

LE SUEUR FACTBOOK

Introduction

Le Sueur Factbook is a supplement to the 2040 Comprehensive Plan. The Factbook provides relevant background data and community analysis in support of key policies and directions established in the Comprehensive Plan. The Factbook is a valuable resource to City Staff, elected and appointed officials, and others interested in key information about the City of Le Sueur.

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Past Planning Initiatives

1965 COMPREHENSIVE PLAN

The 1965 Comprehensive Plan was prepared under the auspices of the Urban Renewal Program and the Housing Act of 1956. It was a nearly two year process funded with assistance from State and Federal grants and led by the Le Sueur Planning Commission. The Planning Commission was created for the purpose of preparing the comprehensive plan, with the assistance of a professional planning consulting firm. The Plan includes two report documents. The first report is titled Survey and Analysis and provides information analysing physical (land use and development patterns, housing, infrastructure and transportation systems) and socioeconomic conditions (population and economic data) and anticipated planning trends and projections. The second report is titled the Comprehensive Development Plan which identifies community goals and standards and establishes plans for land use, transportation and community facilities. The following are some key observations noted from this plan that help put current planning into context.

The comprehensive plan of 1965 does a thorough job of explaining the planning process and the value, purpose, and need for planning. A few interesting quotes worth noting include:

"...the planning process is most effective in preventing future errors of judgment."

"...the overall objective of the planning program is to anticipate and bring about necessary changes in the physical environment of the city..."

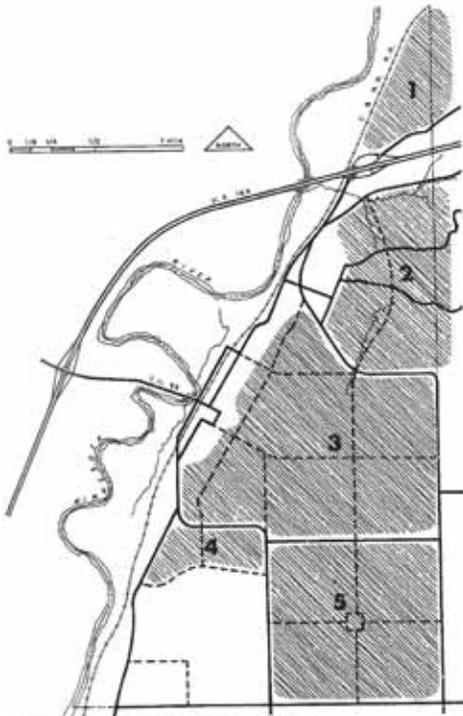
"The plan must also recognize areas which should be maintained in their present condition; as such, the plans shall not be entirely concerned with new growth and development."

"More strict enforcement of codes and ordinances, however, is needed to eliminate present land use violations and prevent future ones."

"The compromise between minimum and high standards must not be so low as to be the equivalent of no planning at all."

Prior to the comprehensive plan being done, the City of Le Sueur had experienced moderate but consistent population growth. The plan projected that growth continuing to a population of 4,800 people by 1980. A number of residential neighbourhood areas, street patterns, and park recommendations were made to accommodate that growth. The economy is noted as a heavy agricultural based economy. However, agriculture related jobs were declining and manufacturing was growing. Le Sueur was labelled as a "farm trade center" and an "employment center." Key employers at that time included Green Giant, Le Sueur Foundry, Gopher State Silica, Inc. Le Sueur Creamery, McGraw Monument Works, Star Creamery Association, News-Herald, Farmers Elevator Company, Glander Sand and Gravel, Le Sueur Ready-Mix Concrete, Pizza Krusts, Inc., and Osborn Laboratories.

Historical platting patterns of the traditional grid is noted as being inefficient (excessive amounts of public ROW) and unsafe (numerous full intersections and promotion of through traffic). This pattern was pre 1945 and somewhat dictated by the river corridor and topography. 1960's introduced the curvilinear plats which offered greater variety of Le Sueur area housing, larger lots and curvilinear streets. [PLATE 9]. No major concentrations of poor housing



1965 Residential Neighborhoods



1965 Community Facilities Plan

were observed. Some substandard housing conditions were observed (not inconsistent with similar communities) scattered throughout the community and was noted more as a matter of property maintenance than structural or more substantial housing problems.

The Minnesota River was referred to as “the forgotten river”. In the 1960s recognized as a recreational resource with great potential for future development.

The Central Business District (CBD) was defined as an eight block area bound by the railroad on the west, Oak Street on the north, Second Street on the east, and Smith Street on the south. [PLATE 13]. The retail core of the city was defined as “Those half blocks along Main Street between Bridge and Ferry Streets.” A big move of the plan was to explore a new concept for downtown that closed Main Street between Bridge and Ferry and reoriented retail uses/buildings. [PLATE 11]. The design was driven by traffic safety and “the shopper experience” and was consistent with an emerging urban design philosophy of the time. An article from the November 1, 2013 issue of the Le Sueur News Herald describes the reason for the redevelopment as follows:

During the 1960s, concerned residents saw the need for improving the downtown area. Many of the old buildings were not up to present-day standards and a commission was formed to study the needs of the community. Results of various studies conducted within the city showed the biggest problem to be the condition of the downtown area. In June of 1969, the Federal Housing and Redevelopment Authority granted Le Sueur more than \$1.5 million in urban renewal funds to be used for land acquisition, to relocate occupants in the area as well as site clearance and preparation. Nearly four years later, the James Refrigeration Company signed an agreement to construct the Valleygreen Square Mall. The mall was completed in 1975 and was the focal point of the Le Sueur Urban Renewal Program.

Today, the mall is nearly 40 years old and some community members say it hurts the viability of the current downtown business district.

Recommendations

The Comprehensive Plan established the following key goals:

Residential

- » To provide a variety of safe, efficient, and pleasing living environments to satisfy a variety of economic and social needs.
- » To maintain property values at their highest possible level and protect them against influences which adversely affect those values.
- » Adoption and strict enforcement of building codes and housing codes.
- » Encourage neighborhood associations for improved support and communications between citizens and city government.
- » In general, there should be separate residential districts based on housing type, that is, one-family, two-family, multiple, and so forth. Except in older districts, the mixing of housing types should be done by special use permit only.
- » To insure a more attractive, orderly, stable and wholesome community environment, adequate municipal services and efficient movement of traffic should be required of all new subdivisions platted within the jurisdiction of the city.



1965 Planning Area



1965 Thoroughfare Plan - Corporate Area



1965 Central Business District Plan



1965 Central Business District Generalized Land Use

- » The developer should be responsible for the installation of on-site improvements except in those cases where the benefit from such improvements extends beyond the boundary of the proposed subdivision.
- » A state-approved mobile home park should be provided within the corporate limits.
- » Development of areas not presently served by public systems of water and sewer should be discouraged.
- » The neighborhood concept should be a guiding force in future residential development.* (The neighborhood concept of planning assumes the neighborhood is the basic unit of urban design. A neighborhood can be defined as an area, ideally on square mile in size containing an integrated network of streets, open spaces, community facilities, and possibly shopping facilities, which provide an environment for satisfying living. All the elements would be placed in relation to the homes and each other in order to create a feeling of identity for its residents (plate 4))
- » Public open space should be acquired by the city with general funds rather than by dedication of the subdivider, unless the facility created has no general public benefit.
- » Planning and development controls should be encouraged at the county level to insure an efficient system of streets and land use.

Community facilities

- » Community facilities reflect the livability of the community and should be maintained at the highest possible level to insure high standards of health, recreation, and education.
- » There should be joint use of facilities between the school district and the city.
- » A new library should be incorporated in a plan for the downtown.
- » City administrative offices should ultimately be located downtown.
- » The Minnesota River flood plain should be developed primarily for recreational purposes.
- » Sites or structures having historical significance should be preserved.
- » Public open space should be purchased at public expense unless there is no general public benefit. Existing public open spaces which may be less than the recommended minimum size should nevertheless be retained. New park and recreation sites, however, should meet minimum standards for such facilities to insure efficient and economic development and maintenance.

Commercial

- » Recognition should be given to the various functions of commercial activities such as sales, service, pedestrian-oriented, or automobile oriented. Mutually exclusive zoning districts should be created in recognition of these basic functions and any mixing should be done by conditional use permit to insure compatibility.
- » Businesses operated in homes should be permitted subject to the controlling of the normal commercial aspects of a business such as retail sales, or signs.
- » Off-street parking is desirable and should be required for all businesses except those located in the central business district although it should be encouraged.
- » New pedestrian oriented commercial development should be concentrated downtown. Automobile oriented commercial development should be

located on the fringe of downtown or in outlying areas provided for such development.

- » Strict enforcement of building and zoning regulations.
- » Voluntary control of signs in the central business district should be encouraged to give a more harmonious and pleasing effect.

Industrial

- » All types of industry should be encouraged to locate in Le Sueur subject to adequate controls over possible nuisance factors.
- » New industrial sites should be created which will satisfy most industrial needs.
- » Existing industry should be protected against any blighting influence and allowances made for adequate expansion.

Transportation and circulation

- » Recognition should be given to the various functions that streets and highways perform, such as traffic carriers, parking, location of utilities and access to property, and it should be further recognized that in many cases these functions can conflict with each other.
- » Streets and highways should be designed on the basis of their intended function.
- » Through traffic should be channelled around the city to reduce safety hazards and congestion.
- » Approaches to the community should be controlled by the city for landscape treatment and other beautification.
- » Off-street parking should be required for more efficient traffic movement and to reduce congestion in the streets.

Suggested Urban Development Standards

- » Residential uses should not be permitted to mix with commercial or industrial uses unless it can be demonstrated by the developers that the residential and non-residential uses will not be conflict (for example, children forced to play near truck loading zones and similar conflicts).
- » Except under terms of a “planned unit development”, mutually exclusive use districts should be maintained.
 - *A planned unit development is one involving more than one principal building on a single lot or parcel of land and involving one or more principal uses developed according to a plan consistent with the intent of the zoning, subdivision, and other regulations but not necessarily in strict compliance therewith.*
 - *Mutually exclusive districts means to zone various areas for only one use rather than a cumulative mixture of uses; for example, a mutually exclusive retail business zone would permit only retail business while a cumulative approach might permit commercial and residential.*
- » Apartment buildings should be located on major thoroughfares, near open green space (park, playground, schools, etc.) or in large areas specifically designed for higher density development. Where possible, apartments should serve as a buffer between single-family homes and nonresidential land uses.
- » The guiding factor in land use control should be the consideration of density. Such standards are to be incorporated in the zoning regulations and govern dwelling units permitted per acre; traffic generation elements, and the like. The control of density is the key factor in planning for utilities, streets, and other facilities which have a relationship between capacity and demand.

- » Buffers such as screen planting, fences, church sites, and public buildings should be placed between incompatible land uses (for example, a well-designed redwood fence between a service station and a single-family home).
- » All land uses should be located so as to relate properly to surrounding land uses and the general land use pattern of the urban area. In general, similar type land uses should be grouped to serve as functional units. For example, a hodge-podge mixture of land uses would make it impossible to properly locate schools in relation to housing served; likewise, a single retail outlet is better suited to locating in an existing or potential commercial district or shopping center than to a single corner lot within a residential area.
- » Commercial areas should be as compact as possible. Compact commercial areas are particularly advantageous for retail uses as they concentrate shoppers to maximum impulse buying and comparison shopping. The community is benefitted by reducing exposure to residential areas and having a better control over parking and traffic needs. For this reason, “strip” and “spot” commercial developments should not be permitted. Except in rare instances, no area less than two acres should be zoned for commercial activity.
- » Industrial areas should be separated into two categories:
 - *General*
 - › *Including industries with nuisance characteristics such as smoke, noise, or vibrations.*
 - *Limited*
 - › *Including the so-called light industry having few, if any, nuisance characteristics and desirous of a landscaped setting and other amenities.*
- » Home occupations should be controlled so as to prevent adverse effects which may detract from residential amenities. While it is possible to permit certain types of business to be conducted within a home, such businesses should not be permitted to display advertising signs, conduct retail operations, or otherwise be inconsistent with the residential character of the area in which said home occupation is located.
- » Each community should enact comprehensive subdivision regulations governing platting procedure, design standards, public land requirements, engineering standards and specifications, required improvements, and other factors dealing with the proper subdivision of land. A subdivision is defined as the division of land by any means for purposes of sale and/or development when said division creates one or more lots 150 feet or less in width or less than two and on-half acres in area.

1995 IMAGE AND STREETScape MASTER PLAN

The Image and Streetscape Master Plan was prepared for the City of Le Sueur in 1995. The study identified issues that hampered the image of the city. Focused by the vision of “Country Living, City Style,” the plan strives to improve the way visitors and residents experience Le Sueur. It focuses the attention of Le Sueur’s citizens on the physical environment, thinking about the way the city is perceived from the street. This included recommended updates and upgrades to the central business district (CBD), the entry corridors (the bridge, Commerce Drive/Main Street and Kingsway Drive).

Recommendations

- » The Image and Streetscape Plan listed the following short term goals and objectives:

- » Work with the mall to complete modifications to the character of the physical building
- » Repair the pedestrian mall
- » Develop flower planting and seasonal decoration programs
- » Add streetscape furniture (benches, kiosks, waste containers, etc)
- » Develop a consistent, themed signage and graphics program throughout the city
- » Improve the landscape conditions around the mall and connecting to the river
- » Develop a comprehensive pedestrian circulation system
- » Relocate truck traffic out of the CBD
- » Acquire open space adjacent to the mall
- » Develop a human scaled lighting program
- » Initiate a tree planting program
- » Develop design and maintenance standards for entry corridors
- » Participate in the MNDOT “Partnership Program” to coordinate design across jurisdictions.
- » Establish a design review committee

Outcomes to Date

- » Le Sueur Sidewalk Program
- » Upgraded features along the mall

2007 MINNESOTA DESIGN TEAM

The Minnesota Design Team is an AIA Minnesota committee that sends a team of multidisciplinary volunteers to rural communities where they provide planning and design services in an effort to improve the communities' built environments. Volunteers bring a diversity of skill sets to the community including Architecture, Planning, Landscape Architecture, Community Organizing, Housing, and Economic Development among others. The individuals that participate in these visits have a particular interest how urban design and planning can help chart a successful path to the future for communities. The MDT visited Le Sueur in 2007. The visit includes a pre-visit to set the stage and promote the project, and then a three day workshop that included stakeholder interviews, a public visioning sessions, MDT work session, and a public presentation culminating the event. Key outcomes from their visit are documented in an 18 board presentation and are summarized as follows:

Identified Strengths of Le Sueur:

- » Strong industrial base
- » Positive history with Green Giant
- » Strong educational system
- » Strong church communities
- » Low unemployment

Identified Weaknesses included:

- » Reliance on industry for direction
- » Weak incorporation of history
- » Weak connections with natural environment – Savanna – River – Prairie
- » Underdeveloped relationship to the region
- » Incomplete understanding of demographics and trends

Recommendations

The MDT visit provided a number of suggested directions. The team recommended Le Sueur work on focus on establishing a stronger community identity that included recognition and embracing assets, a community driven vision, and enhanced image. The team recommended a planning approach that starts with defining community values and vision, establishes key building blocks, and is implemented through regulatory codes and ordinances and establishing budget priorities. The MDT established ideas and solutions to community problems focused on circulation, entryways and thoroughfare enhancements, improvements in the CBD focused on identity and image, strategies for reclaiming main street, ideas for local and regional trail connectivity, and strategies for reconnecting to the river. The MDT established the following set of action steps with associated target dates:

- » 2008 Adopt a Strategic Community Action Plan
- » 2009 Adopt an updated Comprehensive Plan
- » 2010 Adopt a Central Business District (CBD) Master Plan
- » 2011 Adopt a CBD TIF District and Phase 1 Trail improvements
- » 2012 Implement Phase 1 Streetscape improvements
- » 2013 Valley Green SQ. Redevelopment
- » 2014 Bridge Street Improvement & New Railroad Bridge Reconstruction
- » 2015 Phase 2 Streetscape and Phase 2 Trail Improvements
- » 2019 Phase 3 Streetscape & Phase 3 Trail Improvements
- » 2020 Complete envision Le Sueur strategic plan projects

Outcomes to Date

- » 2015-16 Comprehensive Plan

2013 ACTIVE LIVING PLAN

The Le Sueur Community Trails and Pedestrian Walkway Committee was created in February of 2013 to advise the City Council where and how Le Sueur could benefit from improved pedestrian pathways after the community's first trails grant was approved along Kingsway Drive. The committee created an Active Living Plan with an overarching goal to "promote development of the built environments that offers the opportunity to integrate physical activity into daily life." The planning process established the following vision:

"To be a community that provides the amenities and resources to enable residents of all ages and abilities to safely enjoy an active life style year round."

