



Brown County MINNESOTA

Planning Commission
Tuesday, June 9, 2026 at 9:00 AM
Brown County Courthouse Room 204
Note: These meetings are being recorded

MEETING AGENDA:

1. Call to Order

- 1. Call to Order

2. Approval of Minutes

- 2.1 May 12, 2026

3. Public Hearing

- 3.1 Draft Vision 2040 Brown County Comprehensive Land Use Plan

4. Plats

4.1 APP-P-0178

Application filed by Scott Vogel is to consider the Final Plat of Vogel's Ninth Subdivision.

4.2 APP-P-0179

Application filed by Tim Lipetzky is to consider the Final Plat of Lipetzky Second Subdivision.

4.3 APP-P-0180

Application filed by Pat Mohr is to consider the Preliminary Plat of Mohr Subdivision

5. Other Business

- 5.1 Zoning Report

6. Adjourn

BROWN COUNTY PLANNING & ZONING COMMISSION
May 12, 2026

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on May 12, 2026, at 9:00 AM. Planning Commission members present: Joe Stadheim, Lisa Fischer, Dennis Potter, and Tony Berg- County Commissioner. Also present: Sam Hansen – County Administrator, Robert Santaella – Zoning Administrator, Charles Hanson – County Attorney, and Amanda Lang – Asst. Zoning Administrator.

Members of the public present – Pat & Amy Vogel, Teresa Schwartz, Char Bast, Pon Groebner, Peggy Groebner, Rich Groebner, Dustin Hauschild, Mike Scheffler, Cooper Scheffler, Delbert Groebner

The meeting was called to order by Chair Joe Stadheim at 9:00 AM.

The minutes from April 14, 2026, were reviewed. A motion to approve was made by Fischer and Seconded by Potter. Motion carried 4-0 on a unanimous vote.

The first item of business was an Interim Use Permit application APP-I-0029.

Application filed by Cooper Scheffler of L&S Construction on the property owned by Joseph Groebner & Groebner Farms for an Interim Use Permit is to allow the use of a gravel mine, to include gravel extraction, screening, and processing.

Discussion: Santaella provided background on the application. Rich Groebner presented a list of items to be put into the record and they were read aloud by Stadheim. Santaella gave history of previous conditions, but were not placed on the most recent permit. There was discussion about a designated route and safety concerns of the different options being brought up. Teresa Schwartz main concern is of safety and would like clarification on adequate noise and dust control. Santaella address those concerns and clarified that if not measurable or specific enough, conditions along those lines can be difficult to enforce. Cooper Scheffler explained that every driver has been given a map of the preferred route and that they have continued to pay the township a 10 cent gravel tax to alleviate these concerns. Mike Scheffler explained that their operation only owns 2 gravel trucks, the rest are outside contractors. Ron Groebner stated that if there were to be a required driving route it would make getting gravel to different parts of the township more difficult. Potter asked those present if things have gotten better, stayed the same, or gotten worse since the driving route condition was removed and discussion was had. Potter also asked if there are designated driving routes on other IUP's and there is not. Attorney Hanson offered suggested conditions based on the conversation being had. Fischer had questions about the operating hours and discussion was had.

Finding of Fact sheets were completed.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board with 5 conditions. Motion was passed 4-0 on a unanimous vote.

The second item of business was an Interim Use Permit application APP-I-0030

Application filed by Cooper Scheffler of L&S Construction on the property owned by L&S Construction for an Interim Use Permit is to allow the use of the property as a gravel mine, to include gravel extraction, screening, and processing.

Discussion: Santaella provided background on the application. Santaella advised that due to the proximity that any comment made be of new concerns or discussion. No comments or questions.

Finding of Fact sheets were completed.

Motion was made by Fischer and seconded by Potter to recommend approval to the County Board with the same conditions as the previous item. Motion was passed 4-0 on a unanimous vote.

The third item of business was an Interim Use Permit application APP-I-0031.

Application filed by Brian Aschenbrenner on the property owned by Brian & Teresa Aschenbrenner for an Interim Use Permit is to allow the use of a gravel mine, to include gravel extraction, screening, and processing.

Discussion: Santaella provided background on the application. No other discussion.

Finding of Fact sheets were completed.

Motion was made by Fischer and Seconded by Berg to recommend approval to the County Board with the conditions proposed in the packet. Motion was passed 4-0 on a unanimous vote.

The fourth item of business was a Final Plat application APP-P-0175. Application filed by Greg Bartz to split parcel into two parcels.

Discussion: Santaella provided background on the application.

Motion was made by Berg and Seconded by Potter to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

The fifth item of business was a Final Plat application APP-P-0176. Application filed by Dylan Jackson to split parcel into two parcels.

Discussion: Santaella provided background on the application.

Motion was made by Fischer and Seconded by Potter to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

The Sixth item of business was a Preliminary Plat application APP-P-0178.
Application filed by Scott Vogel to add more acreage to grain bin site.

Discussion: Santaella provided background on the application.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

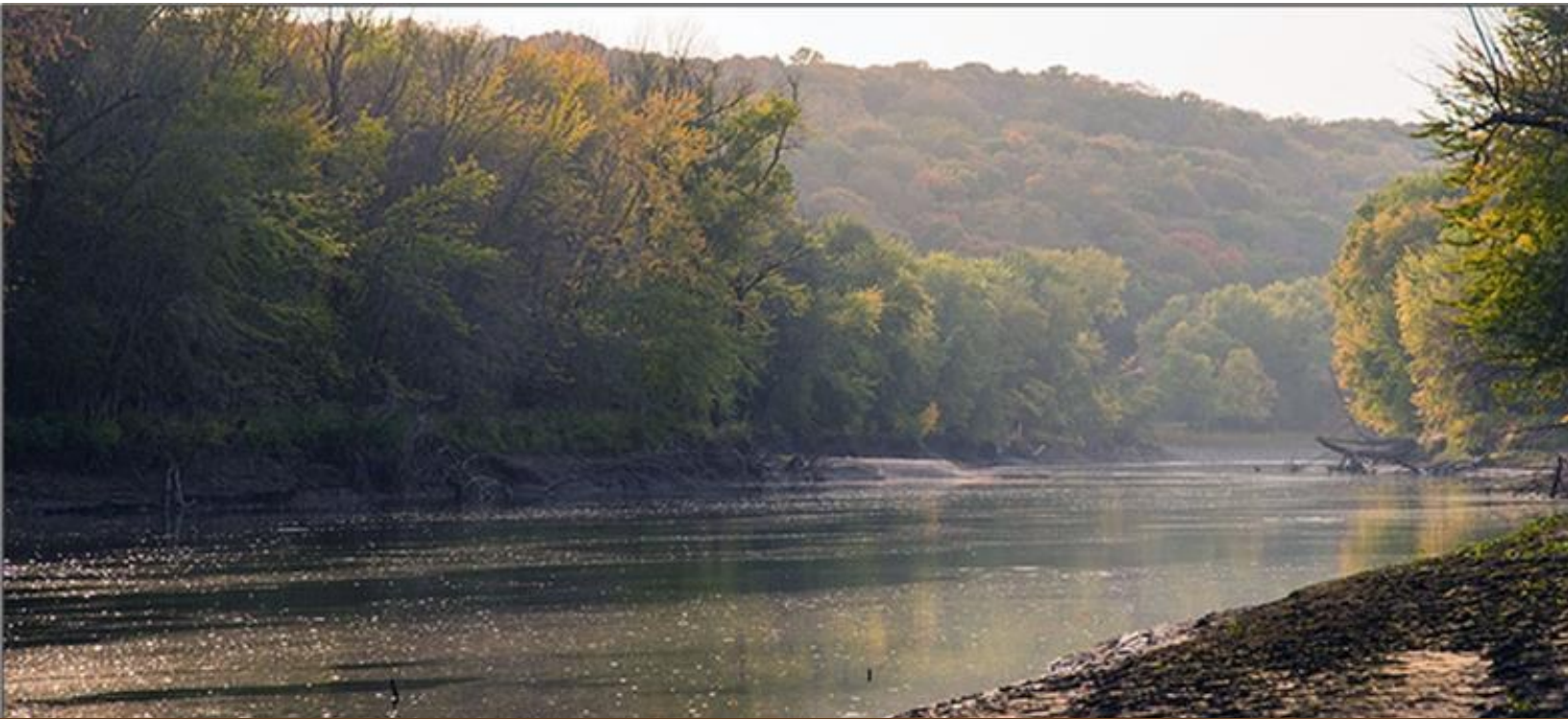
The Seventh item of business was a Preliminary Plat application APP-P-0179.
Application filed by Tim Lipetzky to split building site from tillable.

Discussion: Santaella provided background on the application.

Motion was made by Potter and Seconded by Fischer to recommend approval to the County Board. Motion was passed 4-0 on a unanimous Vote.

There being no further business, Chair Stadheim adjourned the meeting.

Respectfully submitted,
Amanda Lang, Asst. Zoning Administrator



FINAL DRAFT 04-24-2026

Vision 2040

Brown County Comprehensive Land Use Plan



TABLE OF CONTENTS

1 Acknowledgements.....	4
County Board	4
Planning Commission	4
County Staff.....	4
Comprehensive Plan Steering Committee.....	4
Focus Groups.....	4
Consultants	4
2 Community Profile	5
History & Background.....	5
Geography.....	6
Community Data	7
Population Projections	11
Community Engagement	13
Community Profile Goals.....	14
3 Natural Resources.....	15
Historic Land.....	15
Water Resources	17
Stormwater Management.....	20
Geology and Groundwater	21
Gravel Pits.....	21
Agronomy.....	22
Soils.....	24
Open Space Conservation	26
Parks, Trails, and Recreation	27
Natural Resources Goals	30
4 Land Use	31
Current Land Use.....	31
Current Tax Revenue of Land Classifications	35
Current Overlays.....	36
Future Land Use.....	37
Key Considerations for Growth.....	42
Growth Scenarios and Land Demand	44
Residential Density Standards.....	50
Land Use Goals.....	51
5 Economic Development	52
Economic Development Goals.....	56
6 Housing.....	57
Existing Conditions.....	57
Projected Conditions.....	60

Housing Goals.....	68
7 Public Facilities and Infrastructure.....	69
Service for the Unincorporated Areas.....	69
Joint Power Services.....	70
Public Facilities and Infrastructure Goals.....	71
8 Transportation.....	72
Functional Classification	74
Jurisdiction	74
Bridges	76
Safety and Capacity	77
Public Transportation	79
Transportation Goals	80
9 Implementation	81
Official Controls	81
Funding Mechanisms.....	82
Implementation Matrix	82
Appendix A All comments received	90



1 | ACKNOWLEDGEMENTS

COUNTY BOARD

David Borchert — District 1, Board Member
Anton Berg — District 2, Board Member
Scott Windschitl — District 3, Chairperson
Brian H. Braun — District 4, Vice-Chairperson
Jeffrey Veerkamp — District 5, Board Member

PLANNING COMMISSION

Joe Stadheim — Chair
Dennis Potter — Member
Dan Lendt — Member
Lisa Fischer — Member
Tony Berg — County Commissioner Representative

COUNTY STAFF

Sam Hansen — County Administrator
Robert Santaella — Zoning Administrator
Amanda Lang — Assistant Zoning Administrator
Andrew Lang — County Engineer

COMPREHENSIVE PLAN STEERING COMMITTEE

Amber Dale — City Manager, Springfield
Joe Stadheim — City of New Ulm
John Knisley — City of New Ulm
Brian Braun — Brown County Commissioner (District 4)
Tony Boelter — Chair, Brown County Board of Adjustment
Melanie Krueger — Brown County SWCD
Joann Schmidt — Mayor, City of Sleepy Eye

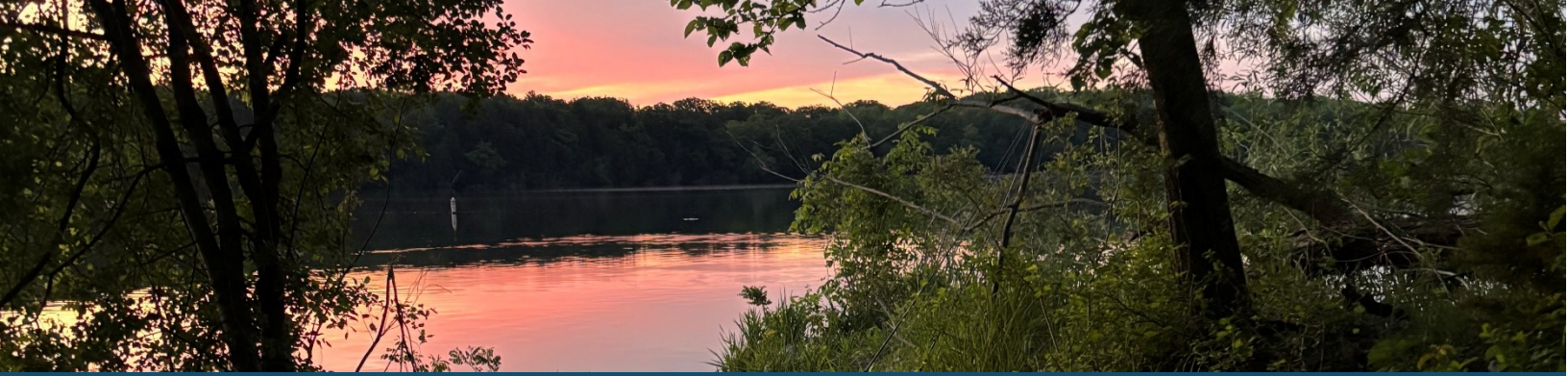
FOCUS GROUPS

David Olson
Tony Boelter
JoDee Haala
Adam Barka
Dennis Schreier
Brian Braun
Todd Consbruck
Nate Gieseke
Julie Anderson

CONSULTANTS

Haila Maize - Principal in Charge
Bill Helget - Client Services Manager
Mojra Hauenstein - Project Manager
Robin Caufman - Engagement Advisor
Brenna McConnell Jansen - Planning Support
Dylan Edwards - Housing Support
David Sandberg - GIS Specialist





2 | COMMUNITY PROFILE

HISTORY & BACKGROUND

The area now known as Brown County is part of the Dakota people's homelands. Prior to the arrival of European fur traders and settlers, the Dakota people moved throughout their homelands, varying their work and home location according to the season. The Dakota way of life changed as Indian lands were ceded to the United States through a series of treaties, the promises of which the United States government frequently dishonored. In 1851, the Treaty of Traverse de Sioux ceded land that is currently in Brown County to the United States.

