

1. Introduction

The City of Rushford Village recognizes the importance of municipal planning and has developed this Comprehensive Plan under the authority of Minnesota Statute Sections 462.351 to 462.364, Municipal Planning, as amended. The benefits of long-term planning are best described in the current Policy Statement from Statute 462.351:

“The legislature finds that municipalities are faced with mounting problems in providing means of guiding future development of land so as 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. Municipalities can prepare for anticipated changes and by such preparations bring about significant savings in both private and public expenditures. Municipal planning, by providing public guides to future municipal action, enables other public and private agencies to plan their activities in harmony with the municipality's plans. Municipal planning will assist in developing lands more wisely to serve citizens more effectively, will make the provision of public services less costly, and will achieve a more secure tax base”.

A Comprehensive Plan is an important tool for municipal planning and defines the community’s vision for the future and a strategic map to reach that vision. The plan identifies issues, presents tools for preserving resources, plans for smart growth, considers long-term economic development, recognizes the need for sustainability, and provides the basis for zoning regulations.

The preparation of this Comprehensive Plan included solicitation of public input through multiple committee meetings, a public input session held July 9, 2013, and a Public Hearing scheduled for November 19, 2013. Information from the following City of Rushford Village documents was utilized to create the Comprehensive Plan:

- 1994 Comprehensive Plan
- 1998 Land Use Plan (draft)
- Zoning Ordinance
- Subdivision Ordinance

The following plans were reviewed to further study resources, needs, and regulations of other jurisdictions:

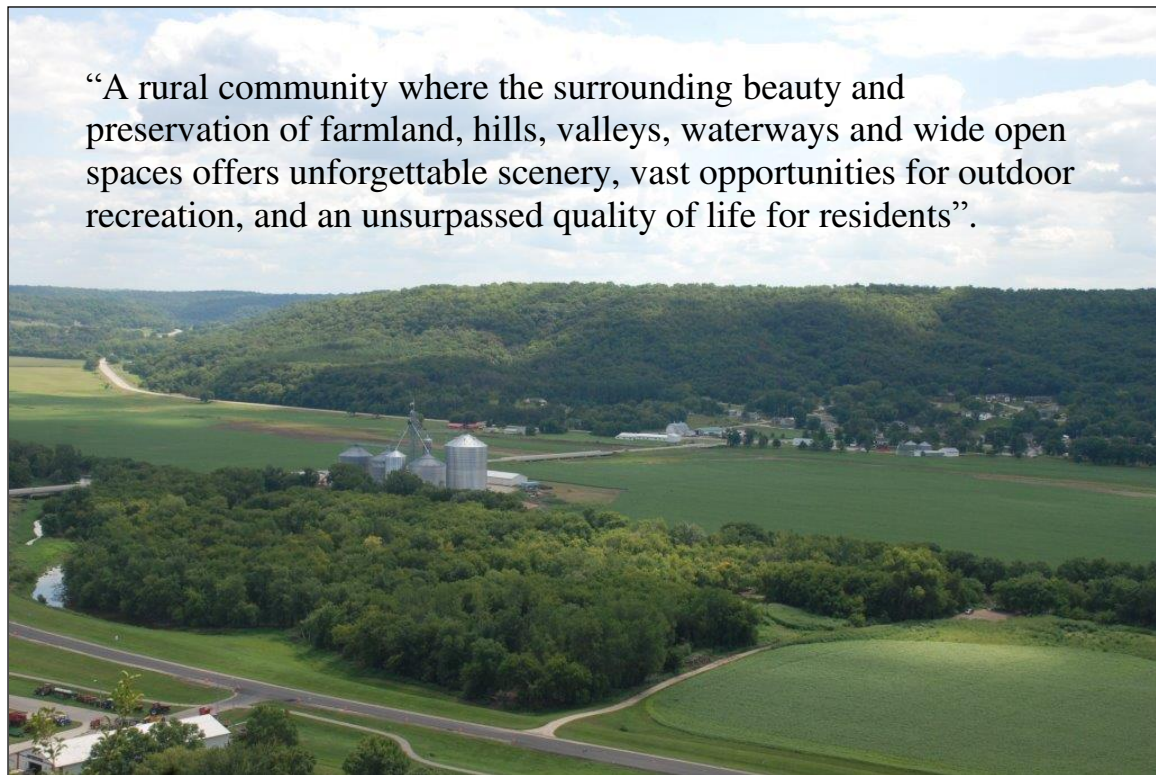
- Fillmore County Comprehensive Plan 2006
- Fillmore County Zoning Regulations
- Fillmore County Local Watershed Management Plan 2010
- City of Peterson Comprehensive Land Use Plan 2008
- City of Rushford Comprehensive Plan 2008

2. Community Vision and Overall Goals

The City has experienced a steady increase in population and development over the past twenty years. The growth has come at a manageable and welcomed pace, but the City is being pro-active by planning for the long-term. The most prominent goal is to preserve farmland, and the City has taken steps to do that by creating a Protected Agriculture Zoning District. This Comprehensive Plan will discuss the protection of farmland and other natural resources while still planning for controlled development. New housing, industry, and recreational spaces are important to keep the economy sustainable and to create an attractive community to live and work.

The Vision Statement and Overall Goals were developed using the goals established in the 1994 Comprehensive Plan, the 1998 Land Use Plan, and input from the committee meetings and the July 2013 Public Input Session.

The City of Rushford Village Vision Statement



“A rural community where the surrounding beauty and preservation of farmland, hills, valleys, waterways and wide open spaces offers unforgettable scenery, vast opportunities for outdoor recreation, and an unsurpassed quality of life for residents”.

Overall Goals

The following list of overall goals is a summary from the comprehensive planning process. The goals will be listed again in the last chapter “Implementation” along with several action steps to pursue the City goals.

- Goal 1: Embrace and document city history.
- Goal 2: Maintain or increase population.
- Goal 3: Provide a range of housing choices for new residents and existing residents with changing needs.
- Goal 4: Protect the Natural Resources.
- Goal 5: Provide a well maintained local street network and support improvements to the regional system.
- Goal 6: Provide an efficient and well maintained local water and sewer system.
- Goal 7: Create an open space and recreation system that highlights and protects the natural resources.
- Goal 8: Ensure a variety of sustainable and accessible community facilities exist in the region.
- Goal 9: Continue regional planning and inter-governmental collaboration initiatives.
- Goal 10: Protect the Natural Resources during development.
- Goal 11: Sustain agriculture as the primary use in historically farmed areas.
- Goal 12: Respect the establishment of zoning districts.
- Goal 13: Encourage stormwater best management practices.
- Goal 14: Support the protection of the Root River in cooperation with the MnDNR and other agencies.
- Goal 15: Increase the City’s efforts with Economic Development
- Goal 16: Promote the City as an affordable, convenient location to start a business.
- Goal 17: Improve the Tourism activity in the City

3. Community Profile

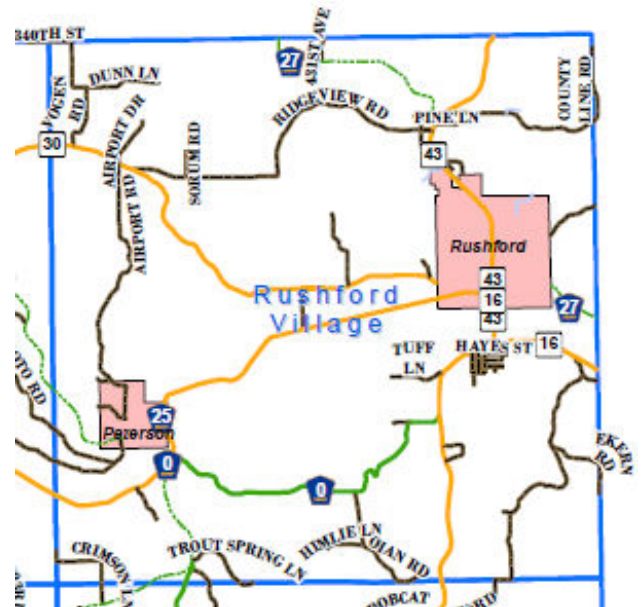
History

The Town of Rushford was established in 1854, and in 1869 the City of Rushford was formed as a separate municipality that was removed from the Town. Later the Town of Rushford was incorporated as a Village by a vote of the inhabitants on July 18, 1885 as provided by a Minnesota state law passed March 1885. The Village of Rushford became a city by a state law passed in 1973 which declared all villages to be cities. In May 1975, the name was officially changed to the “City of Rushford Village”. Rushford Village is 33 miles square and actually surrounds the two cities of Peterson and Rushford Minnesota. A consolidation study was done in 1996 resulting in no annexation.