Through deliberate, collective action Le Sueur will be a place where:

- » Infrastructure will include a complete and comprehensive sidewalk system, trails, bike lanes, and a shared lane system that promotes physical activity in the outdoors and serves all people regardless of their age or ability.
- » There is a well-connected network of facilities that serves all people regardless of their age or ability.
- » The public is continually educated about the importance of a healthy, active lifestyle.

Recommendations

The plan established 4 key goals, each supported by a set of strategies for implementation. For summary we have listed the 4 goals here:

- » Create a pedestrian friends community for people of all ages

- » Encourage cooperation between key players in the community such as the county, the schools, the city, the business community, etc.
- » Focus on economic development and increasing the quality of life
- » Increase the percentage of residents who have a healthy lifestyle

2014 SAFE ROUTES TO SCHOOL PLAN

Safe Routes To School (SRTS) is a national program which assists communities and schools districts in enabling and encouraging children to walk and bike to school and making it a safer, healthier, and more appealing transportation option. The planning process completed by the City of Le Sueur consisted of setting out a vision and goals for the process, collecting and analysing information, determining barriers and challenges to walking and biking, determining strategies, and creating an action plan to implement the identified strategies. The SRTS strategies are divided into five core categories of engineering, education, encouragement, enforcement, and evaluation known as the Five E's of SRTS program. The planning process took place from October 2013 through July 2014. The SRTS planning team identified a vision and set of goals to guide the process:

Le Sueur-Henderson Safe Routes To School Initiative is a partnership between the City, schools, neighborhoods, community organizations and agencies that advocates for and implements programs that make walking and biking around our neighborhoods and schools fun, easy, safe and healthy for all students and families while reducing reliance on cars. The Initiative will be a dynamic, long-term strategy providing safe, efficient, and convenient opportunities to incorporate physical activity into the transportation choices. By providing pedestrian and bicycle connectivity between the schools and their surrounding neighborhoods, this effort will result in a healthier school-age population, an improved environment, and an enhanced quality of life in our communities.

Le Sueur's SRTS goals include:

1. Improve connectivity and quality of sidewalk network.
2. Improve roadway crossings safety.
3. Address the chaotic pick-up and drop off locations.
4. Educate students and community members about bicycle and pedestrian safety.
5. Increase compliance by drivers of traffic and speed laws.
6. Increase student's physical activity and reduce childhood obesity of Le Sueur students.
7. Address parental concerns about the safety of children walking and biking to school.

The main physical barriers walking to and from school identified in the planning process included lack of sidewalk connections (gaps in the network) and safe intersection crossings. Strategies and recommendations were created to address the barriers and concerns for walking and biking to school and an action plan for implementation was put in place.

Recommendations

- » Complete sidewalk network near schools
- » Create pedestrian ramps on sidewalk crossings
- » Pass a complete streets resolution/policy

Figure 1.2 SRTS Proposed Improvements



Table 1.1 SRTS Implementation Matrix

Le Sueur SRTS Implementation Matrix							
Strategy	Target Audience	Prioitization Level	Implementation Time			Project Responsibility	
			Short	Medium	Long	Lead	Partner
ENGINEERING							
Complete Sidewalk Network	Students & Community	High			X	City of Le Sueur	SRTS Team
Construct Ped Ramps	Students & Community	High			X	City of Le Sueur	SRTS Team
Complete Streets Resolution/Policy	Community	Low	X	X		City of Le Sueur	Walkway Committee
EDUCATION							
Bicycle and Pedestrian Safety Curriculum	Students	Low		X		Schools	
Bicycle Rodeo	Students & Parents	Medium	X			SRTS Team	City of Le Sueur & Community Ed
Assembly to Promote Bicycle and Pedestrian Safety	Students	Low	X			SRTS Team	School
Bike and Walk to School Map	Students & Parents	High	X			SRTS Team	Parents & City of Le Sueur
Education Messaging Campaign	Students, Parents & Community	Medium		X		SRTS Team	Walkway Committee
Family Safe Walking and Biking Classes or Workshop	Parents	Low		X		SRTS Team	Walkway Committee & Community Ed
Safety Information Brochure	Parents	Low		X		School	SRTS Team
ENCOURAGEMENT							
Remote Drop Off/Park and Walk	Students & Parents	Low		X		School	SRTS Team & Parents
Walking School Bus/Bike Train	Students & Parents	High		X		School	SRTS Team & Parents
Walk and Bike to School Day	Students	Low	X			SRTS Team	School
Walking Incentive Program	Students	Low	X			School	
ENFORCEMENT & EVALUATION							
Create Arrival and Dismissal Procedure	Parents	High	X			School	
Volunteer Crossing Guard Program	Students	Low		X		School	Community Groups
Parent Surveys and Student Tallies	School & MnDOT	Medium	X			School	SRTS Team

- » Add bicycle and pedestrian safety curriculum
- » Provide bicycle rodeo
- » Hold school-wide assembly to promote bicycle and pedestrian safety
- » Bike and walk to school map
- » Provide education messaging campaign
- » Offer family safe walking and biking classes or workshops
- » Create family biking and walking guide
- » Create a walking school bus and/or bike train program
- » Celebrate international walk and bike to school day
- » Remote drop off/park and walk
- » Create a volunteer crossing guard program
- » Create arrival and dismissal procedure
- » Collect parent surveys and student tallies

Outcomes to Date

- » New trail connecting Kingsway trail to St. Anne's School

2014 HOUSING STUDY

Le Sueur's Economic Development Authority (EDA), in collaboration with Community Partners Research, Inc., conducted a Housing Study in 2014 to provide an inventory and analysis of Le Sueur's existing housing stock and identify future housing needs. The study conducted an in-depth analysis of demographic and economic conditions in the City of Le Sueur relying on a combination of industry data, site survey work, and technical analysis. The following key points are drawn from this study:

- » Le Sueur's 2013 estimated population ranges from 4,020 to 4,074 based on source and methodologies.
- » Greatest increase from 2000 to 2010 was in the baby boom generation (ages 45-75). This generation will continue to heavily influence the community's growth through 2020.
- » Household and Family composition continues to change as we see more family's without children and single person households.
- » Population projections for 2020 range from 4,194 to 4,329. Both representing growth at various levels. One source shows a very small drop in population by 2018.
- » Average household size has steadily declined (2.48 persons per household in 1990 to 2.4 in 2013)
- » Le Sueur is has a significant number of renter households and a larger number of senior citizen households, both of which tend to have lower income levels. The median household income for Le Sueur falls below that of the county and the state.
- » In 2012, approximately 41% of renters in the City were paying 30% or more of their income for rent.
- » Le Sueur has seen nearly 240 new housing units since 2000, with the majority being built between 2000 and 2005.
- » Median home sale prices have inched slightly upward and remained fairly stable between 2011 and 2014. The median home sale half way through 2014 was \$142,650.
- » A windshield survey was conducted of some of the older neighbourhoods

in Le Sueur. The survey indicated that the majority of homes in the neighbourhoods were in sound condition or in need of minor (more cosmetic) repair.

- » The study compared looked at Le Sueur's vacant lot supply and indicated that the City had roughly 50 available single family lots with infrastructure available and ready for building. This lot supply represents about a 5-7 year lot supply. The study recommends maintaining a 2 ½ year lot supply at minimum.
- » Le Sueur has a healthy (not too high and not too low) vacancy rates for owner and renter housing.
- » Senior housing opportunities are noted as in somewhat low supply.
- » Le Sueur has consistently maintained an unemployment rate slightly higher than the state average.
- » The majority of Le Sueur working residents leave the city for employment in 2012.
- » The study identified the following strengths for housing development:
 - *Increasingly diverse housing stock*
 - *Median home price*
 - *Adequate land for development*
 - *Active developers in the City*
 - *Educational facilities*
 - *Infrastructure*
 - *Available lots*
 - *Industrial Park*
 - *Commuters*
 - *Le Sueur Economic Development Authority and Le Sueur Development Incorporated*
 - *Le Sueur Housing and Redevelopment Authority*
 - *Large employers*
 - *Health care system*
 - *Desirable location for seniors and retirees*
 - *State, federal, nonprofit funds*
 - *Proximity to regional centers*
 - *Minnesota State Highway 169*
- » The study identified the following barriers or limitations to housing activities:
 - *Age and condition of the housing stock*
 - *Staff capacity limitations*
 - *Population and household growth*
 - *Close proximity to regional centers and other population centers*
 - *Water and sewer hook up charges*
 - *Lower paying jobs*
 - *Commercial/retail options*

Recommendations

Based on the study, the following recommendations were posed:

- » Rental Housing Development
 - *Develop 48-52 general occupancy market rate rental units*
 - *Promote the development/conversion of 10-12 affordable market rate rental housing units*
 - *Consider the development of 28-32 tax credit rental housing units*

- *Develop 12-14 subsidized rental housing units*
- *Preserve the existing supply of subsidized housing*
- *Senior with services housing needs*
- *Develop a downtown mixed-use commercial/housing project*
- *Continue to utilize the Housing Choice Voucher Program*
- *Develop a Crime-Free Multi-Housing Program*
- » Home Ownership
 - *Utilize and promote all programs that assist with home ownership*
 - *Consider the development of a purchase/rehabilitation program*
 - *Develop a local down payment assistance program*
- » New Construction
 - *Monitor lot availability*
 - *Cedar Ridge Trails Recommendation*
 - *Promote townhouse and twin home development*
 - *Coordinate with agencies/nonprofits that develop affordable housing*
- » Housing Rehabilitation
 - *Promote rental housing rehabilitation programs*
 - *Promote owner-occupied housing rehabilitation programs*
 - *Develop a neighborhood revitalization program*
 - *Develop and implement a Rental Inspection and Registration Program*
- » Other Housing Initiatives
 - *Encourage employer involvement in housing programs*
 - *Acquire and demolish dilapidated structures*
 - *Create a plan and continue coordination among housing agencies*
 - *Develop home ownership and new construction marketing programs and strategies*

2015 MVHC COMMUNITY HEALTH NEEDS ASSESSMENT COMMUNITY ENGAGEMENT REPORT

In September-October 2015 Minnesota Valley Health Center (MVHC) convened a group of community members and partners to 1) develop a vision of a healthy community, 2) come to a common understanding of the current health status of their community, and 3) identify key opportunities to help move the community from the current status to the vision. Through that process, the question was asked of “what does a healthy community look like?” and if there were no limitations and could assure that all community members had equal access to health, how would that affect a community’s design. Answers to that question included many elements that components of comprehensive planning:

- » Access to good information
- » Public safety
- » Communication in multiple languages
- » Walkability
- » Social Services
- » People value their health
- » Creative outlets/art
- » Grocery stores
 - *Accessible*
 - *Affordable*
 - *Fresh food*

- *Selection*
- » All children have access to health care
 - *Mental*
 - *Dental*
- » Farmers market
- » Opportunities for exercise
- » Welcoming
- » Public transit
- » Safe employment
- » Elderly care
- » Aging in place
- » Decent affordable housing that is well-placed
- » Access to health care and preventative services
- » Recreational opportunities for all age groups
- » Clear air and water
- » Good education
- » Good public library
- » Access to nutritious food

The process also allowed for participants to vote on improvement priorities based on an understanding of the community's health status. Physical activity was a top choice of focus by the participants.

Recommendations

- » Bring together subject-matter experts to Lead community health improvement efforts to increase physical activity
- » Focus on a particular population or aspect of physical activity
- » Build on what is already happening in the community

A Brief History of Le Sueur

Named in honor of the French explorer, Pierre Charles Le Sueur, the City of Le Sueur was founded in 1852 on the banks of the Minnesota River, and was one of the first towns to be established in Le Sueur County. The City began as part of a group of three small, competing settlements: Le Sueur, Middle Le Sueur, and Le Sueur City. The Minnesota Legislature united the three settlements in 1867, and the resulting City of Le Sueur was designated as the county seat of Le Sueur County until 1875.

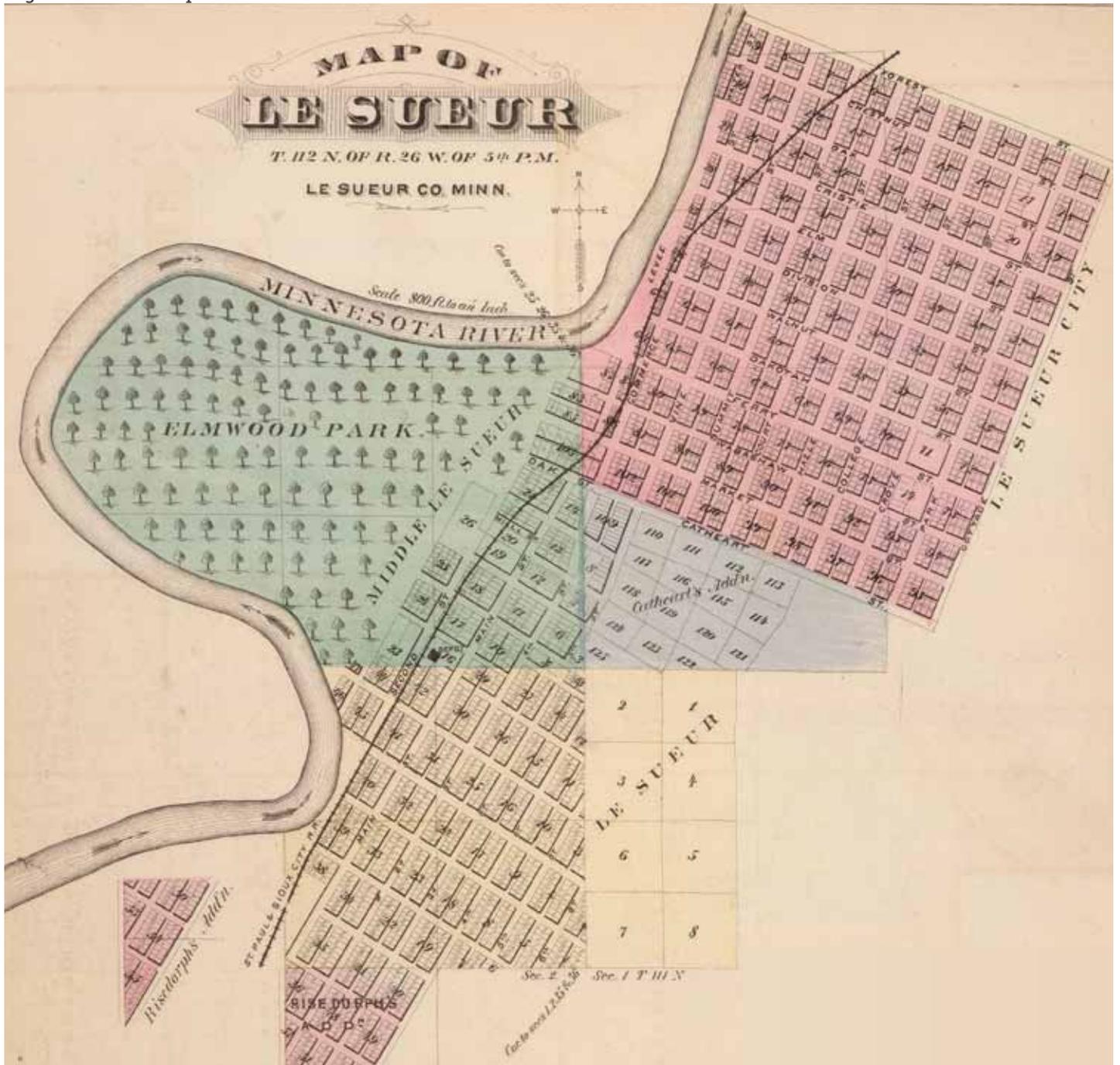
William Worrall Mayo began his medical practice in Le Sueur in 1859, where he treated patients from his home on Main Street. Mayo later moved his practice to Rochester where it became the world-renowned Mayo Clinic, but his home in Le Sueur stands tribute to him as a museum and is one of the several Le Sueur homes on the National Register of Historic Places (NRHP).