Settlers began establishing communities in Brown County in the 1850s, when settlers of German and Danish heritage congregated near the Minnesota and Cottonwood Rivers. By the mid-1850s, Norwegian settlers established communities in the lake country in southeastern part of the county. Brown County was established in 1855, before Minnesota was a state. The original size of Brown County was enormous, and it was gradually broken into separate counties until its current boundaries were established in 1865.

Brown County was still sparsely populated in the 1860s, when rising tensions between the United States government, different factions of Dakota people, and settlers led to the six-week U.S.-Dakota War of 1862. Responding to widespread hunger in Dakota communities and delayed treaty payments, some Dakota declared war on the U.S. government to reclaim their homelands. Communities in Brown County were hit hard during the war: Milford Township experienced the highest number of settler deaths of any township during the war, and two battles in New Ulm led to widespread destruction and temporary evacuation of the city. After the U.S.-Dakota War, most Dakota people were exiled from Minnesota, including from former reservation lands located in Brown County.

Settlement in Brown County continued through the late 1800s, further encouraged by railroad construction in the county in the 1870s. Irish, Danish, and English immigrants settled in western Brown County, adding to the county's mix of cultural heritage. Its prime agricultural lands and access to markets via the railroad helped Brown County's economy flourish after the Civil War and into the 1900s. Today the county continues to be known for its celebration of its history and cultural heritage, especially the German heritage celebrated in the City of New Ulm.



GEOGRAPHY

Brown County is located in the south-central part of Minnesota.

LAND AND WATER AREAS

- Total Area: 601.3 square miles (384,862.3 acres)
- Land Area: 591.9 square miles (378,816.2 acres)
- Water Area: 9.4 square miles (6,016 acres), which accounts for 1.6% of the total area

GEOGRAPHIC FEATURES

Lakes and Rivers

Brown County is home to several lakes and rivers. Notable lakes include Lake Hanska, Sleepy Eye Lake, and Linden Lake. Notable rivers include the Minnesota River, which runs along the county's northeast border. The Cottonwood River and Little Cottonwood River, which run through the county from west to east.

Protected Areas

Protected areas contribute to the county's natural beauty, ecosystem health, and recreational opportunities. In Brown County these include parks, wildlife management areas, and scientific and natural areas.

Topography

The topography varies throughout Brown County, which is scattered with gentle slopes and streams shaped by glacial activity. The western part of the county features gently rolling plains and fields, while the southeastern part of the county is distinguished by its lakes. Bluffs and wooded ridges characterize the areas near the Cottonwood River and Minnesota River.

COMMUNITY DATA

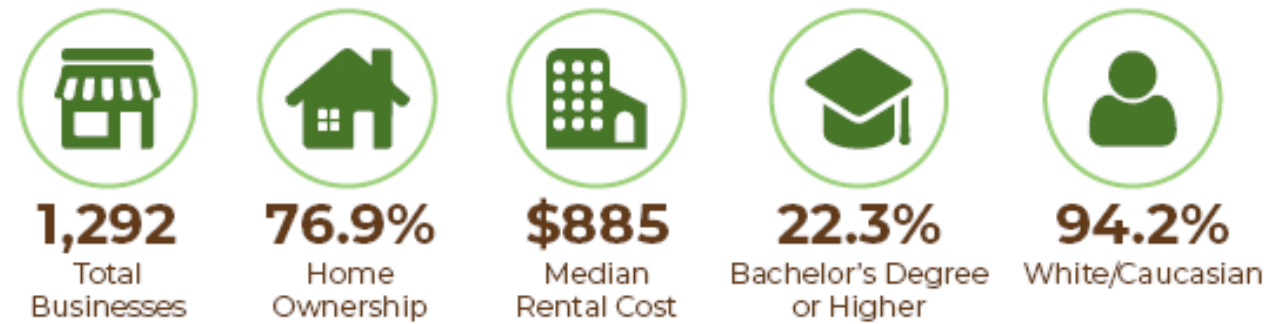
Brown County, Minnesota, is a community characterized by its strong connection to its agricultural industry and cultural traditions. Demographic trends reveal a community that has experienced slow population decline and is becoming slightly older, which will influence future planning and services.

FIGURE 1 | KEY STATISTICS ABOUT BROWN COUNTY

POPULATION KEY FACTS:



COMMUNITY KEY FACTS:

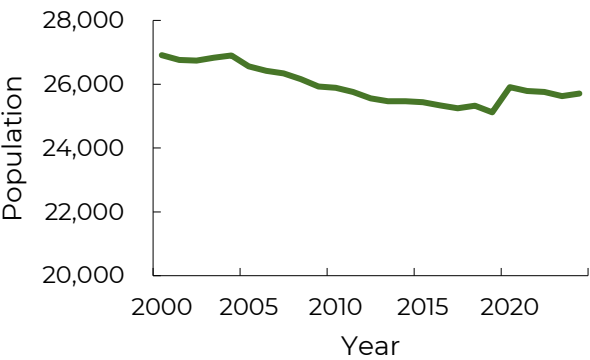


Source: US Census Bureau, Esri ArcGIS Business Analyst, and Minnesota Demographers Office

POPULATION CHANGE

Brown County's population declined approximately 4.47% between 2000 and 2024, according to the Minnesota State Demographic Center. This population decline took place gradually over most of this time period. The county saw a 3.06% increase in population between 2019 and 2020, raising the population back to a level not seen since 2010 before declining slightly again over the following years. As of 2025, the population of Brown County is estimated at 25,756, according to ESRI Business Analyst. This includes about 20,348 people who live in cities in Brown County, leaving 5,408 people who are exclusively under county jurisdiction.

FIGURE 2 | RECENT POPULATION HISTORY



Source: Minnesota State Demographic Center

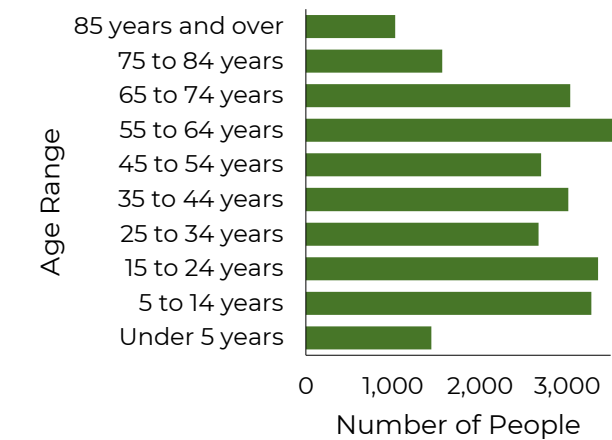
AGE DISTRIBUTION

Brown County's population skews toward the younger and older populations, with 31.26% of the population under the age of 25 and 21.79% of the population over the age of 65. The middle age ranges tend to have the smallest population sizes.

The largest ten-year age bracket is 55 to 64 years, meaning Brown County can expect its population distribution to continue skewing older over the next 20 years. This may mean increased demand for healthcare services, senior housing, and recreational facilities tailored to older adults to support healthy aging for community members.

Access to job opportunities and affordable housing may be important if Brown County wishes to retain its sizable population of young people who are under the age of 25.

FIGURE 3 | BROWN COUNTY AGE DISTRIBUTION

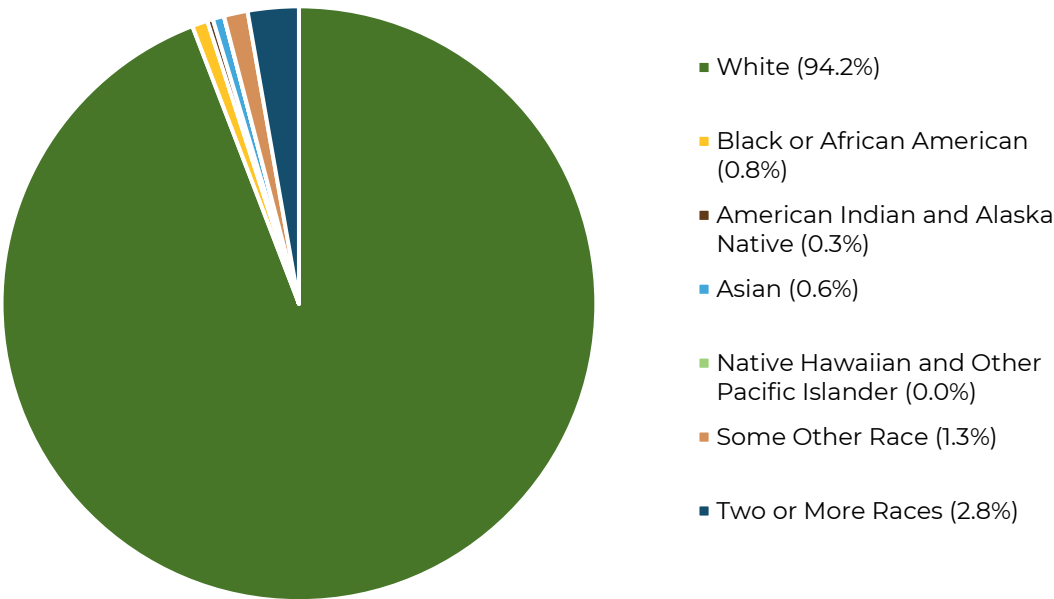


Source: US Census Bureau 2023 American Community Survey

RACE AND ETHNICITY

Brown County is predominantly white. According to the US Census Bureau's 2023 American Community Survey, 94.2% of the population identifying as white alone and 4.8% of residents identified as Hispanic or Latino, which is considered an ethnicity and reported separately from race.

FIGURE 4 | RACE OF BROWN COUNTY RESIDENTS



Source: US Census Bureau 2023 American Community Survey

INCOME

Median Household Income

The median household income in Brown County is \$68,690, according to the U.S. Census Bureau's 2023 American Community Survey. Families tended to have higher income than the population as a whole, with a median family income of \$89,439.

According to the Minnesota Department of Employment and Economic Development, Brown County has a lower median income than the state as a whole and a higher portion of households with incomes below \$50,000. Brown County ranks 68th among Minnesota's 87 counties for median household income.

Per Capita Income

Per capita annual income provides a broad overview of the community's economic experience by providing insight into the average income earned by each resident. The per capita annual income in Brown County was \$36,580, according to the 2023 American Community Survey.

POVERTY RATE

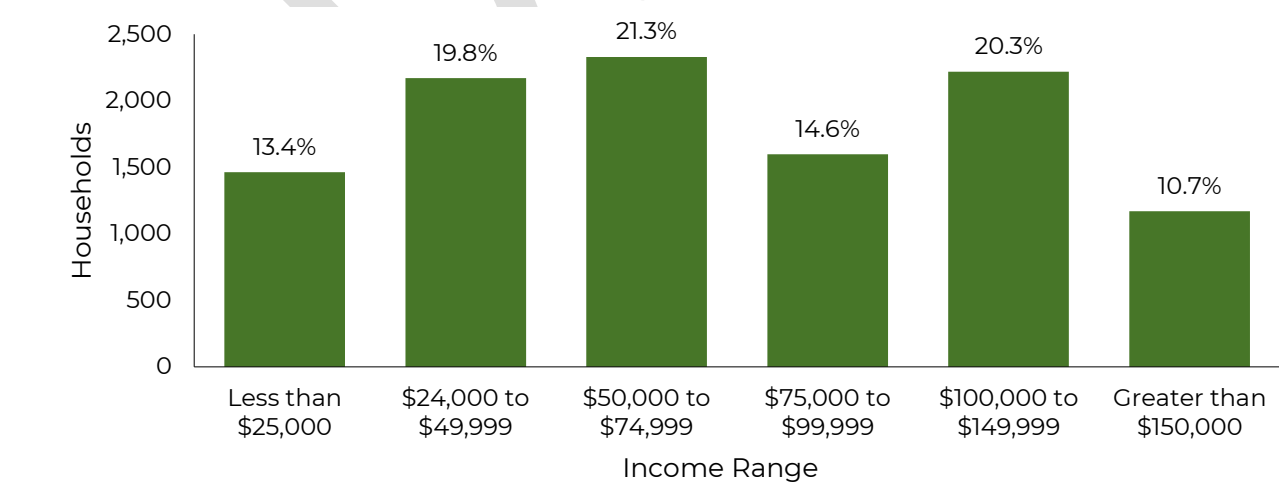
The poverty rate in Brown County was 7.7%, according to the U.S. Census Bureau's 2023 American Community Survey. The poverty threshold is a federal dollar amount issued by the U.S. Census Bureau that varies by family size and composition. These thresholds — not county-specific figures — are what determine whether Brown County residents are counted as living in poverty.

