

INTRODUCTION

"Comprehensive municipal plan" means a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs." (Mn State Statute 462.352)

Purpose of the Comprehensive Plan

A Comprehensive Plan is a *legal document* that states the goals and intentions of a city. It's a city's official statement used to guide development, redevelopment, and preservation in the community. It is used as the foundation for validating land use controls, such as zoning, and provides documented proof of the city's intentions and strategies. Courts consult the Comprehensive Plan during legal matters on land use. Comprehensive Plans also lay the framework for growth management, addressing strategies that may help contain urban sprawl. A comprehensive plan represents the City's recommendations for the future development of the community.

The plan serves as a guide to decision making in the community, for both the public and private sector by setting forth policies, plans, and programs governing land use, transportation, community facilities, and services. It is a *communication device* between the city, other public and private agencies, and private individuals or organizations with a stake in the development of the community.

The State Statutes indicate that the purpose for a comprehensive plan is "to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities, to preserve agricultural and other open lands, and to promote the public health, safety, and general welfare of the citizens of the community.

The Comprehensive Plan also serves these purposes:

- To promote the public interest in establishing a more functional, healthy, interesting, and efficient community by serving the interest of the community at large;
- To treat the entire community as one system and inject long-range consideration into determinations affecting short-range action;
- To provide a framework for policies and actions leading to the improvement of the physical, financial, and social environment of the city;
- To include citizen driven goals into the future planning process;
- To 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
- To serve as a legal foundation for zoning and subdivision ordinances.

Planning Process

This plan is an update of the Land Use Plan that was completed in 2007. During that process, the City undertook an extensive data collection process that was designed to elicit maximum citizenry input. It was felt that this update process, because it is occurring in about six (6) years from that earlier effort, did not need to undertake that same ground roots expense in gathering citizen's opinions. The comprehensive planning process for Elysian included census data research and three working sessions with members of the planning commission, council, and business leaders. The following activities discuss the citizenry input efforts that went into the 2007 Land Use Plan and the current update.

Community Survey – Fall 2006

A community survey was delivered to all residents of the City of Elysian. Surveys were hand delivered by volunteers who, a week later, returned to pick up completed forms. One hundred twelve completed surveys were returned to the City.

Business Survey – Fall 2006

A business survey was delivered to business owners in Elysian by a community volunteer. Just nine surveys were completed and turned in.

Community Meetings – May 9 & June 26, 2007

Fewer than 20 people attended these two meetings. Advertisements were placed in the newspaper and the meeting notice was included in the utility billing. The purpose of the meetings was to collect feedback from participants regarding the survey and proposed future activities as drafted by the City's Planning Commission for purposes of determining important issues that should be addressed in the city's long-range plan. Individuals in attendance were given the opportunity to visit with members of the Council, Planning Commission, and City Staff about their concerns and needs, write down suggestions for future actions, and to vote on the proposed actions, as drafted by the Planning Commission.

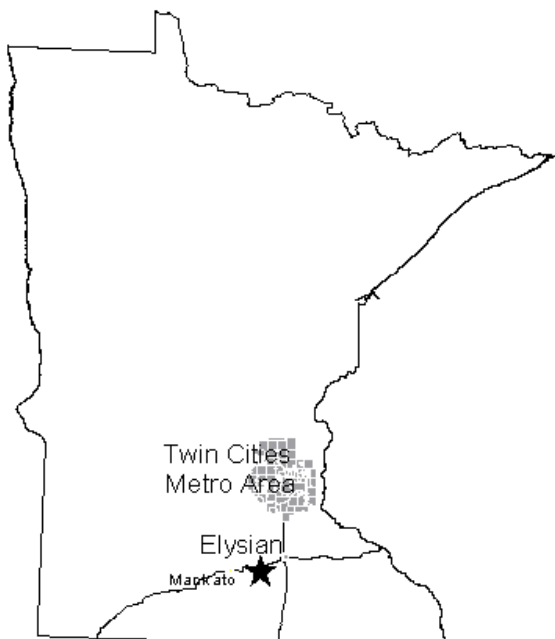
Plan Review and Adoption

This process included a number of Planning Commission meetings for the purpose of reviewing existing plan goals, determining new goals; two public open house meetings to review and explain collected data and goals of the comprehensive plan to citizens, a Public Hearing (November 27, 2007) held by the Planning Commission to review the final Comprehensive Plan Draft, and a final City Council meeting (December 10, 2007) accepting the plan as official city policy.

Update Process May through July, 2013: Three meetings with the City Council, EDA, Planning Commission, business leaders, and City Staff in which a review of the 2007 goals and objectives was conducted. These meetings resulted in adding new activities, deleting some of the older activities, keeping some of the activities specified in the 2006 plan, or making alterations to some activities that were deemed to be still important but with some changes. Finally, a public hearing was held to discuss the updated plan after which it was adopted by the City Council.

The City of Elysian

The City of Elysian is located in the South Central region of the State. It is located primarily in Le Sueur County, with a small portion of it also in Waseca County. The population for Elysian in 2010 was 652 people. It is located along State Highway #60, approximately at the mid point between the Cities of Mankato to the West, and Faribault to the East, less than 30 miles from each. Both of these communities offer retail and job opportunities for the citizens of Elysian, especially Mankato, which provides a regional retail marketplace. Interstate #35 provides a link to the Minneapolis/St. Paul Metropolitan area at Faribault. Highway #60 is a busy traffic route with regular commuter traffic throughout the year and higher levels of seasonal traffic during the summer months. The highway provides the City of Elysian with a steady flow of transient customers and seasonal tourists attracted by the many area lakes. The natural environment, the regional bicycle trail (Sakatah Singing Hills Trail) and the downtown commercial area provide a charming atmosphere for residents and visitors to the community.