Another home on the NRHP was owned by Carson H. Cosgrove, who was part of the group of fourteen local merchants that capitalized on the valley's rich soils and the Minnesota River's connection to several larger cities to create the Minnesota Valley Canning Company in 1903. In 1925, the company introduced an unusually large pea that was more tender and sweet than the original variety; they were named "Green Giant Great Big Tender Peas" and the iconic Jolly Green Giant became their icon. Due to the popularity of the Jolly Green Giant advertising campaign, the company changed its name to Green Giant in 1950. Green Giant began investing twice as much in research and development than the average food company to ensure their continued success, which flourished until the company was sold to Pillsbury in 1979. The company's headquarters were moved to Minneapolis immediately, and by 1995 the processing plant was entirely closed, taking 27 full-time and 430 seasonal jobs with it. Presently, only the research center remains operational in the company's hometown.



Evolution of Green Giant's iconic logo

Figure 1.3 1874 Map of Le Sueur



Checklist of printed maps of the Middle West to 1900, 7-0857; P2007; LC United States atlases, L1901; Ristow, American maps and mapmakers, p. 433-437.

Locational Analysis

REGIONAL CONTEXT

Le Sueur is well situated between several major population centers, with over ten metropolitan areas within 200 miles. The City's adjacency with Highway 169 provides an easy community route for residents looking to travel to Mankato, the Twin Cities, and the Interstate Freeway System. Additionally, a major rail center, an international airport (Wold-Chamberlin in Minneapolis/St. Paul) and the origin of the Mississippi River water transportation network lie within 50 miles of Le Sueur.

LOCAL CONTEXT

Le Sueur is considered part of Le Sueur County, but lies on the border between Le Sueur and Sibley and has land within both counties. The City shares jurisdictional boundaries with four different townships: Henderson, Lake Prairie, Ottawa, and Tyrone. The nearest city is Henderson, which is about 6 miles north of Le Sueur. St. Peter and Le Center are both within 15 miles of the City, and lie to the south and southeast respectively.

School Districts

The City of Le Sueur is in the center of the Le Sueur-Henderson School District (ISD 2397), which also serves the City of Henderson and surrounding townships. The district contains four public schools, with Hilltop Elementary School in Henderson, and Park Elementary and Le Sueur Middle and High Schools in Le Sueur. Le Sueur also contains two alternative learning centers: Area and Ziebarth. Minnesota New Country and Edvisions Off Campus High are both Charter Schools in the district, and are located in Henderson. There are two private schools in the district; St. Annes School in Le Sueur and Altona Christian School in Henderson.

Figure 1.4 Regional Context

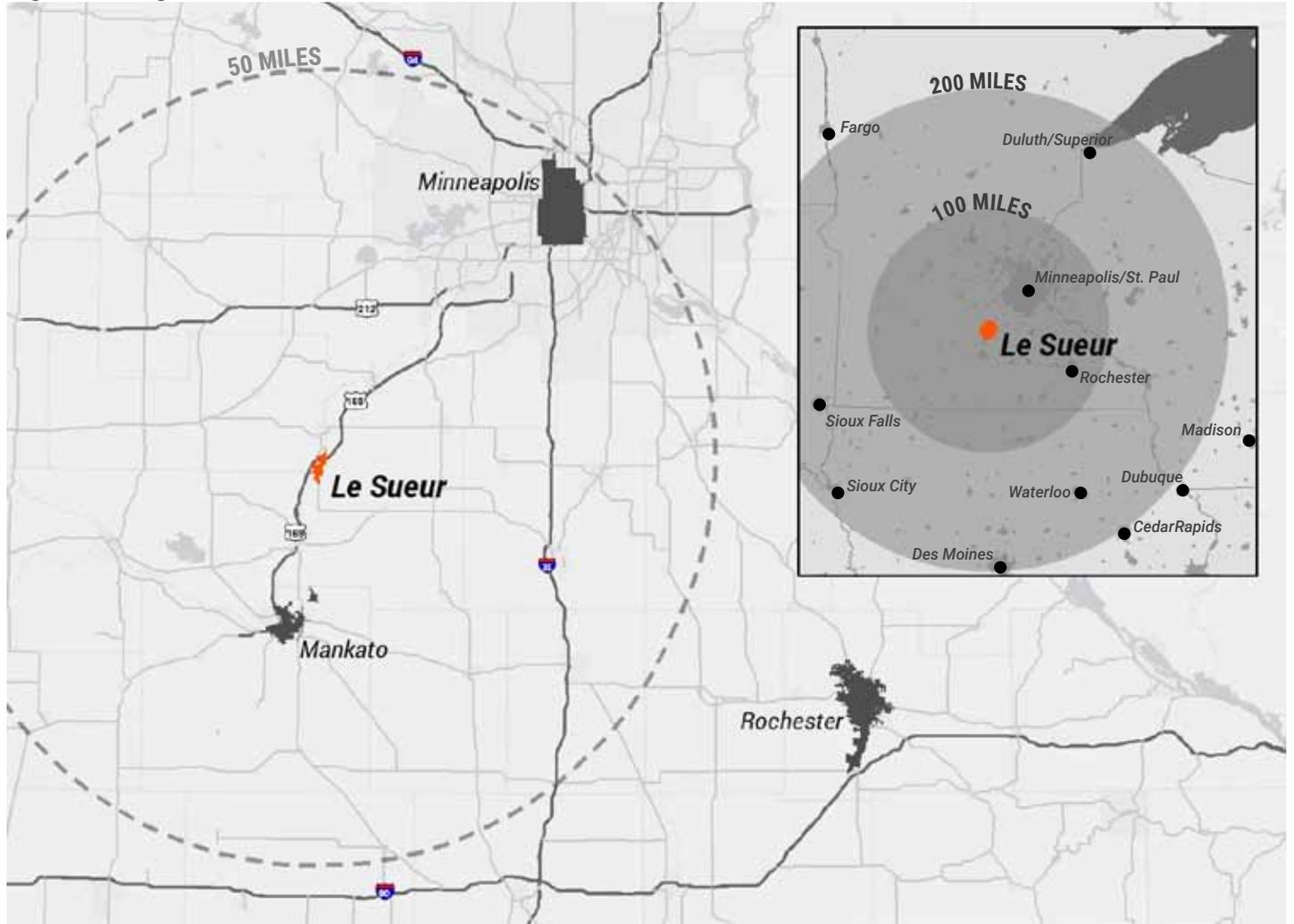


Figure 1.5 Local Context

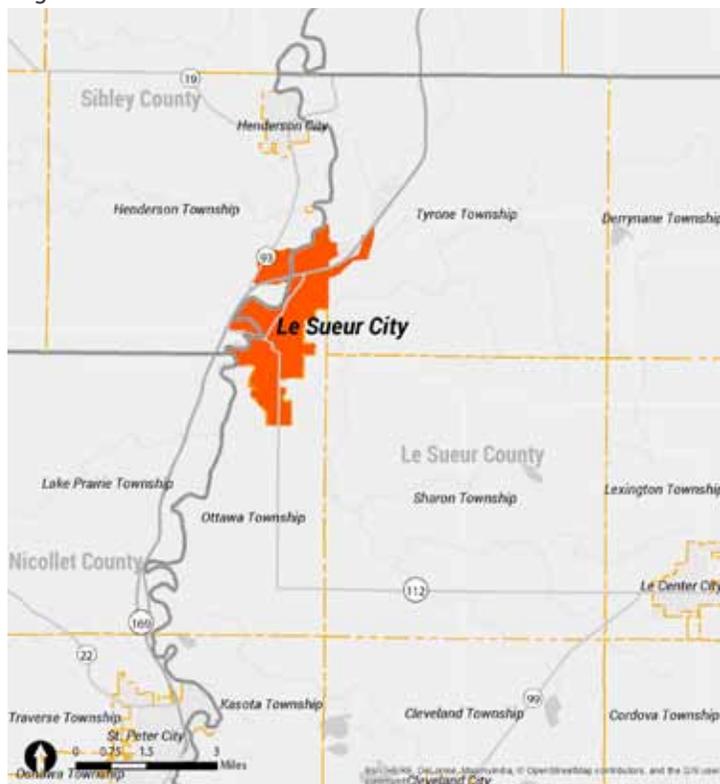
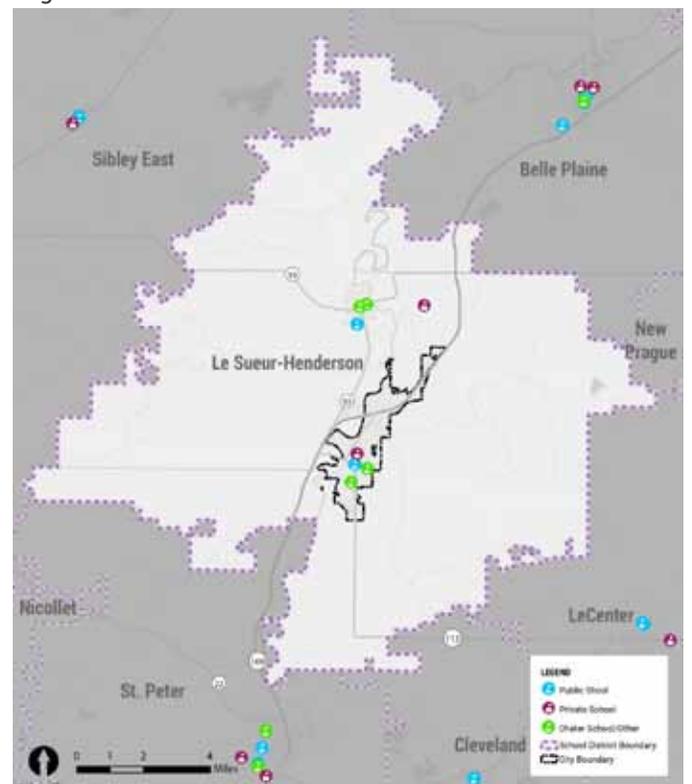


Figure 1.6 School Districts



Demographics

HISTORIC POPULATION GROWTH

Despite a slight drop in the year 1990, Le Sueur’s population has experienced steady growth as shown in Table 1.2. According to a combination of projections generated by the State Demographer, ESRI, and past planning efforts, it can be assumed that this growth will continue moving forward. It is estimated that Le Sueur will gain about 120 people by 2020, and another 240 people by 2040.

POPULATION CHARACTERISTICS

Age & Gender

Between 2000 and 2010, Le Sueur experienced population decline in 5-year age cohorts between 5 and 20, 35 and 45, and above 75. Population increase occurred in cohorts below 5, between 20 and 30, and especially between 50 and 70. The latter increase could be explained by the aging baby boomer population (generally recognized as residents born between 1946 and 1964).

In comparison with age and gender distributions for the state of Minnesota, Le Sueur’s population is only slightly older, with gender distributions being practically the same. The percentage of residents under the age of 20 in both Le Sueur and statewide is around 27%. However, 17% of Le Sueur’s residents are over the age of 65, in comparison to under 13% statewide.

Racial Diversity

The population of Le Sueur is predominantly white/non-hispanic (85.2%), with almost twelve percent of residents Hispanic or Latino, and less than one percent of each Black or African-American, Asian, and American Indian/Alaska Native. Just under 1% of residents reported as “other.”

Household Composition/Makeup

According to the 2010 Decennial Census, there are 1,640 households in Le Sueur. Of those households, 64% are family and 36% are nonfamily. The percent of family households in Le Sueur decreased slightly between 2000 and 2010, from 66% to 64%. The U.S. Census defines a “family household” as two or more persons related by birth, marriage, or adoption residing together in a housing unit (this includes any unrelated persons who may be residing there), while a nonfamily household consists of people who live alone or who share their residence with unrelated individuals. The average household size in Le Sueur for 2010 is 2.41, while the average family size is 2.97.

Table 1.2 Historical Population

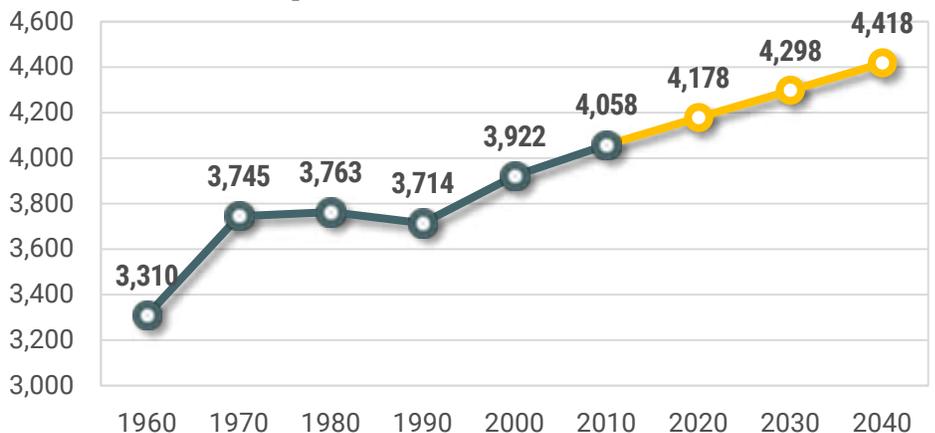


Table 1.3 Age & Gender Distribution

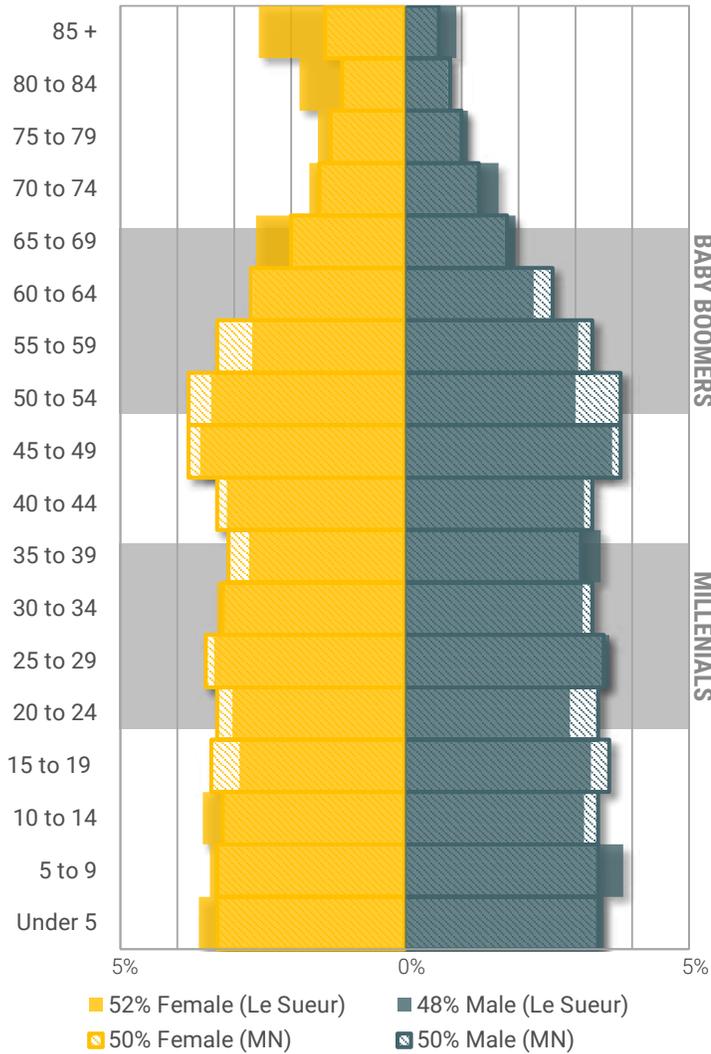


Table 1.4 Age Distribution

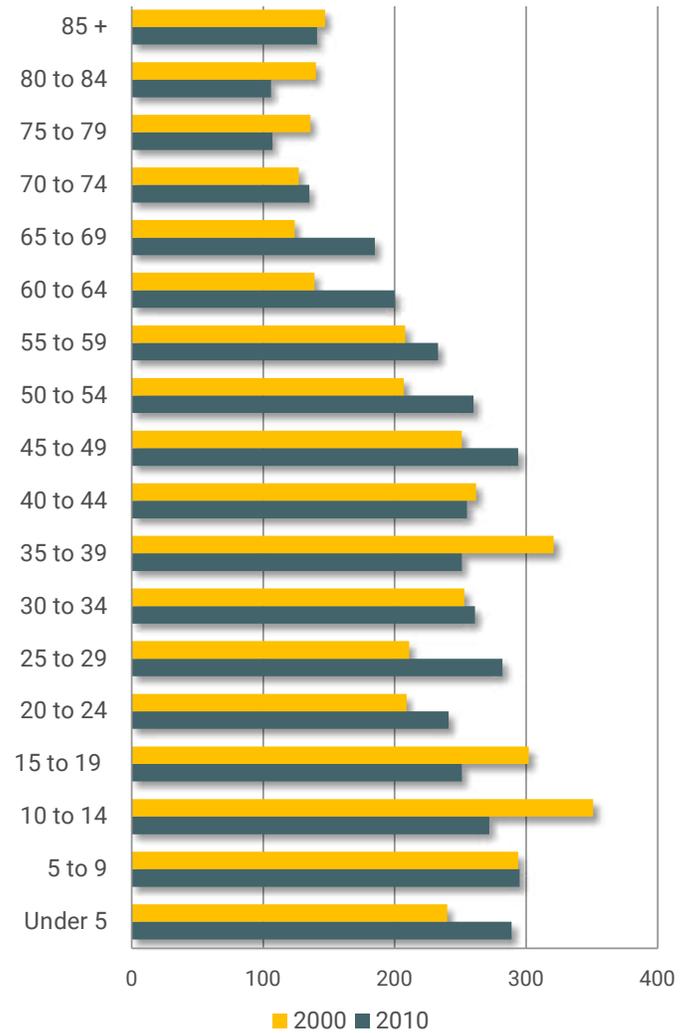


Table 1.5 Households by Type

	2000		2010	
	Number	Percent	Number	Percent
FAMILY HOUSEHOLDS	1,026	66%	1,058	65%
Married-couple family, no children	456	30%	474	29%
Married-couple family, with own children under 18	367	24%	321	20%
Single householder, no children	33	2%	75	5%
Single householder, with own children under 18	113	7%	188	11%
NONFAMILY HOUSEHOLDS	519	34%	582	35%
Householder living alone	453	29%	480	29%
Multiple unrelated residents	66	4%	102	6%