TABLE 1 | POVERTY THRESHOLDS BY HOUSEHOLD SIZE (2023)

Household Size	Family Composition	Poverty Threshold (2023)
1 person	Under age 65	\$15,378
	Age 65+	\$14,638
2 people	No children, householder under 65	\$19,682
	No children, householder 65+	\$18,391
	With one child	\$25,827
3 people	No children	\$24,544
	With one child	~ \$26,000 (varies slightly by ages)
4 people	Two adults, two children	~ \$30,000–\$31,000
	Two adults, one child	~ \$29,000

As a whole, families experienced a lower poverty rate of 4.7%. However, some populations were more vulnerable to poverty: Families with a single female head of household had higher poverty rate of 16.6%, and people 65 years and over had a higher poverty rate of 9.9%.

FIGURE 5 | INCOME DISTRIBUTION OF HOUSEHOLDS IN BROWN COUNTY

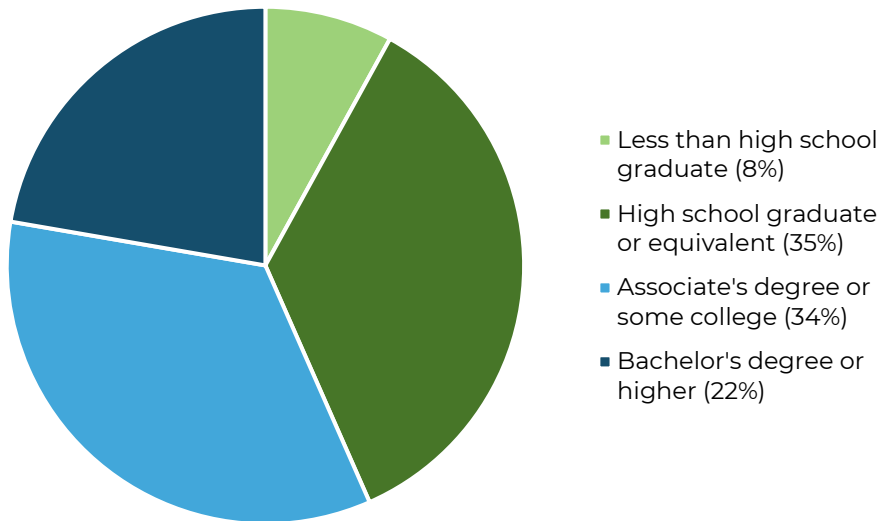


Source: US Census Bureau 2023 American Community Survey

EDUCATION

The majority of adults in Brown County have received a high school diploma. Among Brown County residents who are over the age of 18, 92% have received a high school diploma. According to the Minnesota Department of Employment and Economic Development, a smaller portion of Brown County residents have received a high school diploma or Bachelor's degree than the state as a whole, but more Brown County residents have received an Associate's degree.

FIGURE 6 | EDUCATIONAL ATTAINMENT BY BROWN COUNTY RESIDENTS



Source: US Census Bureau 2023 American Community Survey

Ensuring that educational facilities can accommodate the number of students in a county is important for a community's development. Brown County is served by eight public school districts:

- Comfrey Public Schools
- Sleepy Eye Public Schools
- Springfield Public Schools
- New Ulm Public Schools
- Madelia Public Schools
- St. James Public Schools
- Cedar Mountain (Morgan & Franklin)
- Red Rock Central (Lamberton/Sanborn/Storden/Jeffers)

Sleepy Eye Schools and New Ulm schools are the geographically largest school districts in the county, followed by Springfield School District and Comfrey School District.

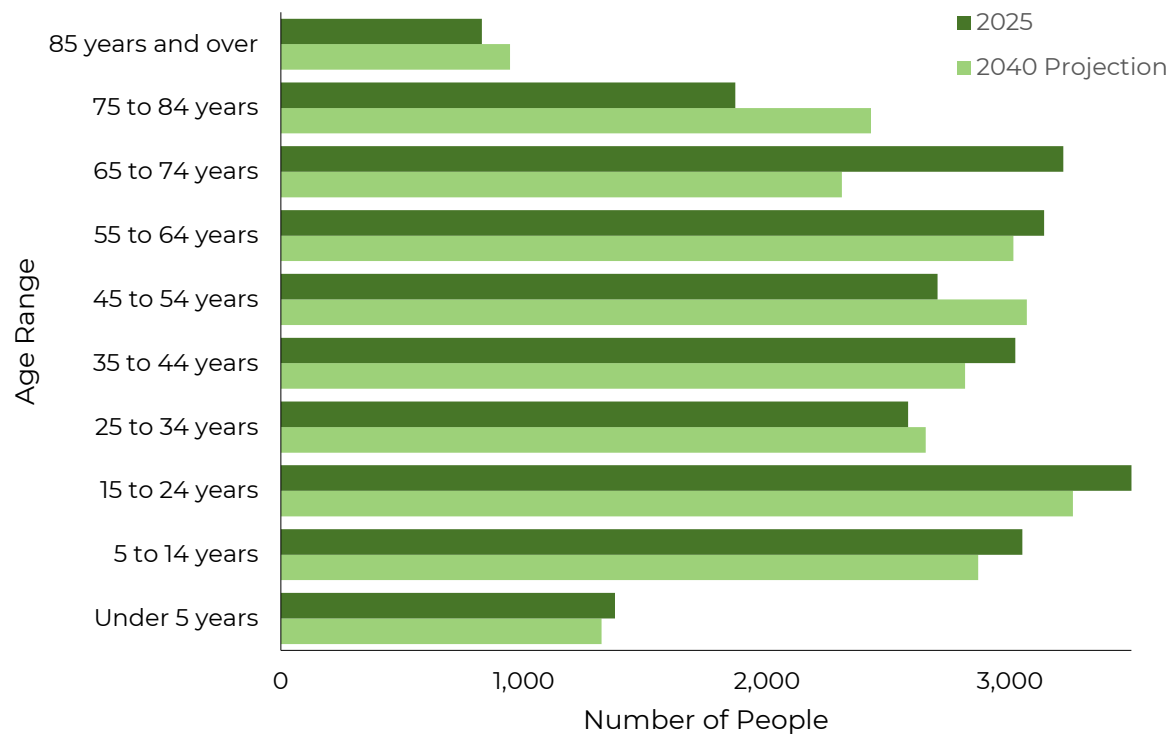
POPULATION PROJECTIONS

If Brown County’s population follows the trajectory established by the last 20 years, it can be expected to decline slightly (-0.175%) by 2040. Please see the Land Use chapter for additional information about population projections.

AGE DISTRIBUTION

According to the Minnesota State Demographic Center, Brown County’s population is expected to decline between 2025 and 2040. All age ranges are expected to decline, except for the 45 to 54 range and age ranges over the age of 75.

FIGURE 7 | CURRENT AND PROJECTED AGE DISTRIBUTION BROWN COUNTY THROUGH 2040



Source: Minnesota State Demographic Center

AGE PROJECTIONS

Brown County is expected to see growth in the older age groups in the immediate future. The number of people aged 65 and over is projected to increase by 4.5% by 2030 before beginning to fall again. By 2040, the number of people aged 65 and over is expected to decrease by 4% compared to 2025.

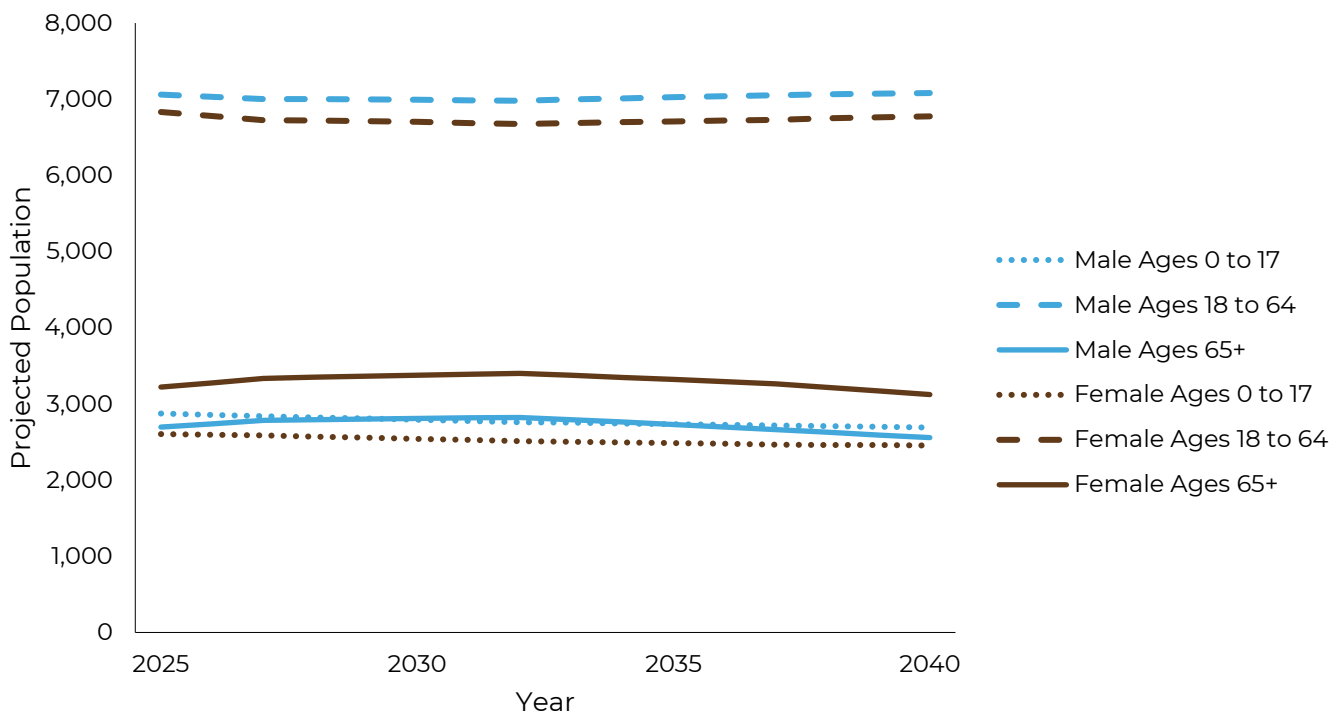
This trend indicates an immediate demand for healthcare services, senior housing, and programs and facilities that cater to the needs of an aging population, which will return to current levels or decline over a longer period of time.

The chart below illustrates the population projections for Brown County, MN, from 2024 to 2050, segmented by age groups and sex. The data shows that:

- **Stable Youth Population:** The population of males and females aged 0-17 is projected to remain relatively stable, with slight fluctuations over the years.
- **Stable Working-Age Population:** The population of males and females aged 18-64 is projected to remain steady, with a slight downward trend over this time period.
- **Peak in Elderly Population:** The population of males and females aged 65 and above is expected to rise 5.2% between 2025 and 2032. It is then expected to decline, falling below current levels by 2040.

While the population of all age groups in 2040 is projected to be relatively similar to their 2025 levels, fluctuation of the age group populations moves in opposite directions. Between 2025 and 2032, the elderly population is projected to increase slightly over this while the working-age population is projected to decline slightly. This could put stress on elderly support systems if the working-age population is not sufficient to provide all of the services in demand.

FIGURE 8 | POPULATION PROJECTIONS FOR BROWN COUNTY THROUGH 2040



Source: Minnesota State Demographic Center



COMMUNITY ENGAGEMENT

We sought public input through several activities between August 2025 and DATE 2026. These activities included:

Date	Activity	Participants
August 2025	Steering Committee Workshop: We held a workshop to discuss the purpose of the comprehensive plan, future needs and wants of Brown County residents, and potential locations for services and uses that would meet these needs	7 participants, including representatives from cities and townships, county staff, and Soil and Water Conservation District staff
August 2025	Focus Groups: We held two focus groups to discuss future needs and wants of Brown County residents and begin thinking about the geographic locations where these needs could be met	9 participants from township governance, agricultural industry, and major employers
December 2025 – January 2026	InputID: Ideas discussed in the focus groups were combined into a loose conceptual map that served as the basis for an online survey. This was shared with the public to collect feedback from more community members.	212 comments received
February 2026	Steering Committee Workshop: We held a workshop to incorporate public feedback into a draft plan and identify goal and strategy priorities	10 participants, including representatives from cities and townships, county staff, and Soil and Water Conservation District staff
Not completed as of March 16, 2026	Survey	
March 27 & 28th	Open House at the New Ulm Civic Center Home, Health and Recreation Show	

In addition to engagement activities dedicated to collecting public input, project staff shared information about the comprehensive land use planning process via a combination of written and audio media, including:

- Radio session 1/27 Community Affairs on KNUJ
- Article and social media blasts 2/27/26
- Radio Session mid-March (dates tbd)

PRIORITIES

Of the topics included in this plan, survey respondents' top priorities were:

- Natural Resources: Preserve agricultural land and natural habitats
- Land Use: Preserve property rights
- Housing: Concentrate future housing development in cities
- Economic Development: Prioritize use of existing infrastructure and concentrate growth in cities

COMMUNITY PROFILE GOALS

Goal 1: Strengthen community resilience to population decline and aging

Strategy 1A: Use local data dashboards to monitor migration, aging trends, and service gaps.

Goal 2: Expand access to childcare and family services across rural and suburban areas

Strategy 2A: Incentivize childcare facilities in underserved areas like New Ulm, Sleepy Eye, Springfield, and Hanska.