Population

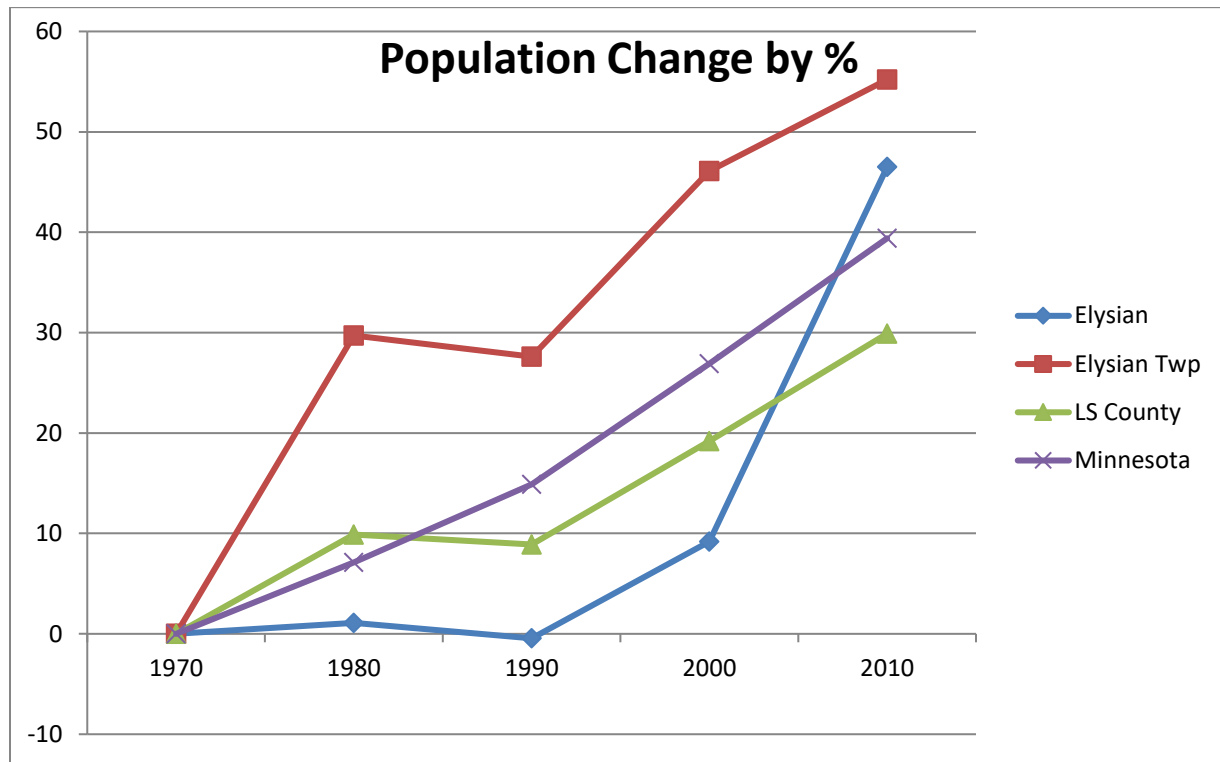
Population Change – 1970 to 2010

	1970	1980	1990	2000	2010	% change
City of Elysian	445	450	443	486	652	46.5%
Elysian Township	674	874	860	985	1046	55.2%
Le Sueur County	21332	23434	23239	25426	27703	29.9%

Source: US Census - 1970 to 2010

Virtually no growth was seen in Elysian between 1970 and 1990. The 1990s was a time when the community began to see a larger seasonal population, followed by a larger year 'round population. The growth in Elysian's population is seen as growing very quickly during the first

decade of the 2000s, a 34% growth rate for the decade. Much of this growth is due to annexation activities. However, this area is experiencing serious growth pressures. Elysian Township is seen with high growth pressures during the past two decades. In the comparison chart below, population growth rates between 1970 and 2010 are shown for Elysian, Elysian Township, Le Sueur County, and the State of Minnesota. During this time, Minnesota has seen a 39% growth in population, compared to the 55% growth for Elysian Township, the 46% growth seen by Elysian, and the 30% growth seen by Le Sueur County.

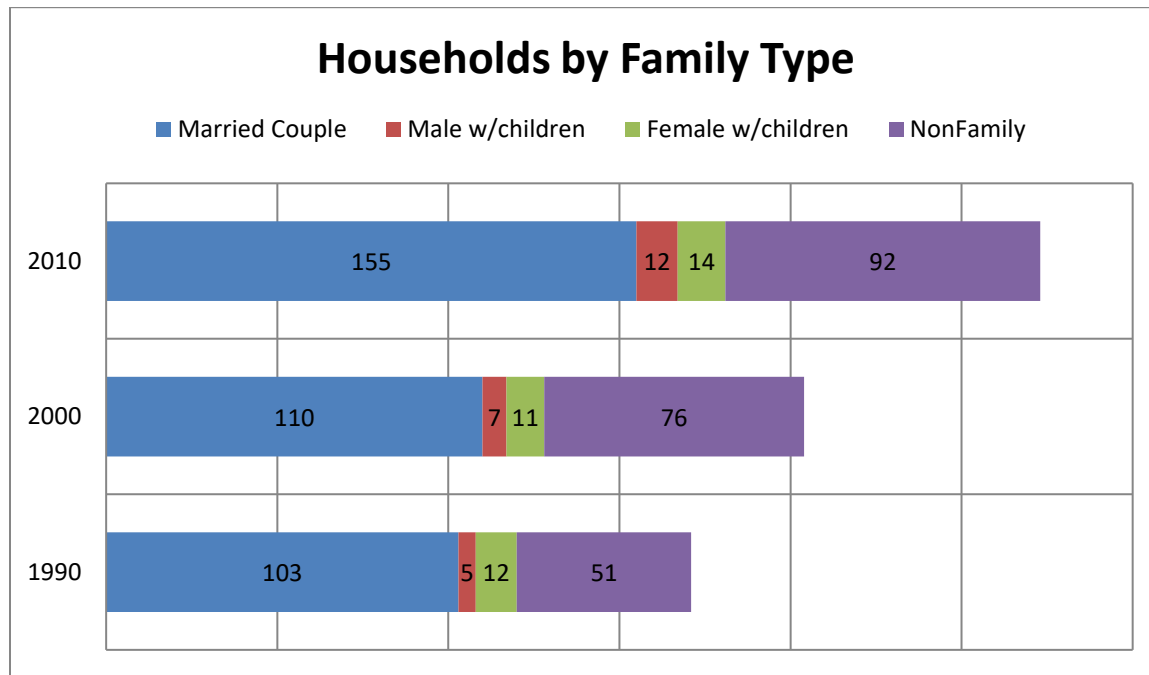


Elysian Household & Housing Unit Change					
Year	1970	1980	1990	2000	2010
Population	445	450	443	486	652
# of Households		172	171	204	273
Persons per Household		2.62	2.59	2.38	2.39
# of Housing Units	189	223	207	276	372

Source: U.S. Census: 1970 to 2010

The table above illustrates changes in population, households, and housing units. The typical trend in observing the changes in households versus population is that the growth in households during the past 20 to 30 years occurs at a greater rate than population growth. For the most part, this is also true for Elysian. As can be seen in the table, the average persons per household declined from 2.62 persons in 1980 to 2.38 in 2000, but remained nearly the same for 2010 with

2.39 persons per household. The decline in the number of persons per household is projected to continue into the future by the State Demographer's office, primarily due to the aging of the population.

