributed to recent annexations of lakefront property, which has a tendency to be renter-occupied during certain parts of the year and not the primary residence of the homeowner. Compared to Blue Earth County and the state, Madison Lake has a lower percentage of owner-occupied units. This is a change from the 2000 Census Data that showed Madison Lake having a larger percentage of owner-occupied units than both Blue Earth County and the state. Madison Lake’s housing composition is illustrated below.

Ownership Characteristics

Type	Madison Lake		Blue Earth County	State of Minnesota
	#	%	%	%
Owner-Occupied Units	248	57%	60%	64%
Renter-Occupied Units	152	35%	33%	25%
Seasonal, recreational or occasional use Units	19	4%	1%	6%
Vacant Units	16	4%	6%	5%
Total	435	100	100	100

Table 6: Ownership Characteristics (Source: U.S. Census Bureau, 2015)

Since the 2000 Census, Madison Lake, Blue Earth County, and the State of Minnesota have seen an increase in rental unit costs. The median rent price increases for Madison Lake, Blue Earth County and the State of Minnesota are as follows: 79.3%, 49.3%, and 42.6%. Madison Lake saw the largest increase of the three. Madison Lake and the state had similar median rent prices while Blue Earth County's is lower.

A comparative examination of gross rents between Madison Lake, Blue Earth County and the State of Minnesota offers negative information about rental affordability in Madison Lake. Approximately seven percent (6.6%) of renters in Madison Lake paid less than \$500.00 a month in rent in 2015. This percentage is less than the rent paid in Blue Earth County that is at 18.3% and the state at 15.2%. Madison Lake also compares poorly in that 42.7% of renters paid less than \$749.00 a month or no cash rent at all. Fifty-five percent (55.3%) of Blue Earth County residents paid less than \$749.00 a month or no cash rent at all, while the state as a whole had 41.4% in the same category. Madison Lake is comparable to the state but has fewer affordable options compared to Blue Earth County. The difference can partially be attributed to the amount of lake front rental properties located within Madison Lake.

2015 Gross Rent

	Madison Lake		Blue Earth County	State of Minnesota
Gross Rent	#	%	%	%
Less than \$299	0	0	5.9	6.6
\$300 to \$499	10	6.6	12.4	8.6
\$500 to \$749	49	32.2	33.0	23.1
\$750 +	87	57.2	44.7	55.8
No Cash Rent	6	3.9	4.0	4.8
2015 Median Rent	\$848		\$727	\$807

Table 7: 2015 Gross Rent (Source: U.S. Census Bureau, 2015)

Median rent also provides insight into rental affordability in the City of Madison Lake. Compared to Blue Earth County, the 2015 Madison Lake median gross rent is 16.6% more than the County rate and 5.1% higher than the state.

Typically, it is assumed that households should pay 25-35% of their income for housing costs. The majority, of renter occupied units, does not fall in this range, 17.1 % of renters are within the recommended range. Forty-one percent (41.4%) of renters pay less than 20% of their income for rent. Over 25% (28.8%) of residents pay over 35% of their income in rent. With 71.2% of renters paying less than 35% of their income on housing, rental rates are fairly affordable for current renters.

Housing Expenditures as a Percentage of Household Income in 2015

% of Income	Owner-Occupied		Renter-Occupied		Total	
	#	%	#	%	#	%
Less than 20%	107	43.1	63	43.2	170	43.1
20% to 24%	37	14.9	16	11.0	53	13.5
25% to 29%	31	12.5	18	12.3	49	12.4
30% to 34%	21	8.5	7	4.8	28	7.1
35% +	52	21.0	42	28.8	94	23.9
Total	248	100	146	100.1	394	100

Table 8: Housing Expenditures as a percentage of Household Income in 2015 (Source: U.S. Census Bureau, 2015)

In regards to affordability, the results for owner-occupied housing are just as encouraging. Only 21% of owner-occupied housing units pay more than 35% of household income for housing. Over 40% (43.1%) of owner-occupied housing units pay less than 20 percent of their household income for housing expenses. All of the aforementioned indicators translate into a high degree of affordability for the owner-occupied and rental housing expenses.

Between 2009 and 2015 there have been 74 building permits issued for new construction in Madison Lake. These have been a mix between single family and multi-family homes and a few commercial. The table below shows the number of building permits issued between 2009 and November 2015.

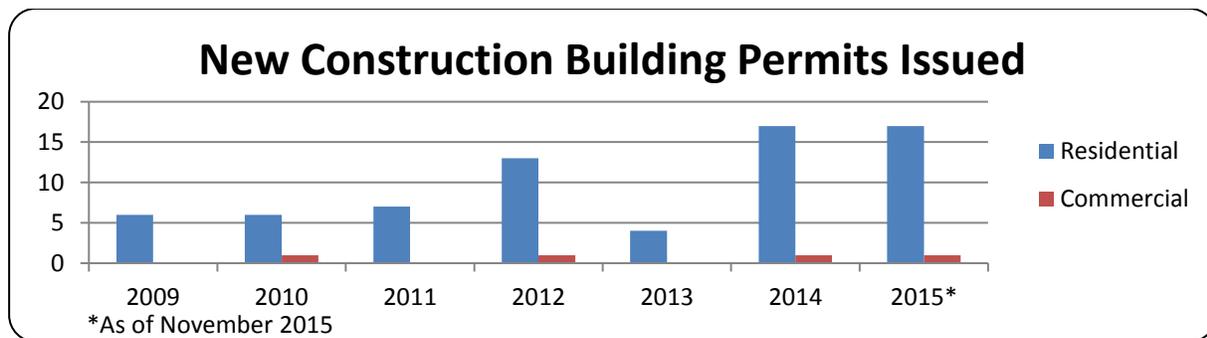


Figure 6: Building Permits Issued (Source: Madison Lake Staff)

3. ECONOMIC DEVELOPMENT

Economic Development is the expansion and retention of the tax base. It may achieve this expansion and retention through programs that offer businesses financial incentives to move in or stay within the community. Economic development is used to create a sustainable local economy through diversification of the local tax base.