Strategy 2B: Support community-led childcare cooperatives in areas of need.

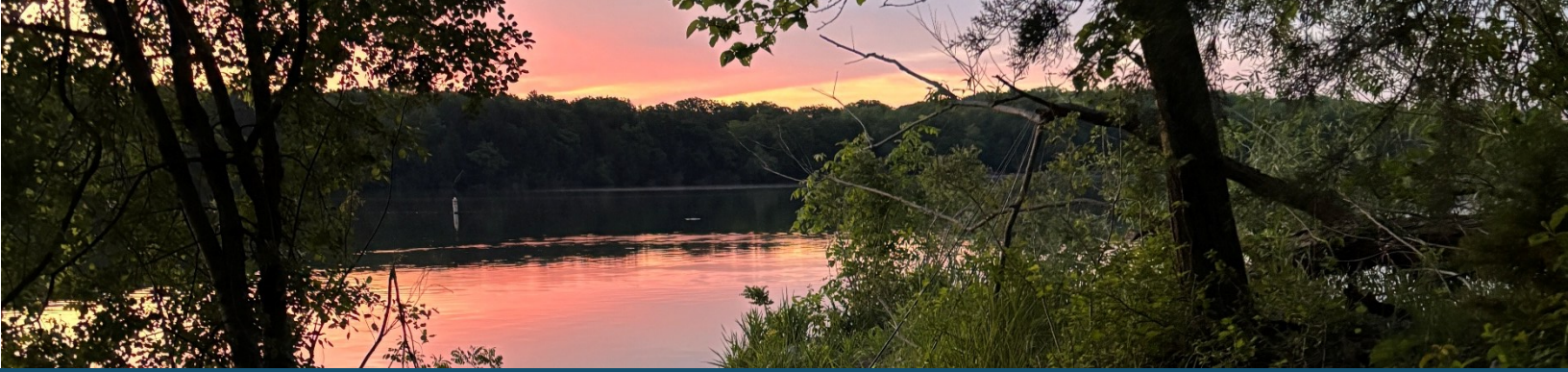
Goal 3: Foster civic engagement across diverse communities

Strategy 3A: Host multilingual outreach events.

Strategy 3B: Use Comprehensive Land Use Map to align county budget priorities and investments.

DRAFT





3 | NATURAL RESOURCES

Brown County's natural resources are shaped by its glacial history and active land and water management practices. The County seeks to support its natural resources by balancing agricultural productivity, conservation, and recreation.

HISTORIC LAND

TOPOGRAPHY AND GEOLOGIC HISTORY

Glacial activity shaped the topography and soil composition of Brown County. Advances and retreats of the last major ice coverage in the area distributed sediment throughout the region and shaped glacial stream routes that are occupied by many present day streams and lakes, including the Cottonwood River, Little Cottonwood River, and Lake Haska. A glacial meltwater river draining from Lake Agassiz formed the present-day Minnesota River Valley.

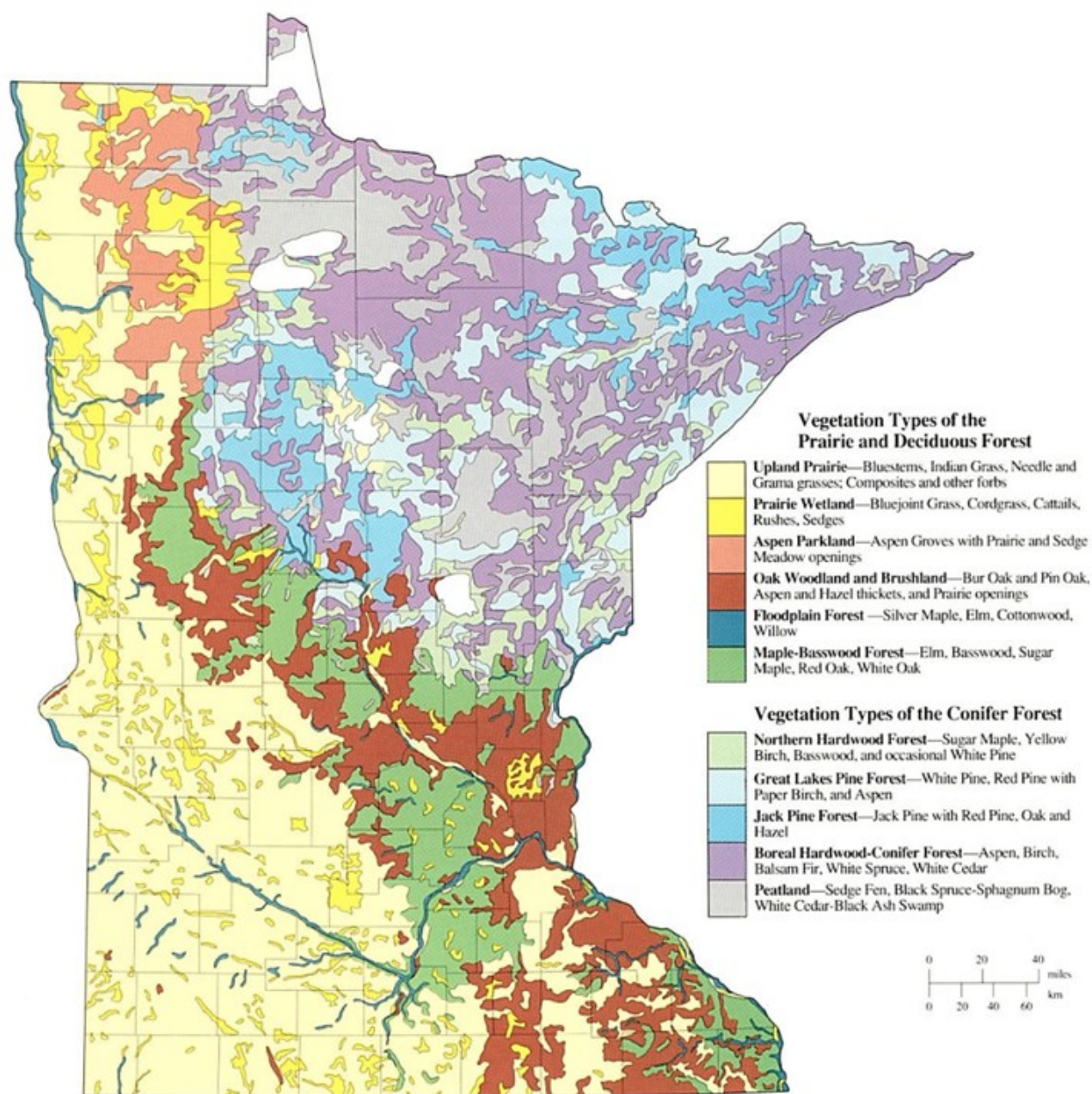
VEGETATION AT THE TIME OF THE ORIGINAL PUBLIC LAND SURVEY (1847–1907)

The [first government land surveys](#) in Minnesota were conducted between 1847 and 1907. These surveys produced detailed plat maps that are now foundational legal records for real estate and property descriptions, and they provide a valuable historical record of pre-settlement vegetation and land cover.

The area we now call Brown County was dominated by the upland prairie and prairie wetland vegetation types at the time of these land surveys. Together these vegetation types are referred to as the “tallgrass prairie,” which covered one-third of Minnesota in the 1850s. The tallgrass prairie was distinct for its grasses, which varied based on soil moisture levels. This prairie landscape was interspersed with wetland communities dominated by sedges and rushes. The glacial history of the region created a “knob and kettle” topography that led to abundant formation of these wetlands.

The landscape in Brown County has changed due to changes in land use patterns beginning in the mid-1800s. Most of the historic prairie was converted to agricultural land, and flat areas were drained to better support agriculture.

FIGURE 9 | MAP OF HISTORIC VEGETATION TYPES RECORDED IN THE PUBLIC LAND SURVEY



The Natural Vegetation of Minnesota at the Time of the Public Land Survey: 1847-1907

This map was adapted by Barbara Coffin of the DNR, Natural Heritage Program from *The Original Vegetation of Minnesota*, a map compiled in 1930 by F. J. Marschner from the U. S. General Land Office Survey Notes and published in 1974 under the direction of M. L. Heinselman of the U. S. Forest Service. It was produced by the Cartography Laboratory of the Department of Geography, University of Minnesota.

Published by the Natural Heritage Program, Minnesota Department of Natural Resources, 1988©



WATER RESOURCES

Brown County is actively involved in comprehensive watershed management as part of Minnesota's One Watershed, One Plan (1W1P) program. This integrated planning framework aligns local, state, and federal efforts to improve, protect, and restore surface water and groundwater resources on a watershed scale.

Brown County participates in two comprehensive watershed management plans:

- [Cottonwood-Middle Minnesota Watershed](#) covers the majority of Brown County
- [Watsonwan Watershed](#) covers a smaller portion of land in the southern part of Brown County

SURFACE WATER AND HYDROLOGY

Brown County covers a total of 601 square miles, with 592 square miles of land and 9 square miles of water—meaning 1.6% of the county is surface water.

The Minnesota River forms the northern boundary of the county. This river, which flows 320 miles from Big Stone Lake to the Mississippi River in St. Paul, drains a watershed of approximately 17,000 square miles across parts of Minnesota, Iowa, and South Dakota. The Cottonwood River runs through the center of the county from west to east before draining into the Minnesota River near New Ulm. The Little Cottonwood River enters Brown County along its southwest border and runs northeast through the county. After exiting the county's eastern border, it flows about three miles before draining into the Minnesota River.

WATER QUALITY

A significant number of Brown County's waterbodies are considered impaired or impacted by one or more environmental stressors, according to [Minnesota's 2024 Impaired Waters List](#).

A body of water is designated as "impaired" if it fails to meet one or more water quality standards, which dictate how much of a pollutant can be in the water before it is no longer usable for drinking, swimming, fishing, or other ways. Impairment for one of these uses does not necessarily prohibit other uses. Common impairments found in Brown County include elevated mercury levels that restrict fish consumption, excess nutrients that promote algal growth, sediments that cloud the water, bacteria that pose health risks for swimmers, and poor biological conditions that affect fish and invertebrate communities.

To address these challenges, the MPCA works closely with local partners to identify pollutant sources and recommend strategies for pollutant reduction. Restoration efforts are guided by the goal of bringing waterbodies back into compliance with water quality standards, as outlined under the federal Clean Water Act.

In Brown County 16 streams are considered impaired, including the Minnesota River, Cottonwood River, and Little Cottonwood River. Five lakes, including Hanska Lake, are considered impaired. Impairments in Brown County primarily impact aquatic wildlife and aquatic recreation.

INVASIVE SPECIES

Invasive species are nonnative to an ecosystem and/or region and cause environmental, social, economic harm as well as harm to human health. Invasive species can include plants, animals, invertebrates, fish, or other living organisms. These species can exist on land or in the water.

According to the [Minnesota DNR's Infested Waters List](#), the Minnesota River is the only water body in Brown County infested with aquatic invasive species. It is infested with zebra mussels, bighead carp, and grass carp.

FLOODPLAINS

Purpose & Legal Basis

Brown County's land use plan recognizes that sound floodplain management reduces risk to people, property, public facilities, and the tax base. Participation in the [National Flood Insurance Program \(NFIP\)](#) requires communities to adopt and enforce minimum floodplain standards established by FEMA in **44 CFR Parts 59–78**, including development criteria in **44 CFR 60.3** and the adoption of effective FEMA flood maps (FIRMs) and the Flood Insurance Study (FIS). Minnesota provides the State framework for local administration through **Minnesota Statutes Chapter 103F** and **Minnesota Rules 6120.5000–6120.6200**, implemented by the Minnesota Department of Natural Resources (DNR).

Current NFIP participation status for any Minnesota community can be verified in FEMA's [Community Status Book \(CSB\)](#).

Plan directive: Prior to plan adoption (and during each five-year review), planning staff will download the latest **Community Status Book—Minnesota** to confirm that **Brown County and applicable cities and townships remain NFIP participants** and append the confirmation to this chapter's references.

Official Data & Maps Used in Reviews

The County relies on the **effective FEMA Flood Insurance Rate Maps (FIRMs)** and the accompanying **FIS** for permit decisions within the Special Flood Hazard Area (SFHA). When FEMA issues a **Letter of Final Determination (LFD)** for updated maps, Brown County must adopt the effective FIRM/FIS by the stated date to maintain NFIP standing. Effective FIRMs/FIS are accessible through [FEMA's Map Service Center](#) (MSC). **See the floodplain layer on the Land Use Maps (Current and Future)** for plan-level guidance; permit decisions must still reference the effective FEMA maps and local ordinance.

Key Terms Applied Locally (Consistent with FEMA/DNR)

- Floodplain: lands subject to the 1% annual-chance (base) flood, including floodway and flood fringe.
- Floodway: the channel and adjacent lands that must be reserved to convey/store the base flood without a cumulative rise exceeding 0.5 feet (Minnesota standard).
- Flood fringe: the 1% annual-chance floodplain outside the floodway where development may proceed if elevated/floodproofed to the Regulatory Flood Protection Elevation (RFPE) per Minnesota/DNR.

What FEMA Requires vs. What This Plan Recommends

FEMA/NFIP Minimums (must do).

As an NFIP community, the County must adopt and enforce floodplain regulations consistent with **44 CFR 60.3**; 2) regulate floodway encroachments so no cumulative rise above allowable thresholds; 3) require elevation/floodproofing to minimum standards; and 4) adopt new effective FIRMs/FIS on the LFD timeline to stay in good standing.