Table 1.6 Household Breakdown

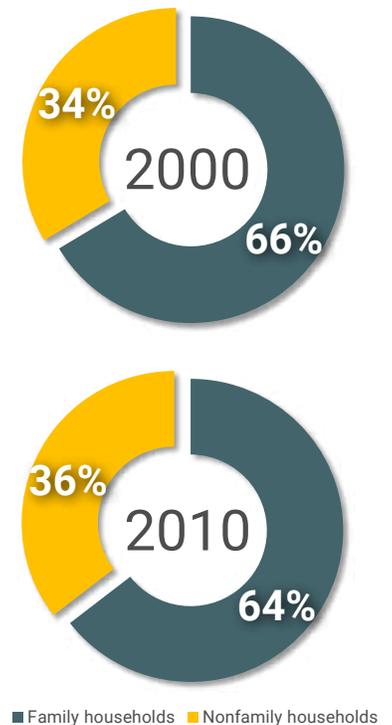
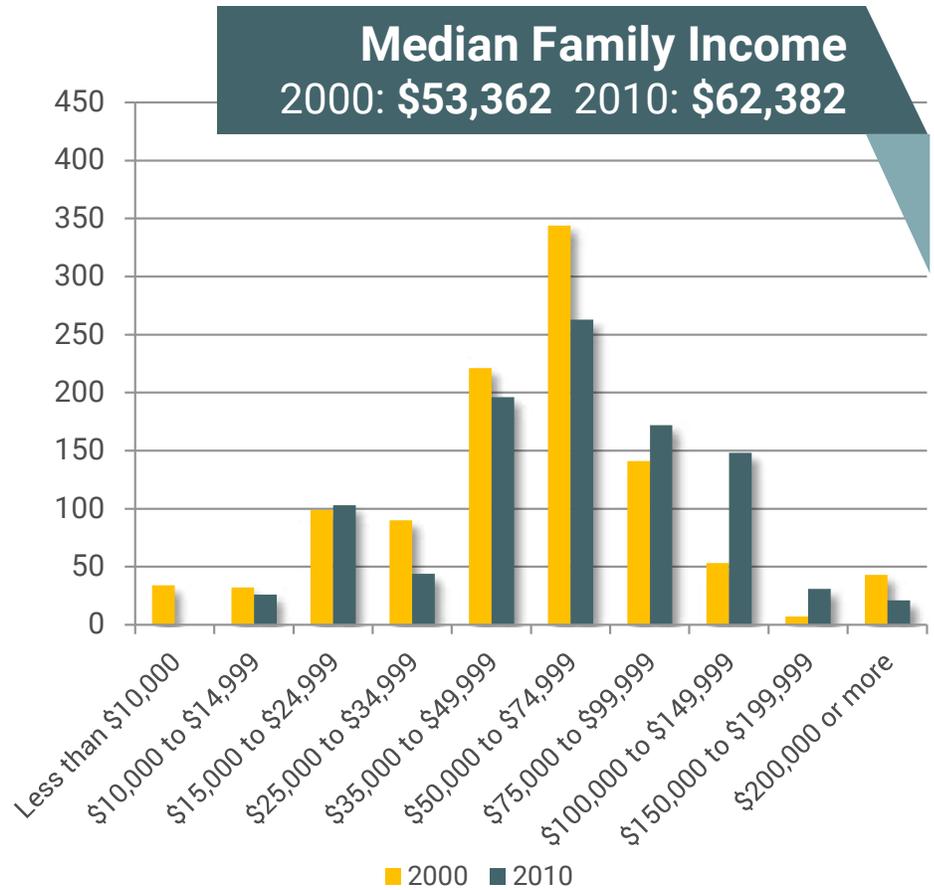
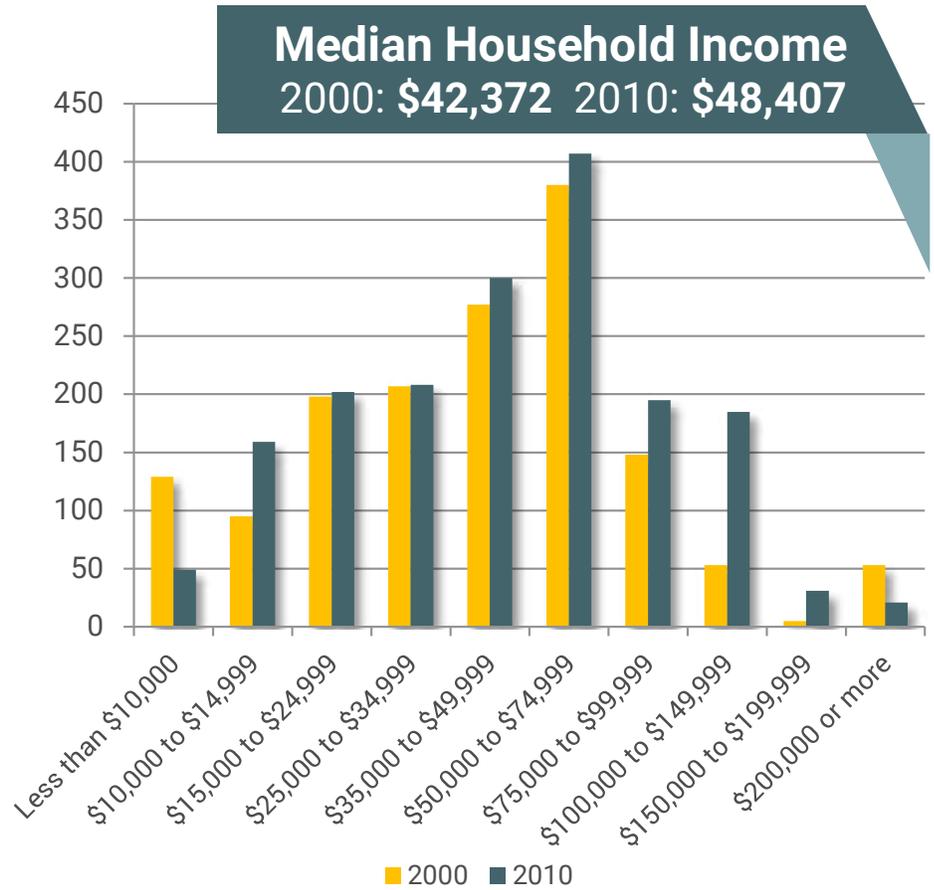


Table 1.7 Median Household & Family Income



Household & Family Income

The median household income in Le Sueur for 2010 was about \$48,407 a year, which increased about \$6,000 or 15% from 2000. Median family income increased from \$53,362 to \$62,382, which represents an almost 17% difference. While residents are making money in nominal dollars, when adjusted for inflation, their buying power has actually decreased. With inflation accounted for, the median values for 2000 increase to almost \$54,000 for household income and almost \$68,000 for family income.

Le Sueur's 2010 median family and household income levels are both lower than those of the county and of the state, which can be seen in Table 1.8.

Educational Attainment & Enrollment

87% of Le Sueur's residents 25 and older have attained a high school degree or higher, which represents a 5% increase from the City's educational attainment in 2000. Additionally, 21% have attained a Bachelor's degree or higher (3% more than in 2000), and 14% have less than a high school diploma (4% less than in 2000).

Table 1.10 represents the percent change in enrollment of residents 3 years and over enrolled in school, and displays that enrollment levels for Kindergarten, grades 9-12, and college or graduate school decreased between 2000 and 2010, while grades 1-8 experienced enrollment increase. Enrollment levels for nursery school/preschool did not change.

Table 1.9 Educational Attainment

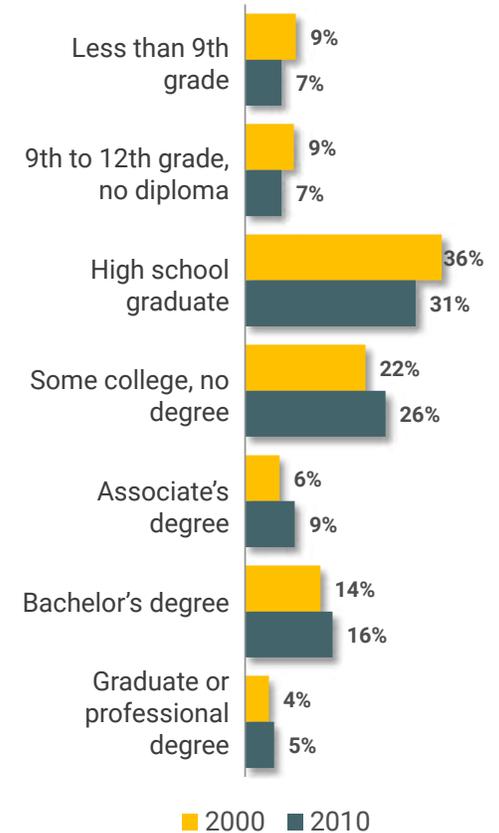


Table 1.8 Median Income Comparison

Median Income	Le Sueur	Le Sueur County	MN
Median household income (dollars)	\$48,407	\$60,296	\$60,828
Median family income (dollars)	\$62,384	\$71,023	\$76,190

Table 1.10 School Enrollment - Percent Change from 2000 to 2010

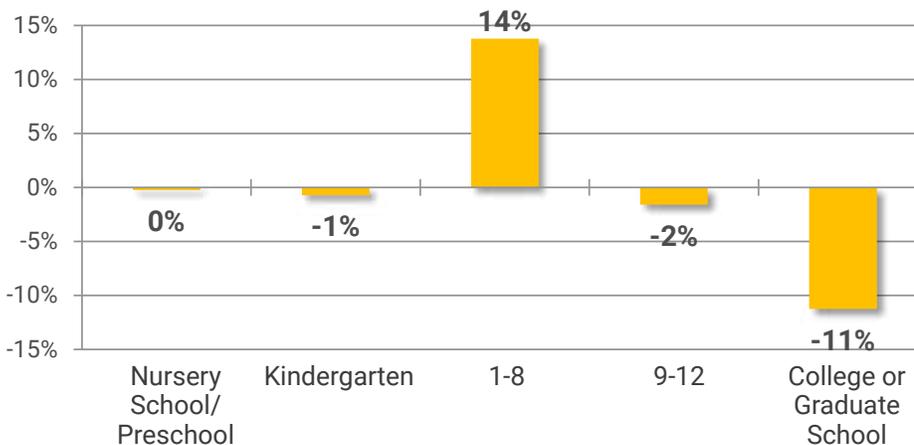
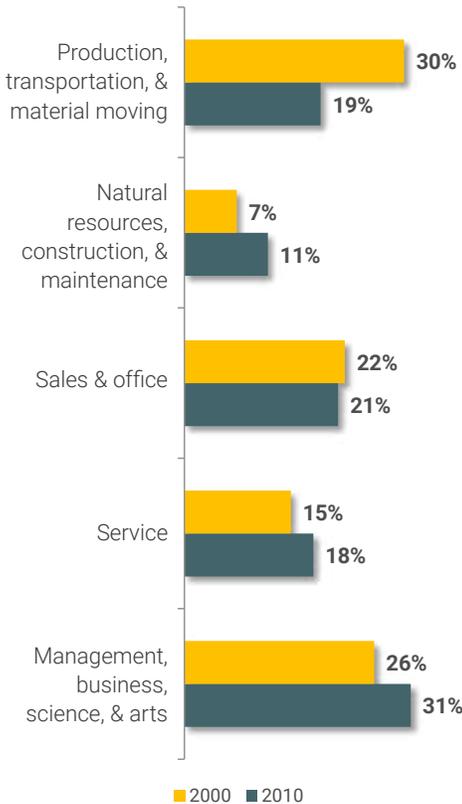


Table 1.11 Occupation Sectors



Economic Conditions

EMPLOYERS / JOB BASE / INDUSTRY TYPE

Jobs in Le Sueur

According to the US Census Bureau, there are 3,063 people employed in the City of Le Sueur. Of these people, 2,194 (72%) are coming to work from outside the city limits. 869 People live and work in the City of Le Sueur, filling 28% of the jobs in the city.

Jobs in Le Sueur attract 199 people from St. Peter, 117 from New Prague, and 110 from Mankato. The majority of labor inflow arrives from the south.

Manufacturing represents the largest job sector in the city, with 48.7% of all the jobs in the city (1,493 total). Following up manufacturing, are jobs in education (8.4%), health care (7.3%), management (5.8%) and public administration (4.5%).

LABOR FORCE

Workers from Le Sueur

According to the US Census Bureau, 2,197 residents of Le Sueur are employed in some kind of work. Of those, 39.6% work in the City of Le Sueur. This means that 60.4% of workers from Le Sueur are leaving the city to work. Popular destinations include St. Peter (8.2%) and Mankato (7.3%). Also of note, 25.8% of Le Sueur workers are travelling over 25 miles to the Northeast, presumably to the Twin Cities and suburbs.

26.2% of employed Le Sueur residents are involved in Manufacturing, while the health care sector provides jobs for 11.0%, followed by education (10.3%) and retail (9.1%).

ECONOMIC DEVELOPMENT STRUCTURES

Le Sueur Economic Development Authority (EDA)

Le Sueur’s EDA serves to promote business attraction activities and provide business assistance and referrals to enterprises expressing interest in locating within the community, as well as to existing businesses seeking to expand.

Le Sueur Chamber of Commerce

The Chamber of Commerce helps members promote products and services, gives members a voice in Le Sueur’s political arena, links members with business connections, and provides answers and information to both members and the general public.

Le Sueur Development, Inc. (LSDi)

LSDi facilitates community development by working with groups of diverse interests to bring about consensus and subsequent action on issues and projects for the betterment of the community.