Existing Conditions

The City of Madison Lake offers a diverse business community, businesses include: appliance and automotive repair, automotive rental and sales, banking, daycare services, dental care services, enterprise content management solutions, insurance, gas stations with market services, marine sales and service, resort and camping, restaurants and bars, and sheet metal fabrication.

Madison Lake has a diverse employment base that employs people of all ages in different service and manufacturing industries. The graph below shows the number employed by occupation type. As Figure 7 shows, the occupations related to Educational Service and Healthcare employ the highest amount of individuals, 136 (23%), manufacturing is second with 94 (16%), Transportation and Warehousing is third with 70 (12%), and Retail a close fourth with 69 (12%).

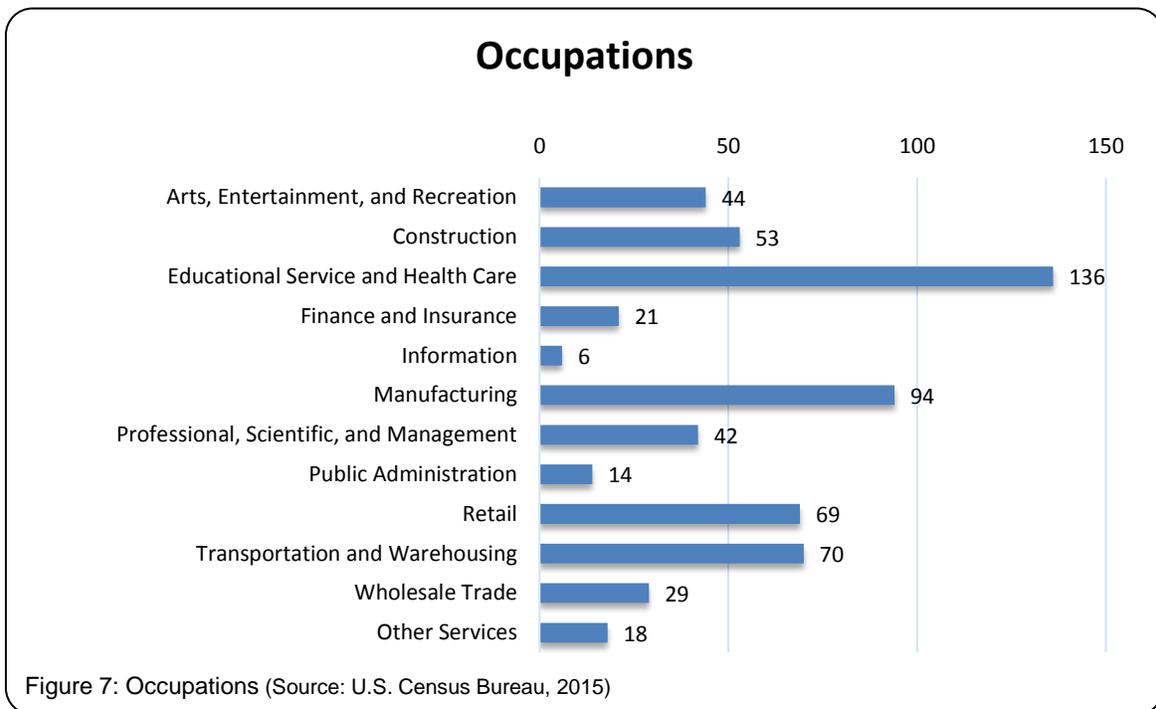
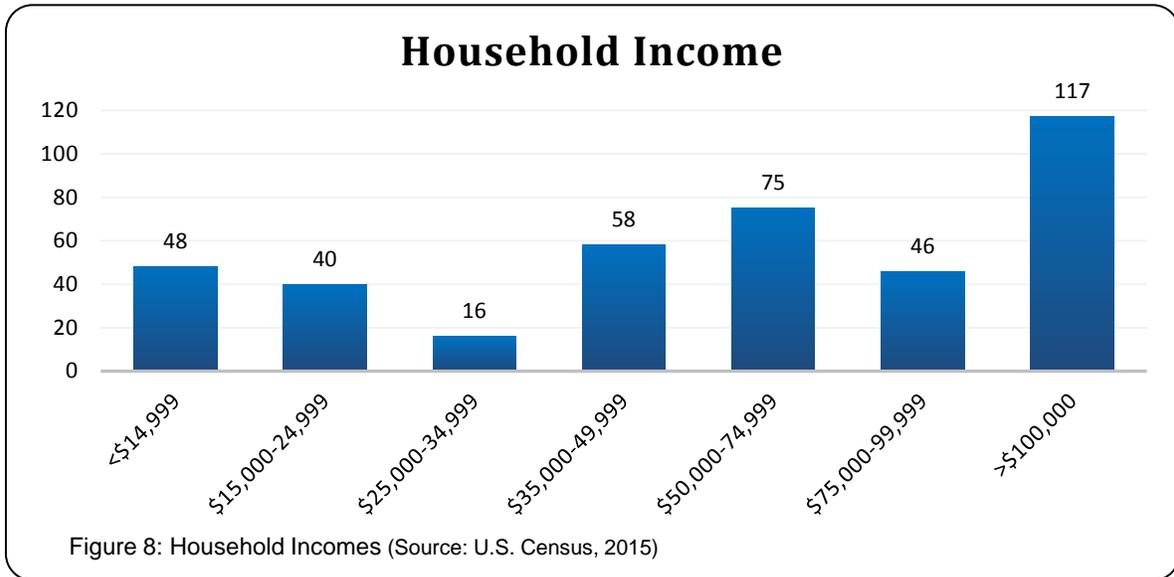


Figure 8 below shows the household incomes, in 2015, of the residents of Madison Lake. As the table shows, Madison Lake has approximately 162 (40.5%) households making between \$0 and \$50,000 a year. Two hundred sixty (238), or 59.5%, of households are making above \$50,000 dollars a year. The median income for City of Madison Lake, according to the 2015 U.S. Census Bureau American Community Survey, was \$65,227.