Local Planning Policies (best practices—not FEMA mandates).

The land use plan adds non-regulatory, planning-level practices to further reduce long-term exposure and simplify administration. These are **not** FEMA requirements; they complement, but do not replace, the ordinance and permit process.

- **Steer growth away from higher-risk areas.** Use the **Future Land Use Map with the floodplain overlay** to direct intensity and density to lower-risk locations when feasible. (Permitting decisions continue to use effective FIRMs/FIS and the Zoning Ordinance.)
- **Subdivision & infrastructure resilience.** For plats or capital projects intersecting the SFHA, incorporate safe access, utility protection, finished floor documentation, and floodway/no-rise checks early in design, following Minnesota DNR standards and the County ordinance.
- **Map adoption discipline.** Track FEMA preliminary maps, monitor the **appeal period**, and adopt the revised FIRM/FIS by the **LFD effective date**; keep the public informed via links to FEMA's MSC.



Property-Level Map Changes

Brown County **cannot** change FEMA flood zones. Property owners seeking a change must use FEMA processes:

- **Letter of Map Amendment (LOMA):** for structures/parcels on **natural ground** above the Base Flood Elevation;
- **Letter of Map Revision Based on Fill (LOMR-F):** for sites elevated on **permitted fill** meeting NFIP/local standards.
Applicants typically submit survey/engineering documentation and file via FEMA's **Online LOMC** or **MT-EZ/MT-1** forms; the DNR provides step-by-step guidance. [neilsberg.com], [datausa.io]

Landowners frequently inquire about changing their FEMA Flood Zone designation, particularly for property development or insurance purposes. However, Brown County does not have the authority to alter flood zone designations. Any requests to change these designations must be submitted to the Minnesota DNR and FEMA. More information about this process, including map appeals and revisions, can be found on the [Minnesota DNR's website](#).

STORMWATER MANAGEMENT

To reduce the risk of stormwater runoff and protect surface waters, Minnesota State Statutes and the Brown County Zoning Ordinance require erosion-prevention and sediment-control practices to be installed before any construction or land-disturbing activity begins. Stormwater best management practices (BMPs) are formally required for certain permit types and strongly encouraged for all other development to minimize runoff, erosion, and water-quality impacts.

Brown County manages a large, interconnected rural drainage system consisting of 234.5 miles of open ditches and 448.6 miles of tiled ditches, organized into 56 County Ditches and 25 Judicial Ditches. The Brown County Board of Commissioners serves as the Drainage Authority for all county ditches. Brown County Commissioners collaborate with commissioners from Blue Earth, Redwood, Cottonwood, and Watonwan Counties to oversee joint ditch systems that cross county borders. This drainage system is essential for managing surface water, reducing localized flooding, and supporting the long-term viability of agricultural land. Landowners are responsible for ensuring that grading, tiling, construction, or other land alterations do not obstruct ditch flows or diminish system capacity.

STORMWATER SYSTEM CAPACITY

Brown County **does not operate a municipal storm sewer system**. Instead, stormwater management is handled through:

- Rural drainage systems administered under the County Drainage Authority.
- On-site stormwater features (ponds, swales, infiltration basins) required through zoning and development permits.
- State and watershed-level permitting for larger or more complex projects.

Stormwater capacity is therefore **site-specific** and based on established design standards. New developments must size detention and infiltration systems to accommodate typical design storm events—commonly **10-year and 100-year storms**—consistent with Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Natural Resources (DNR) guidance.

KEY DRAINAGE AND STORMWATER REQUIREMENTS

- Land disturbances must not interfere with or reduce the capacity of county ditches.
- The County Board oversees ditch maintenance, improvements, and coordination with affected landowners.
- The Zoning Ordinance includes stormwater-related regulations with development standards.

STORMWATER-RELATED PROVISIONS IN THE ZONING ORDINANCE

- **Shoreland management standards** regulate development near lakes, rivers, and wetlands.
- **Erosion and sediment control measures** are required for land-disturbing activities.
- **Performance standards by zoning district** help ensure development does not create adverse environmental conditions.
- **General environmental protection requirements** guide responsible site design and runoff management.
- The ordinance references **Minnesota Rules Chapter 7090** and **MPCA stormwater permitting requirements**, ensuring local compliance with state water-quality regulations.

GEOLOGY AND GROUNDWATER

Groundwater is a crucial resource, as residential drinking water within Brown County is completely supplied from groundwater resources.

[The Groundwater Atlas of Brown County](#) provides important information about the groundwater characteristics Brown County, including aquifer distribution and pollution sensitivity. Pollution sensitivity of aquifers is low across much of Brown County, with higher sensitivity near larger rivers, streams, and river valleys.

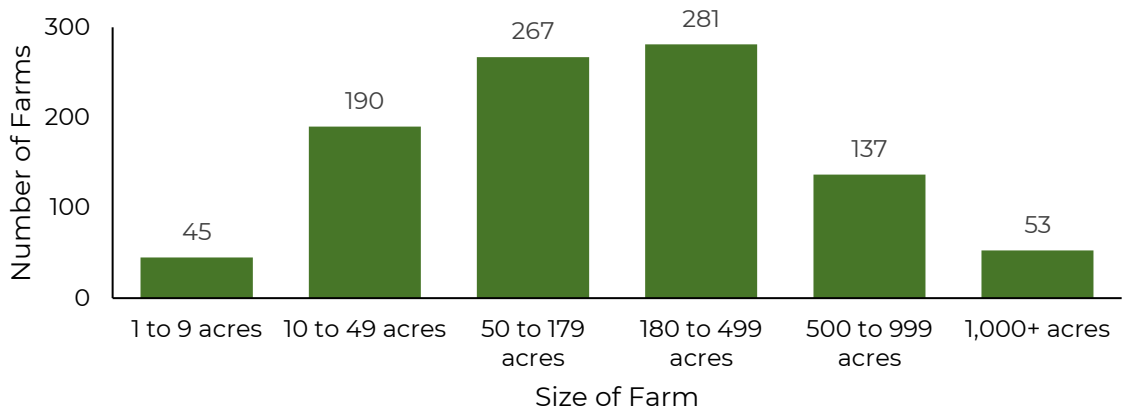
GRAVEL PITS

Gravel pits can be seen as both a resource and an asset in Brown County. Extractive activities that take place at gravel pits are relevant to the county's environmental health and are an important type of economic activity. Finding a use for former gravel pits also offers an opportunity to extend their contribution to the local economy after extraction takes place. Gravel mining is subject to state and federal permits, but generally regulated at the local level. The county has records of 22 active gravel mines and 24 inactive gravel mines.

AGRONOMY

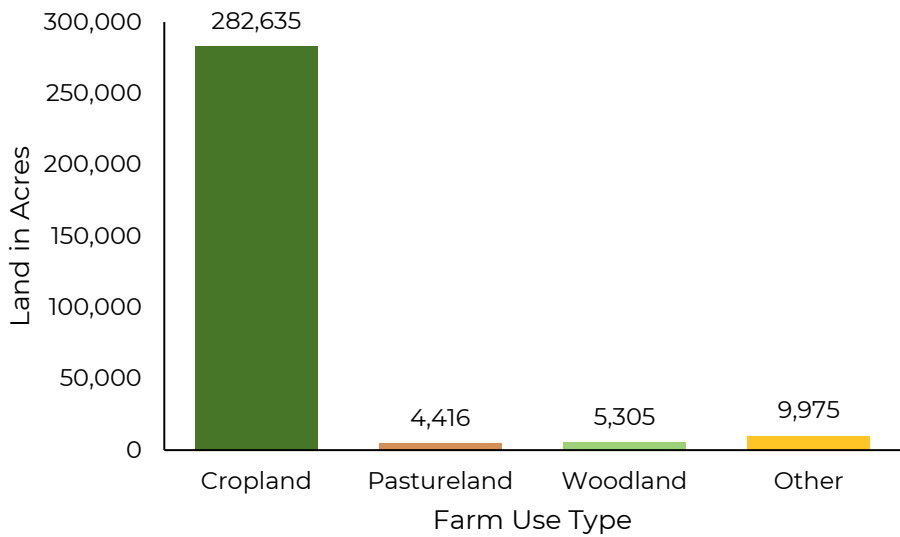
Agriculture is a significant characteristic of Brown County's economy and identity. The United States Department of Agriculture's [2022 Census of Agriculture](#) found 1,693 producers worked on 973 operational farms on 302,331 acres of land in Brown County. The average farm size was 311 acres. The majority of this farmland was dedicated to crop production.

FIGURE 10 | NUMBER OF FARMS BY SIZE



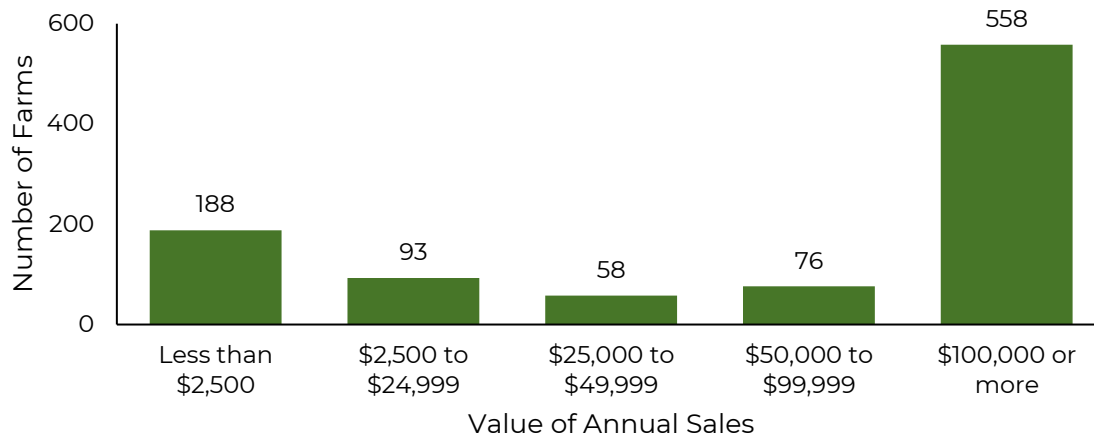
Source: USDA 2022 Census of Agriculture

FIGURE 11 | LAND IN FARMS BY AGRICULTURAL USE TYPE



Source: USDA 2022 Census of Agriculture

FIGURE 12 | NUMBER OF FARMS BY SALES VALUE



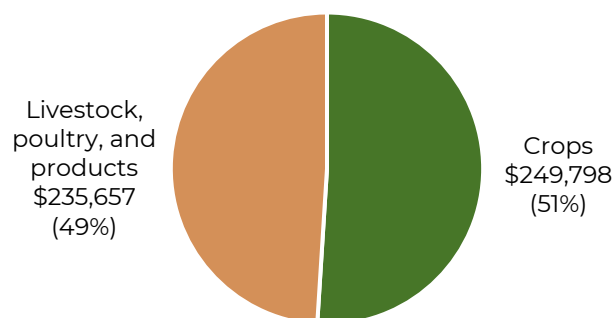
Source: USDA 2022 Census of Agriculture

According to the United States Department of Agriculture's [2022 Census of Agriculture](#), Brown County reported the following major agricultural outputs:

- Corn for grain: 131,214 acres
- Soybeans: 111,584 acres
- Forage (hay): 6,860 acres
- Vegetables: 3,248 acres
- Hogs: 244,365
- Turkeys: 103,255
- Cattle: 33,601

That Census found the market value of products sold by Brown County farms was \$485,455,000. These agricultural sales were roughly evenly divided between crops and livestock.

FIGURE 13 | SALES BY PRODUCT TYPE



Source: USDA 2022 Census of Agriculture

Soil health and protection are essential to the longevity and production of these agricultural systems. Erosion, defined as the removal of soil by water, wind, or gravity, poses a significant risk to farmland, water quality, and infrastructure. Preventing erosion and managing sediment is a critical part of both state and county environmental stewardship. Examples of soil health practices include cover crops, reduced tillage, and nutrient management. According to the [2022 Census of Agriculture](#), 10% of Brown County farms used no tillage, 30% used reduced tillage, and 6% used cover crops.