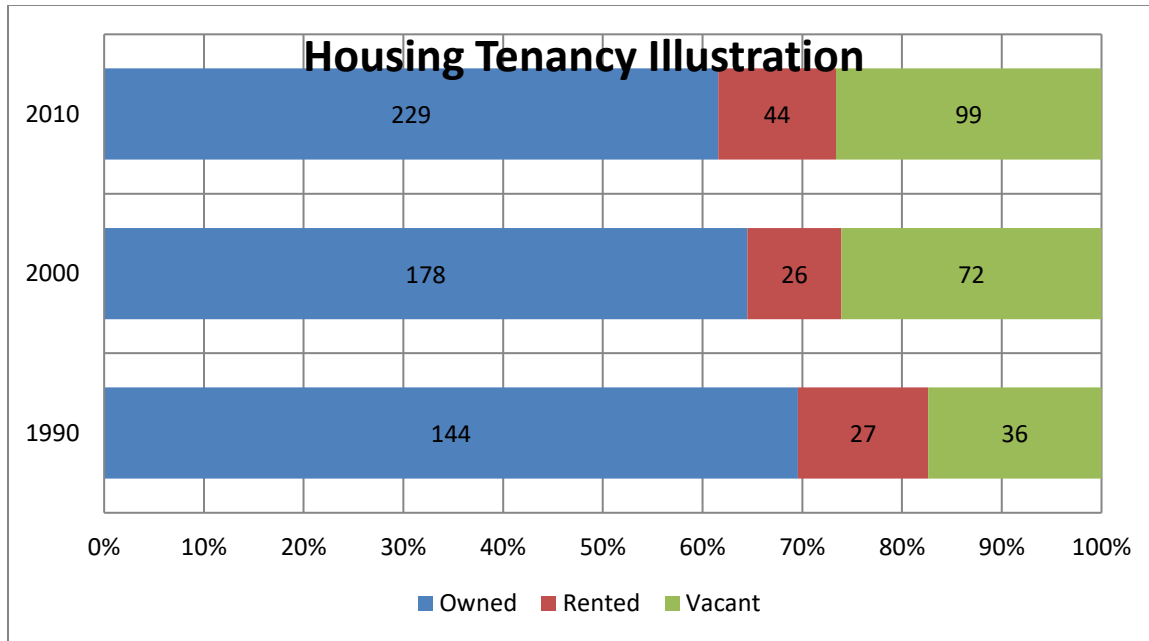


The composition of households is changing too, as can be seen in the chart above. However, the change seen is not typical for most communities. In Elysian, there has been growth in the number of households with a married couple, as well as a larger number of nonfamily households. Typically, most rural communities see increases in the number of nonfamily households and decreases in the number of married couples. In Elysian, virtually no change in the split between the two types of households is seen. This is probably due to the fact that much of the growth has been due to annexation, so that the changes are not noticeable. In addition, the number of single parent households is also a typical trend. This has remained fairly constant in Elysian.

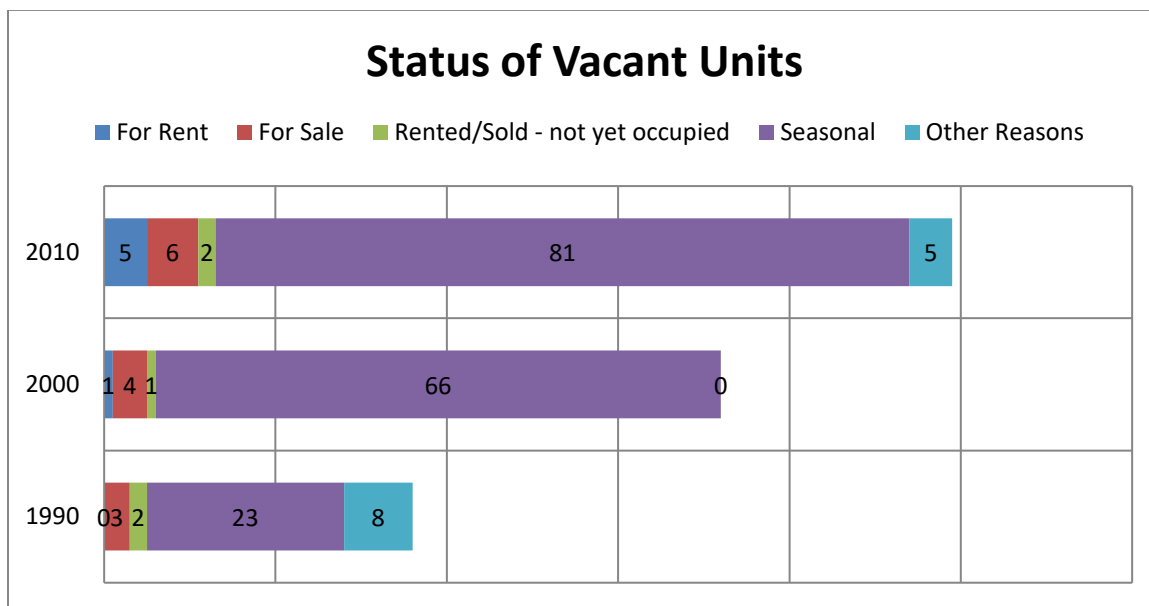
Housing

Housing in Elysian consists primarily of single family homes, with a large number of seasonal cabins.