The City of Madison Lake also offers economic development services and incentives for businesses and industry considering starting up or relocating to Madison Lake. Services are through the Madison Lake Development Association, Southern Minnesota Initiative Fund, and Blue Earth County.

Some of the various incentives that Madison Lake offers include a revolving loan fund, tax increment financing, and tax abatement through the JOBZ program.

The City of Madison Lake is a member of Greater Mankato Growth, the regional Chamber of Commerce and Economic Development Organization. Greater Mankato Growth supports economic growth and vitality to its members and the regional marketplace.

4. CAPITAL FACILITIES

Capital Facilities are everyday items a city needs to function in a safe, sanitary, and efficient level. This includes infrastructure such as sewer, water, and wastewater treatment, as well as, other facilities that make a community viable. These facilities may include open space, parks, and schools.

Existing Conditions

Streets

Streets in Madison Lake are generally laid out in a grid pattern. It is an important and valuable element in the appearance of the community. The advantages of the street grid pattern are that it spreads the traffic flow and allows for easy movement to neighboring blocks, indirectly promoting socialization.

All streets are paved and Madison Lake will continue to make improvements to the street system, as needed.

Water

The importance of water in our lives cannot be overestimated. Water in all its forms and manifestations have a profound impact on everyone's lives. The uses to which we put water are too numerous to list, but some major ones include: drinking water, washing and cooling a home, process water for industrial plants, transportation and recreation.

Madison Lake's water originates from the Mount Sinai and Jordan aquifers. The water system for Madison Lake is supplied by two wells that have a pumping capacity of 400 gallons per minute (GPM). Present average daily consumption is approximately 84,000 gallons per day but during peak demand, during summer months due to the large number of seasonal properties, average daily consumption increases to 180,000 gallons per day.

The total five year projected peak demand is 220,000 gallons per day. The City of Madison Lake is researching the possibility for Well No. 4, which would alternate service with Well No. 3 and provide much needed redundancy. The anticipated timeline is to have Well No. 4 added to the system by 2017.

Water is stored in a 200,000-gallon water tower built in 2012. A complete water distribution system covers the community with the necessary fire hydrants for fire protection.

Madison Lake's City Wells					
Well Number	Year Installed	Depth	Status	Capacity (Gallons per Minute)	Aquifer
Well 2	1952	325 feet	Stand-by	150 gpm	Glacial Gravel
Well 3	2010	446 feet	Production	560 gpm (Capacity) 250 gpm (Current Pump Capacity)	Prairie du Chien - Jordan

Table 9: Madison Lake's City Wells (Source: Madison Lake City Staff)

Wastewater

The City of Madison Lake partners with the City of Mankato to deliver wastewater treatment.

Utilities

Electric power and natural gas services are offered within city limits.

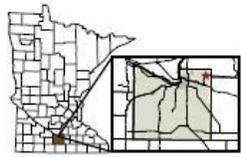
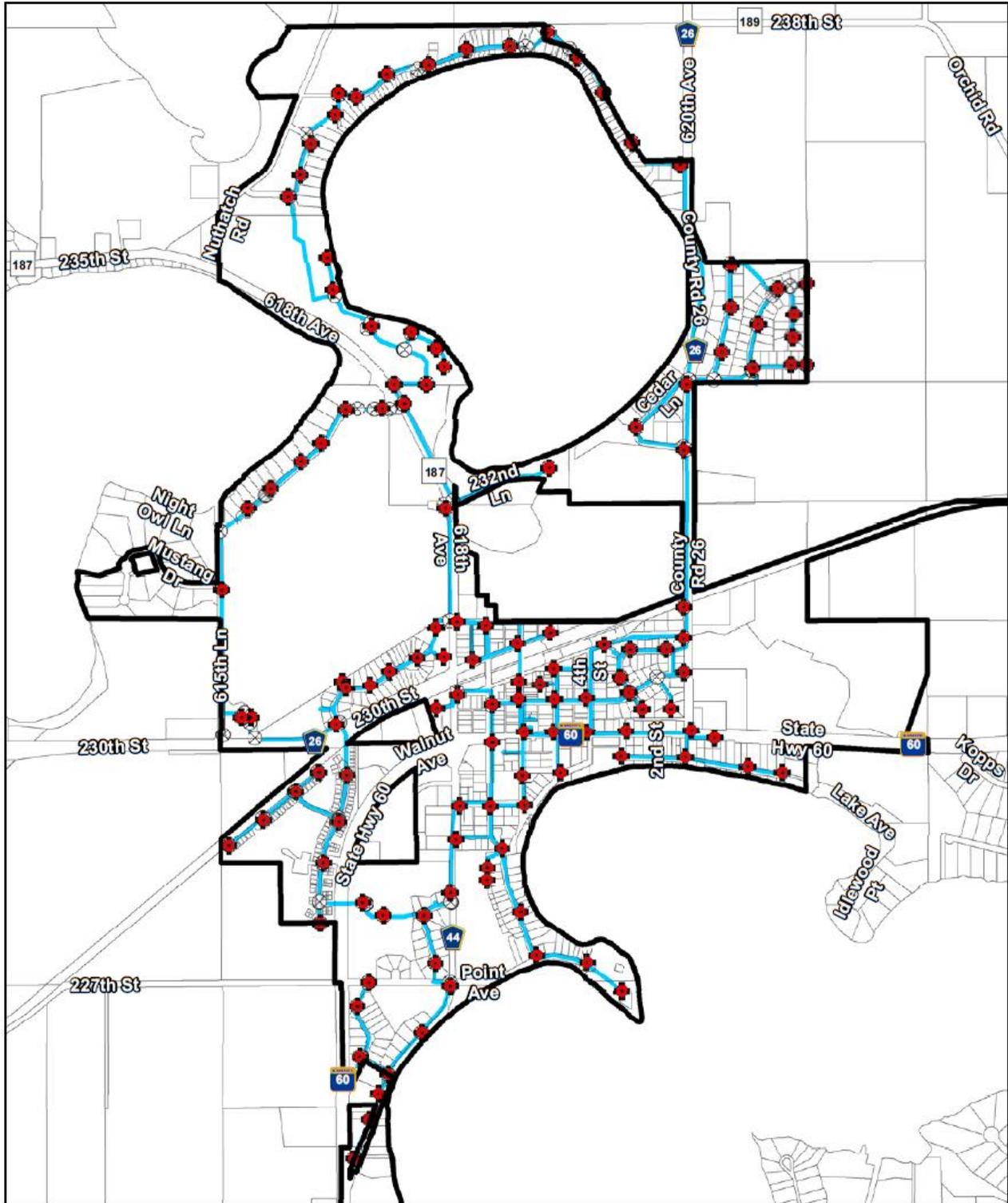
Garbage Collection

Garbage collection is provided by LJP. Garbage is collected once a week with recycling available to residents. The residents can properly dispose of their organic material at the municipal compost site.