Historic Information for the region is available at the following three locations: City of Rushford Depot, Peterson museum, and Fillmore County museum.

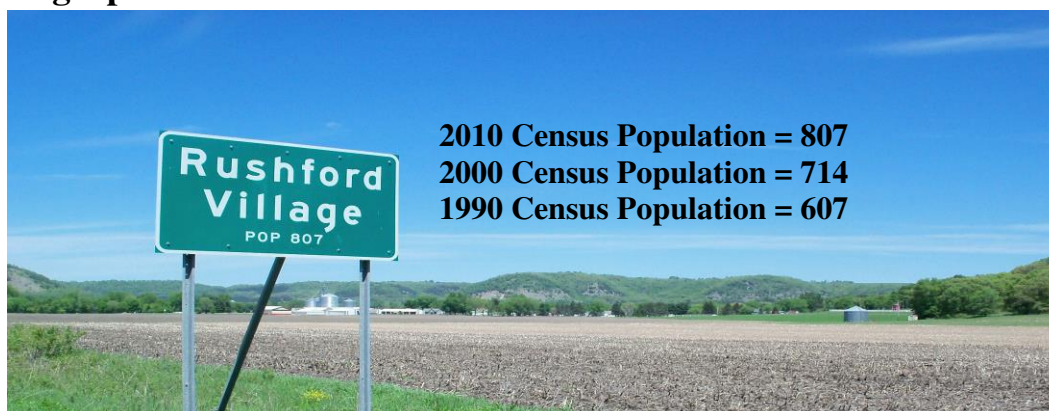
Characteristics

The City of Rushford Village is in the Northeast corner of Fillmore County nestled in the Root River Valley between bluffs and state forest land. The City is more characteristic of a rural township, without a town center. Most of the residential areas with small to average lot sizes are in the area called South Rushford and are served by municipal water and sewer. The Historic Bluff Country National Scenic By-Way (State Hwy 16) runs East and West through Rushford Village, much of it near the Root River State (bike) Trail and along the Root River. The City is approximately 40 miles from Rochester, 30 miles from La Crescent and 20 miles from Winona.



Significant changes in land use have been triggered by the addition of a municipal water system in 1984 and sewer in 1994 for South Rushford. Other key factors contributing to new opportunities include the construction of the Root River State Trail in the early 90's and the recent development of the Industrial Park on Cooperative Way.

Demographics



(City of Peterson 2010 Population = 199, City of Rushford 2010 Population = 1731)

Demographics Report

Population (2010 Census)	Total	Percent
Male	403	50-
Female	404	50+
Age Distribution (2010 Census)		Percent
0-4	50	6.2
5-9	48	5.9
10-19	112	13.9
20-29	65	8.1
30-39	93	11.5
40-49	123	15.2
50-59	120	14.9
60-64	56	6.9
65 +	140	17.3
Household Income (MN DEED 2013*)		
<\$10 K	15	4.7
\$10-\$20K	33	10.3
\$20-\$30K	44	13.7
\$30-\$40K	48	14.9
\$40-\$50K	34	10.6
\$50-\$60K	33	10.3
\$60-\$75K	31	9.6
\$75-\$100K	41	12.7
> \$100K	43	13.4
Labor Force Status (MN DEED 2013*)		
Labor Force	413	
Employed	389	94.2

Unemployed	23	5.6
In Armed Forces	1	
Not In Labor Force	220	
Education Attainment (MN DEED 2013*)		
Population Age 25	556	
< Grade 9	39	7.01
Grade 9-12	45	8.09
High School	202	36.33
Some College	101	18.17
Assoc Degree	57	10.25
Bach Degree	74	13.31
Grad Degree	38	6.83

Average Household Size (2010 Census)	2.65	
Size of Household (MN DEED 2013*)		
1 Person	79	24.5
2 Person	127	39.4
3 Person	46	14.3
4 Person	42	13.0
5 Person	20	6.2
6 Person	6	1.9

* Minnesota Department of Employment and Economic Development's information from www.mnprospector.com was used when official information from the Census Bureau Program was not available.

Housing

Quality housing is needed to attract new residents and provide existing residents options for change. Housing is also very important to provide a local labor force for existing and incoming businesses. Rushford Village is made up of mostly single family homes. The neighboring City of Rushford has several multi-family and senior housing options.

The number of households for Rushford Village has steadily increased:

Year	1990	2000	2010	2013
# of Households	219	264	305	320*

* Minnesota Department of Employment and Economic Development's 2013 information from www.mnprospector.com was used when official information from the Census Bureau Program was not available.

Housing Statistics

HOUSING OCCUPANCY	
Total housing units (2010 Census)	325
Occupied housing units	305
Owner-occupied	282
Renter-occupied	23
Vacant housing units	20

YEAR STRUCTURE BUILT*	
Total housing units (estimate)	377*
Built 2005 or later	28
Built 2000 to 2004	43
Built 1990 to 1999	36
Built 1980 to 1989	32
Built 1970 to 1979	42
Built 1960 to 1969	27
Built 1950 to 1959	7
Built 1940 to 1949	20
Built 1939 or earlier	142

VALUE*	
Owner-occupied units (estimate)	331*
Less than \$50,000	4
\$50,000 to \$99,999	40
\$100,000 to \$149,999	49
\$150,000 to \$199,999	76
\$200,000 to \$299,999	105
\$300,000 to \$499,999	43
\$500,000 to \$999,999	12
\$1,000,000 or more	2
Median (dollars)	195,400



*Source: 2007-2011 American Community Survey (ACS) 5-Year Estimate. Number of households is likely high but the ACS estimates for year built and value were used in lieu of the last published, 2000 Census, official information in this category.

A Fillmore County Housing Study was completed in 2009 and predicted an estimated needs for Rushford Village for the years 2009-2020. The estimate was for seven replacement housing units due to age and a demand of 27 new homes due to population projections. The total projection of 34 new housing units from 2009-2020 would be approximately three new homes annually.

Excerpts from Fillmore County Housing Study (2009):

(Prepared for Bluff Country Housing and Redevelopment Authority by Maxfield Research Inc. Minneapolis, MN 55413)

The greatest demographic trend impacting housing demand will be the aging of the population. While growth of the younger populations is limited, the 65+ age

group is projected to grow by 40%. This will increase the number of residents desiring alternatives to their single-family homes.....

Rushford Village Recommendations

We calculate demand for 34 new housing units in Rushford Village. All of the demand will be for single-family homes, with the exception that a few units could be developed as for-sale twinhomes. Because of the aging population, many current residents may seek more maintenance free housing. Most of these people, however, especially those needing support services, will move into Rushford or other communities to be in multifamily housing closer to services.

(End excerpt from Fillmore County Housing Study (2009))

The Housing Study also reported a housing demand for the City of Rushford that included 24 single family units, 10 multi-family units, 20 senior rental units, and 48 general rental units. Due to the contiguous nature of the City of Rushford and the City of Rushford Village, the housing demand for both cities could be viewed in total. In light of this demographic information provided by the Fillmore County Housing Study, the City of Rushford Village may wish to consider a more diverse supply of housing.

Quality construction and maintenance of homes is important to hold property values and marketability. The City has not adopted the Minnesota Building Code, but at a minimum should verify that contractors are licensed, subject to exemptions found at the Minnesota Department of Labor website: <http://www.dli.mn.gov/ccld/rbcwho.asp>

4. Land and Water Characteristics

Rushford Village is rich in natural resources including prime farmland, unique geology, forests, scenic topography, the Root River, and numerous streams. It is important to protect these assets for both the health of the environment, to sustain local food supply and to maintain the beauty and recreation potential for future generations.

Farmland

Rushford Village's land area consists of approximately 21,440 acres of which more than 50% are agricultural acres. Much of the land has proven to be favorable for farming and the City recognizes that prime areas for cropland should be preserved.