Community Input

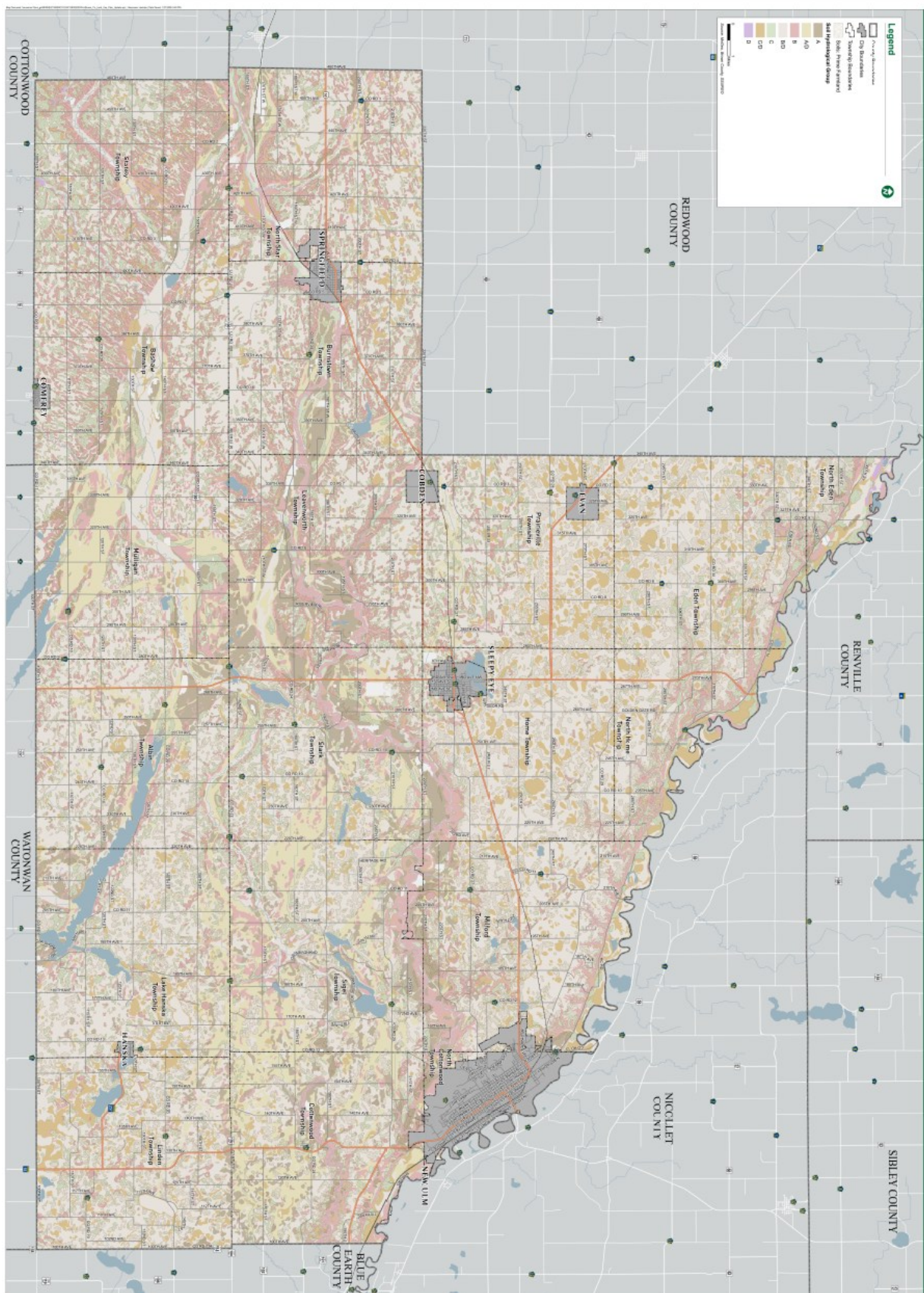
Survey respondents value farmland and property rights highly. They expressed strong opposition to development of farmland.

SOILS

Knowing the soil type is important when planning land uses because it can influence how stable the ground is as well as whether stormwater will pool, runoff, or infiltrate into the ground. Soil type can also be helpful for identifying prime agricultural lands that should be protected from future development.

Soil type can be classified into four main groups, as described below:

- Group A. Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well-drained, excessively drained, or gravelly sands. These soils have a high rate of water transmission.
- Group B. Soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well-drained, or well-drained soils with moderately fine to coarse texture. These soils have a moderate rate of water transmission.
- Group C. Soils have a slow infiltration rate when thoroughly wet. These consist chiefly of soils with a layer that impedes the downward movement of water or soils of moderately fine or fine texture. These soils have a slow rate of water transmission.
- Group D. Soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays with a high shrink-swell potential, soils with a high water table, soils with a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.



OPEN SPACE CONSERVATION

Open space conservation protects land that is undeveloped, maintains environmental benefits such as wildlife habitat and clean water, provides recreational opportunities, protects cultural heritage, and improves the quality of life for our community. There are many different types of open space conservation land programs available through local, state, and federal agencies and organizations.

WILDLIFE AND AQUATIC MANAGEMENT AREAS

Wildlife and Aquatic Management Areas are land managed by the State of Minnesota to protect natural wildlife habitats and provide space for recreational activities such as hunting, trapping, and fishing. Thirty-three [Wildlife Management Areas \(WMAs\)](#), comprising 3,423 acres, are fully or partially located within Brown County. Brown County is also home to two [Aquatic Management Areas \(AMAs\)](#).

SCIENTIFIC AND NATURAL AREAS

[Scientific and Natural Areas \(SNAs\)](#) are public lands managed by the State of Minnesota which are distinguished by their unique ecological features, which may include undisturbed plant communities, habitats for rare or endangered species, and notable geologic formations. These areas are open to recreational activities that have minimal impact on the ecosystem, including birdwatching and hiking. Brown County is home to two SNAs comprising 422 acres: Joseph A. Tauer Prairie SNA and Cottonwood River Prairie SNA.

PARKS, TRAILS, AND RECREATION

Brown County has four county parks, one State Park, and a variety of public trails that offer access to a variety of outdoor recreational activities.

COUNTY PARKS

The Brown County Park Commission oversees four county parks, offering public access to ski, swimming, camping, hiking, and canoeing facilities. Lake Haska County Park is the only one open year-round. The rest are open from April 15 to October 15.

- **Lake Haska County Park:** The only county park that is open year-round, amenities at Lake Haska County Park include paved walkways, picnic shelters, hiking and cross-country ski trails, and a sand swimming beach. The park is located near the county's southern border and also includes a public campground that accommodates tent and RV camping and is open from mid-May to mid-October.
- **Lost Dog and Fox Hunter's County Park:** A park in the eastern part of Brown County that offers sand volleyball courts, playground, and open play areas.
- **Mound Creek County Park:** A 316-acre park in the southwest corner of Brown County with a water and dam that offers amenities including a disc golf course, swimming beach, boat launch, sand volleyball courts, and hiking trails.
- **Tremi Park:** An 18-acre park in central Brown County that offers a picnic shelter, shore fishing, open play areas, and hiking.

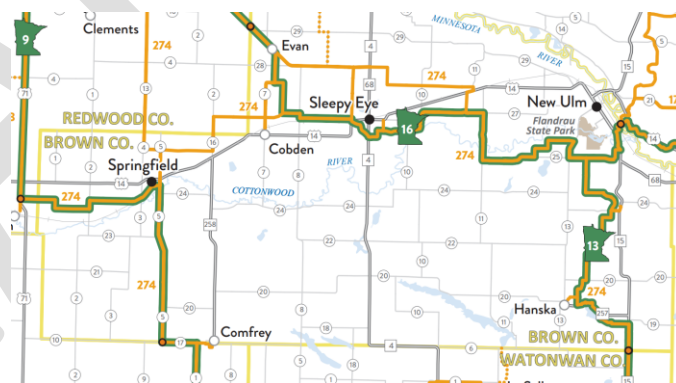
FLANDRAU STATE PARK

Located south of New Ulm, [Flandrau State Park](#) has diverse terrain that includes marshes, open grasslands, and wooded river bottoms. The park's amenities include a sand-bottom swim pond, volleyball court, ski trails, snowshoe trails, and hiking trails. The Cottonwood River meanders through the park, giving visitors access to fishing opportunities and the Cottonwood River State Water Trail. Flandrau State Park has several lodging options, including seasonal campgrounds that accommodate tent or RV camping, seasonal

cabins and bunkhouses, and two year-round cabins.

TRAILS & RECREATION

Brown County offers a mix of recreational trail opportunities, including bike routes, multi-use paths, and snowmobile trails maintained through state and local partnerships. Snowmobile riders can access an established network of routes maintained by the River Valley Dutchmen Snowmobile Club, which are part of the statewide trail system shown on the Minnesota DNR's snowmobile maps. These include Grant-in-Aid trails and locally supported connectors that run across rural areas of the county. Although Brown County does not operate designated countywide ATV trail systems, riders typically use rural roads or nearby regional trail systems where allowed. Bicyclists enjoy access to local paved paths and regional connections through nearby cities such as New Ulm and Sleepy Eye, which link to the broader network of Minnesota bike trails. [SW Snowmobile Quad Map](#)



Map Legend

- Snowmobile Trails
- Snowmobile Club Trails (non-GIA, open to the public)
- MnUSA Corridor (even numbers = east/west, odd numbers = north/south)
- Trail Intersect
- State Forests
- State Parks
- Wildlife Management Areas
- Cities under 1,000 population
- Cities over 1,000 population
- County Boundaries



PUBLIC WATER ACCESS

There are 23 [public water accesses](#) in Brown County, including fishing piers, boat trailer accesses, and carry-in boat accesses. Each access is administered by Brown County, the DNR, or the city or township it is located in.

Brown County operates seven of these public water accesses, including five carry-in boat accesses on Altermatt Lake and the Cottonwood River, a trailer boat access on Mound Creek Reservoir, and a fishing pier on Lake Hanska.

PUBLIC TRAILS

Two [Minnesota State Water Trails](#) water trails offer community members an opportunity to kayak or canoe on rivers in Brown County. The 58-mile Cottonwood River State Water Trail starts in Springfield and travels 58 miles to New Ulm, where it empties into the Minnesota River. The Minnesota River State Water Trail is a 318-mile trail that flows from Big Stone Lake to the Mississippi River. A portion of it runs along Brown County's northern border.

Snowmobilers can enjoy 200 miles of snowmobile trails in Brown County, which the [River Valley Dutchmen Snowmobile](#) Club maintains in cooperation with the Minnesota Department of Natural Resources. The trails are open from December 1 through March 31, weather permitting.

There are no state, horse, or off-highway vehicle (OHV or ATV) trails in Brown County. There are no dedicated bike paths outside of city limits.

Community Input

"We need more recreation: consider an ATV/snowmobile trail along Hwy 14 (NU-SE-SP), a Lake Hanska loop, and paddling on the Cottonwood River."

"Areas around the river should remain undeveloped and protected natural areas for wildlife corridors."

"More bike trails and parks is a great idea! It will add more wildlife and beauty to our area. They will definitely get used."

"A paved or primitive trail would not be fair to adjacent land owners. Landowners didn't buy the land for others to use. Leave it alone."

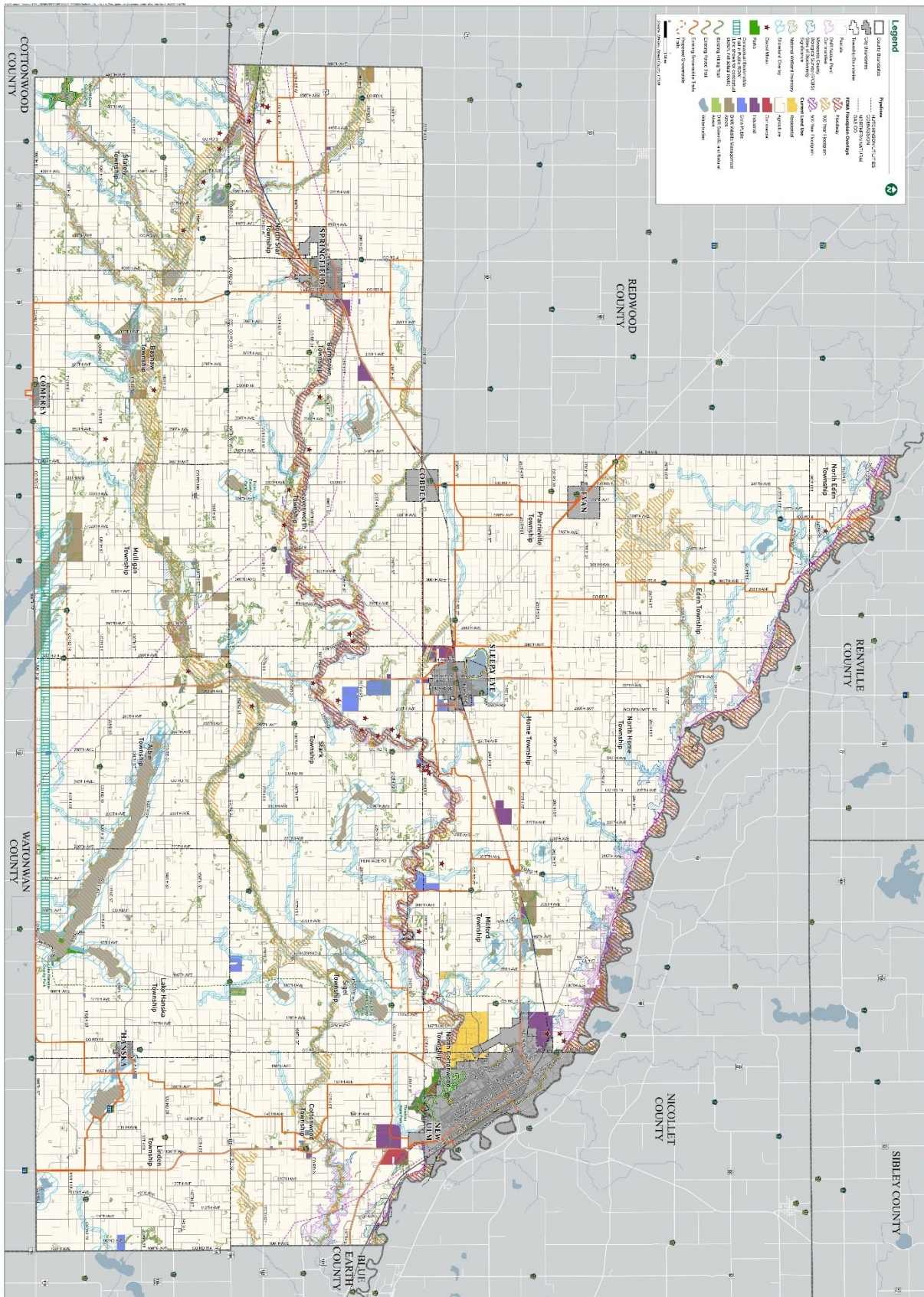
"Please leave the farmers and wildlife alone."