Table 1.12 Economic Development Committee Breakdown

	EDA	Le Sueur Chamber	LSDi	REDA	RNDC
Area Covered	Le Sueur	Le Sueur	Le Sueur	Greater Mankato Region	Blue Earth, Brown, Faribault, Le Sueur, Martin, Nicollet, Sibley, Waseca, & Watonwan counties
Structure		501(c)(6)	For Profit		501(c)(3)
Mission Statement	To retain, expand and attract businesses creating high quality jobs in Le Sueur	To promote the Le Sueur area and serve as a connection to businesses, community institutions and organizations, and people		To support and promote the economic growth and vitality of our members and the regional marketplace	To promote the development of the region through intergovernmental cooperation, community and human development, long-range planning and technical assistance
What They Do	Promotes business attraction activities and provides business assistance and referrals to enterprises expressing interest in locating in the community, as well as to existing business seeking to expand	Helps members promote products and services, give members voices in the political arena, links members with business connections, and provides answers and information to both members and the general public	Facilitates community development by working with groups of diverse interests to bring about consensus and subsequent action on issues and projects for the betterment of the community	Facilitate economic development of the communities that make up the regional marketplace through business retention and new enterprise and emerging business development	Provide assistance to private, public and non-profit sectors in the areas of community development, transportation, & renewable energy
Contact	p: 507.665.3435 e: Ed@advanceresources1.com	p: 507.665.2501 e: info@lesueurchamber.org	p: 507.665.3435	p: 507.385.6640 e: info@greatermankato.com	p: 507.387.5643

Regional Economic Development Alliance (REDA)

Greater Mankato Growth, Inc. serves as the facilitator for this organization, whose mission is to facilitate economic development of the communities that make up the regional marketplace through business retention and new enterprise and emerging business development.

Region Nine Development Commission (RNDC)

The RNDC provides assistance to private, public, and non-profit sectors in the areas of community development, transportation, and renewable energy.



William W. Mayo House



Smith-Cosgrove House (photo by Bobak Ha'Eri)



George W. Taylor House (photo by Bobak Ha'Eri)



Carson H. Cosgrove House (photo by Bobak Ha'Eri)

ATTRACTIONS

Historic Attractions

The county of Le Sueur contains 26 properties listed on the National Register of Historic Places, four of which are located within Le Sueur's city boundaries: William W. Mayo House, Smith-Cosgrove House, George W. Taylor House, and Carson H. Cosgrove House.

William W. Mayo House

This gothic-style home was hand built by the founder of the world-renowned Mayo Clinic, William Worrall Mayo, in 1859. The home was also important to the history of Green Giant, as it housed three generations of the Cosgrove family, a founding family of the Minnesota Valley Canning Company, between 1874 and 1920. For the next forty years it served as the community's public library, until it was restored to its 1860s' condition in the 1980s' to serve as a museum to tribute its various influential occupants. More information about this attraction can be found at their website.

Smith-Cosgrove House

Built in 1878, the Smith-Cosgrove house stands as one of the most architecturally distinctive examples of French Second Empire houses in the county. Additionally, it is a particularly well-preserved example of the entrepreneurial success Le Sueur experienced in the late nineteenth century with the formation of the Minnesota Valley Canning Company (Green Giant). This house is currently mixed-use, serving as both law offices and a rental apartment.

George W. Taylor House

This house was constructed in the 1890s', and stands as an excellent representation of that period's Eastlake Movement architectural style, one of few homes of this style to remain intact in Minnesota. Additionally, the home was owned by a merchant, whose wife was the president of the national Women's Relief Corps Organization.

Carson H. Cosgrove House

This 1895 house served as the home of Carson Nesbit Cosgrove. While its eclectic and elaborate style is particularly well-preserved, its importance is primarily due to its original occupant. As previously mentioned, Cosgrove participated in the founding of the company that would become Green Giant, making him an extremely influential figure for the City of Le Sueur.

Cultural Attractions

Le Sueur Museum

This museum occupies what once was a Le Sueur school building, and features a complete history of the world-famous Green Giant Company. In addition, it contains displays of veterinary medicine and an "old time" drug store, a Family Research Center that assists residents in gathering ancestral information, as well as other various displays.

Le Sueur Museum is open by appointment Memorial Day through Labor Day, and is located at 709 N. Second St.

The Friendly Confines Cheese Shoppe

The Friendly Confines Cheese Shoppe opened in 2009 and is located in Downtown Le Sueur. This eclectic baseball and cow themed shoppe aims to provide a mix of world class cheeses to enhance customers' knowledge and taste experiences. The shoppe also sells many locally made specialty foods, including ice cream, meat items, coffee, root beer, chocolates, wild rice, and dry mixes for dips. More information can be found at their website.

Le Sueur Public Library

The Le Sueur Public Library was selected as WCCO's Viewers' Choice for Minnesota's Best Library. It is part of the Waseca-Le Sueur Regional Library System, and is located on Ferry Street, just west of Le Sueur's City Hall/Police Department. More information regarding hours and available resources can be found at their website.

Area Events & Festivals

Giant Celebration

The Giant Celebration is a three-day event held annually during the first week in August in Le Sueur's Legion Park. The event traditionally involves dances, a firework show, a parade, a "Giant Corn Feed," and a Miss Le Sueur pageant.

Pioneer Power Show

The Pioneer Power Show features old time farming practices, early Minnesota town living, and other pioneer-era related activities. This is annual event that occurs on permanent showgrounds located 6 miles east of Le Sueur. More information at: www.pioneerpowershow.com.

Sauerkraut Days

An annual event occurring in the nearby City of Henderson, Sauerkraut Days includes a Kraut Car Cruise, 5K Kraut Run, Tractor Ride, Kiddie Parade, Grand Parade, Miss Henderson Coronation, Championship Arm Wrestling, and the World Champion Sauerkraut eating contest. More information at: kraut.hendersonmn.com/Henderson_Sauerkraut_Days/Home.html.

Classic Car Roll In

Henderson also hosts this weekly event annually from mid-May through early-September, with classic cars on display in their downtown every Tuesday night. There is also 50's and 60's music, door prizes, vendors, and food and drink. More information at: www.hendersonrollin.com.

Rock Bend Folk Festival

The City of St. Peter, which is located about 10 miles south of Le Sueur, hosts this annual event to celebrate souther Minnesota's folk arts and artists. It includes original arts and crafts, music (blues/bluegrass/jazz), and food. More information at: www.rockbend.org.

Winterfest

Winterfest is another annual event held in St. Peter, and traditionally includes a Medallion Hunt, a Polar Plunge, and a variety of other community activities. More information at: www.stpeterchamber.com/-winterfest.

Natural Resources / Environment

MINNESOTA RIVER

The Minnesota River has been flowing through the valley since long before settlement was occurring at the present day location of Le Sueur. Roughly 11,700 years ago, Lake Agassiz began draining through Glacial River Warren, following the general path of the Minnesota River today. The massive amounts of water cut the Minnesota River Valley, defining much of today's floodplain.

There is evidence of people occupying the Minnesota River Valley up to 8,000 years ago. In the years before European settlement, the Dakota people occupied the river valley, utilizing the river for transportation and food. Following the settlement of the City of Le Sueur, the river was used to transport agricultural goods, and hosted riverboat trips from St. Paul to Mankato.

Today the river at Le Sueur is used primarily for recreational purposes.

GEOLOGY

The rushing waters of Glacial River Warren helped shape the City of Le Sueur. At the lowest elevation, the Minnesota River continues to run north, providing fishing and boating for residents. Within the valley, especially at its lower elevations, the floodplain has made development unfeasible, but this means a natural buffer has been left as an asset for the City. Moving up to an intermediate elevation, still within the valley, but beyond the reaches of typical flooding, downtown and the older neighborhoods sit where they have for a hundred years. As the City grew it expanded into, and then up the hill where newer developments have sprouted up, along with the farms that are still producing the food that made Le Sueur famous.



Conceptual diagram of the approximate extent of Glacial River Warren at present day Le Sueur



Figure 1.7 Environmental Constraints

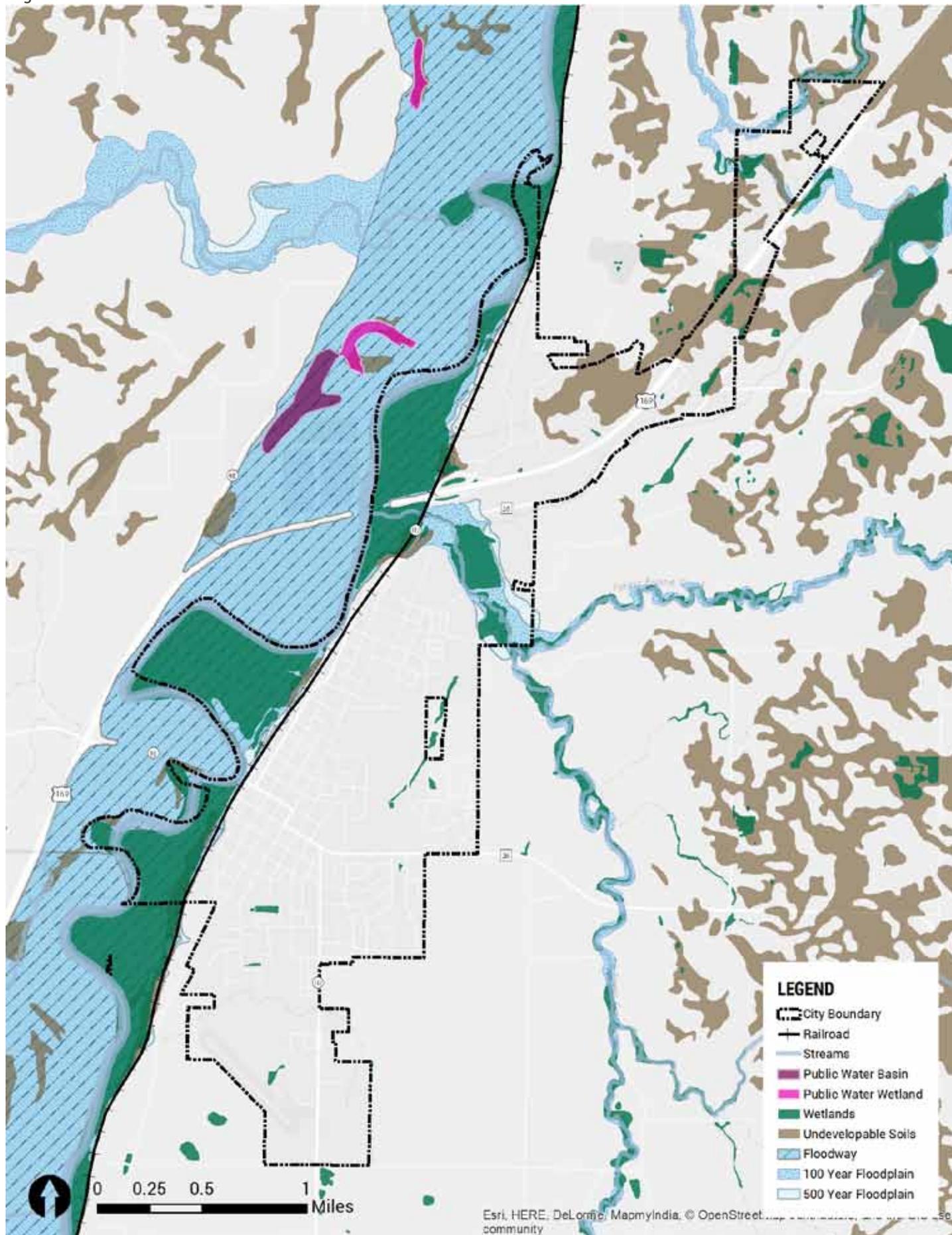
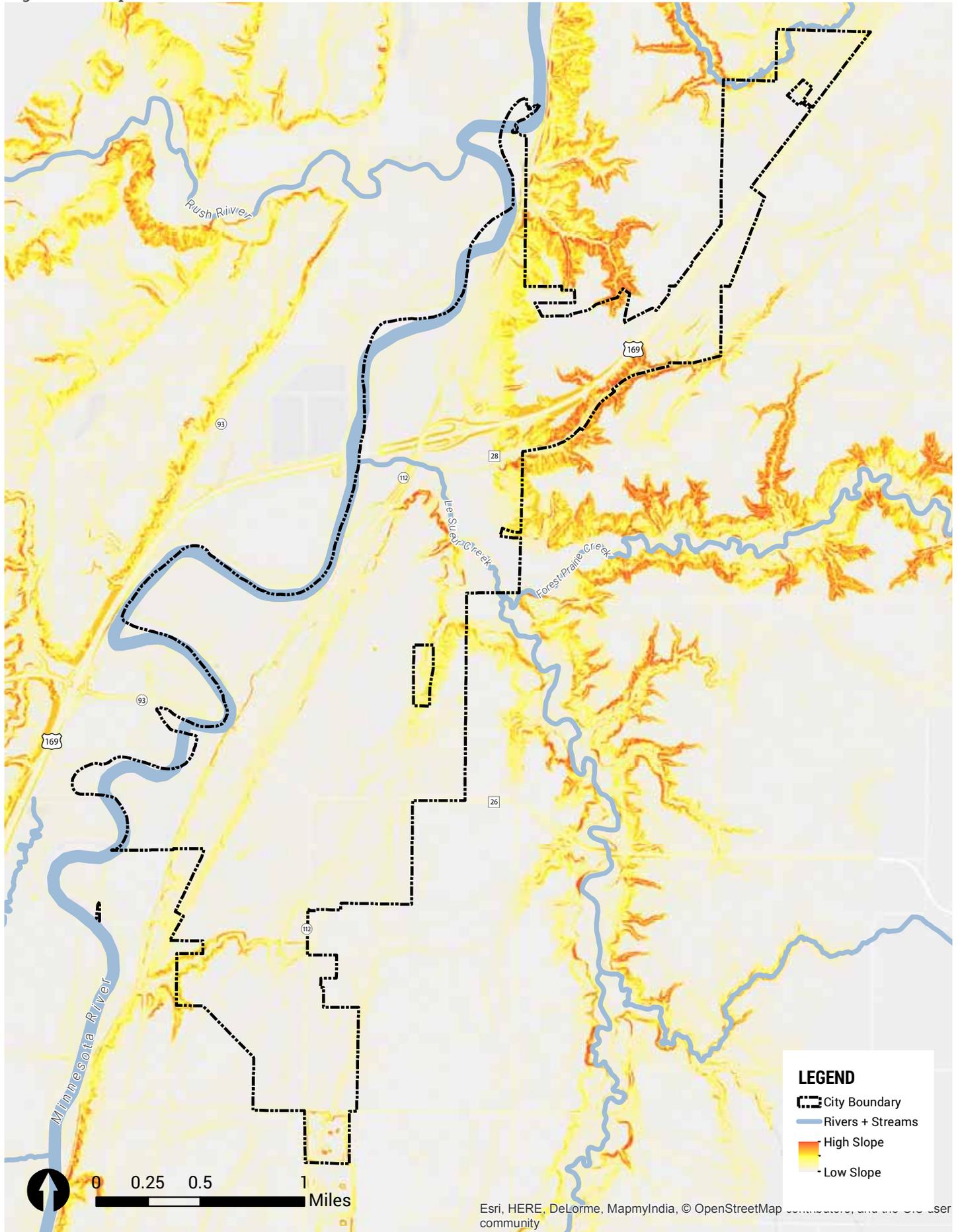


Figure 1.8 Slopes



STREAMS & TRIBUTARIES

There are two tributaries that run near Le Sueur to feed into the Minnesota River: Rush River and Le Sueur Creek. The Rush River runs through Rush River County Park and reaches the Minnesota River at the northwestern edge of Le Sueur's boundary. Forest Prairie Creek feeds into Le Sueur Creek just before it crosses Le Sueur's eastern border. Le Sueur Creek then continues through the City until meeting up with the Minnesota River just north of Le Sueur's downtown.

These streams have carved out ravines on their path downhill to the Minnesota River. These ravines are defined by steep slopes, and can be seen lining each major stream and river in Figure 1.8.

WOODLANDS & HABITAT

Le Sueur county lies within the southern portion of the Big Woods area. Prior to settlement, the area was primarily covered by hardwood forests with species including sugar maple, black walnut, aspen, white and black ash, and cottonwood. Notable areas that were naturally devoid of woodland included the Le Sueur Prairie and the limestone terrace around Kasota.

The County's settlement resulted in the clearing of much of these hardwood forests to make room for agriculture and development. The City of Le Sueur's remaining woodlands primarily exist in areas that are within the floodplain or ravines or on steep slopes, due to the unfavorable development conditions. Similarly, various soils that are ill-suited for farming or development have also allowed for the preservation of natural features and habitat.