Police and Fire Protection

Madison Lake's police protection is based out of Madison Lake City Hall. There are currently two (2) full-time officers, supplemented by part-time police officers. Communications are based out of a dispatch office at the Blue Earth County Sheriff's Office.

Fire protection is provided by 20 plus volunteer firefighters, serving most of Jamestown Township, Lime Township, Washington Township, part of Le Ray Township and the City of Madison Lake. The Madison Lake fire department has mutual aid agreements with the cities of Eagle Lake, Mankato, Elysian, Cleveland, and Kasota.



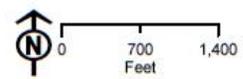
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Water Infrastructure

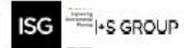
MADISON LAKE, MINNESOTA

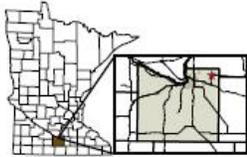
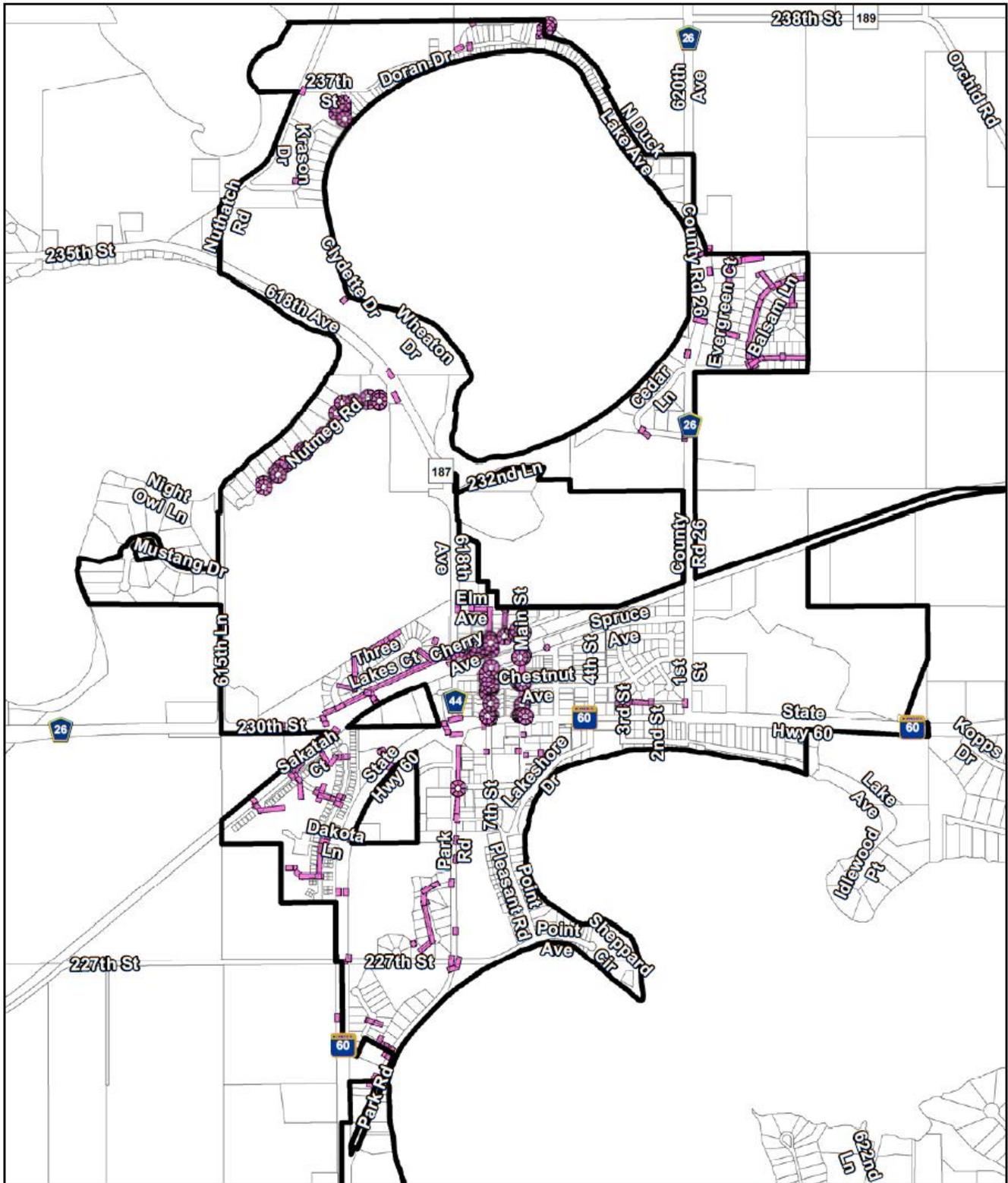
Zoning