Prime Farmland is defined by the USDA as:

"Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding".



2013 Acres per Tax Classification

Class 2a Agricultural Acres	Class 2b Rural Acres	Class 2a Tillable Acres	Class 2b Timber Acres	Class 2c Timber Acres	Green Acres*
11,987	5,535	6,381	2,644	567	7590
(approximately 50% of City)	(approximately 25% of City)				

Class 2a agricultural land consists of parcels of property, or portions thereof that are agricultural land and buildings

Class 2b rural vacant land consists of parcels of property, or portions thereof, that are unplatted real estate, rural in character and not used for agricultural purposes, including land used for growing trees for timber, lumber, and wood and wood products, that is not improved with a structure.

Class 2c managed forest land consists of no less than 20 and no more than 1,920 acres statewide per taxpayer that is being managed under a forest management plan that meets the requirements of chapter 290C, but is not enrolled in the sustainable forest resource management incentive program.

Green Acres is the area where the difference between the tax on the agricultural value and the estimated “highest and best use” market value is deferred until the property is sold or no longer qualifies for the Green Acres program.

Land Values (\$ / Acre)

Year	Class 2a Agricultural	Class 2b Rural Vacant	Class 2a Tillable	Class 2b Timber	Class 2c Timber	Green Acres Market	Green Acres Taxable
2009	2,902	3,549	3,210	2,700	2,886	2,843	1,944
2010	3,244	2,696	3,408	2,900	3,078	3,051	2,047
2011	3,454	2,744	3,684	2,900	3,096	3,196	2,245
2012	3,848	2,287	4,684	2,600	2,760	3,443	2,866
2013	4,466	2,026	5,911	2,200	2,538	4,243	3,913

Source: <http://landeconomics.umn.edu/MLE/landdata/LandValue/Statistics.aspx?RI=27503>

Agencies with further guidance on agriculture:

- United States Department of Agriculture (USDA)
- Fillmore County Soil and Water Conservation District (SWCD)
- University of MN Extension
- Natural Resource Conservation Service (NRCS)
- MN FFA (Future Farmers of America)

Environmental Sensitive Sites

The Minnesota Pollution Control Agency monitors or issues permits for seven program areas. Rushford Village has the following number of active sites in each category:

- Air Quality (1)
- Feedlots (34)
- Hazardous Waste (2)
- Investigation/Cleanup (0)
- Solid Waste (1)

- Tanks and Leaks (0)
- Water Quality (2)

A map of these sites is provided at the end of this chapter. A list of sites can be found at: <http://www.pca.state.mn.us/index.php/data/wimn-whats-in-my-neighborhood/whats-in-my-neighborhood.html>

Soils/Geology

For planning purposes related to the protection of agriculture land, the “prime agriculture soils” map is provided at the end of this chapter. Rushford Village is rich in agriculture soils. Specific information on soil types is available in the Fillmore County Soil Survey.

A glimpse of the geology of Rushford Village can be seen in three maps from the Geologic Atlas that are provided at the end of this chapter. Currently, all mining in the City requires a conditional use permit or annual renewal of existing conditional use permits.

- The surficial geology map shows the City’s primary soils as uniform unbedded silt mixed with some clay and fine sand. Closer to the river, sand and gravel with minor silt and clays exist. Also hillside deposits derived from bedrock.
- The bedrock geology map shows the Jordan Sandstone and Oneota Dolomite layer near the land surface throughout much of Rushford Village.
- The Geological resources map shows the presence of sand, gravel and carbonate rock (Dolostone) in Rushford Village. This map also shows the location of active and inactive sand and gravel pits.



Minerals

Minerals and construction materials mined in Minnesota

- Iron Ore: is used to make steel of various types and is the most common metal used. In the U.S., iron ore is only mined in northern Minnesota and Michigan.
- Quartzite: is mined for various applications. Uses include dimension stone*, construction aggregates** for roads, poultry grit, and other industrial applications in the southwestern portion of the state.

* Dimension Stone: is cut rock used for counter tops, building facades, and grave stones.

** Construction Aggregate: includes sand and gravel as well as crushed stone. Aggregate is used for roads, bridges, water and sewer systems, sidewalks, and housing and commercial buildings.

- Granite and Gabbro: is mined for dimension stone and construction aggregates in various locations within the state.
- Limestone/Dolomite: is mined for dimension stone and construction aggregates in the southeastern portion of the state.
- Peat: is used for horticultural products like potting soil and is mined in northern Minnesota.
- Silica Sand: is mined for glass bottles and other industrial applications (hydraulic fracturing) and is mined in southeastern portion of the state.
- Kaolin Clay: is mined for a wide variety of applications including making bricks, coating for paper manufacturing, and pottery.

Minerals for which exploration currently occurs in Minnesota

- Gold and Silver
- Copper
- Nickel
- Iron
- Diamonds
- Platinum Group Elements (PGE)
- Titanium

Source: Minerals June 2008, <http://www.dnr.state.mn.us/faq/mnfacts/minerals.html>

The City of Rushford Village recently amended their Excavation and Mining Regulations to include Silica Sand and other metals for industrial use which were not previously permitted. The City's regulations adopt by reference the Fillmore County Zoning Ordinance Section 721 and Section 736. The amendment defines criteria that may be regulated for mining conditional use permits and limits the operational area of any new excavation or mining site to 30 acres.

Topography

The United States Geological Survey (USGS) topography map is also included at the end of this chapter and illustrates, with 10ft. contours, the diverse mosaic of hills, valleys and bluffs characteristic of the region. The current city zoning ordinance has special requirements for development in areas of steep slopes.

Vegetation / Land Cover

The land cover map found at the end of this chapter shows cropland on the more flat areas, where much of hillsides in the City are deciduous forest or grassland-shrub-tree. The current Subdivision Ordinance prohibits clear cutting during development.

Creeks/Rivers

The Root River flows for 80 miles and runs through Rushford Village. Many creeks and smaller streams collect water runoff from the numerous valleys and flow into the Root River. There are many species of fish inhabiting the river including smallmouth bass, channel catfish, rock bass, sunfish, crappies, and rough fish. Trout can be found in the colder spring-fed streams. The Root River supports over 40 species of birds including blue herons, egrets, and wood ducks. Raptors in the area include red-tailed hawks, osprey, turkey vultures, and bald eagles.

Rush Creek flows through the northeast corner of Rushford Village. The Creek is a designated trout stream. City ordinances regulate storm water run-off, erosion control and nonpoint source pollution to protect the water quality and environmental integrity of these water courses.

Regulations exist for certain activities that affect the course, current and cross-section of lakes, wetlands, rivers and streams. The rules pertaining to water impacts include:

- State - Minnesota Department of Natural Resources: Public Waters Work Permit Program, Wetland Conservation Act
- Federal - Army Corps of Engineers: Permit Programs under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act
- Local – City: Floodplain and Shoreland Management

MN Public Waters

The DNR permit program references the definition of a "Public water" according to MN Statute 103G.005:

- (1) water basins assigned a shoreland management classification by the commissioner under sections 103F.201 to 103F.221;
- (2) waters of the state that have been finally determined to be public waters or navigable waters by a court of competent jurisdiction;
- (3) meandered lakes, excluding lakes that have been legally drained;
- (4) water basins previously designated by the commissioner for management for a specific purpose such as trout lakes and game lakes pursuant to applicable laws;
- (5) water basins designated as scientific and natural areas under section 84.033;
- (6) water basins located within and totally surrounded by publicly owned lands;
- (7) water basins where the state of Minnesota or the federal government holds title to any of the beds or shores, unless the owner declares that the water is not necessary for the purposes of the public ownership;
- (8) water basins where there is a publicly owned and controlled access that is intended to provide for public access to the water basin;
- (9) natural and altered watercourses with a total drainage area greater than two square miles;
- (10) natural and altered watercourses designated by the commissioner as trout streams; and
- (11) public waters wetlands, unless the statute expressly states otherwise.