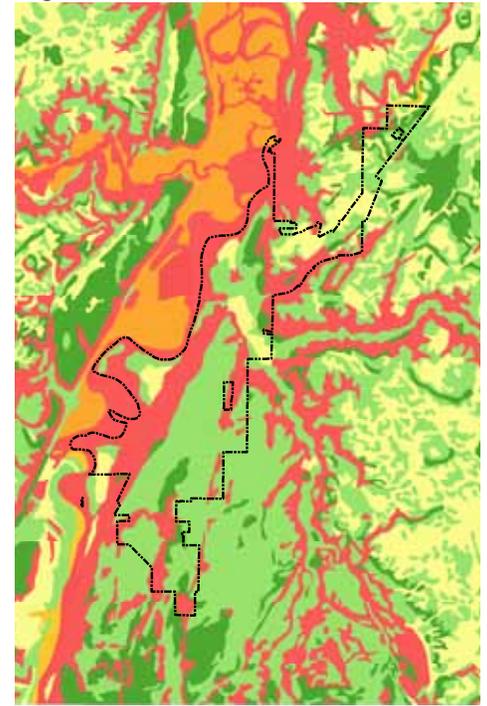
As the forests were cleared, much of the native wildlife was affected. Deer, bear, raccoon, turkey, prairie chicken, grouse, partridge, ducks, and geese used to inhabit the region, but have experienced population decline as their habitat has been destroyed. Presently, ducks, pheasants, quail, and gray squirrels are the primary species in the area.

AGRICULTURAL LANDS

The City of Le Sueur is characterized by soils of the glacial upland, and is generally composed of a combination of Lester soils, Dorchester soils, and mixed alluvium. Figure 1.9 displays how well these soils support farmland. The majority of prime farming for Le Sueur is located to the southeast of the city. Areas that are classified as "not prime farmland" are generally within the floodway or on steep slopes.

The agricultural business is an important component of both Le Sueur's economy and history. Much of the land surrounding Le Sueur is devoted to agricultural uses, which resulted as a response to the Minnesota River Valley's fertile soils, as well as the ease of transportation resulting from the Minnesota River and the railroad and the Green Giant canning industry that was once headquartered in the City. This reliance on agriculture shaped Le Sueur as a rural, farming community; a character that remains evident to this day. Presently, the major crop and livestock species produced in Le Sueur County are corn, soybeans, hogs, beef, and dairy.

Figure 1.9 Soils



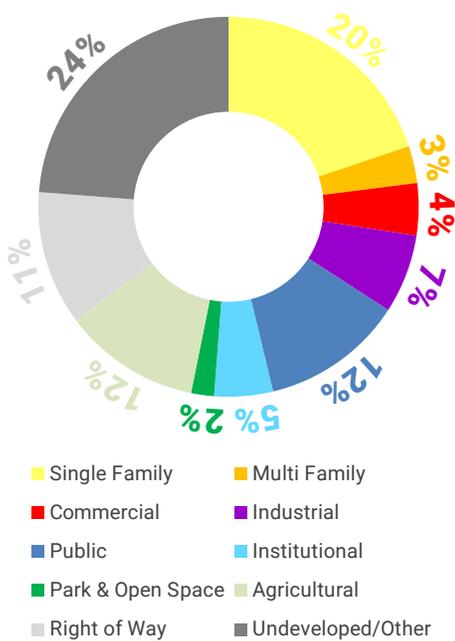
LEGEND

-  City Boundary
-  All areas are prime farmland
-  Farmland of statewide importance
-  Not prime farmland
-  Prime farmland if drained
-  Prime farmland if drained + protected from flooding
-  Prime farmland if protected from flooding

Table 1.13 Existing Land Use Acreage

Use	Acreage
Residential	706
<i>Single-Family</i>	609
<i>Multi-Family</i>	97
Commercial	136
Industrial	207
Public	371
Institutional	153
Park & Open Space	60
Agricultural	358.19
Right of Way	350
Total Developed	2,341
Undeveloped/Other	729

Table 1.14 Percent of Total Land Use



Existing Land Use

In order to plan for Le Sueur’s future, it is important to understand the development patterns that shaped the City’s existing conditions. Figure 1.10 provides a snapshot of the existing land use distribution of Le Sueur’s 3,036 acres as of Winter 2015/2016. This land use pattern was determined through an analysis of current tax classification, parcel data, existing zoning designations, ownership data, an evaluation of aerial photos, and limited field observation.

LAND USE DESCRIPTION

The following categories have been identified to describe the existing land use pattern in Le Sueur:

Residential

Le Sueur’s land is primarily dedicated to residential development, the majority of which is single family detached housing. The City’s housing stock is rich with history, with 25% of housing built before 1939 (2010-2014 American Community Survey), including four homes that are listed on the National Register of Historic Places. The majority of these older homes lie adjacent to downtown. Alternatively, newer development thus far has been concentrated on the City’s edges, particularly in Le Sueur’s eastern, southeastern, and northern portions. Multi-family housing, though less prominent than single family, is fairly evenly distributed throughout the city, with higher concentrations appearing in newer developments at the edges of town. Nursing homes and senior housing are included in the category of multi-family housing.

Commercial

Commercial land consists of locations where retail goods and services are bought and sold. Generally, these uses generate significant vehicular and pedestrian traffic, requiring the consideration of their proximity and visibility to and from major road corridors.

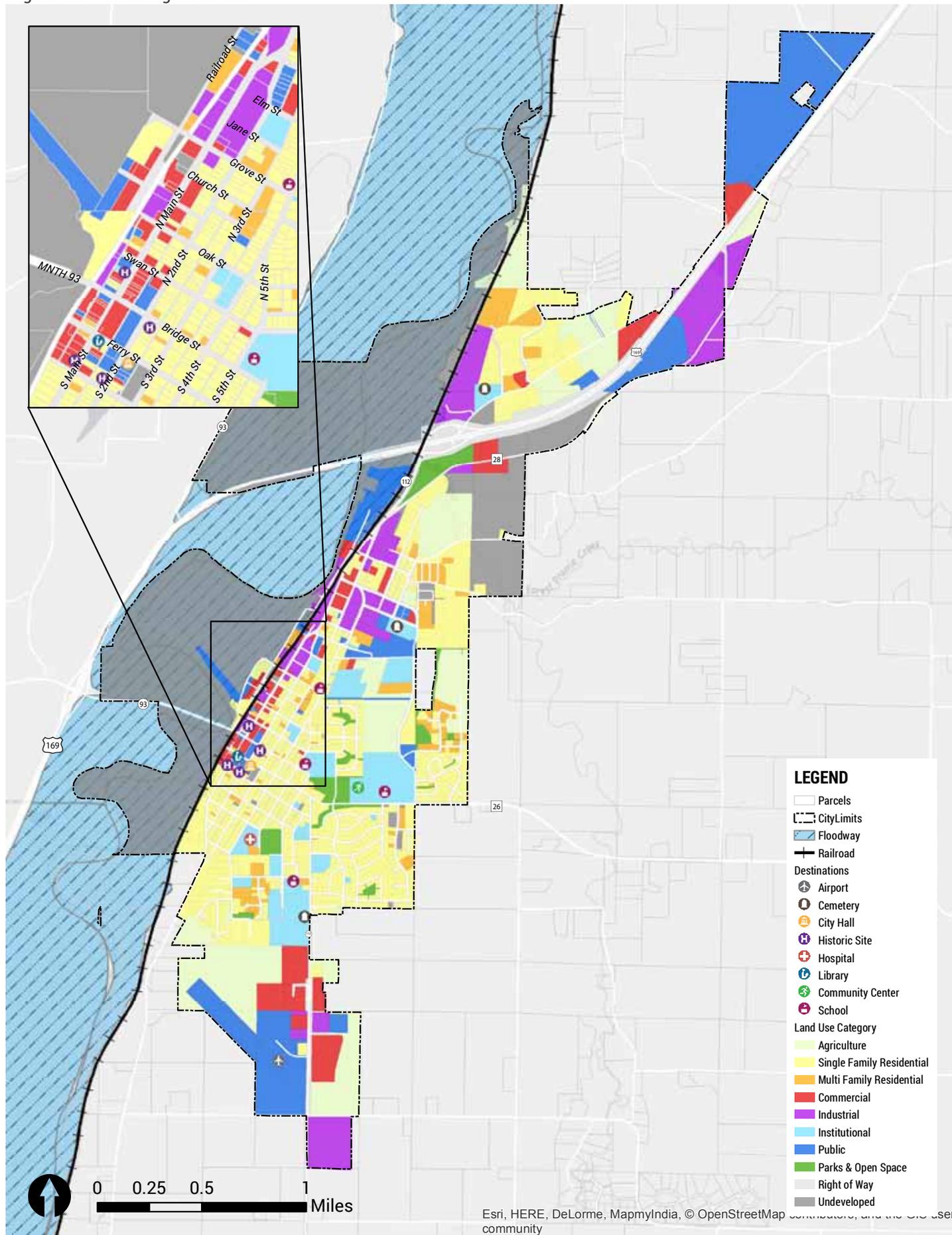
Outside of downtown, commercial uses are oriented more around the automobile, with parking lots, signage oriented to Highway 169 and other large roadways, and larger building set backs from the street. Larger, “big box” development is not prominent in Le Sueur, but can be accessed in nearby towns like St. Peter and Belle Plaine.

Within downtown, pedestrian access is of greater focus, primarily due to the time period in which Le Sueur’s downtown was developed. The historic downtown lined Main Street between Swan Street and Smith Street. In the 1960s, the block between Bridge Street and Ferry Street was redeveloped into a pedestrian mall, diverting Main Street traffic onto 2nd Street.

Industrial

Industrial areas are commonly defined by manufacturing intensive uses that require larger footprints and are more likely to generate noise, truck traffic, dust, or include outside storage. As Le Sueur’s development has centered around many major manufacturing companies, industrial uses are located quite close to the downtown area as well as the railroad and the Minnesota River. Recent industrial development has extended north along Highway 169, with sites like Cambria and the platting of a new industrial park.

Figure 1.10 Existing Land Use



Public

The public classification represents publicly owned lands that are not principally park land but are also not generally situated for future active development. Civic uses are included in this category, including Le Sueur's city hall/police station and library downtown, as well as the City's fire station, airport, and some miscellaneous open space parcels.

Institutional

Institutional land is characterized by service providers, and includes public, private, and non-profit orientations encompassing religious, medical, and educational uses. Religious institutions include both churches and cemeteries. Minnesota Valley Health Center is the major medical institution, but this category might also contain day cares or social service facilities. Educational institutions include Le Sueur's K-12 schools, St. Anne's School, and Ziebarth Alternative Learning Center. While Le Sueur's K-12 schools are also public facilities, they require more consideration regarding proximity to housing, parks & open space, and transportation corridors, much like is necessary of private institutions.

Parks & Open Space

Parks and open space contains predominantly city-owned public park land, including but not limited to active play fields, active facilities, trails, and passive open space.

Agricultural

Agricultural land is generally used for the rearing of animals and/or production of food and fiber. While agricultural use does not compose a large part of the City itself, the majority of land surrounding Le Sueur is dedicated to this category.

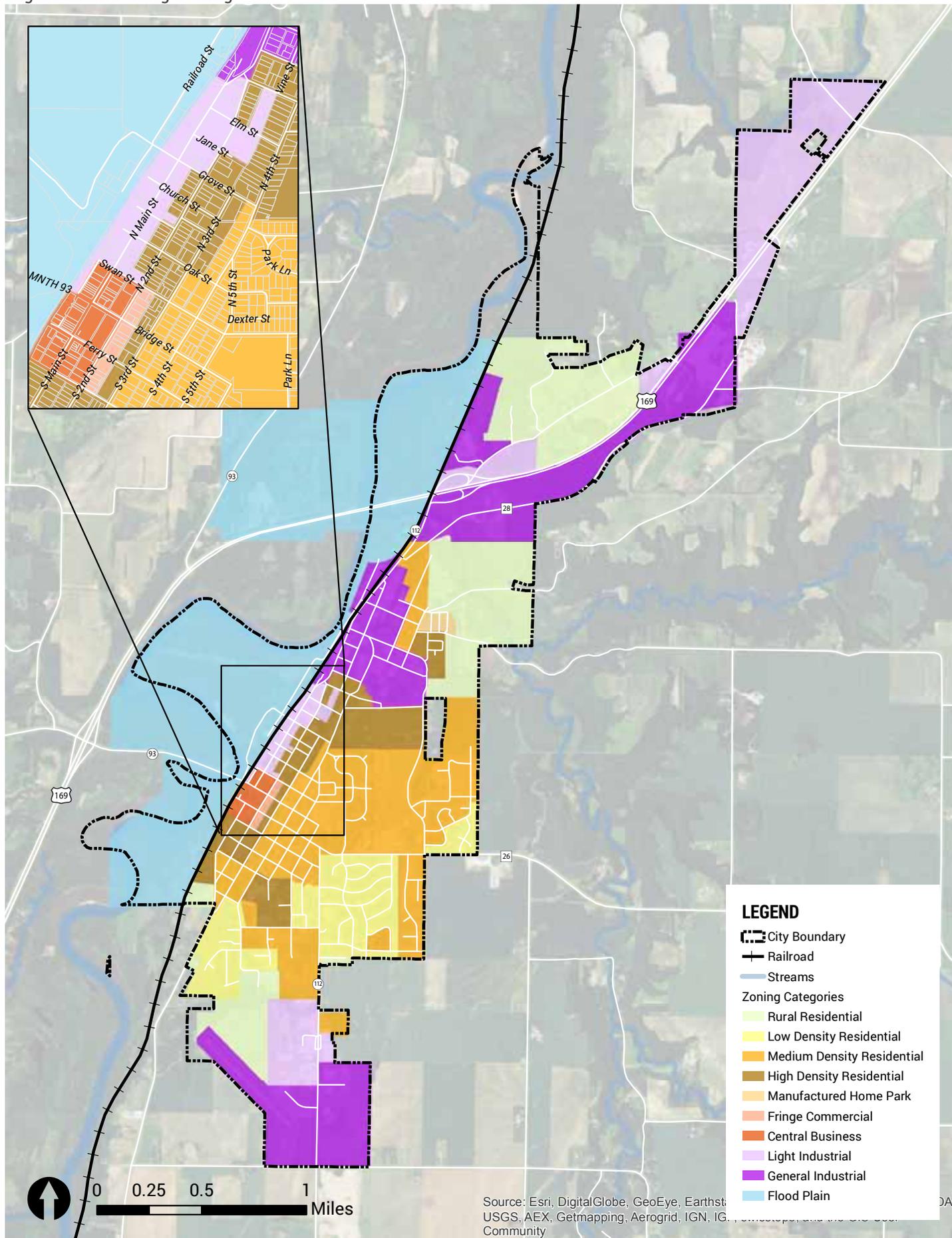
Right of Way

Right of way areas are designated to allow for the passage of people or goods, and include all roadways, alleys, and pedestrian connections. Ownership is primarily public, and is obtained through dedication, deeding, or easement.

Undeveloped/Other

Undeveloped lands are defined as currently not occupied by buildings or structures. This does not include lands that are used for parks or are intended for storage or other use. Undeveloped land might include public or private ownership and could be sold or developed/improved. While the figure associated with this category implies that much of the City is open for development, a vast majority of Le Sueur's undeveloped acreage is located within the Minnesota River floodway, rendering it undevelopable.

Figure 1.11 Existing Zoning



BLOCK PATTERN

Traditional development within Le Sueur contains a gridded road and block pattern that is oriented to match the angle of the two original transportation corridors; the railroad and the Minnesota River. Generally, the blocks that conform to the traditional development pattern contain dimensions of 320' wide by 400' long with a central alley running lengthwise.

Le Sueur's newer subdivisions contain curvilinear roads that define longer blocks than those found in areas of traditional development. The newer areas do not align with the river/railroad corridor, but instead generally orient to surrounding roads running north to south.

Blocks intended for industrial usage are, in general, much larger than the rest of the City's platting. Larger blocks can more easily accommodate large-scale buildings and the increased truck traffic and loading that is often necessary for industry.