- More than 80% of all housing in the Elysian area in 2000 was single family housing, down from slightly more than 83% in 1990.
- Just 5.5% of all housing in Elysian in 2000 was contained in those structures with multiple units, down just slightly from 5.6% in 1990.



In the graphic above, the occupancy status of housing units in Elysian is illustrated. Although there was an increase in the number of home owners in Elysian, the overall percentage of homeowners actually decreased from 1990 to 2000, and again from 2000 to 2010. For rentals, there was a decline of just one (1) renter from 1990 to 2000, then an increase of 18 units from 2000 to 2010. There has been a significant increase in the number and percentage of units that are deemed by the census survey to be vacancies. While in most jurisdictions this might be troubling, in Elysian's case it is indicative of the increase in the number of seasonal owners. In the graphic below, we see what is occurring with vacant units.



In the graphic above you can see the overall status of vacant housing units in Elysian. While it appears there are a large number of vacant units in the City, the vast majority of those vacant units are seasonal units. In 1990, none of the vacant units were for rent, just three (3) were for sale, two (2) had been either rented or sold but not yet occupied, 23 were seasonal units, and eight (8) were vacant for some other reason. By the year 2000, one (1) unit was vacant and for rent, four (4) were for sale, one (1) had been rented or sold but not yet occupied, with the remaining 66 units being seasonal units. This trend continues into 2010. The census survey found that five (5) vacant units were for rent, six (6) were for sale, two (2) were either rented or sold but not yet occupied, and another five were vacant for some other reason. The remaining 81 vacant units were seasonal. As can be seen in the vacancy data, the vacancy rate for owner occupied housing is about 2.5%.

City Infrastructure Summary

The existing utility capacity is an important factor when considering long range plans for a community. Engineering studies conducted prior to the construction of the current wastewater treatment facility indicate that the capacity for the ponds could accommodate a population threshold of 952 persons. Currently, the population for the city is 652 persons. Thus, the excess capacity of the wastewater facility could treat flows from an additional 300 individuals. When using an average of 2.4 persons per household, this would allow for an additional 125 housing units for the city before wastewater capacity is reached. Nearly 150 residential lots are currently platted and are available for development. While development of homes has slowed, the city should plan to undertake capacity analysis in approximately five (5) years, allowing for capacity expansion within the next ten (10) years. Most retail and small commercial units will require the same amount of wastewater capacity as a housing unit. It is important to note that the current capacity will not support development of larger industrial developments or businesses requiring large amounts of water in their production process (meat packing, some manufacturing etc.).

The City's water supply storage capacity needs to be considered. Currently, the City has a storage capacity of 100,000 gallons and an average daily draw of 60,000 gallons. There have been draws from the system exceeding 200,000 gallons during the summer of 2007. In addition, water pressures have been an issue at times in the system.

A big local issue is dealing with stormwater runoff. This document does have a goal of addressing stormwater runoff that eventually flows to Lake Elysian. Other stormwater treatment issues may come to the forefront at a later date as well and the City should be proactive in addressing these types of environmental degradation problems as well.

Investing in adequate equipment to continue serving the public's needs should be incorporated into a five year capital improvements program. Among the needs for equipment is the need to replace one city truck.

Current Land Use

The following two maps illustrate “existing” land uses in the City surveyed in August of 2007. The maps illustrate the northern and southern halves of the City.

The northern half of Elysian is made of primarily residential areas, laid out in curvilinear patterns. It is also the location of the newest development areas. The newest areas added to the City include lands to the east of Rays Lake, land that has not had an approved plat accepted yet. The City’s wastewater treatment pond site is on the far east side of the City, just to the north of Lake Tustin.

The southern half of Elysian is typically laid out in a traditional grid pattern of rectangular lots, blocks and streets. The existing land use patterns show that commercial areas are situated primarily along highway 60 and in the downtown central business district. Single-family housing occurs in the blocks surrounding these commercial areas and follows along the lakeshores, especially along Lake Francis. The Current land use map illustrates the very limited amount of multi-family housing that exists in the community.

Growth Limitations

The Natural topography and built city infrastructure present limitations to the amount of growth that the City will be able to bear in future years. While infrastructure (sewer, water and roads, for example) can be expanded, topography is much more limiting. The topographic map shows variations in the Elysian area. The new growth areas on the northeast side have areas that cannot be currently served by the City’s utility systems without expensive lift stations for sewer service and booster pumps for water services.

Insert Land Use Map – Northern Half

Insert Land Use Map – Southern Half



On the following page a map illustrating wetland areas that have been mapped by U.S. Fish & Wildlife Service show additional areas in and adjacent to the City that also pose limitations to city growth. Also, a second map illustrates the floodplain limitations that exist within the City of Elysian.

Insert wetlands map

Insert floodplain map

GOALS & POLICIES

Community Mission Statement

The City of Elysian is a community with small town character, something that residents believe is important to maintain. The natural beauty of the lakes and other environmental resources in and around the community are an important part of maintaining this character and continuing to attract visitors to the community. The city will pursue a controlled approach to economic development, including providing methods for small businesses to locate or remain in the community. The City will consider the lakes and other environmental resources, as well as the state bike trail, as important resources in the continued development of tourism in the area. The City will seek out programs to provide assistance to maintain housing quality in the community. The accessibility of recreational and education programs for the citizens of Elysian will be pursued by the City. The provision of activities for youth in the community will be considered especially important, providing a healthy and safe atmosphere for families and individuals. The following is a list of concepts that the City of Elysian embraces as part of this comprehensive plan.

- Controlled, planned economic and physical growth
- Preservation of Small Town Character
- Use and Conservation of Natural Resources for citizens and tourism
- Rehabilitation of older neighborhoods
- Creation of programs and activities for youth and all residents
- Provision for the health, safety & welfare of the residents of Elysian

Culture & Community Character

Goal: It is the goal of the City of Elysian to maintain and encourage the preservation of the community with its current “small town” atmosphere. Both the physical preservation of buildings and of places that are important landmarks to the citizens, and the social relationships among neighbors is a part of this unique community character. Providing cultural facilities will enable residents to participate in shared public activities and events. The continued use and conservation of the built and natural environment will be incorporated into city plans for promoting a pleasant, friendly, easygoing cultural atmosphere reflecting the current ambiance.