List of MN DNR Protected Waters in Rushford Village

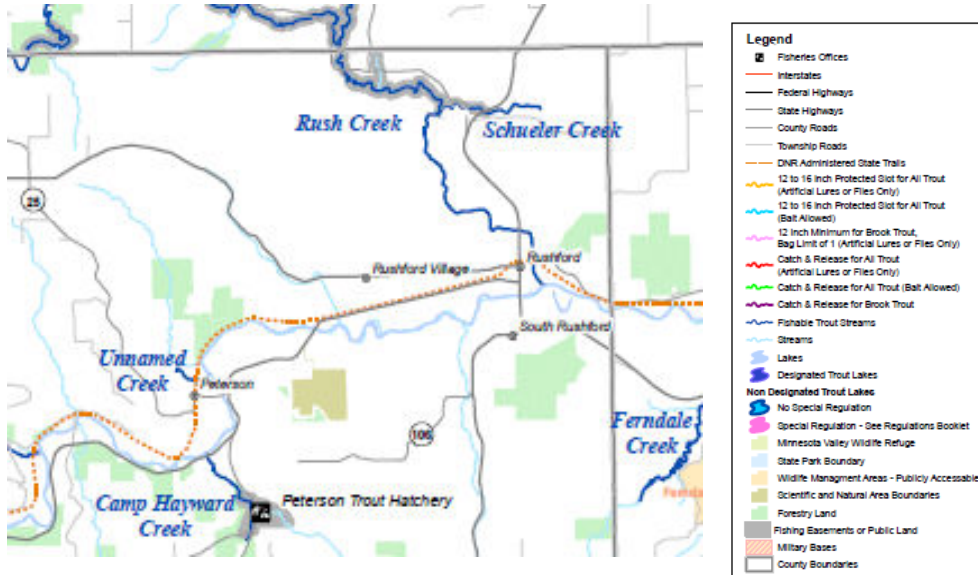
Root River (RR) 17 104 11 24 104 8
Unnamed to RR 19 104 8 19 104 8
Unnamed to RR 16 104 8 21 104 8
Unnamed to RR 26 104 8 23 104 8
Rush Creek (RuC) 4 104 8 13 104 8
Unnamed to RuC 12 104 8 3 104 8
Unnamed to Unnamed 1 104 8 2 104 8
Unnamed to RuC 3 104 8 3 104 8

Wild and Scenic Rivers in Rushford Village

None

Source: <http://www.dnr.state.mn.us/water/index.html>

MN Public Waters – Trout Streams



Water Quality Data

The Federal Clean Water Act states that water bodies with impaired use (s) must be placed on a state's impaired water list and it requires States to identify and restore impaired waters.

The Act requires states to adopt water quality standards that define how much of a water quality parameter can be in a water and still allow it to meet designated uses, such as drinking water, fishing, swimming, irrigation or industrial purposes. "Impaired waters" are those waters that do not meet water quality standards for one or more water quality parameters.

The Root River is designated as an Impaired Water by the Minnesota Pollution Control Agency.

Impairments:

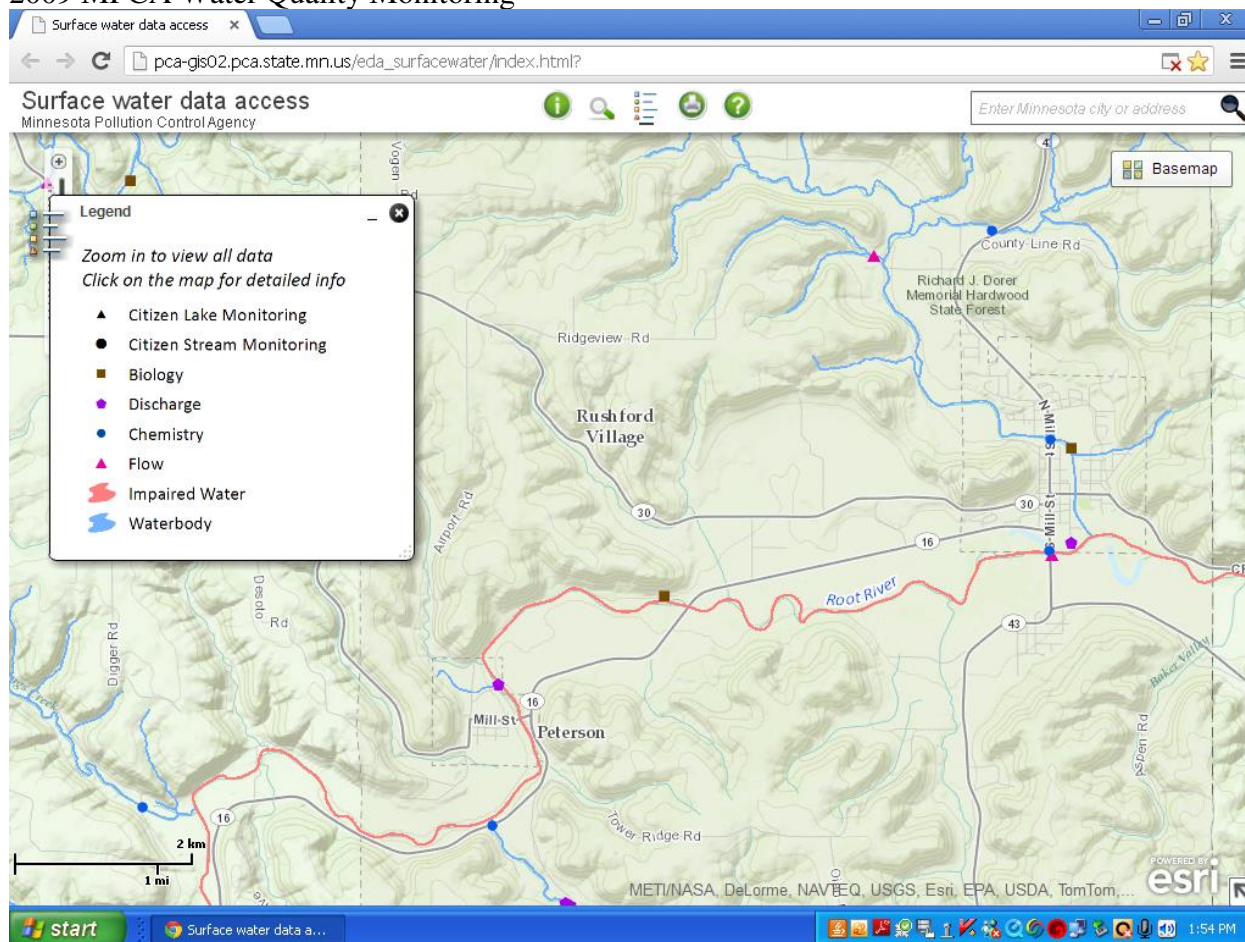
Mercury in Fish Tissue

Turbidity

Mercury in fish results mostly from atmospheric deposition. Air sources include coal-burning power plants, burning hazardous waste, producing chlorine, improper disposal of mercury products, forest fires, and volcanoes. Mercury is a globally dispersed element and can deposit in areas far from its origination.

Turbidity is the level of particles suspended in water causing the water to appear cloudy or murky. Particulate matter may be in the form of sediment, organic and inorganic matter, algae, and other microscopic organisms.

2009 MPCA Water Quality Monitoring



In addition to the MPCA water quality data, the NRCS provides Rapid Watershed Assessments which provide valuable data and initial estimates of where conservation investments would best address the concerns of landowners, conservation districts, and other community organizations and stakeholders. The assessment for the Root River Watershed can be found at:

<http://www.nrcs.usda.gov/wps/portal/nrcs/main/mn/technical/dma/rwa/>

Wetlands

In addition to the Department of Natural Resources Public Waters Work Permit Program, the Wetland Conservation Act and the federal Section 404 permit program administered by the United States Army Corps of Engineers regulate wetlands.

The Minnesota Legislature adopted the Wetland Conservation Act (WCA) in 1991 to protect wetlands not protected under DNR's public waters permit program and to provide no net loss of Minnesota's remaining wetlands. See 1991 Minn. Laws ch. 354, as amended.

The basic requirement is that "wetlands must not be drained or filled, wholly or partially, unless replaced by restoring or creating wetland areas of at least equal public value under an approved replacement plan." Minn. Stat. § 103G.222, subd. 1(a).

1. Excavation. As a result of legislation adopted in 2000, the WCA also applies to excavation in permanently and semi permanently flooded areas of types 3, 4, and 5 wetlands. See Minn. Stat. §103G.222, subd. 1.