"There is a significant need for bike/pedestrian/running trails in the area. I would support all proposed trail recommendations. Please ensure that towns also support bathroom facilities and access to water for recreational users."

"ATV trails please"

"Somehow being able to connect Springfield to Comfrey? I know quite a few people that bike or run from Comfrey to Springfield and have to go along the county roads so I think a trail between the two would be very utilized."

"This is our private, family farm. We don't want any developments out here at all. We already have trouble with trespassers coming off the lake onto our private land via snowmobiling. We do not want any trails, homes, campgrounds, absolutely nothing."



NATURAL RESOURCES GOALS

Goal 1: Protect prime agricultural soils and water resources

Strategy 1A: Apply Soil Rating for Construction (SRC) to guide solar/wind siting and development.

Strategy 1B: Avoid development in flood-prone or wetland corridors like the Cottonwood River basin.

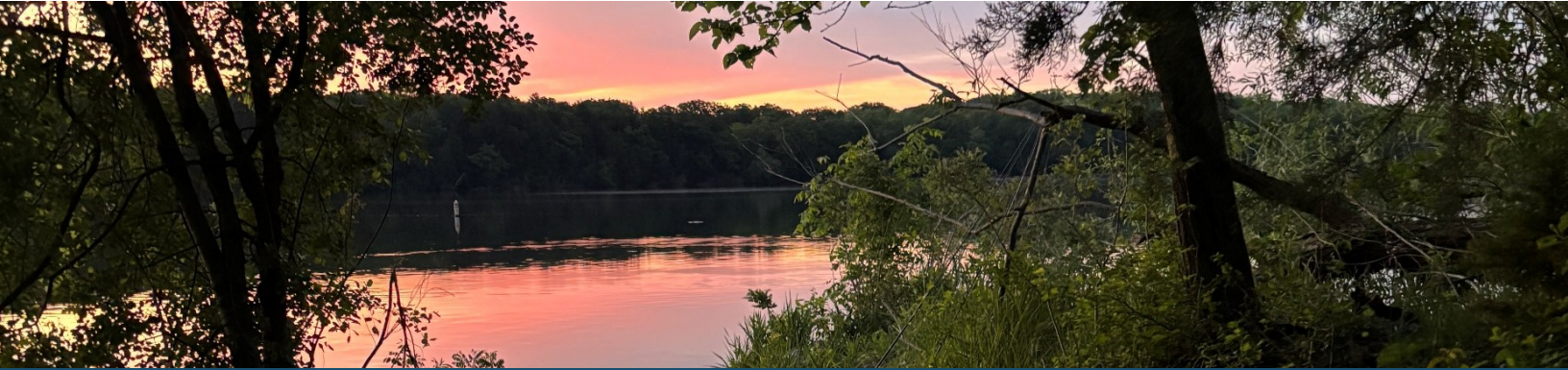
Goal 2: Plan for extractive resource management

Strategy 2A: Develop post-extraction reuse strategies for retired gravel pits (e.g., recreation, habitat restoration) and reclamation practices.

Goal 3: Expand access to natural recreation assets

Strategy 3A: Collaborate with cities to improve paddling routes along the Cottonwood River and Lake Hanska.

Strategy 3B: Collaborate with cities and associations maintaining existing snow mobile trails to further support trails in public Right-of-Ways and promote ecotourism in the county.



4 | LAND USE

This chapter outlines the vision for land use in Brown County over the next 25 years. It provides a framework for guiding growth, preserving agricultural land, and ensuring fiscal sustainability. This chapter also supports goals in transportation, housing, economic development, and environmental protection.

The plan aligns with Minnesota state statutes, regional planning efforts, and local ordinances. It does not alter existing property rights but offers current and future landowners some additional land use options in the future.

CURRENT LAND USE

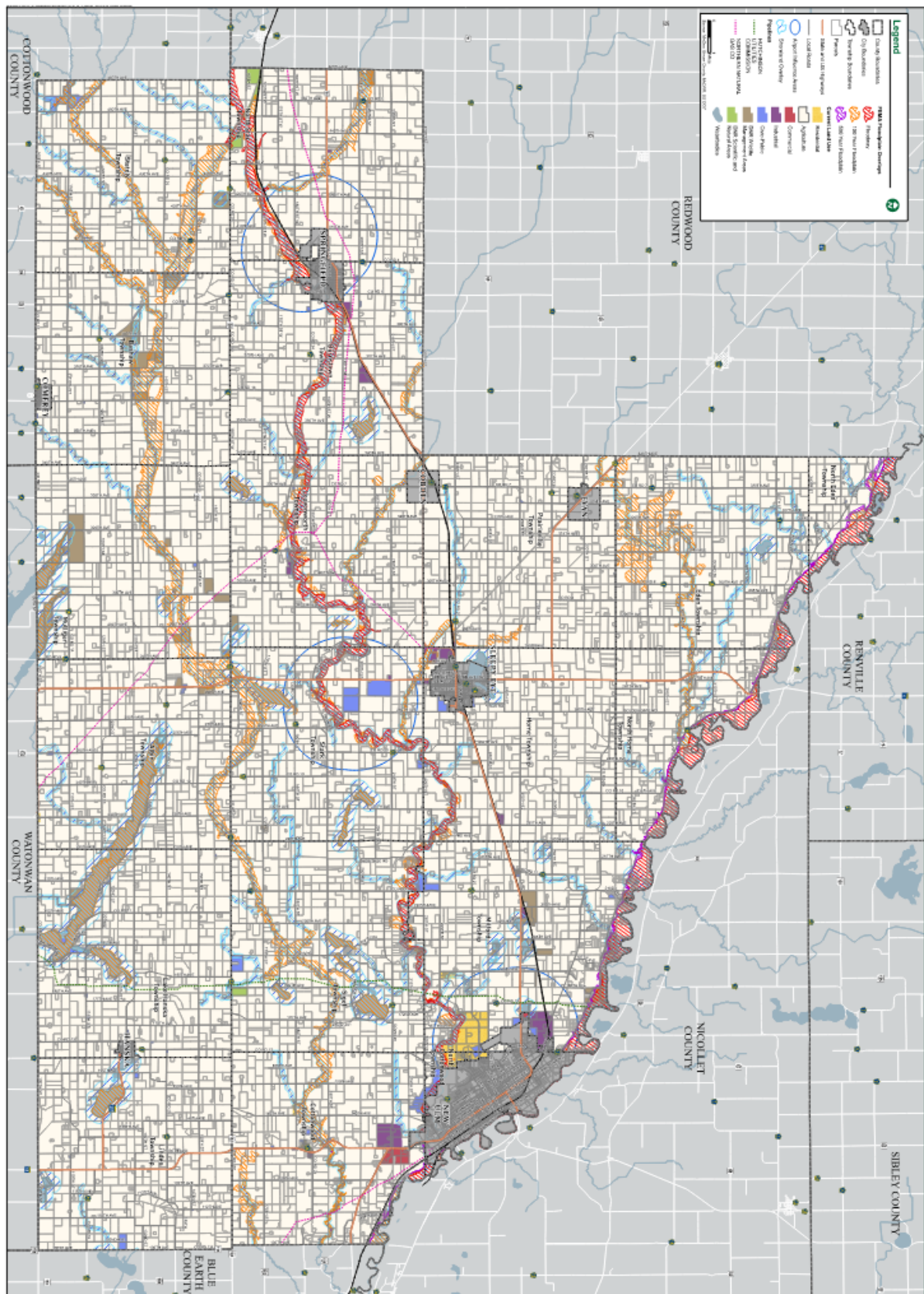
Brown County's current Land Use Plan dates back to 1991 and does not reflect the current nomenclature of land uses or the best practices for categorizes land use. Therefore, The current zoning has been used to create Current Land Use. In this context, land use serves as a broader planning framework—a level above zoning—that helps plan future development patterns across the County at a broader level. This approach allows the County to:

- Maintain consistency with current zoning regulations and best practices,
- Provide flexibility for future growth,
- Preserve agricultural and rural character, and
- Introduce new development opportunities per community consensus.

The newly created land uses were derived from existing zoning districts, as shown in Table 1.

TABLE 2 | NEW LAND USES BASED ON EXISTING ZONING DISTRICTS

New Land Use	Existing Zoning District
Agriculture	A-1 Agriculture
Residential Low Density	R-1 Residential
Residential Medium Density	<i>none</i>
Commercial	B-1 and B-2 Business
Industrial	I-1 and I-2 Industrial
Civic-Public now includes County Park/Open/Public spaces, Churches and Schools	County Parks
Shoreland Overlay	Shoreline
Floodplain Overlay	FEMA Floodway, 100-year and 500-year floodplain
Airport Overlay	Airport Overlay Zones
DNR Wildlife Management Areas	DNR Wildlife Management Areas
DNR Scientific and Natural Areas	DNR Scientific and Natural Areas



CURRENT LAND USE DESIGNATIONS

Developed land uses make up a small share of the county overall. Combining the “built” categories—Residential Low Density (1.46%), Commercial (0.31%), Industrial (0.80%), and Civic-Public (0.58%)—these uses total only 3.16% of all acreage. This reflects a predominantly rural county with development concentrated in a limited number of locations rather than dispersed widely across the landscape.

TABLE 3 | CURRENT LAND USE ACREAGE

Current Land Use	Acres	% of Total Acres
Agriculture	362,712	94.27%
Civic-Public	2,249	0.58%
Commercial	1,206	0.31%
DNR Scientific & Natural Areas	422	0.11%
DNR Wildlife Management Areas	3,423	0.89%
Industrial	3,083	0.80%
Residential Low Density	5,630	1.46%
Residential Medium Density	0	0.00%
Waterbodies	6,016	1.56%
TOTAL	384,740	100.00%

**these are approximate acreage, ±1 acre as mapping tolerance*

Agricultural Land

Agriculture overwhelmingly defines the county's landscape. At 362,712 acres (94.327%), agriculture is the dominant land use by a wide margin—meaning most land-use decisions, infrastructure needs, and environmental outcomes are tightly linked to working lands (farm access, drainage systems, soil health, and ag-support services).

Residential Land

Residential development is primarily low-density, and the county includes no medium-density residential acreage.

Residential Low Density totals 5,630 acres (1.46%).

Housing is predominantly single-family and rural-lot in pattern, and more compact housing types (townhomes, duplexes, multifamily) are not common—important context for housing diversity, affordability, and aging-in-place strategies.

Public and Institutional Land

Public and institutional uses occupy a modest but important footprint. Civic-Public land includes 2,249 acres (0.58%), which encompasses schools, local government facilities, and other public services. Though a small share of total land, these uses support essential community functions and service delivery..

Industrial Land

Industrial land remains limited, totaling 3,083 acres (0.8%).

This indicates a constrained employment-land base and highlights the importance of planning for additional industrial or employment-supportive areas to meet long-term community and economic needs.

Commercial Land

Commercial land is similarly limited at 1,206 acres (0.31%), reflecting a nodal distribution of retail and service uses. These uses are primarily concentrated in community centers or along major corridors, resulting in fewer service hubs serving larger rural areas and potentially limited access to retail, healthcare, and daily-need services for outlying residents.

Natural Spaces

Conservation and habitat lands contribute a meaningful ecological presence, even though they are small relative to agricultural acreage.

- DNR Wildlife Management Areas: 3,423 acres (0.89%)
- DNR Scientific & Natural Areas: 422 acres (0.11%)

Together (~1.00%), these lands support habitat protection, recreation, and water-quality functions.

Waterbodies form a notable landscape feature, covering 6,016 acres (1.56%). These areas influence local drainage patterns, flood storage, shoreline management, and recreational access.

KEY TAKEAWAYS OF CURRENT LAND USE

Overall, the county's land-use profile shows that agriculture, water, and conservation lands together comprise approximately 96.86% of all mapped acreage, reflecting a deeply rural landscape. This supports policies focused on preserving farmland, guiding growth near existing communities, and investing in infrastructure in a targeted and efficient manner.

Planning takeaway: small shifts in developed acreage can matter locally.

Because developed categories are collectively small, an additional few hundred acres of housing or industrial land may significantly influence growth patterns and service demands in specific cities or townships—even though the county's overall percentages remain relatively stable.

CURRENT TAX REVENUE OF LAND CLASSIFICATIONS

Tax records provide useful financial context, but tax land classifications should not be interpreted as equivalent to land use categories. The County Assessor’s classifications are designed for taxation purposes and follow state-defined rules for how property is valued. These categories are not the same as land use and tax classifications cannot be directly compared to existing land use categories. The tax data below reflects all properties in Brown County, including those within incorporated cities.

TABLE 4 | LAND CLASSIFICATION CATEGORY & TAXES PAYABLE IN ASSESSMENT YEAR 2024

Land Classification Category	Percent of Land	Percent of Tax Base (NTC, Pay 2025)
Agriculture	99.14%	54.9%
Residential	0.31%	34.5%
Commercial & Industrial	0.54%	10.6%

Note: These tax shares are NTC distribution (tax base), not levy paid by class. Levy shares can differ due to school operating referendum (RMV) and state general tax applying to specific classes. Source: MN Department of Revenue, Assessment Year 2024 → Taxes Payable 2025

WHY THIS INFORMATION IS INCLUDED

Tax classification data is included to show how different types of land contribute to the County’s overall tax base. Even though tax classifications are not the same as land use or zoning, they help illustrate the financial context behind land use patterns. This information supports planning decisions by showing how the County’s revenue structure aligns with how land is used today and how future development could affect long-term fiscal sustainability.