Parcel Lines



Data provided by





Printed 4/3/2016

Storm Infrastructure

MADISON LAKE, MINNESOTA

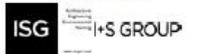
Zoning

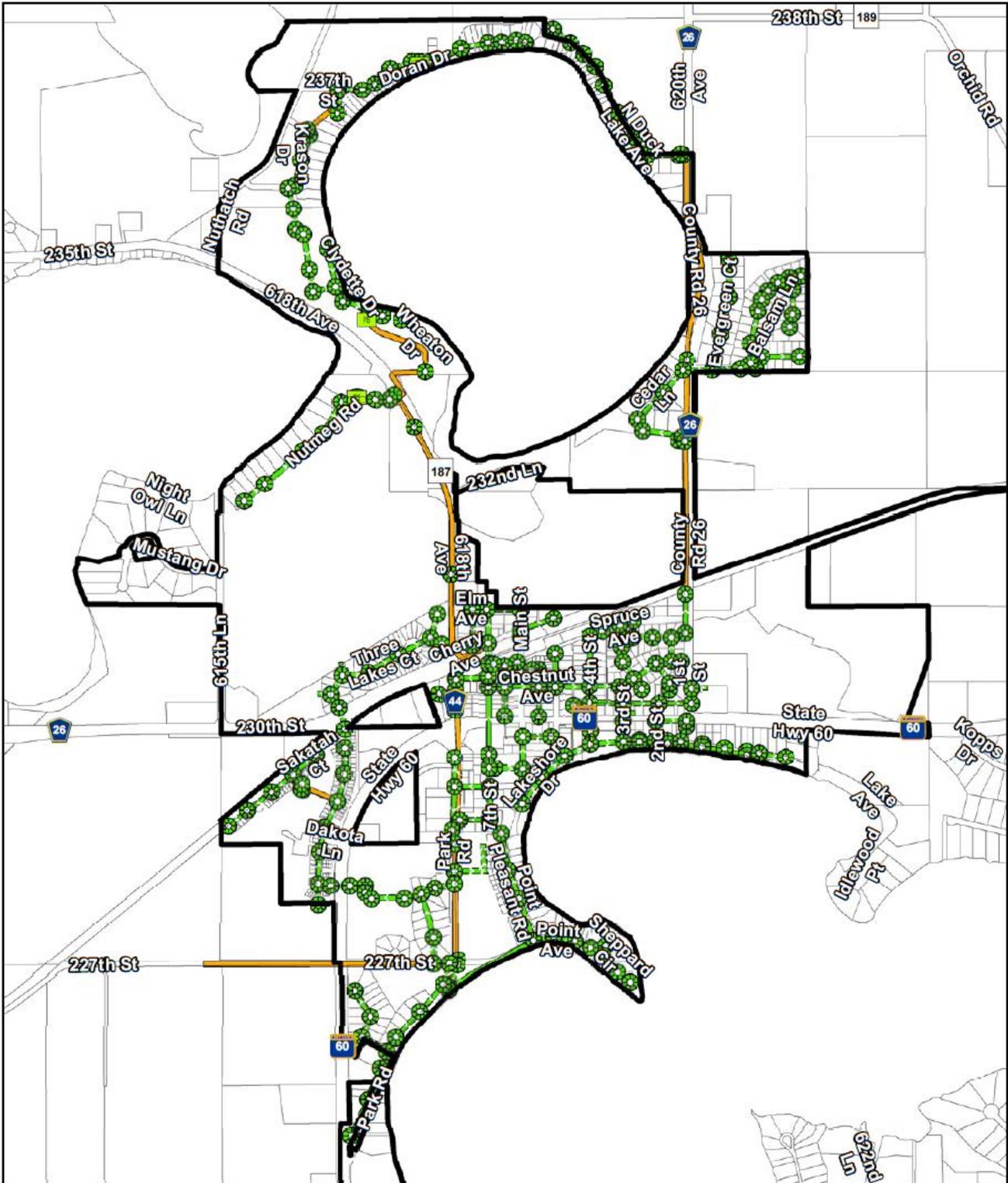
Parcel Lines



0 700 1,400 Feet

Data provided by





Printed 4/3/2016

Sanitary Sewer Infrastructure

MADISON LAKE, MINNESOTA

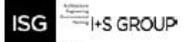
Zoning

Parcel Lines



0 700 1,400 Feet

Data provided by



5. Transportation

The Transportation section of the Madison Lake Comprehensive Plan is designed to guide the community through the ongoing process of creating and maintaining a safe, orderly, efficient, and fiscally-responsible transportation network which serves all Madison Lake residents in the best possible manner. Although Madison Lake is not expected to experience growth and development levels so high as to be problematic in the future, proactive transportation planning will help negate any unforeseen transportation issues that may arise, and assists in enabling a greater overall quality of life.

Existing Conditions

It is important to consider the existing Madison Lake transportation system before outlining strategies for growth and improvement. To this end, the existing roadway network is discussed below and is delineated by the classification of the streets.

Arterials

Arterials are designed to accommodate medium to long trip lengths and generally connect communities and their respective concentrations of businesses together. While arterials can be sub-classified into what are known as principal and minor arterials, most of the roads in the Madison Lake area can be regarded as minor arterials, which carry approximately 1,000 to 10,000 vehicles per day. In Madison Lake, the following roads are identified as arterials:

- State Trunk Highway 60, including the area of Walnut Avenue which runs through the core of the community.
- County State Aid Highway 26, beginning at Park Road and running west.
- County State Aid Highway 26, running north from Walnut Avenue.

The consideration of arterials as part of the comprehensive planning process is important because new residential development is likely to occur in close proximity to these roads. This can be attributed to the ease of access they afford to the community and to surrounding areas.

Collectors

Collector streets generally accommodate traffic movement between residential areas to other areas within the community or to minor arterials. They usually accommodate a much lower volume of traffic than arterials do, and this is the case in Madison Lake. The following Madison Lake roads have been identified as collector streets:

- Cherry Avenue between Park Road and Main Street.
- County State Aid Highway 44 (Park Road) between State Trunk Highway 60 and Walnut Avenue (State Trunk Highway 60).
- County State Aid Highway 44 (Park Road) between Walnut Avenue (State Trunk Highway 60) and Point Avenue.
- County State Aid Highway 26, between 615th Lane and Park Road.
- Main Street between Walnut Avenue and Elm Avenue.
- Park Road between Walnut Avenue and Cherry Avenue.