A secondary permitting agency for wetlands is the United States Army Corps of Engineers which regulates discharges of dredged or fill material into waters of the United States, including jurisdictional wetlands. The program is administered in conjunction with United States Environmental Protection Agency. Statutory authority is provided by Section 404(a) of the Clean Water Act ("CWA"), 33 U.S.C. § 1344(a) and Section 10 of the Rivers and Harbors Act, 33 U.S.C. § 403.

National Wetland Inventory ("NWI") maps prepared by the U.S. Fish and Wildlife Service show many of the wetlands within the state but are not deemed to be complete and do not accurately depict wetland boundaries. Nonetheless, the NWI maps are a very useful source of information and may provide a general indication of whether a wetland is or may be present on a site. See the NWI map at the end of this chapter. Any proposed development in the City is required to demonstrate compliance with these State and Federal regulations.

5. Public Infrastructure

Transportation

Transportation encompasses several modes such as automobile, truck, bicycle, pedestrian, transit, rail and aviation. Rushford Village no longer has rail, but does have many miles of Roadway including State Highway, County State-Aid Highway, County Highway, and local streets (33 miles).

A wayside rest exists along Hwy 16 just southwest of Peterson.

Transit service is available in Fillmore County through the SEMCAC agency. It operates on weekdays and with 24-hour notice, provides curb-to-curb service for a fee. The 3rd Tuesday of the month SEMCAC provides rides to Rochester. The nearest Park and Ride facility is at the intersection of MN Hwy 43 and MN Hwy 16 West. Another Park and Ride is located on a service road at I-90 and MN Hwy 43.

A small airport owned by the City of Rushford is located in Rushford Village. The airport has an asphalt runway 3200 ft long and does not have air traffic control.

The Root River State Trail, a 42-mile shared-use recreational trail runs west-east through Rushford Village. The paved trail was constructed on an abandoned railroad, so the trail is mostly flat and accessible. Other accommodations for pedestrians and bicyclist are minimal due to the rural nature of the transportation network. A map is included at the end of this section.

Root River Trail Summer Trail Use - User Hours

	<u>Trail user-hours</u>	<u>Percent of user-hours</u>	<u>Miles of trail</u>	<u>User-hours per trail mile</u>
C. Root River and Harmony-Preston Valley Trails, 2008				
Overall	123,410	100%	59.9	2,060
Trail segment				
Fountain to Preston	21,690	18%	12	1,808
Preston to Harmony	5,872	5%	12.3	477
Isinours to Whalan	64,820	53%	9.3	6,970
Whalan to Peterson	14,599	12%	8.9	1,640
Peterson to Rushford	5,384	4%	4.8	1,122
Rushford to Money Creek Woods	5,086	4%	5.8	877
Money Creek Woods to Houston	5,958	5%	6.8	876

Source: Trail Study by the Office of Management and Budget Services, Minnesota Department of Natural Resources, August 2010

State Hwy 43 is a north-south corridor through Rushford Village linking Winona to southern Fillmore County. State Hwy 30 and State hwy 16 run east-west through Rushford Village. Many other County and City roads complete the transportation network as seen on the Roadways/City Map at the end of this chapter. Community facilities are also shown on this map, so it can be used as a city map.

The City of Rushford Village is in close proximity of Interstate 90 which carries the west-east traffic through southern Minnesota, connecting Rochester, MN and La Crosse, WI. Hwy 52, approximately 20 miles west of Rushford Village, is available for north-south traffic from Rochester to southern Fillmore County. The multiple options for state and federal highways are important for economic development and the efficient transport of goods.

Rushford Village is a rural area and has not experienced fast growth of residential or commercial lands. The AADT (Annual Average Daily Trips) for the State and County roads in the City has remained relatively steady since year 2000. The ADT map at the end of this chapter includes the ADT for year 2011.

Water Supply System

Much of Rushford Village utilizes private wells for water supply, although the area called South Rushford has had a community water system since 1984. The City continues to operate this water system, which currently has 102 connections. Well #1, a 366-foot-deep well that draws water from the Mt. Simon aquifer, has Radium levels that exceed EPA standards. The City constructed a 177 ft deep well (well #2) in 2012 that draws from the Eau Claire Sandstone formation and is currently in use as the primary water supply. Well House equipment and chemical feeds were also updated with new technology in 2012. Well Number 1 is still available and could be mixed with Well Number 2, but the capacity is not needed at this time. The City plans to maintain this public drinking water supply and can provide service to more users if development occurs in South Rushford.



All public water suppliers in Minnesota that serve more than 1,000 people must have a Water Supply Plan approved by the Department of Natural Resources (DNR). The City serves less than 1,000 people on the municipal water system, so is not required to complete a Water Supply Plan. Although a formal plan is not required, every water provider should consider conservation practices and planning measures.

Regardless of population, a City shall evaluate wellhead protection for municipal wells. More specifically, the public water supplier must:

- A. Delineate the wellhead protection area and the drinking water supply management area;
- B. Prepare a wellhead protection plan for the drinking water supply management area; and
- C. Implement a wellhead protection plan for the drinking water supply management area.

Source: Minnesota Rules, Parts 4720.5100 to 4720.5590 administered by the Minnesota Department of Health.

Wellhead Protection Plan process:

Part I - At the request of public water systems serving 3,300 people or less, Minnesota Department of Health (MDH) hydro geologists will delineate the drinking water supply management area, assess well and aquifer vulnerability, and write the Part I report. MDH has begun work on Part 1 of the City's Wellhead Protection Plan.

Part II - At the request of public water systems serving 500 people or less, MDH planners will likely prepare the portion of the wellhead protection plan that directly deals with management of the drinking water supply management area for Part II of the wellhead plan.

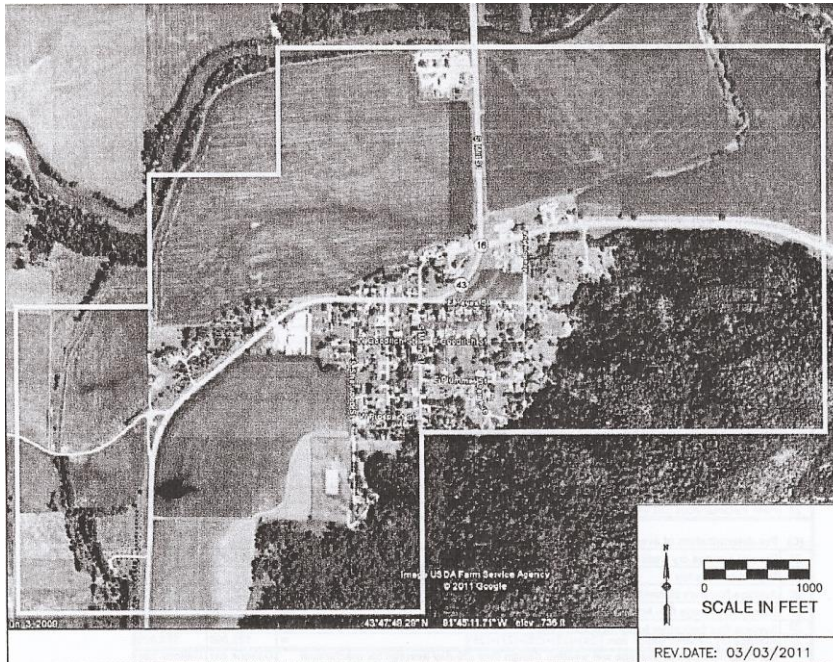
Source: <http://www.health.state.mn.us/divs/eh/water/swp/whp/fs/whpfunding.pdf>

Waste Water Collection System

In 1996, a wastewater collection system was developed for South Rushford. An agreement was made to connect the sewer to the Rushford municipal system for treatment. The original Wastewater Treatment Agreement between the City of Rushford and the City of Rushford Village was prepared in 1994. The agreement and Sewer Service area were both updated in 2011. The contract is based on 124 Equivalent Residential Units (ERUs). There are 104 Existing Connections to date. Approximately twenty additional ERUs could be added and the City of Rushford Village would still be within the flow and loading parameters set forth in the agreement. If the flow or loading would surpass that set for 124 ERUs the City must purchase additional capacity. The City of Rushford has the right to limit any additional capacity purchase to the equivalent of 150 ERUs. It is unlikely that growth of the South Rushford area would require more than 40 additional connections in the next 10 years. The

The Water and Sewer Utility System Map is provided at the end of this chapter.