KEY TRANSPORTATION ROUTES & SERVICES

Functional Road Classifications

The City currently applies state roadway design standards in combination with City ordinances for new subdivisions. These state standards follow a federally defined system of "functional classification." Functional classification information has limited application to Le Sueur and is contained in this plan for informational purposes and consistency with regional planning efforts. The system is based on how particular roadways function in relation to the community and metro area.

Arterials

Principal and minor arterials carry high traffic volumes for significant distances and are part of a larger regional network. Freeways, expressways and major highways are classified as principal arterials. Le Sueur's one principal arterial is U.S. Highway 169, which runs through the northern portion of the City, and then down the City's western edge.

Minor arterials are roads not classified as Interstate or other major arterials. They contain more opportunities for access rather than focusing only on mobility. They are still designed to move people efficiently and often at higher speed. The only minor arterial road is MN Highway 93, which runs along the northwestern portion of the City before intersecting with Hwy 169.

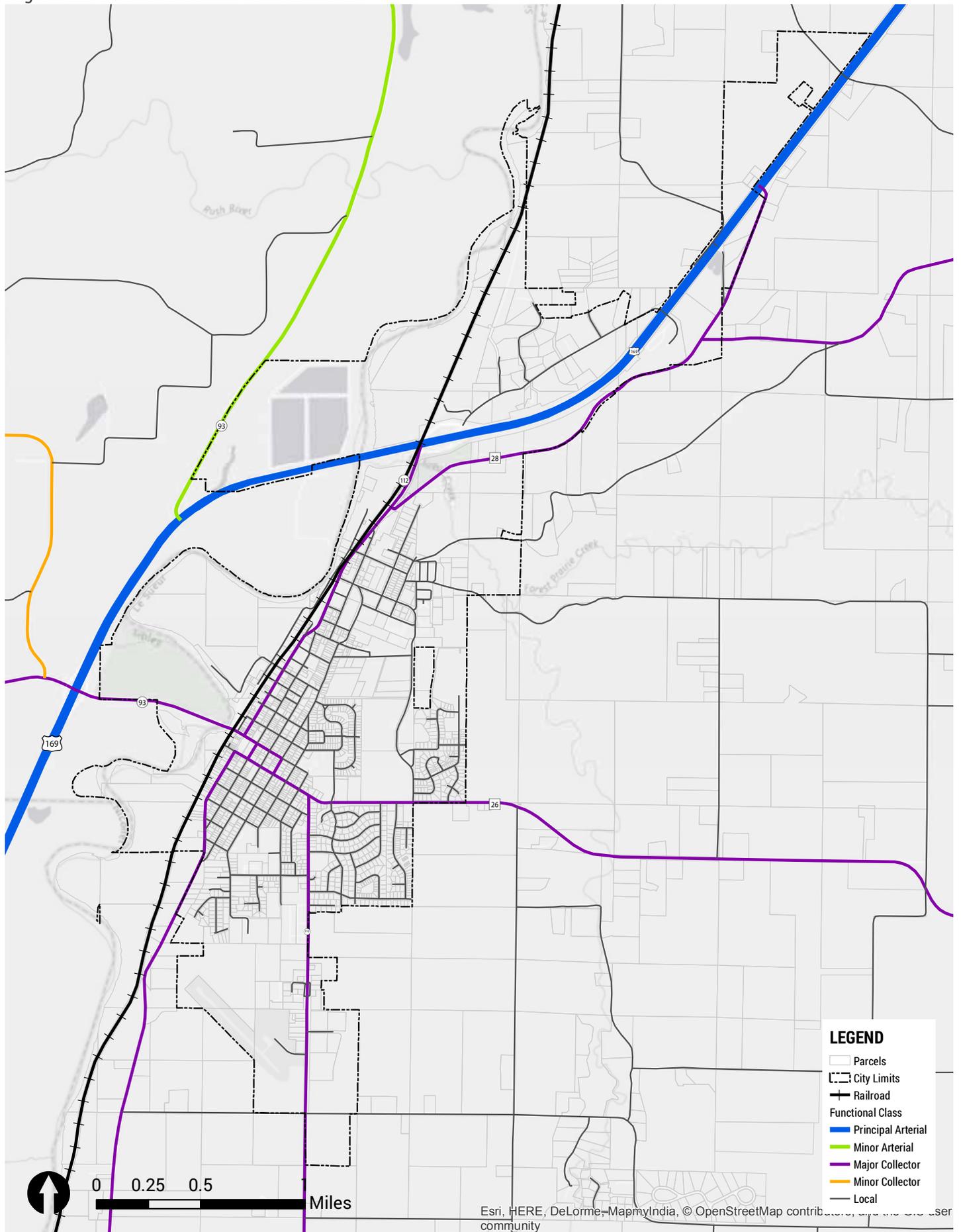
Collectors

Major and minor collectors are considered roads that are relevant to county and local travel, rather than statewide. Because travel distances are shorter, these roads tend to have more access points and speeds are often reduced. Le Sueur should aim to have collector streets every $\frac{1}{4}$ to $\frac{1}{2}$ mile. By improving the collector street network, traffic pressure will be taken off of arterials and local streets. Several collector roads already run through the center of Le Sueur, including County Roads 112, 26, 28, 36, 8, and 18.

Local Streets

Local streets are those that connect the larger roadway system to other land uses, especially residential areas. The short distances that are travelled on local streets allow for much slower speeds, which also fits well to reduce noise and danger in neighborhoods. The majority of roads in Le Sueur are local streets.

Figure 1.12 Functional Road Classifications





Le Sueur's historic railroad station

Railroad

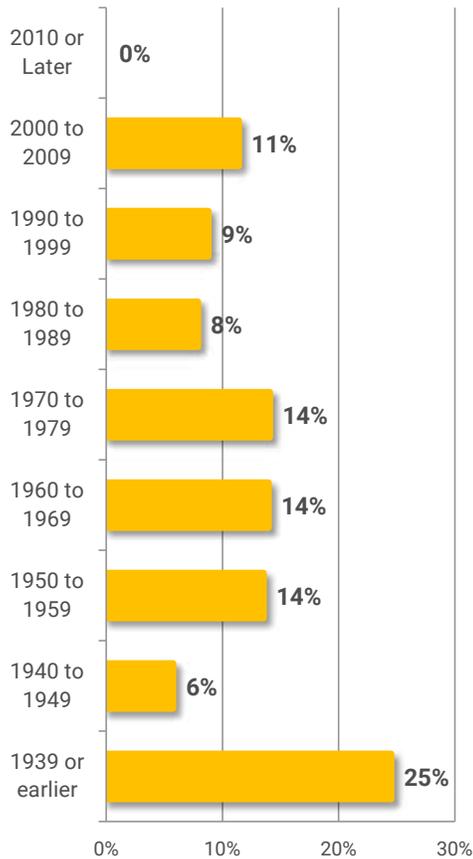
The railroad that runs along Le Sueur's western boundary was constructed and operated by Chicago & North Western Railway in the late 1800's. Historically, Le Sueur served as the conversion point of three different rail lines, and contained a railroad station between Oak and Maple Street, offering the City's residents and preeminent companies rapid transport between the Twin Cities area and beyond. However, with the decline of railroad popularity, the station was demolished. While the railway is still operational under the ownership of Union Pacific, the closest remaining station is located in New Prague.

The existing railroad bridge that spans Bridge Street and frames the western entry point for the City causes traffic issues due to its height. Many trucks that try to enter the City from this direction are forced to re-route as they are too tall to pass under the bridge.

Minnesota River

Le Sueur's proximity to the Minnesota River was one of the main reasons for its original settlement, offering the early city connections to surrounding cities as well as the Mississippi River network via barge or steamboat. The river continues to be utilized as a transportation route to this day, however, as no barge docks are currently located in or near the City of Le Sueur, the river is primarily utilized as a recreational resource. The City has one public boat launch, which is located within River Park.

Table 1.15 Year Structure Built



Housing

AGE OF HOUSING STOCK

Le Sueur’s housing stock is predominantly older, with 25% of structures built before 1939. Housing construction remained fairly stable between 1940 and 2009, ranging from 6-14%. Post 2009, however, zero new housing structures have been constructed.

DIVERSITY OF HOUSING STOCK

According to the U.S. Census, there were 1,598 housing units within Le Sueur in the year 2010, which equals 2.2 persons per unit. This represents a 277 unit difference between the year 2000, when Le Sueur contained 1,875 units.

Of Le Sueur’s 1,598 housing units, 72% are classified as single-family detached, which represents a four percent increase from 2000. Conversely, single-family attached housing only composes 3% of total units. Of multi-family structures, the majority contain 20 units or more. Housing structures containing between 2 and 19 units are fairly similar in distribution, cumulatively representing 6.5% of the total housing stock.

Vacancy rates in Le Sueur doubled between the years 2000 and 2010, increasing from 3% to 6%.

Table 1.16 Vacancy

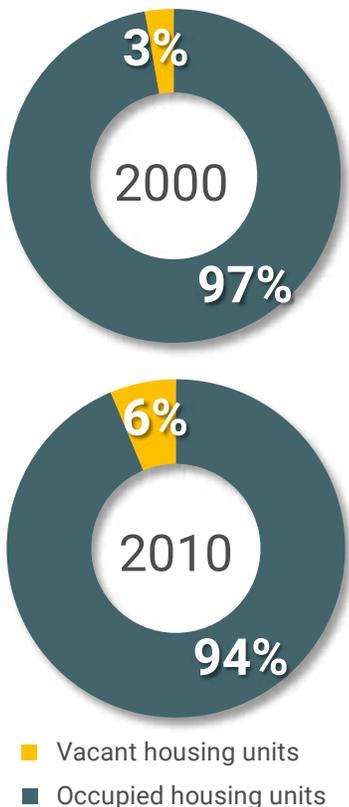
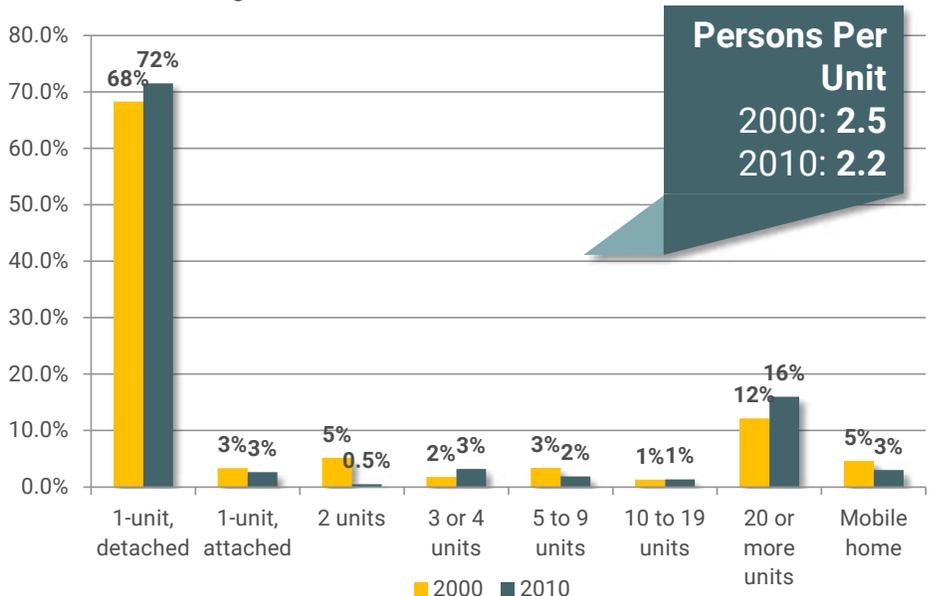


Table 1.17 Total Housing Units

Housing Units	2000	2010	Difference
Total	1,875	1,598	- 277

Table 1.18 Housing Units In Structure



VALUE OF HOUSING STOCK

72% of housing units in Le Sueur are owner occupied, while 28% are rented. Home values have generally increased between 2000 and 2010, with the largest percentage (34%) now falling in the \$100 thousand to \$149 thousand range. Median rent has increased almost 66% in the same time-frame, rising from \$415 a month in 2000 to \$631 a month in 2010. Even when inflation rates are taken into consideration, raising all 2000 values by almost 27%, all 2010 housing costs are still substantially higher.

Potentially due to these increased housing costs, the percentage of households facing a housing burden has increased since 2000 for both renters and owners. (Note: The U.S. Department of Housing and Urban Development (HUD) deems a household as cost burdened if they pay more than 30% of household income for housing)

Table 1.21 Housing Tenure

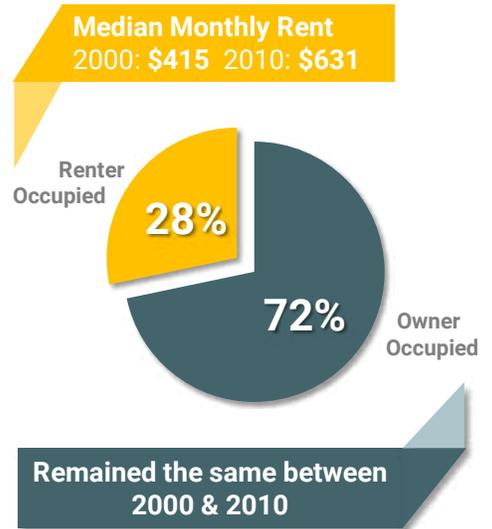


Table 1.19 Housing Burden
(Housing costs as percentage of household income)

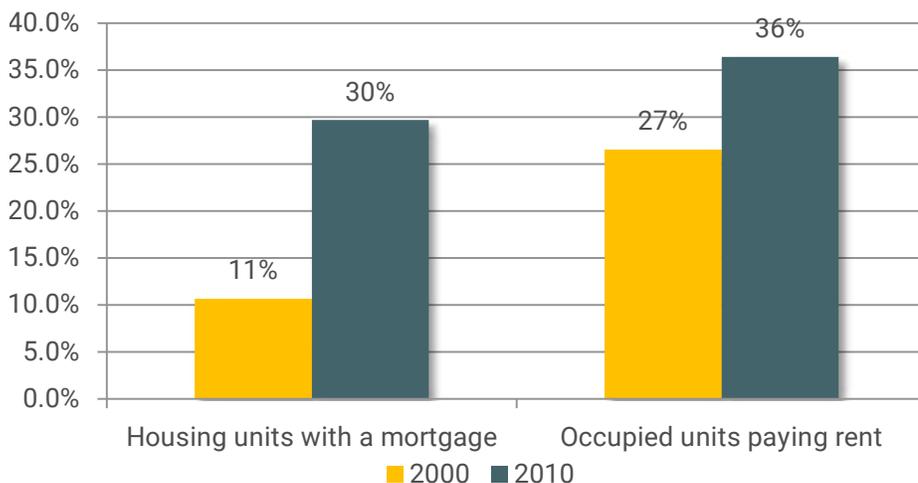


Table 1.22 Home Value

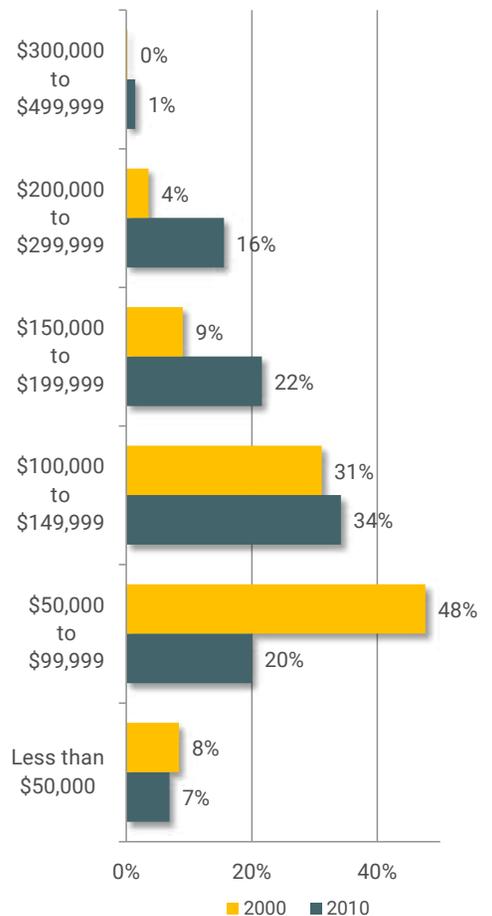


Table 1.20 Median Monthly Housing Costs

Rent	2000	2010	% change
Median select housing costs for owners with a mortgage	\$893	\$1,211	36%
Median select housing costs for owners without a mortgage	\$236	\$424	80%
Median monthly rent	\$415	\$631	52%

Parks & Recreation

EXISTING PARK FACILITIES

Community Center

Le Sueur Community Center provides a fun and safe place for area community members to gather and offer quality programs that will help develop healthy individuals and families. Programs and features include aquatics, ice skating, exercise facilities, and classes and activities for youth, adults, and senior citizens.