Local Streets

Roads that have not been previously identified as either arterials or collectors are designated as local streets. Local streets, for the purposes of this plan, generally facilitate traffic movement within limited areas of the community, which are most often residential in nature.

General

As a combined system of arterials, collectors, and local streets, all of the current roadways within Madison Lake work to serve inter-community traffic as well as traffic which may simply be passing through the community in the course of a larger trip. As a matter of planning, areas which are utilized most should be considered as being priorities in transportation planning efforts. In an effort to identify these areas which see the highest amount of traffic volumes, a study was conducted by the Minnesota Department of Transportation (MNDOT) which provides average recorded daily traffic volumes on the identified arterial and collector roads in Madison Lake. These traffic volumes should be considered in transportation-related planning efforts which may alter traffic flow in any way, as well as with all other forms of planning for Madison Lake which may be closely linked to the transportation system (namely residential and commercial development). The average daily traffic volumes of Madison Lake from 2016 are reported in the table below.

Traffic Volumes

Road	Classification	Start Point	End Point	Traffic Volume
State Trunk Highway 60	Minor Arterial	Point Ave.	Park Road	5,800
Walnut Avenue	Minor Arterial	Park Road	CSAH 26	5,500
State Trunk Highway 60	Minor Arterial	CSAH 26 eastward	N/A	4,900
CSAH 26	Minor Arterial	Spruce Avenue	County Road 189	1,450
CSAH 26	Collector	615 th Lane	Park Road	920
Main Street	Collector	Elm Avenue	Walnut Avenue	880
Park Road	Collector	Walnut Avenue	Cherry Avenue	635
Cherry Avenue	Collector	Park Road	Main Street	610
Park Road	Collector	Point Avenue	Walnut Avenue	375

Table 10: Traffic Volumes (Source: Minnesota Department of Transportation)

The information above provides a relatively accurate depiction of traffic volumes within the community. City officials responsible for the implementation of this plan are encouraged to utilize

updated transportation studies conducted by local, state, or federal agencies should they become available.

Coordination and Integration

The City of Madison Lake Comprehensive Plan is designed to be supplemented by additional planning-related efforts which may be conducted by other agencies at the local, state, and federal levels. It is important that such cooperation take place so that all parties involved are aware of other planning efforts which have been or are currently being performed for the Madison Lake area and so that they are not actively working against each other. Such coordination is encouraged and expected as part of all development processes within the community. Coordination and integration with other agencies is particularly vital to transportation planning efforts because there are many different jurisdictions involved which oversee different nodes of the transportation network. In Madison Lake, the most prevalent other jurisdictions that coordination should occur with are Blue Earth County and MNDOT. While the Blue Earth County Strategic Plan and the Mankato/North Mankato Area Transportation and Planning Organization will not be discussed in-depth here, they are mentioned to acknowledge the fact that the Madison Lake Comprehensive Plan recognizes their existence and will bear them in mind for all transportation-related projects undertaken. Frequent review of these plans is encouraged for Madison Lake officials.

Blue Earth County Capital Improvement Plan (CIP)

The Blue Earth County CIP is a five year plan that focuses on capital improvement projects such as roads and bridges. This plan is updated on a regular basis and can change from time to time. Madison Lake planners should keep this plan in mind when making transportation decisions as it may have an impact on travel conditions through Madison Lake.

Blue Earth County Strategic Plan

Blue Earth County outlines some transportation issues as part of the Blue Earth County Strategic Plan. Blue Earth County also actively engages in a planning practice known as greenprinting, in which environmental concerns such as wetland conservation and maintenance of air and water quality are addressed. These greenprinting practices are discussed in further detail in their own section within the official Blue Earth County website.

Minnesota Statewide Health Improvement Plan (SHIP)

SHIP is a program that helps communities create good health for parents, kids and the whole community. SHIP focuses on increasing physical activity, improving nutrition and reducing the number of people who use tobacco or are exposed to it. Blue Earth County is a SHIP community and could assist Madison Lake with the development wellness initiatives.

Mankato/North Mankato Area Transportation and Planning Organization (MAPO)

MAPO was established in 2012 in response to the 2010 U.S. Census which designated the Mankato/North Mankato region as an urbanized area (metropolitan statistical area or MSA), requiring the formation of a metropolitan planning agency. While Madison Lake is not currently located in MAPO's region, neighboring jurisdictions, such as Eagle Lake and Mankato, fall into this region; policies and plans made by this organization could affect Madison Lake transportation plans. MAPO is currently working on a 30-year comprehensive transportation plan.

Minnesota Department of Transportation (MNDOT)

MNDOT outlines guidelines and requirements for development that impacts state-aided roads, such as State Trunk Highway 60, CSAH 44 and CSAH 26, as well as conducting occasional transportation studies as a part of their efforts to maintain and plan for future improvements of state-funded roadways. These studies can be utilized by Madison Lake to aid in transportation planning efforts.

Recommendations

State Trunk Highway 60

Since this roadway bisects the community and also connects it to Highway 14 and subsequently other communities, particularly regional center Mankato, and also because much of the short-term and long-term residential growth of the community is set to occur alongside the road, it warrants special consideration from Madison Lake planning officials. Improvements and/or expansions of State Trunk Highway 60 should be carefully considered and undertaken as they become necessary and appropriate, and Madison Lake should coordinate efforts with other agencies which have jurisdiction over the roadway.

County State Aid Highway 26

CSAH is the second-highest traveled road in the community, and is also slated to support long-term residential growth as outlined on the Madison Lake Growth Map. Any future alterations, improvements or expansions of this road should be carefully undertaken as there is a significant area of wetland located on the western edge of the road, south of the existing residential areas by Duck Lake and north of long-term residential growth Area 6 of the aforementioned Madison Lake Growth Map.

Alternative Modes of Transit

Alternative modes of transit, including walking, bicycling, and public transit, should be encouraged as a part of Madison Lake's transportation planning. Madison Lake, as a small community, might wish to consider placing emphasis on pedestrian and bicycle safety and accessibility to encourage walking and cycling as forms of transit. Most destinations within the community are within a reasonable walking and bicycling distance, and focusing on the creation and maintenance of an enjoyable and safe pedestrian environment through careful planning will greatly assist in making walking and cycling a viable transit options in Madison Lake. This can be performed in large part by extending the existing sidewalk system which is located along Walnut Avenue to the rest of the community. As an added benefit, the creation and maintenance of a high-quality pedestrian and bicycling environment also increases the aesthetic appeal of the community for both residents and visitors.