The following drawing is the Sewer Service Area Boundary from the 2011 Wastewater Treatment Agreement.



The remainder of the City is served by private septic systems. Existing and future systems need to be permitted through Fillmore County. Records regarding locations, compliance, upgrades, and installations of systems are available at the County offices. New subdivisions could also consider cluster treatment systems, shared amongst the development. Such systems should require city approval of long-term maintenance agreements and financial surety from the developer.

Stormwater

The City's stormwater infrastructure consists of ditches and culverts. Stormwater management is required for all land alteration. All developments of two or more lots shall require a stormwater management plan and compliance with all requirements of the MN Pollution Control Agency and any other applicable authority. The plan shall meet the objectives in zoning ordinance section 1508.04 to reduce the runoff rates and volumes, soil erosion and nonpoint source pollution. Typically stormwater ponds are built in new developments to meet the regulations, but other alternative methods are allowed under certain circumstances.

Private Utilities

Electric service is provided by Tri-County Electric Cooperative.
Natural gas is provided by MN Energy Resources Corporation.

6. Community Facilities

City owned property includes the 10-acre City Hall location which includes the city offices, community room, and a playground area. Only a portion of this site is dedicated to the existing facilities. The balance of the property may be available for future development determined to be in the City's best interest.



In addition to the playground area at City hall, the City has a park in South Rushford with playground equipment and a shelter. The nearby City of Rushford has a municipal swimming pool and several other public parks that are available.

Title II of the Americans with Disabilities Act applies to many units of government including cities. It prohibits discrimination on the basis of disability in all services, programs, and activities provided by towns. Thus, people with disabilities must have an equal opportunity to participate. The City is required to follow the ADA regulations for facilities, new construction and alterations, communications with the public, and policies and procedures governing town programs, services, and activities.

The Root River State Trail runs through Rushford Village from west to east. The nearest trailhead is in the City of Rushford. No parking lots or trailheads exist in Rushford Village. The Root River is designated by the DNR as a water trail. Water access points and boat landings are located along the Root River, but are not abundant in Rushford Village. Two carry-in landings are located in the city, but no vehicle accessible launches. Further opportunity exists with the land and water trails and could benefit Rushford Village. A parking area near the trail is being developed in the area of Cooperative Way.

Campgrounds - Rushford Village has one campground which is privately owned. There are 48 sites at the campground, and it is located on the north side of Hwy 16, just east of the industrial park at Cooperative Way.

Schools - The City is part of the Rushford-Peterson School District. The District has one Elementary School which is in the City of Rushford on the same site as the High School. The building was built in 1906 and has many needs. The School District is pursuing options to build a new school. The Middle School is located in the City of Peterson, but locations may shift if a new building is built in the district.



Library - The City of Rushford library is a great asset to the region and is available to the public.

Emergency Shelter - Having an emergency response plan and a meeting place in case of emergency is important for every community. Some dwellings and the campground do not have a safe place for protection against tornados. Rushford Village is included in the Fillmore County Hazard Mitigation Plan, but may choose to develop a plan more specific to the City.

State land in Rushford Village includes the Sand Barrens Scientific and Natural area as well as other state owned forest lands. The City is located in the Richard J Dorer Forest of Southeast Minnesota.

State Land and Water Trails



7. Inter-Government Collaboration

The City recognizes it exists in a larger community and strives to work with other agencies to make the entire region attractive and sustainable. The City of Rushford Village collaborates with other government entities to provide valuable services to its citizens. Inter-Government collaboration is a way for the City to provide expertise, efficiencies, and cost control to its citizens. The League of MN Cities has published a helpful guide to inter-government collaboration that can be found at: www.lmc.org/page/1/intergovernmental-collaboration.jsp. The collaboration that already occurs includes:

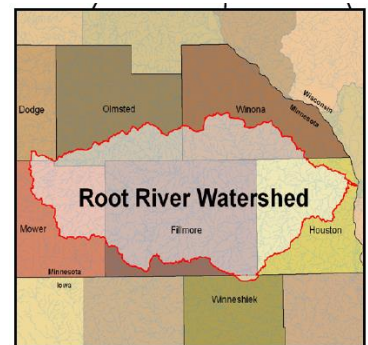
Fillmore County services are used for Police, Social Services, Emergency Response, Feedlot Regulations, and Septic System Compliance. The county also performs the property value assessments and property tax collection services as well as extensive mapping of the County using Geographic Information System (GIS) software. The County makes this information available to the municipalities within the county.

The Fire and Ambulance District covers the City of Rushford, City of Rushford Village, and Peterson. It is administered through the City of Rushford.

The City of Rushford is party to a wastewater treatment agreement with Rushford Village to treat sewage from the South Rushford Area of Rushford Village. Note: Rushford Village owns and operates its own well and water distribution system for the area known as South Rushford.

Tri-Cities - Currently there are no agreements in place to share services with the City of Peterson, but Peterson, Rushford, and Rushford Village have formed a committee that meets to discuss regional issues. The three cities are part of the Rushford-Peterson School District and share many other regional interests such as the watershed, public facilities, and business offerings.

Watershed Planning is a prime example of the need for inter-government collaboration. Watersheds rarely follow municipal boundaries, but yet depend on the participation of all landowners and government units to successfully protect the natural water resource. Several organizations are working on water quality and water flow topics. It is important that Rushford Village supports the work done by these organizations and promotes land use practices that protect the quality of the Root River and tributary streams and comply with the recommendations of these organizations.



8. Land Use

The existing land use in the City of Rushford Village is predominately rural with approximately:

- 50% of Land Area in Agricultural Tax Classification
- 25% of Land Area in Rural Vacant Land (including Timber) Tax Classification
- 25% Other, including Residential and Commercial/Industrial, Government Land

Rushford Village has several distinct residential areas; the largest is South Rushford, an area that began to be developed as part of the original Town of Rushford in the 1850's, served by municipal water since 1984 and sewer since 1996. A number of residential subdivisions have been developed in other areas of the city and were planned for lot sizes large enough to accommodate on-site septic systems and individual or shared wells. Based on a feasibility study done in 1992, Rushford Village did not pursue municipal sewer or water services to these areas. It was determined to be cost prohibitive due to low residential density and distances from existing Rushford City mains and lift stations.

Commercial/Industrial areas include areas in South Rushford which have carried on a commercial use for many years and a developing district along Cooperative Way, between State Hwy 16 and State Hwy 30. The industrial park in this district was successfully planned and developed by private stakeholders with the City's assistance in building the roads.

It is also important to note that there is a significant amount of public land, including the Sand Barrens Scientific and Natural Area and a few parcels of state forest land.

In developing modification to the City's land use it will be necessary to analyze and respond to the needs of the community, consider compatibility of proposed land uses, comply with the forecasted potential of utility services and maintain consistency between the zoning districts, subdivision regulations, and zoning code. From beyond the City borders it will be necessary to take into account neighboring jurisdictions, regional influences and jurisdictions including items such as the watershed, groundwater, and transportation networks. Preserving the natural resources and landforms or structures that have an environmental, cultural or historical significance should be a top priority. The visual impact of altering the landscape should also be considered in land use decisions.

Issues and Concerns

The following issues and concerns include those that were documented as part of the Draft 1998 Land Use Plan as well as any additional concerns voiced as part of this Comprehensive Planning Process. Many of the topics discussed recently are similar to those in 1998.

1. City Growth Management
2. Rural Subdivision Locations

3. Road Rights of Way
4. Consistent Rules with County
5. Regional Flood Mitigation
6. Storm Water Run-Off
7. Feedlots
8. Manure Management
9. Farmland Preservation
10. Bluff Protection
11. Rivers-Floodplain / Shoreland Regulations
12. Geology, Quarries, Solid Waste, Landfills, Demolition Landfills

Existing Regulations

The primary city ordinances related to land use include:

- Zoning Ordinance (No. 5)
- Subdivision Ordinance (No. 11)
- Floodplain Ordinance (No. 4)

The Zoning Ordinance was last amended in 2012. In summary, the ordinance regulates the permitted use for each district, minimum lot size, setbacks, etc. It also includes stormwater management criteria, specific requirements for steep slope areas, permit requirements for land alterations, mining and excavations, and conditional use permit requirements. The City Zoning Ordinance gives further direction on the Floodplain Ordinance and also addresses the MN DNR Shoreland Regulations.