American Legion Park

American Legion Park is located on Ferry Street near Park Elementary School and the Community Center. Legion Park has a shelter with restrooms, a playground, and an ice rink. The Outdoor Pool is located at Legion Park.

Mayo Park

Mayo Park is located Forest Prairie Road, at the north end of the city. Mayo Park has a picnic shelter with restrooms, disc golf, horseshoe pits, and a gazebo. The park contains beautiful arboretum and floral planting areas.

River Park

Located just across the Minnesota River in Sibley County, River Park provides a boat launch and parking. A picnic shelter is also available for public use.

Bruce Frank Field

Bruce Frank Field sits next to the Community Center and across the street from American Legion Park. It is home to school teams, the Le Sueur Braves, and hosts numerous legion games.

Mother Louise Park

Sitting downtown, adjacent to the W.W. Mayo House, The park provides a starting spot for Mayo House tours, as well as historical signage and a plaza. At the center of the park is a sculpture honoring Louise Wright Mayo and Louise Strong Cosgrove, both past residents of the W.W. Mayo House.

Dr. Joe E. Anderson Park

Anderson Park, also known as Hospital Park or the Softball Field, contains a lighted softball field, as well as picnic facilities, a playground, and basketball hoops.

Pierre Le Sueur Park (Fountain Park)

At the corner of Main Street and Bridge Street, Pierre Le Sueur Park welcomes people coming into Le Sueur from across the Minnesota River. A fountain, drinking water, and seating provide a nice downtown setting.

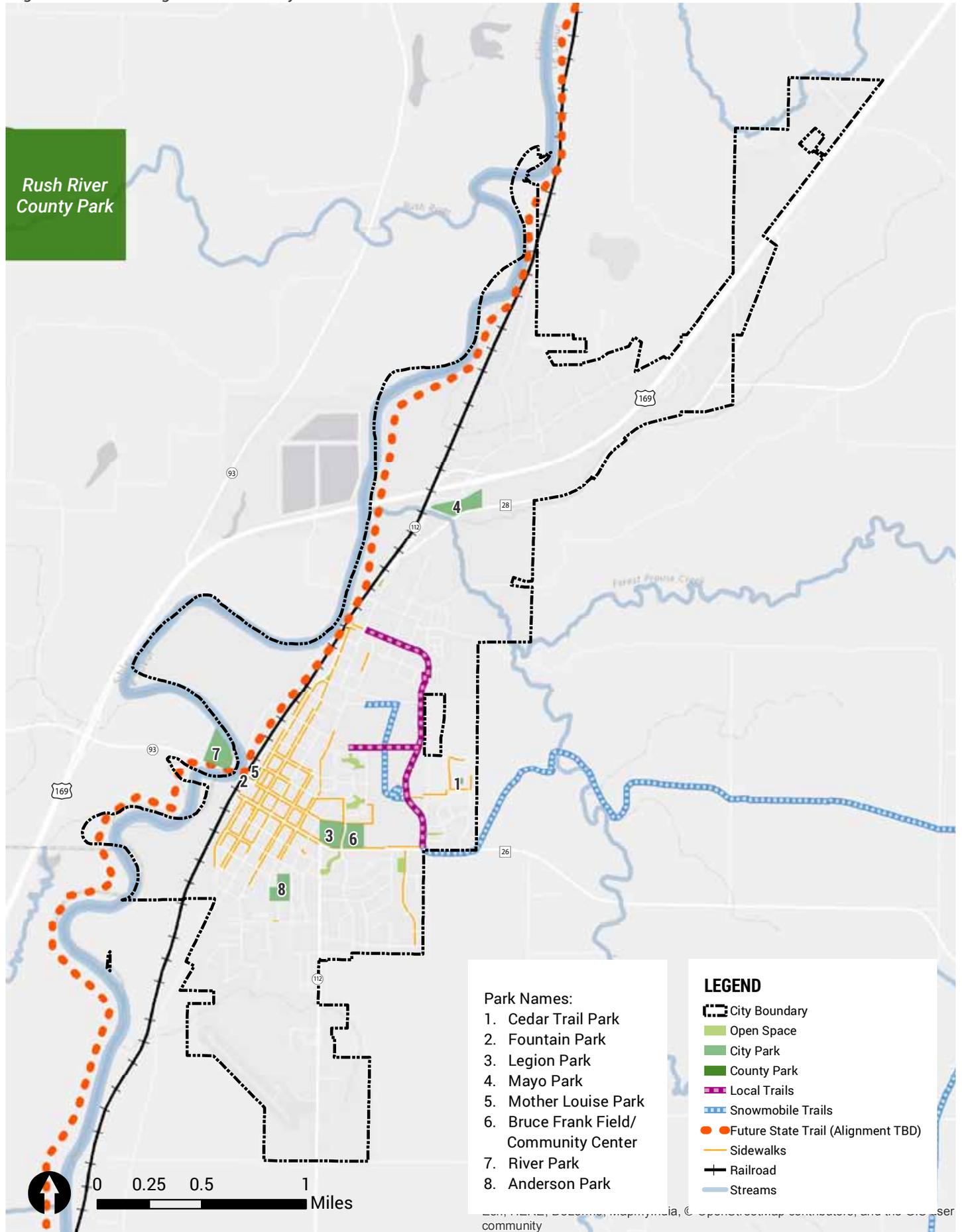
Cedar Trail Park

Cedar Trail Park is a neighborhood park between Linden Street and Cedar Trail Drive. It has a playground and small shelter.

Undeveloped Parks

There are numerous parcels of undeveloped parkland that may be needed as neighborhood parks if determined through the planning process

Figure 1.13 Existing Park & Trail System



PARK TYPES

Mini Parks

These park spaces provide green space and attractive landscape at strategic locations, especially gateways and key intersections of the City. Uses for these parks are mainly passive and may include a spot

- » Serve: Unique locations
- » Typical Features: Monuments, benches, signage
- » Le Sueur Mini Parks:
 - *Pierre Le Sueur Park (Fountain Park)*
 - *Mother Louise Park*
 - *Jolly Green Giant Wayside*
 - *Main St x Commerce St x Cathcart St Gateway*

Neighborhood Parks

The primary recreation facility to meet the day-to-day needs of neighborhoods. Provide active recreation and gathering space for families or groups of neighbors.

- » Serve: Neighborhoods (1/4 mile radius)
- » Typical Features: Playground, open field space
- » Le Sueur Neighborhood Parks:
 - *Dr. Joe E. Anderson Park*
 - *Cedar Trail Park*

Community Parks

Facilities serving the entire community with access to natural and programmed areas. These parks may also serve regional visitors, although not as the primary function.

- » Serve: Le Sueur Residents
- » Typical Features: Gathering space/shelters, athletic field space,
- » Le Sueur Community Parks:
 - *Mayo Park*
 - *American Legion Park*

Special Use Parks/Facilities

Parks or facilities serving a single use activity such as athletics (solely), historic interpretation, exercise, education, etc. Special Use Parks and Facilities are focused on providing services at a community wide level, and may attract outside visitors as well.

- » Serve: Le Sueur Residents
- » Typical Features: Varies based on use
- » Le Sueur Special Use Parks:
 - *Bruce Frank Field*
- » Le Sueur Special Use Facilities:
 - *Community Center*

Natural Parks

Areas focused on the provision of natural environments, passive recreation, and ecological education.

- » Serve: Le Sueur Residents, may have regional draw
- » Typical Features: Habitat, trails, educational interpretation
- » Le Sueur Natural Parks:
 - *River Park*

Table 1.23 Existing Park Amenities

Park Name	Address	Acres	Shelter	Gazebo	Softball/ Baseball	Playground	Restrooms	Outdoor Swimming Pool	Indoor Swimming Pool	Disc Golf	Horseshoe	Indoor Ice Rink	Outdoor Ice Rink	Raquetball	Gym	Fitness/ Weight Room	Water Access	Basketball Court
Legion Park	155 South Park Ln	8.4	X			X	X	X					X					X
River Park	102 State Hwy 93	10.5					X										X	
Mayo Park	272 Forest Prairie Rd.	9.2	X	X			X			X	X							
Mother Louise Park	118 N Main St.	0.7																
Anderson Park	510 S 6th St.	6.7			X	X	X											X
Bruce Frank Field	819 E Ferry Street	7.3			X		X				X							
Fountain Park	100 N Main St.	0.2																
Cedar Trail Park	306 Cedar Trail Dr.	0.98				X												
Community Center	821 East Ferrty St.						X	X	X			X	X	X	X	X		

PARK FACILITIES PER 1,000 POPULATION

As discussed in Table 1.13, Le Sueur contains 60 acres of parks and open space, almost 44 acres of which is purely parkland. This means that there are 10.8 acres of parkland per every 1,000 residents.

REGIONAL TRAIL CONNECTIVITY

There are two State of Minnesota legislatively authorized trails that are intended to come together at Le Sueur. The Minnesota Valley State Trail will run from Fort Snelling State Park to Le Sueur, eventually to Mankato. The Minnesota River State Trail will run from Big Stone State Park to Le Sueur.

The Minnesota Valley Trail (Hennepin, Dakota, Scott, Carver, Sibley and Le Sueur Counties) shall originate at Fort Snelling State Park and thence extend generally southwesterly along the Minnesota River Valley through Hennepin, Dakota, Scott, Carver, Sibley, and Le Sueur Counties to the city of Le Sueur, and there terminate. The trail shall include the following state waysides: (a) Rice Lake Wayside, in Scott County; (b) Carver Rapids Wayside, in Scott County; (c) Lawrence wayside, in Scott county; (d) Belle Plaine Wayside, in Carver, Scott, and Sibley Counties; (e) Blakeley Wayside, in Scott County; and (f) Rush River Wayside, in Sibley County.

The trail shall be developed primarily for riding and hiking. Motorized vehicles are prohibited from that portion of the trail on the north side of the Minnesota River, lying between Fort Snelling State Park and Rice Lake Wayside.

The Minnesota River Trail (Big Stone, Le Sueur, Redwood, Brown, and Chippewa Counties) shall originate at the entrance to Big Stone Lake State Park and extend along the Minnesota River Valley to connect to the Minnesota Valley Trail at the city of Le Sueur. The trail shall include a loop between Fort Ridgely State Park and the cities of Redwood Falls and Sleepy Eye. A segment shall be established connecting the cities of Granite Falls and Montevideo.

Community Facilities & Infrastructure

FIRE

The Le Sueur Fire Department is made up of 23 volunteer firefighters, operating out of the fire station at 950 Kingsway Drive. The Department serves an area of approximately 100 square miles and 2100 households. This includes the City of Le Sueur as well as all or portions of the following townships: Tyrone, Ottawa, Derrynane, Henderson, and Lake Prairie. The department has an ISO rating of 5.

WATER

The City's water treatment plant was built in 1996 and has a capacity of 2 million gallons per day. The City of Le Sueur currently uses 1 million gallons of water per day. The water system includes 36 miles of distribution utilizing 4 towers/storage facilities. The "middle tower" is planned for replacement in 2019 as per the 2012 water strategic plan. The City also utilizes 5 wells drawing from the Jordan, Franconia, and Mount Simon aquifers. The wellhead protection ordinance was prepared in 2015.

SANITARY

The City of Le Sueur's sanitary sewer treatment plant was built in 2007. The plant capacity is 2 million gallons per day, and current usage is roughly half of that at 1 million gallons per day. The system services 30 miles of collection, utilizing 6 lift stations.

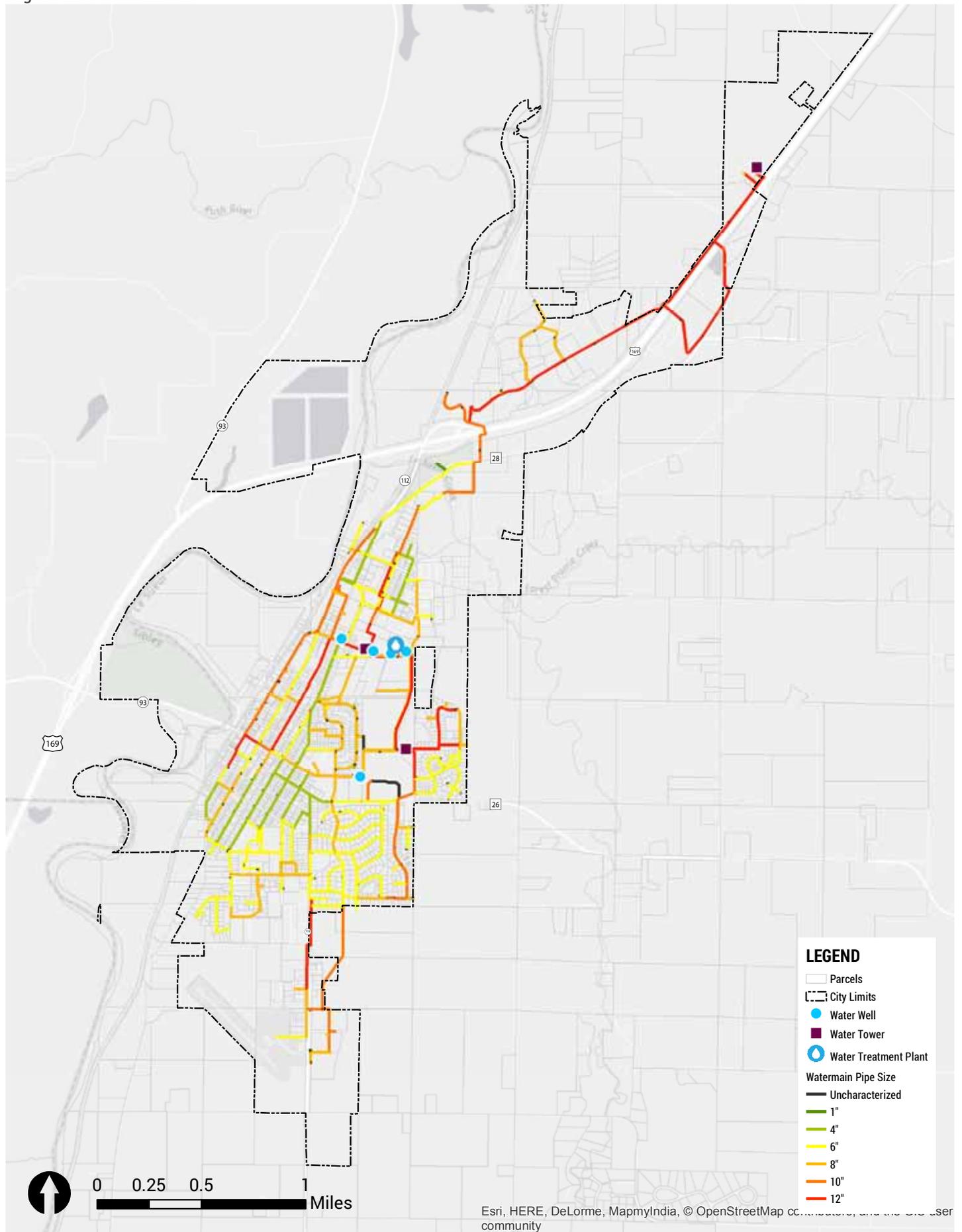
ELECTRIC

Electricity for the City is provided by Minnesota Municipal Power Agency through an agreement lasting until 2040. There are 3 substations in the city.

AIRPORT

The public Le Sueur Municipal Airport sits at the south edge of the City. One asphalt runway of 3,100 feet serves a 12,800 square foot terminal and 24 hangars. 15 airplanes and 23 helicopters are housed at the airport. In 2010 the airport saw 2,560 total operations for an average of 7 per day. A strategic plan was completed in 2015 for acquisitions and improvements.

Figure 1.14 Watermain



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Figure 1.15 Sanitary Sewer