Objective #1

Develop and implement a plan of action to provide the citizens of Elysian with needed community cultural facilities.

Action

- The Elysian Museum and the Genealogy Center need to be reopened for purposes of attracting tourists to the area. City leaders will petition the County Commissioners regarding solving the issues that divide the City and the owners of the museum which have shut this community asset down.

Responsibility: City Council

Timing: Immediately with this plan's adoption

Objective #2

Tourism needs to be recognized as an important resource for attracting outside dollars to be spent within the City. This could potentially have a significant impact on our local economic health.

Actions

- Determine which advertising or marketing tools would be most effective for Elysian's resources and other tourism aspects, then allocate the resources to promote the community.
- Support the development and improvement of tourism related businesses.

Responsibility: City Council, City Staff, Chamber of Commerce

Timing: Within one (1) year of this plan's adoption

Objective #3

The City will head up efforts to make improvements to the signage at community entrances.

Actions

- Entrance areas could be improved with lighting fixtures
- More flowers and attractive landscaping improvements would improve the entrance sites.

Responsibility: City Council, City Staff

Timing: Immediately to within two (2) years of this plan's adoption

Objective #4

The City will help expand local services to address locally expressed needs.

Actions

- The City will help establish a Welcome Service for new residents, including the creation of contact literature for local services and coupons for local businesses and services that are available.
- The City will establish a local labor program to help local city residents that are in need of help with simple labor tasks and chores, such as yard work, home maintenance, or other needs as identified.
- The City will investigate a type of labor program that would work best in Elysian, whether it be solely a volunteer program, a partial payment program, or some other type of labor program. Funding for payments could come from the City funds, through fund raising efforts, and through nominal payments by those benefiting.
- The City would need to set up some type of sign up system for those seeking labor help.

- The City would need to be involved with interviewing of potential participants in this labor pool as well as follow-up to work completed.

Responsibility: City Council, Planning and Zoning Commission, City Staff, Chamber of Commerce, Volunteers

Timing: Immediately to three (3) years out from the time of this plan's adoption

Objective #5

The City will seek funding or identifying the means to preserve important buildings in the community.

Actions

- The City will create and staff a Preservation Committee to begin work on compiling a list of important local buildings, their improvement needs, and potential financing mechanisms that might be helpful in addressing those needs.

Responsibility: City Council, EDA, and City Staff

Timing: This should be completed within 3 to 7 years following plan's adoption.

Housing

Goal: The City of Elysian will encourage the provision of a well-balanced mix of housing for all types of households. Rehabilitation and preservation of existing housing and older neighborhoods will also be a priority.

Objective #1

To rehabilitate and preserve older neighborhoods and housing in town in order to provide low cost adequate housing and a more desirable community atmosphere.

Actions

- The City will pursue programs, such as Small Cities Development Grants, to fund the rehabilitation of older homes owned by low to moderate income persons in the community
- The City will study its current codes for property maintenance and determine methods to strengthen and enforce these regulations. This may include more fully defined standards for property neglect.
- Start a volunteer or low cost service to deliver simple maintenance efforts to homeowners who are unable to complete the work themselves. This would include recruiting potential laborers and potential clients. Perhaps there should be some type of qualifying factor such as age limits, physical disability, income, or others as defined.

Responsibility: For the Small Cities Grant – City staff will take the initiative to work with Housing Agencies in Le Sueur County to locate programs that will be beneficial to provide housing rehabilitation assistance.

For the Code Enforcement – City Council with the assistance of the City Attorney and the League of Minnesota Cities will pursue revision of property maintenance codes.

For the volunteer labor efforts – A housing labor coordinator needs to be recruited from the community to head up these efforts. Perhaps space and materials needed for the volunteer efforts can be provided by the City. Other options would need to be identified if this option is unavailable.

Timing: Small Cities Grant – City Staff will confer with MN DEED regarding the possible timing of this application

Code Enforcement – This activity will be ongoing

Labor Provision – immediately to three (3) years out from plan adoption

Objective #2

The community lacks available rental units for long-term tenants. Market rate rental units would address some of the expressed need seen by City Staff.

Actions

- The City will support development proposals involving the construction of market rate rental units.

Responsibility: City Council, Planning Commission, EDA, City Staff

Timing: When proposals are submitted to the City for consideration and review.

Objective #3

Given the aging of the population, the City's housing stock could absorb the addition of senior housing units, designed and built to address an older resident's needs.

Actions

- The City will support, to the best of its abilities, the construction of housing units that would be directed and marketed to people who are 55 or older. Assisted living units would be highly desirable for those Elysian residents struggling to remain in their homes but wishing to stay in the community.
- A housing co-operative type of housing configuration might work within the community. A person would buy a share of this type of communal housing, similar to a condominium arrangement. Some of these types of housing offer different thresholds of service provision as well, so that as one ages, they can move from being completely self sufficient to needing services of an assisted living arrangement.

Responsibility: City Council, Planning Commission, City Staff

Timing: When proposals are submitted to the City for consideration and review.

Objective #4

The City of Elysian or some representative group from Elysian should establish ties to regional Housing for Habitat groups.

Responsibility: City Council, Planning Commission, City Staff

Timing: As soon as it is possible.

Economic Development

Goal: The City of Elysian will pursue economic development activities in a thoughtful and prudent manner. The attraction of business and residential development into the City will be consistent with the vision of maintaining the small town character of the City. Focus for economic development activities will be to: 1) retain existing business in the city, and 2) attract new small business into the community. Businesses that cater to everyday needs of its citizens and those that provide additional attraction or services for the tourism and recreational industry are considered especially desirable to the City. As part of the Southern Minnesota Lakes Region, the City recognizes the attraction of the community as a regional tourism and recreational destination. Furthermore, the City views tourism as an opportunity for economic development for the community and will pursue activities which enhance the growth of this industry in and surrounding the city.

Objective #1

To attract retail businesses that will provide everyday types of services and products to the citizens of and visitors to the City of Elysian.