The Subdivision Ordinance originated in 1994 and was updated in 2012. This ordinance explains the subdivision process, but most importantly requires the landowner to provide a Land Suitability Analysis to consider any issues that may affect the environment or the health, safety, or welfare of other residents.

The Floodplain Ordinance was passed in 1987 and has since been amended. It is the City's responsibility to properly administer the floodplain ordinance in order to maintain the eligibility of flood insurance through the Federal Emergency Management Agency (FEMA). The MN DNR is available to assist cities with floodplain regulations.

Individual Sewage Treatment Systems - Land Owners in Rushford Village utilize the Fillmore County permit and inspections program to comply with state standards.

Feedlots require a conditional use permit from the City of Rushford Village. In addition, Fillmore County and the MN Pollution Control Agency (MPCA) administer the MN Rules for Animal Feedlots in Rushford Village.

MN Administrative Rules, Chapter 7020, Animal Feedlot definition:

"Animal feedlot" means a lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising, or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purposes of these parts, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be animal feedlots. Pastures shall not be considered animal feedlots under these parts.

Zoning Districts

The Zoning Map included at the end of this chapter was adopted during the 2010 zoning ordinance amendment. As part of this comprehensive planning process, the zoning map was re-created in electronic format so it can now be reproduced and enlarged for better viewing.

The existing land use of the City includes 50% Agriculture and 25% Rural Vacant land based on acres of tax classification. The total of these two existing open space areas equals 75%, similar to the 78% zoned Protected Agriculture. With the current zoning district boundaries, the City will maintain the open space it desires.

The current zoning districts of the City are represented by the following percentages of land area and are describes as follows:

Zoned	Zoned Acres	Zoned % of City
P-A Protected Agriculture	16,730	78
R-R Rural Residential	3090	14
R-1 1&2 Family Residential	540	2.5
R-2 Multi-Family Residential	0	0
B-1 General Business	0	0
C/I Commercial/Industrial	1210	5.5

P-A Protected Agriculture District

This district is established to preserve for the long-term, the present agricultural lands, maintain other lands in a natural state, and permit very low density residential, no greater than one dwelling unit per quarter-quarter section of land (except second dwelling meeting special requirements). Subdivision is not permitted in the Protected Agriculture District.

R-R Rural Residential District

This district covers areas where Subdivisions would be acceptable as long as the land is determined suitable and the subdivision complies with all other regulations. Rushford Village requires a minimum lot size of 2.5 acres for a single family residential lot in the Rural Residential District.

R-1 One and Two Family Residential District

This district is intended for single family and attached single family urban type, medium density residential development in the areas where such development fits the land Use Plan and policies, particularly, but not limited to where municipal utilities are available.

R-2 Multiple Family Residential District

This district is intended for attached dwellings of three or more dwelling units such as apartments, condominiums, and where adequate municipal utilities are available. The City has no multi-family dwellings at the time of this Comprehensive Plan process.

B-1 General Business District

This district allows retail sales, business and personal services, and business and professional offices.

C/I Commercial/Industrial District

This district provides areas suitable for the location of commercial enterprises which require special traffic access considerations. The City encourages development in these areas that is compatible with surrounding districts. An example of a successful development in this district is the 25-acre private industrial park between Hwy 16 and Hwy 30.

F-1 Flood Plain Overlay District

This area is described in the City Flood Plain Management Ordinance (ordinance 4) and the official maps. Flood Insurance Rate Maps (FIRM) are the tool the Federal Emergency Management Agency (FEMA) uses to determine the flood risk that home and business owners face. They are the official maps of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community. A minor amendment can be made to the FIRM maps if approved through the Letter of Map Revision process (LOMR). The official FIRM map is not changed for each LOMR, but the amendments for a city can be attached to the FIRM maps, so the most current information is available. The effective FIRM maps for Rushford Village were created in 1987, but the area maps are scheduled for a re-issue. Flood Insurance Study (FIS). These reports provide background information on the analysis performed and more precise data on the flood elevations in a community. A Study is not currently available for the City of Rushford Village.

Shoreland

In accordance with the MN Department of Natural Resources and the City Zoning Ordinance, shoreland regulations apply to all lands located within certain distances from public waters such as the Root River and Rush Creek.

9. Economic Development

The City strives to retain existing businesses and attract a diversity of businesses to sustain a strong tax base, offer a variety of services, and provide local employment opportunities. Relying on a single industry such as farming causes a risk of volatility in the local economy, so a variety of enterprise is desired, up to the limits illustrated by the zoning districts.

The development of the commercial/industrial park on Cooperative Way has given a significant boost to the city's economy. Tri-County Electric developed the 25-acre park and located there in 2008.

Employment

An analysis was completed for the Rushford EDA in the spring of 2013 to analyze the employment trends for the three cities of Rushford, Rushford Village, and Peterson. The findings included the following statistics:

- There were an estimated total of 1293 jobs in the three cities in 2012.
- The jobs in Rushford Village increased from 70 in 2006 to 170 in 2012.
- Rushford Village gained 8 employers from 2006 to 2012.
- The payroll for Rushford Village establishments increased by a total of 4.5 million from 2006 to 2012.

Source: Jared Agrimson, Winona State University with data collected from MN Department of Employment and Economic Development (DEED).

Further information on the existing businesses and labor force in the area is available through the State of Minnesota Department of Employment and Economic Development's Prospector Database at www.mnprospector.com.

Tax Base

A tool in assessing the economic condition of the community is to compare total assessed market of individual sectors with the total assessed value. The 2012 Assessed Market Value for the City Rushford Village is broken down as follows:

2012 Valuations in Rushford Village

	Taxable Market Value
Farm Homestead	\$36,415,353
Farm Non-Homestead	\$11,145,904
Timber	\$5,024,310

Noncommercial Seasonal Recreation	\$823,316
Residential Homestead	\$34,310,000
Residential Non-Homestead	\$2,448,602
Apartments	0
Commercial Seasonal Recreation	0
Commercial / Industrial	\$7,729,095
Utilities	\$13,367
Railroads	0
Personal	\$2,432,338
TOTAL	\$100,649,555
(2005 TOTAL)	\$55,592,900
(2000 TOTAL)	\$37,008,300

Source: <http://landeconomics.umn.edu/>

A typical city may strive to have their commercial/industrial assessed market value be at least 20% of the total assessed market value in order to balance the tax burden and create diversity in the community. Commercial / Industrial properties tend to have a higher market value per acre and are taxed at a higher rate than other properties. The Commercial/Industrial rate is 1.5 – 2.0 percent versus homestead agricultural which is taxed at 0.50 percent for the first tier (up to 1.5 million for 2013), then 1.0 percent thereafter.

Rushford Village is unique in that it is very large in geographical size and has a low population density due to the rural nature and agricultural base. This combination allows for less demand for services and public infrastructure than other cities of similar population. Therefore, the City can be sustainable with a lower percentage of commercial/industrial tax base than typical.

The overall property valuation for the city has increased from \$37 million in year 2000 to over \$100 million in 2012. In turn, the city taxes collected have more than tripled from 2002 to 2012.

Total Taxes for Rushford Village 2002-2012 (City portion only)

	2012	2010	2008	2006	2004	2002
Farm Homestead	83,698	76,180	61,014	42,747	32,244	28,060
Farm Non-Homestead	43,463	46,472	27,166	18,247	11,316	10,320
Timber	16,734	5,933	440	0	8	0
Noncommercial Seasonal Recreation	3,124	3,799	6,398	4,505	2,498	1,746
Residential Homestead	130,101	134,184	125,679	89,312	61,602	58,251

Residential Non-Homestead	9,765	9,384	9,454	7,671	4,362	3,285
Apartments	0	0	0	0	0	0
Commercial Seasonal Recreation	0	0	0	0	0	0
Commercial	54,567	49,574	13,626	10,193	9,887	7,945
Industrial	0	0	0	0	0	0
Utilities	89	88	2,388	629	479	528
Railroads	0	0	0	0	0	0
Other	0	0	0	0	0	0
Personal	18,461	13,386	12,991	2,695	2,598	1,867
TOTAL	\$360,003	\$339,000	\$259,157	\$175,998	\$124,993	\$112,002

Source: <http://landeconomics.umn.edu/>

Marketing

Rushford Village is a great place to operate a business. The proximity to Interstate 90 and several State Highways offers an efficient transportation system. The City is located close to larger cities such as Rochester, Winona, and La Crosse and sufficient land is available for business development. Marketing available land is most successful if land owners and cities partner together to promote the community opportunities.