Public transit is another consideration that should be taken into account, particularly to ensure that the older residents of Madison Lake have adequate access to needed services and facilities which may be located outside of the community. This is especially important as the current older residents in the community will become less likely to be able to drive themselves to these other locations over the next few years. Coordination with Blue Earth County public transit systems and non-profit transit systems, particularly those specialized services which are available for elderly and/or handicapped residents, should be encouraged and promoted extensively by the

community to ensure that everyone who requires these transit services is afforded access to them.

Safety

Safety should be considered as a priority in all Madison Lake transportation planning. It is the responsibility of those officials who have been charged with the transportation planning efforts of the community to ensure that safety is at the forefront of all roadway design and engineering, and that safety efforts extend to pedestrians and bicyclists who may be on or nearby roads in addition to all drivers. Also, according to traffic crash analysis performed by the Minnesota Department of Public Safety , Office of Traffic Safety, rural County State Aid Highways and rural State Trunk Highways have the highest number of traffic fatalities (relative to all roads), particularly on two-lane, two-way roads. As previously noted, many of the roads in and around Madison Lake fall into this category, so they are worthy of particular consideration for safety improvements. It is recommended that Madison Lake planning officials consult the Minnesota Strategic Highway Safety Plan (SHSP) for strategies to minimize roadway dangers and accidents. The Minnesota SHSP was created is a policy plan that sets an overall direction for future safety strategies. Many of the strategies presented can be implemented at the city level with minimal costs, and Madison Lake is advised to utilize these strategies in whatever ways are deemed appropriate. Minnesota SHSP is an integral part of Minnesota's Toward Zero Deaths (TZD) program. The TZD program is Minnesota's cornerstone traffic safety program, employing an interdisciplinary approach to reducing traffic crashes, injuries, and deaths on Minnesota roads. The TZD program uses data to target areas for improvement and employ proven countermeasures.

Other Recommendations

1. Recommendation to focus future annexation and growth to the areas currently serviced by existing infrastructure and that the City annex in the remaining islands (properties surrounded by land within the City) in the City.
2. Recommendation to look into creating a multi-use/mixed use zoning district (apartments and businesses allowed in the same area).
3. Recommendation to include trails in future park dedications around the City and to develop a standard for the trail dedication (size, land to trail size, base, etc.)
4. Recommendation for key focus for City Trails continues to connect to parks and lakes as the top priority and connecting through development and new plats as possible.
5. Recommendation to explore and do a more in-depth study of extending utilities east of County Road 26 (First Avenue) and North of Highway 60.
6. Recommendation to look into how solar and green energy fit into the City's current zoning code. For instance, should solar panels be a permitted use?
7. Recommendation to evaluate current lot size and buildable footprint when rezoning. For instance, does the rezone make the lot non-conforming?

APPENDIX A

DRAFT

RESOLUTION #2005-257

ADOPTING THE 2004 MADISON LAKE
COMPREHENSIVE PLAN

WHEREAS, the City of Madison Lake has created a comprehensive plan to serve as a long-range vision and guide for community development due to increased population and development; and,

WHEREAS, a citizen group of volunteers, staff, elected officials, and other stakeholders dedicated hours to the comprehensive plan creation while serving as a task force for the Comprehensive Plan creation; and,

WHEREAS, the City hired Minnesota Valley Council of Governments to prepare the comprehensive plan as well as complete the demographic analysis; and,

WHEREAS, community issues were identified, community trends were analyzed, community goals were compiled, strategies and plans were developed for such topic areas as Land Use, Transportation, Economic Development, Housing, Parks, and Natural Resources; and,

WHEREAS, community meetings were held on the topic areas to gain additional community input and further develop the goals and strategies for the City; and,

WHEREAS, the Madison Lake Planning Commission, conducted the public hearing and approved the Plan at the on July 26th, 2004; and,

WHEREAS, the Madison Lake City Council reviewed and approved the Comprehensive Plan at their regular August 2, 2004 meeting.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MADISON LAKE, BLUE EARTH COUNTY, STATE OF MINNESOTA, as follows:

The Comprehensive Plan and all maps, dated July 16, 2005 are hereby approved.

The motion for the adoption of the foregoing resolution was duly made by Council Member **Patrick Fasnacht**, and seconded by Council Member **Steve Bierke**, and the motion carried. Whereupon said resolution was declared duly adopted by the Madison Lake City Council on 2nd day of August, 2004.

Mayor, Clell Hemphill

ATTEST:

City Clerk Treasurer, Debra DeVlaeminck

RESOLUTION #2007-324

TO ADOPT THE COMPREHENSIVE PLAN AS PRESENTED AND RECOMMENDED BY THE PLANNING COMMISSION

WHEREAS, the City of Madison Lake has created a comprehensive plan to serve as a long-range vision and guide for community development due to increased population and development; and,

WHEREAS, the City hired Minnesota Valley Council of Governments to amend the comprehensive plan; and,

WHEREAS, the Madison Lake Planning Commission, conducted the public hearing on June 5th, 2006 and approved the revised Comprehensive Plan and the corrected maps on June 26th, 2006 ; and,

WHEREAS, the Madison Lake City Council reviewed the Comprehensive Plan at their regular July 5, and August 7, 2006, meetings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MADISON LAKE, BLUE EARTH COUNTY, STATE OF MINNESOTA, as follows:

The Comprehensive Plan and all maps, **dated June 26th** are hereby approved.

The motion for the adoption of the foregoing resolution was duly made by Council Member **Steve Bjerke**, and seconded by Council Member **MaryLou Nierman**, and the motion carried. Whereupon said resolution was declared duly adopted by the Madison Lake City Council on 7th day of August, 2006.