Actions

- Efforts will be made to attract retail businesses which were specified in the community survey including a bakery, coffee shop, a grocery store, and a bike shop.
- Services that are needed in the community, as expressed by survey returns, include a motel/hotel and a Laundromat.
- The City will work with the regional Chamber of Commerce to actively recruit new small businesses to the community.

Responsibility: Primary responsibility for business attraction and retention will fall upon the EDA. The Planning and Zoning Commission will also be involved during the development stage, as will the City Council.

Timing: This is an ongoing activity. The City will work with opportunities as they present themselves.

Objective #2

Tourism has been an important factor in Elysian's economic health. The City needs to become an active partner in strengthening that portion of the retail industry and draws tourists into the community's commercial district.

Action Statement

- The City will support efforts to attract tourism related retailers, such as antique shops, gift shops, specialized craft or food sales shops, or others as identified.
- The City will help locate local space where vendors can set up flea market sales and/or farmer's market sales.
- The City will support efforts to attract the development of a hotel/motel.
- The City of Elysian needs to solicit help from the Le Sueur County Board to help resolve the impasse that has occurred with the operation of the Elysian Museum. This has been an important asset to the City's tourist draw.
- Additional campsites would be a welcome addition to the community.

Responsibility: EDA, City Council, Planning & Zoning Commission, Chamber of Commerce, Lake Associations, Lake Area Women

Timing: This will be an ongoing activity

Objective #3

To maintain the small town character of the City of Elysian while promoting the growth of business in the area.

Action Statement

- The City will identify and apply for funding aid to help local businesses expand their facilities, equipment, fix up storefronts, or address any code issues that may exist with their structures.
- The City will initiate regular communications with local business owners to help identify their business needs.
- The city will examine current zoning and building regulations and make the necessary modifications to insure that development and redevelopment activities in the central business district are consistent with the character of the community, and provide separate locations for businesses that are inconsistent to this goal. Furthermore, local ordinances and regulations will be drafted to encourage the staging and placement of commercial development in a rational manner, consistent with overall growth in the community.

Responsibility: EDA, City Council, Planning & Zoning Commission, City Staff, Chamber of Commerce

Timing: This will be an ongoing activity

City Organization

Goal: To maintain the current ability of the city as an organization to manage daily city business. Also, to provide for staff, facilities, and processes that will allow for a managed approach to achieving the goals for physical and economic growth for the community. Improvements in city facilities, communications, and technology are all goals for the city as an organization.

Objective #1

To provide information on city business through open communications with the citizens of Elysian

Actions

- The City will continue to improve the City's web page, including the following:
 - publishing a regular "Did You Know" column for general educational purposes;
 - providing space for visitors to post questions or comments;
 - add a home page for "breaking news" that can be changed easily, as needed;
 - provide links to allow visitors access to City Ordinances and other codes; and
 - publishing and updating of the community calendar of events.
- Establish the City's identity and incorporate the identity logo/design/slogans into city publications/letterhead/communications materials
 - Provide easy access to forms and other city information at City Hall with a kiosk to hold pre-printed forms; and
 - Work in conjunction with private sector to help establish the City's identity.

Responsibility: City Council, City Staff

Timing: Immediately to two (2) years from the time the plan has been adopted

Objective #2

Establish Council representation on committee work so that efforts of these committees is kept in front of the City's residents and the City Council and staff.

Actions

- At the beginning of each new election term, committee assignments will be made for each of the Council members. Suggested committee assignments include finance, public safety, public works, planning & zoning, economic development, natural resources, parks & recreation.

Responsibility: City Council

Timing: Beginning of 2014

Objective #3

The City will continue to employ fiscally responsible planning for anticipated needs in infrastructure and equipment.

Actions

- The Council, during its annual budget setting work sessions, will create, implement, and maintain a capital improvements plan. This guiding document will encompass a five (5) to ten (10) year investment period.

Responsibility: City Council & Staff

Timing: Yearly activity

Natural Resources

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

Objective #1

Promote the improvement of the water quality of lakes in the area, particularly, Lake Elysian, Lake Francis, Lake Tustin and Ray's Lake.

Actions

- The City will acquire space for and develop an adequate stormwater retention pond to adequately filter the stormwater that is released into Lake Elysian.
- Continue to extend the city water and sewer services to residential and commercial uses around the lakes so that individual septic systems may be phased out of use.
- The City will require proper stormwater management on each site as development occurs. This may include provisions for stormwater runoff and retention devices throughout the community.
- Identify and undertake actions to reduce impacts from development to all area lakes.
- The City will assemble and distribute educational materials to lakeshore property owners about what they as lakeshore owners can do to help reduce development impacts to lake water quality.

Responsibility: City Council, Planning and Zoning Commission, City Staff, Lake Associations

Timing: The stormwater pond construction will occur within three (3) to seven (7) years of this plan's adoption.

The ordinance, design guidelines, and educational material distribution will be an ongoing effort of the City.

Objective #2

Preserve and utilize the area's natural resources to continue to attract tourism into the city

Actions

- The city will work to expand recreational opportunities throughout the seasons and promote these activities beyond the residents of the community.
- The city will continue to work with the Minnesota Office of Tourism, the Area Chamber of Commerce, and other communities in the Southern Minnesota Lakes Region to promote the City and the region as a tourist and recreational destination. Use the world wide web as an advertising tool.

- Develop a primitive campgrounds on Lake Tustin that caters to the bicycle travelers along the Sakata Trail.

Responsibility: Planning & Zoning Commission and all other agencies involved with development in the community

Timing: This will be an ongoing effort of the City

Objective #3

Continue and expand efforts of lakeshore preservation within and surrounding the community

Actions

- The City will work with the DNR, citizen lake advisory boards, and others interested in the conservation of shoreland to provide the needed information to property owners regarding shoreland regulations. This may include an educational effort to current landowners/homeowners.

Responsibility: Planning & Zoning Commission, and all other agencies involved with development in the community

Timing: This will be an ongoing effort of the City

Objective #4

Promote management of fish and animal populations within the community through the use of ordinances and regulations regulating land use

Action

- Utilize DNR guidelines in the development of water retention ponds and other elements that may retain beneficial habitat to naturally occurring animal populations.