Many business owners seek out potential locations using the internet. It is important to market the availability of property on the state's commercial property prospector site at www.mnprospector.com. The City should inform business owners of this opportunity and also make marketing information available on the City EDA website link.

Financial Incentives

The City offers a business subsidy program with a priority on assisting existing businesses. Common tools for a city to attract and financially assist businesses is a Revolving Loan Fund program, Tax Abatement and Tax Increment Financing, a tool to develop new public infrastructure or site improvements by utilizing future additional tax to finance the improvements.

Tourism

The open space and natural resources in Rushford Village are currently underutilized for tourism. The City encourages the development of new tourism and outdoor recreation ventures. Tourism could be a source of supplemental income for agriculture land owners.

10. Implementation

Community Profile

Goal 1: Embrace and document city history.

Action Step:

Develop way-finding signs illustrating historical photographs and information.

Goal 2: Maintain or increase population.

Action Steps:

- a) Support community facilities in neighboring communities to sustain the region as a great place to live.
- b) Prepare marketing material on living in Rushford Village and distribute for use by realtors and employers.
- c) Plan for a variety of amenities to attract all age groups.

Goal 3: Provide a range of housing choices for new residents and existing residents with changing needs.

Action Steps:

- a) Consider development of one-level and handicapped accessible housing units.
- b) Consider development of smaller, more affordable housing units.
- c) Consider development that provides low-maintenance or that provides services through associations.
- d) Consider development of multi-family housing.

Land and Water

Goal 4: Protect the Natural Resources.

Action Steps:

- a) Minimize negative impacts to air quality, waterbodies, groundwater, and other natural resources by strict enforcement of regulations.
- b) Ensure compliance with the bluff and steep slope regulations.
- c) Permit the use of geological resources according to the excavation and mining ordinance and limiting negative impacts to the environment and natural character of the land.
- d) Preserve forest areas and provide regulations to control loss.
- e) Participate in regional water planning to improve the quality of rivers and streams.
- f) Support efforts of regional flood mitigation.
- g) Support enforcement programs administered through Fillmore County such as the Individual Septic Systems and Feedlots programs.

Public Infrastructure

Goal 5: Provide a well maintained local street network and support improvements to the regional system.

Action Steps:

- a) Recognize the value of the regional transportation network to the local economy and participate in regional planning.
- b) Continue to assess the location and condition of city infrastructure including water, sewer, and streets to best plan for improvements.
- c) Dedicate funds for improvements.

Goal 6: Provide an efficient and well maintained local water and sewer system.

Action Steps:

- a) Limit Rushford Village sewer and water extensions to areas that provide a favorable cost benefit ratio.
- b) Continue to coordinate sewer and water needs with the Cities of Rushford and/or Peterson.
- c) Protect the quality of drinking water by following the pollution prevention strategies set forth in the Wellhead Protection Plan.
- d) Dedicate funds for improvements.

Community Facilities

Goal 7: Create an open space and recreation system that highlights and protects the natural resources.

Action Steps:

- a) Identify potential areas for public parking along Root River and State Trail and work with the DNR to develop.
- b) Identify need for a boat launch and work with the DNR to develop.
- c) Develop a recognizable City of Rushford Village sign to use at public property.
- d) Market the location of state land and opportunities for recreational access.

Goal 8: Ensure a variety of sustainable and accessible community facilities exist in the region.

Action Steps:

- a) Ensure compliance with the Americans with Disabilities Act for city property.
- b) Support the facilities in neighboring communities that provide amenities for Rushford Village residents such as the Rushford Library and Aquatic Center.

Inter-Government

Goal 9: Continue regional planning and inter-governmental collaboration initiatives.

Action Steps:

- a) Continue to participate in the Tri-City committee to study and plan regional issues.
- b) Recognize the importance of schools and support efforts to improve the school buildings and programs.
- c) Continue to coordinate land use with other entities, including Rushford, Peterson, Fillmore County, MN DNR, and MPCA.
- d) Become more involved in watershed planning and protection of water resources.

Land Use

Goal 10: Protect the Natural Resources during development.

Action Steps:

- a) Encourage site designs that minimize surface water run-off.
- b) Allow alternative energy systems such as solar energy and wind energy systems according to the city ordinance.
- c) Create or preserve trees on city managed lands.
- d) Consider a tree preservation requirement for developments.
- e) Consider a stricter requirement for slope protection, not only limiting development on steep slopes but prohibiting the creation of steep slopes.

Goal 11: Sustain agriculture as the primary use in historically farmed areas.

Action Steps:

- a) Maintain a minimum of 75% of the city's area in the Protected Agriculture Zoning District.
- b) Adopt a "right-to-farm" policy that acknowledges and accepts noise and odor aspects of farm operations.
- c) Encourage local use of community's agricultural products.
- d) Direct nonfarm residential development away from prime agricultural areas.
- e) Foster economic development activities to attract and retain businesses important to agriculture.
- f) Encourage sustainable agricultural practices.

Goal 12: Respect the establishment of zoning districts.

Action Steps:

- a) Continue to review the compatibility of land use along city borders.
- b) Encourage new housing in areas with municipal utilities
- c) Limit rural housing to specified areas and require that land suitability analysis is favorable for the proposed development.
- d) Limit zoning changes to those that maintain goals of zoning district percentages and specific land characteristics.
- e) Require that incompatible land uses have transitional areas and buffers.
- f) Create development policies that assist in the establishment and location of commercial/retail type businesses in the urbanized area, and warehouse/industrial type's uses in the corridor running between Hwy 16 and Hwy 30.

Goal 13: Encourage stormwater best management practices.

Action Steps:

- a) Minimize use of storm sewer pipes and require drainage by way of natural drainage and infiltration whenever possible.
- b) Encourage site designs that minimize surface water run-off, limit impervious surface, and provide buffers to water bodies.
- c) Distribute information to educate the public about the effects of stormwater runoff on the water quality.

Goal 14: Support the protection of the Root River in cooperation with the MnDNR and other agencies.

Action Steps:

- a) Ensure that city staff and city leaders understand and enforce the Floodplain and Shoreland rules.
- b) Review and assist in the implementation of water resource goals defined in the Fillmore County Watershed Management Plan and other watershed planning documents.

Economic Development

Goal 15: Increase the City's efforts with Economic Development

Action Steps

- a) Continue business retention and expansion program.
- b) Create and Economic Development section on the City website.
- c) Continue business subsidy program.
- d) Support private development of commercial property.
- e) Promote the City as a contact point for inquiries
- f) Evaluate the City development rules and process to simplify and expedite the system for applicants.
- g) Maintain an attractive community by enforcing ordinances and initiating programs to improve the beauty and accessibility of the community.

Goal 16: Promote the City as an affordable, convenient location to start a business.

Action Steps:

- a) Prepare an Economic Development plan.
- b) Create an inventory of existing and available sites.
- c) Add more City data and a link to MN Prospector (www.mnprospector.com) to the Economic Development section to City website.
- d) Inform businesses and commercial land owners of the benefits of the MN Prospector website.
- e) Work with county and state agencies to target industries identified as having a competitive advantage in Rushford Village.
- f) Promote the access to transportation corridors, low taxes, and available workforce.
- g) Advocate for private utilities and transportation improvements that will benefit economic development.
- h) Encourage new businesses that will offer new employment opportunities to City residents.

Goal 17: Improve the Tourism activity in the City.

Action Steps:

- a) Promote agricultural and outdoor recreation based tourism.
- b) Promote a variety of lodging types (hotel, B&B, campgrounds)
- c) Support private landowners in tourism ventures. Some ideas for new spaces and attractions include: corn maze, community garden, farmers market, pumpkin patch, farm tours, river tubing/canoe rental, and commercial hunting.