Mayor, Clell Hemphill

ATTEST:

City Clerk Treasurer, Debra DeVlaeminck

**[INSERT 2017 RESOLUTION ADOPTING THE
COMPREHENSIVE PLAN HERE]**

DRAFT

APPENDIX B

DRAFT

Community Survey Results (172 Total Responses)

Participants in the 2003 Comprehensive Plan Survey	
Yes	22
No	149

Gender of Respondents:	
Male	82
Female	88

Age of Respondents:	
Under 18	0
18 to 24	1
25 to 34	30
35 to 44	37
45 to 54	42
55 to 64	34
65 to 74	20
75 or Older	8

Home Ownership Of Respondents:	
Own	154
Rent	9
N/A - Do not live within city limits	9

Respondent's Connection to Madison Lake:	
Business Owner	19
Work in Madison Lake	18
Live Outside of Madison Lake	9
Homeowner (primary residence)	122
Homeowner (seasonal residence)	26
Renter	6
Other	6

How many years have you lived in Madison Lake:	
Less than 2 years	23
2 to 4	17
5 to 7	22
8 to 10	13
11 to 20	34
Over 20	47
N/A	13

Why live in Madison Lake:	
Affordable Housing	34
Always lived in Madison Lake	16
Close to Family and Friends	36
Close to Work	33
Financing Availability	3
Job located in Madison Lake	13
Recreation in the Area	83
Rental Apartment Availability	4
Rural Acreage Available	10
Schools	8
Small City Atmosphere	78
Other	28

Why visit Madison Lake:	
Attend Religious Services	30
Close to Work	13
Community Activities	43
Family and Friends	51
Local Businesses	33
Recreational Opportunities	109
Transportation	1
Used to Live in Madison Lake	6

Why leave Madison Lake?	
Not Considering to Move	107
Job Relocation	6
Lack of Housing Style	3
Lack of Affordable Housing	3
Lack of Good Schools	2
Lack of Business Services	4
Lack of Medical Services	0
Move Closer to Present Job	1
Lack of Recreational Opportunities	0
Lack of Daycare Facilities	0
Other	31

How long do you plan to live in Madison Lake?	
1 year or less	4
2 to 5 years	20
6 to 10 years	22
11 to 15 years	10
16 to 20 years	5
Not Considering Moving	89
N/A	13

If you were to purchase a new home, what is your price range?	
Less than \$75,000	1
\$76,000-100,000	4
\$101,000-125,000	8
\$126,000-150,000	21
\$151,000-175,000	12
\$176,000-200,000	26
\$201,000-250,000	25
Over \$250,000	34
N/A	31

Indicate how many miles your household drives to work:							
	0 to 10	11 to 20	21 to 30	31 to 40	41 to 50	51 to 70	71+
Individual 1	46	75	17	8	5	1	1
Individual 2	30	50	18	3	2	2	4

Do you have a child/children in your household?	
Yes	71
No	94

Which school does your child attend?	
All Saints	12
Cleveland	6
Homeschool	1
Loyola	5
Janesville	1
Mankato (ISD 77)	38
St. Clair	4
Other	6

How many children do you have in your household?	
1 to 2	46
3 to 4	23
5 to 6	0
7+	0

What is the age range for your child/children?	
0 to 3	14
4 to 6	16
7 to 9	27
10 to 12	27
13 to 15	21
16 to 18	16
19+	8

Which is your favorite park?	
Bray Park	42
Duck Lake Park	52
Fasnacht Park (T-Ball Park)	7
Lindbergh Park	4
North Shore Park	33
Pines Park	1

Appearance						
	Poor	Below Average	Average	Above Average	Great	N/A
Parks	2	16	81	38	16	2
Private Residences	1	24	91	32	5	1
Commercial Properties	1	27	101	23	3	1
Public Buildings	2	15	92	37	8	1
Vacant Lots	4	34	96	9	3	7
Sakatah Trail Corridor	3	21	67	42	15	7
Shoreline	2	9	83	39	17	2
Overall Community Appearance	1	16	80	43	11	0

Quality of Environment					
	Poor	Below Average	Average	Above Average	Great
Air Quality	0	0	50	64	36
Water Quality	15	26	79	24	5
Cleanliness of Madison Lake	1	21	80	39	7
Use of Land in Madison Lake	3	16	95	23	7
Use of Lake in Madison Lake	0	9	62	56	20
Use of Wooded/Forested Land	1	13	80	24	8
Use of Wetlands	4	16	83	24	7
Recycling	3	2	79	36	24

Attribute Ratings						
	Poor	Below Average	Average	Above Average	Great	N/A
Schools	5	11	51	29	10	41
Cost of Living	7	16	74	39	10	4
Streets	27	45	59	14	4	0
Sidewalks	15	34	72	13	7	8
Overall Quality of Life	3	5	69	55	18	0

Cultural Issue Ratings						
	Poor	Below Average	Average	Above Average	Great	N/A
Activities for Retired Persons	9	42	34	6	1	59
Cultural Activities	16	54	44	6	0	31
Historic Preservation	7	29	67	15	2	30
Quality of School Services	7	14	54	15	6	51
Year-round Youth Recreational Programs	14	37	43	9	3	43
Year-round Adult Recreational Programs	17	53	37	7	2	34

Economic Issues Ratings						
	Poor	Below Average	Average	Above Average	Great	N/A
Ability to attract business/industry	9	80	41	4	0	15
Adult Education	18	57	28	3	0	41
Availability of Daycare Facilities	3	5	60	29	5	47
Local Business Meeting Residents' Needs	7	35	65	27	3	12
Need for Retail Expansion	4	13	59	48	11	10
Parking in Retail Districts	5	8	80	28	19	7
Adult Employment Opportunities	16	59	38	9	0	27
Youth Employment Opportunities	17	50	38	8	0	35

What is your opinion of the following?		
	Needed	Not Needed
Population Growth	71	43
Community Services	97	22
Commercial Development	91	25
Industrial Development	65	47
Land Use Planning	83	23
More Recreation Facilities	92	36
Public Transportation	39	84

Appendix C

Appendix D