Responsibility: Planning & Zoning Commission, Lake Associations

Timing: This will be an ongoing effort of the City

Objective #5

Promote the conservation of local water resources, specifically groundwater resources.

Action

- Research methods that have been employed by other municipalities that have been hit by water shortages. Adopt those methods that would seem to fit the community. Such methods might include the following:
 - The use of rain barrels
 - The use of rain gardens
 - The use of retention ponds

Responsibility: Planning & Zoning Commission, City Staff, Lake Associations

Timing: This will be an ongoing effort of the City

Recreation & Youth

Goals: The City of Elysian recognizes the place that recreation holds in providing for the general health and welfare of its citizens, and the maintenance of social contacts within the community. It is the goal of the City to encourage, enable and/or provide recreational opportunities to citizens of all ages. The City particularly recognizes the special needs for recreational opportunities among its youth.

Objective #1

To provide new recreational facilities for the general enjoyment and education of all residents of the City of Elysian throughout the year.

Actions

- Provide an area on Lake Francis during the winter for ice skating. Ongoing maintenance would also be needed;
- Make additional improvements to the Lake Francis beach area, including recreational items for children, others as identified;
- Improve the tennis courts;
- Develop space for a pickle ball court area; and
- Develop space for a disk golf course.

Responsibility: City Council, Planning and Zoning Commission, Park Committee, School District, City Staff

Timing: Within three (3) to seven (7) years of this plan's adoption

Objective #2

To expand and improve existing recreational space for purposes of making such space more usable.

Actions

- Expand ballpark area and make improvements to facilities
- Expand ballpark area to include space for soccer fields
- Expand usage of existing space – perhaps work with the school district to allow after hours use of facilities for exercise room, basketball court, tennis court, or other uses as would be appropriate.

Responsibility: City Council, Planning and Zoning Commission, School District, City Staff

Timing: Within three (3) to seven (7) years of this plan's adoption

Objective #3

To help bring updates and improvements to the State Trail.

Action

- The City will help re-establish the trail improvement association for purposes of organizing improvement efforts and lobbying efforts to make improvements to the trail system;
- Help facilitate continuous cleanup efforts of the trail section in Elysian's region; and
- Develop rustic campsites at Tustin Park.

Responsibility: City Council, Planning and Zoning Commission, City Staff, Chamber of Commerce

Timing: Within two (2) years of this plan's adoption

Public Safety

Goal: The City of Elysian recognizes its role in providing citizens with a safe and healthy atmosphere. The City will continue to work closely with other agencies in order to bring fire, police and medical emergency services to the community.

Objective #1

To manage traffic speeds within the city to provide a safe environment for citizens

Actions

- The City will continue to work with the Minnesota Department of Transportation, County Engineers, and any other agencies that have jurisdiction over roads and transportation issues in and around the city.
- The City will use design methods that will encourage the slowing of speeds along highway corridors. These methods may include limiting access points along highways.
- Short-term actions could include the use of mobile radar readers at strategic points in the community as well as increased police presence at key locations and at key times in the community.

Responsibility: City Council, Planning & Zoning Commission, City Staff

Timing: This will be an ongoing effort of the City

Objective #2

Public safety is a concern and needs proactive attentions from not only law enforcement officials, but from its citizenry as well.

Actions

- The City will foster efforts to re-enact the neighborhood watch efforts that were in place several years ago.
- The City will ask for training help from the County Sheriff's office.

Responsibility: City Council, Planning & Zoning Commission, City Staff, Law Enforcement

Timing: This will be an ongoing effort of the City

Objective #3

Request from Le Sueur County the permission to allow residents to drive golf carts on all county roads within the City of Elysian.

Responsibility: City Council, City Staff, Law Enforcement

Timing: immediately to one (1) year from this plan's adoption

Transportation

Goal: To provide transportation in and through the city without causing harm to the desired character. Allow or encourage bicycle and pedestrian modes of transportation within the city and its surrounding area.

Objective #1

To provide for safe and reliable routes and methods of transportation within and through the City while maintaining the desired character of the community.

Actions

- The City will continue to work with the Minnesota Department of Transportation and the County Engineers of both Le Sueur & Waseca Counties to maintain or improve traffic patterns into and through the city.

Responsibility: City Council, Planning & Zoning Commission, City Staff

Timing: This will be an ongoing effort of the City

Objective #2

To acquire or designate additional parking space in the commercial areas in town while maintaining the desired character of the community.

Action

- Perhaps alley improvements could result in some additional parking along this section of the commercial use district.

Responsibility: City Staff and Planning & Zoning Commission

Timing: As opportunities arise

Objective #3

Provide continued improvements to local streets within the City.

Action

- The City will draft and adopt a Capital Improvements Program, scheduling street improvements over a five year period. In addition, the City will look at creating an assessment policy designed to help fund street improvements.

Responsibility: City Council, City Staff

Timing: Within one (1) year of this plan's adoption and ongoing

Land Use Plan Map

A land use plan can be defined as a compilation of policy statements, goals, standards, maps, and action programs for guiding the future development of private and public property. As such, the previous section lays out the policies, goals and programs for the land use plan for the City of Elysian. The land use plan also requires a map, illustrating a pictorial view of the goals and policies determined by the City. This map designates the growth corridor or a reasonable extended area that the City intends to provide urban services to at some point in time. It is important to remember that this is not a zoning map, which dictates where types of uses may occur. Instead, this map is simply an illustration of expected growth patterns. Identification of land needed for future public uses permits both the public and private property owners to adjust their building plans equitably and conveniently before investments are made which will make such adjustments difficult to accomplish.

INSERT LAND USE PLAN MAPS HERE

Implementation of Goals (Tools)

The following is a list of tools that may be employed to implement the goals and objectives as described in the previous chapters. Some of these, such as the Zoning and Subdivision Ordinances, are laws enacted at the local level to enforce health and safety issues in community development. Others may be considered a self-contained process on their own (a park plan for example). These may include activities such as citizen participation or other planning efforts. The tools listed here indicate some, but not all of the options that the City has in implementing the goals of this plan. Modifications or different methods may be employed as the City proceeds with execution of this plan.

Zoning Ordinance

Purpose: (Land use, community character, health & safety issues)

The main purpose of the Zoning Ordinance is to control the land use of different areas (zones) within the community. Zoning controls land use, height, bulk and density of development. It regulates the nature of structures as well as lots, based on the particular zone.

Policy:

The Zoning Ordinance helps to implement the Comprehensive Plan by providing locations for the types of development that the City needs or wants, as determined in the Comprehensive Plan. It controls the locations of different types of land use. It may also assist in controlling the character of development through its regulations on height, bulk, and density allowed in each zone. The regulations must be uniform for each class or kind of building, structure, or land and for each class or kind of use throughout each zone.

Players:

City Planner, City Zoning Administrator, Planning & Zoning Commission, City Council, City Staff

Subdivision Ordinance

Purpose: (New development, character, private sector's role in development)

The Subdivision Ordinance establishes standards of all types of new development in the community. It establishes the role of the private sector in development.

Policy:

The Subdivision Ordinance includes the provision for public needs, such as transportation (roads), water, sewer, storm drainage, schools, parks, playgrounds, and other public services size, location, grading, and improvement of lots, structures, public areas, streets, roads, trails, walkways, curbs and gutters, water supply, storm drainage, lighting, sewers, electricity, gas, and other utilities; the planning and design of sites; access to solar energy; and the protection and conservation of flood plains, shore lands, soils, water, vegetation, energy, air quality, and geologic and ecologic. It defines the role of the private and public sector in providing these amenities. The Subdivision Ordinance utilizes the regulations set forth in the zoning ordinance. The Subdivision Ordinance will

help to implement the goals set forth in the Comprehensive by regulating the nature of new development.

Players:

City Planner, Planning & Zoning Commission, City Council, City Staff

Site Plan Review/Design Regulations

Purpose: (Community Character and Appearance)

To regulate the nature of development and redevelopment in the City, which corresponds with the desired character of the community as determined in the Comprehensive Plan and/or further community studies. These regulations can also help to protect cultural resources, such as historic buildings or scenic views.

Policy:

Ordinances relating to appearances of new development and redevelopment of older areas of town can be enacted to help control the appearance of the community. More familiar types of regulations include those that control commercial signs and the repair, redevelopment or restoration of historic buildings in an historic district. Other regulations may include the provision for landscaping, particular types of building materials, and physical layout of lots.

Players:

Board of Design Review, Planning & Zoning Commission, City Council, City Staff, City Planner

Visual Preference Survey

Purpose: (Community Character and Appearance)

To determine the desire of the community as it pertains to the physical character, especially the visual character of the community.

Policy:

This is not an official control of the City, but a study. It may however, help to determine what types of controls would be appropriate to enact for the purpose of regulating and/or encouraging different types of design in the City.

Players:

Survey conductor, public participants, Planning & Zoning Commission

Park, Recreation and Trail Plan

Purpose: (Planning and Management of Trails for Recreation and Transportation)

To determine the needs of the community as it relates to park and recreational activities and facilities in the City. This may also include other types of cultural needs, including historic preservation etc.

Policy:

This plan should focus on defining further the recreational needs of the community as determined in the Comprehensive Plan. It could include an assessment of staffing needs, a recreation department, and the use of volunteers to plan or implement the program. It should also consider the placement, and nature of physical facilities such as a community center, parks, and trails in town.

Players:

Planning & Zoning Commission, City Staff

Comprehensive Stormwater Management Plan

Purpose:

To create a physical infrastructure as well as policies that elevate the problems associated with stormwater runoff in the city.

Policy:

This plan will provide a schedule and placement of stormwater infrastructure (sewers, holding ponds etc.) to meet the goal of improved water quality as determined in the Comprehensive Plan.

Players:

City Engineer, City Staff, Planning & Zoning Commission

Business Needs Assessment

Purpose:

To determine the needs of small businesses in the community so that the City may consider actions which will help to retain businesses and to bring new desired businesses into the community.

Policy:

This activity will assist in carrying out the goals of economic development as stated in the Comprehensive Plan

Players:

EDA, Chamber of Commerce

Establish an Urban Growth Zone, In Cooperation with the Counties

Purpose:

To manage the nature, rate and location of growth occurring on the outskirts of the City

Policy:

Further define the growth zone as stated in the Land Use Plan by coordinating with the Counties of Le Sueur and Waseca to create County managed *Urban Growth Zones*. These zones could require the annexation of lands into the City prior to development beyond an agreed upon threshold, and limit the nature and staging of development. An orderly annexation agreement with neighboring townships should also be pursued as part of this

effort, as well as an extension of the City's extraterritorial subdivision regulations, allowing the City to play a role in larger scale developments

Players:

Planning & Zoning Commission, City Planner, City Staff, City Council, Townships, County Planning Staff, County Commissioners

Adopt an Elysian Water Plan

Purpose:

To identify existing and potential problems and opportunities for the protection, management and development of water and related land resources.

To develop objectives and carry out a plan of action to promote sound hydrologic management of water and related resources and effective environmental protection.

Policy:

This activity will assist in carrying out the goals and objectives stated in the Natural Resources section of the City's Land Use Plan

Players:

City Council, Planning and Zoning Committee, City Staff

Comprehensive Plan Maintenance & Amendments

Purpose:

To maintain the Comprehensive Plan as a working document, a continual planning process that provides action elements so that the vision of the plan may constantly be pursued.

Policy:

The Planning Commission should, on a regular basis, recommend changes in the Comprehensive Plan to the City Council. These changes should relate primarily to the activities that must to be pursued in order to meet the goals and objectives of the Comprehensive Plan. The establishment of new goals and objectives for the community should provoke the creation of a new comprehensive planning effort, which includes citizen participation.

Timetable

- 1-2 Years – review goals & policies to refresh
- 5 Years – Modification of Existing Plan – analysis of activities for the goals and objectives already established in this plan
- 7 - 10 Years – Re-do the plan, including citizen participation activities and establishment of new goals and objectives

Before adopting amendments to the Comprehensive Plan, the planning agency shall hold at least one public hearing thereon, as required by State Statute 462.355 Subdivision 2. A notice of the time, place and purpose of the hearing shall be published once in the official newspaper of the municipality at least ten days before the day of the hearing.