RESIDENTIAL

Residential land accounts for 0.31% of Brown County’s total land area contributes 34.5% of the county’s tax base. This stark contrast reflects the high per-acre market value of residential property as well as Minnesota’s tax classification system, which assigns higher tax capacities to residential parcels compared to agricultural land. Even though residential acreage is extremely small in proportion to total land, it plays a disproportionately large role in supporting the local tax base.

AGRICULTURAL

Agricultural land dominates the county, roughly 99.14% of the land area. It accounts for 54.9% of the tax base. This is typical in rural counties, where agricultural land is assessed at lower values per acre due to its classification and use, and often benefits from special valuation methods and credits.

COMMERCIAL AND INDUSTRIAL

Commercial and industrial properties occupy 0.54% of the county’s land area, and contribute 10.6% of the tax base. This underscores their economic importance and the high value generated per acre, often linked to business activity, infrastructure investment, and Minnesota’s property tax structure for Class 3a property.

Community input strongly supports preserving prime soils for agricultural uses; and, not all agricultural acreage consists of prime soils. With rising demand for housing and job-supporting land, the future land use strategy projects that demand to be accommodated by lower-quality or less productive soils to non-agricultural uses, while protecting the county’s most productive farmland for continued agricultural use.

CURRENT OVERLAYS

Overlays are special planning tools used to define areas that require additional considerations or regulations beyond what is provided by the base land use or zoning designation. Unlike zoning districts, which typically follow parcel boundaries and are often orthogonal (grid-like), overlays are best suited for areas defined by natural features, infrastructure, or unique land characteristics.

Overlays are especially useful when:

- The area of concern crosses multiple zoning districts or land use categories
- The boundaries are irregular and follow topography, water bodies, or hazard zones
- There is a need to preserve, protect, or manage specific resources or risks

Overlays do not follow Parcel Lines and are often based on geospatial data such as:

- Elevation and slope
- Floodplain boundaries
- Shoreland buffers
- Airport safety zones
- Conservation
- Ordinary High Water Level of Waterbodies

Because these features do not align neatly with property lines, overlays are drawn to reflect real-world conditions, not ownership boundaries. This allows planners to apply targeted policies or restrictions where they are most needed, regardless of parcel configuration. For example: Shoreland and Floodplain are mapped as overlays on the Current Land Use Map and Future Land Use Map. The Airport Overlay are shown as these are required by statute. There are no changes to these overlays between the two maps.

Overlays for Brown County are:

- Floodplain- composed of floodway, 100-year floodplain and 500-year floodplain
- Shoreland
- Airport Influence areas

FIGURE 14 | RELATIONSHIP BETWEEN OVERLAYS AND ZONING

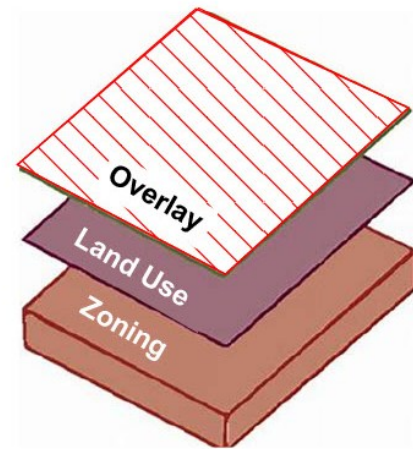
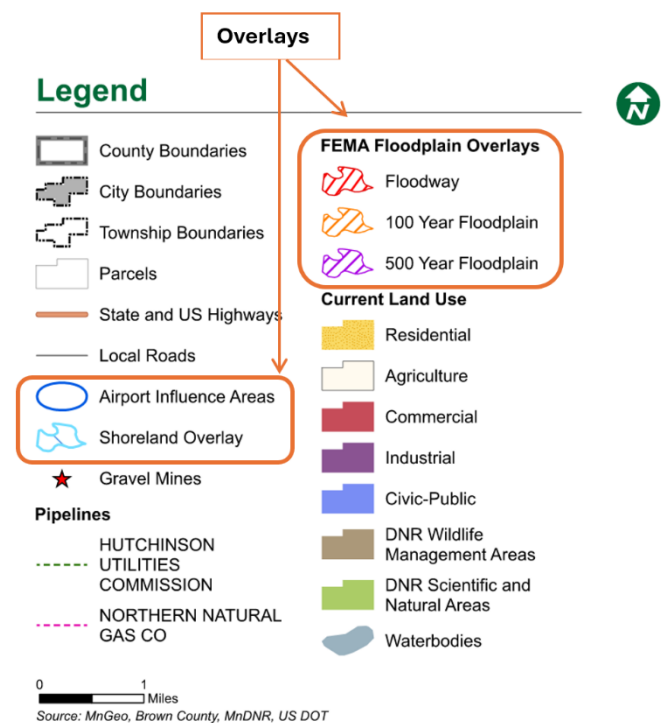


FIGURE 15 | OVERLAYS SHOWN ON MAP LEGEND



FUTURE LAND USE

Under Minnesota Statutes Chapter 394, Brown County is authorized to adopt a comprehensive plan and zoning regulations to guide growth and protect public health, safety, and welfare. Future land use designations do not change existing land use rights or zoning; rather, they provide a long-range vision for how areas could develop over time. Property owners retain all current rights, and any change in use still requires a landowner-initiated application and full County review.

Planning for future land use helps Brown County anticipate growth, align infrastructure and services, and support the types of development the community values. By identifying where future development is most appropriate, the County can protect key agricultural areas, respond to market demand, and maintain a strong, sustainable tax base.

TABLE 5 | FUTURE LAND USE

Future Land Use	Acres	% of Total Acres
Agriculture	360,444	93.69%
Civic-Public	2,249	0.58%
Commercial	1,284	0.33%
DNR Scientific & Natural Areas	422	0.11%
DNR Wildlife Management Areas	3,423	0.89%
Industrial	5,340	1.39%
Residential Low Density	5,146	1.34%
Residential Medium Density	416	0.11%
Waterbodies	6,016	1.56%
TOTAL	384,740	100.00%

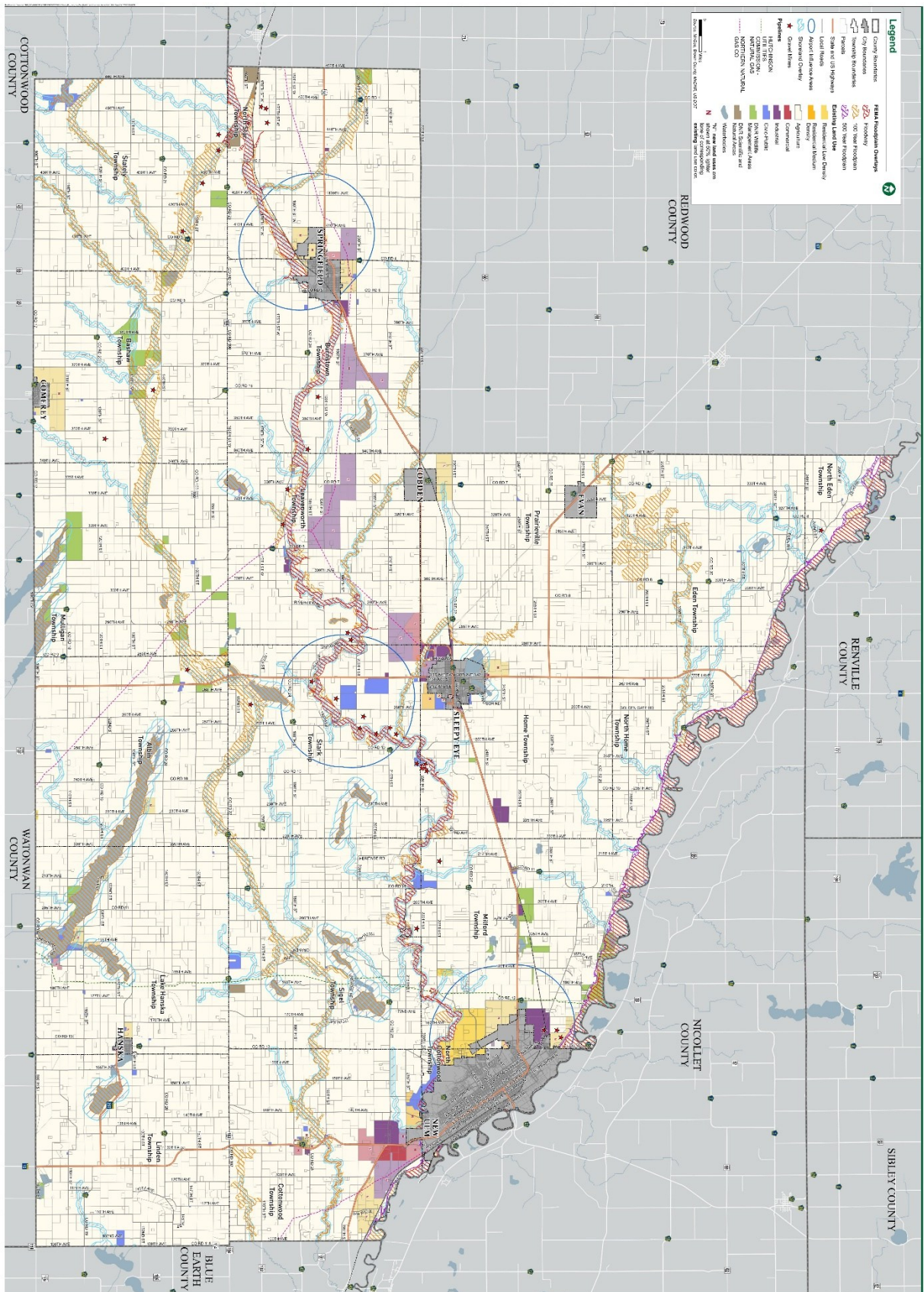
*these are approximate acreage, ±1 acre as mapping tolerance

Community Input

Community members said their top priorities for land use were:

- Preserve agricultural land: Cluster development and concentrate it near cities to protect farmland
- Rural character: Retain Brown County's rural feel





CHANGES IN USE DESIGNATIONS

The Future Land Use Map shows potential land use at 100% buildout. It was designed based on community input and steering committee workshops. A change in use category between the Current Land Use Map and the Future Land Use map broadens the potential appropriate uses for an area. It does not change any existing land use rights or zoning. This is a depiction of a hypothetical scenario and does not indicate the existence of any proposed projects.

Agricultural Land

Agriculture remains the defining land use at 360,444 acres (93.69%), honoring public input and showing continued commitment to protecting the county's working lands. Slight reduction from current acreage reflects strategic adjustments to support other community needs while maintaining the county's agricultural character.

Industrial Land

Industrial land grows to 1.39%, supporting modern job opportunities and economic diversification. This expansion—from approximately 0.80% today to 1.39% in the future land use plan—was a priority for the county, steering committee as well as the community. It identifies targeted locations for employment uses, including manufacturing, logistics, and value-added agricultural industries. These areas help strengthen the county's economic base and align with evolving workforce needs.

Commercial Land

Commercial acreage increases to 0.33%, enhancing access to goods, services, and small business opportunities. Though a modest expansion, this change reflects planning for retail and service needs consistent with population and economic trends—supporting local commerce without significantly altering the county's rural landscape.

Residential Land

Residential land expands in a balanced, strategic way.

Residential Low Density remains the primary housing type at 1.34%, consistent with the county's rural development patterns and demand for single-family and rural-lot housing.

Residential Medium Density emerges as a small but important category at 0.11%, introducing a more diverse housing mix. This supports needs such as aging-in-place housing, workforce housing, and smaller household sizes. Even a small increase signals a shift toward modernized, flexible housing strategies.

Natural Spaces

Natural resource designations remain consistent:

- DNR Wildlife Management Areas: 0.89%
- DNR Scientific & Natural Areas: 0.11%

These areas continue protecting ecological resources. While additional lands may be designated as WMAs or SNAs in the future, no changes are shown here because those decisions fall under state—not county—jurisdiction.

Waterbodies remain stable at 1.56%, reflecting the enduring influence of lakes, rivers, and wetlands on local ecosystems, drainage, and recreation.

Public and Institutional Land

Civic-Public land remains steady at 0.58%, supporting schools, government facilities, and other public institutions. This stable allocation ensures adequate capacity for future service needs within a slightly more diversified land use pattern.

COMPARING CURRENT AND FUTURE LAND USES

Overall, the Future Land Use pattern shows a small but meaningful shift away from a fully agriculture-dominant profile toward a more balanced landscape with expanded areas for housing, industry, and commerce. These updates help position the county to meet modern economic demands while preserving the rural character that defines Brown County.

TABLE 6 | CURRENT AND FUTURE LAND USE CATEGORIES

Category	Current Acres	Future Acres	Change in Acres	% Change
Agriculture	362,712	360,444	-2,268	-0.63%
Civic-Public	2,249	2,249	0	0.00%
Commercial	1,206	1,284	+78	+6.47%
DNR Scientific & Natural Areas	422	422	0	0%
DNR Wildlife Management Areas	3,423	3,423	0	0%
Industrial	3,083	5,340	+2,257	+73.21%
Residential Low Density	5,630	5,146	-484	-8.60%
Residential Medium Density	0	416	+416	N/A (new)
Waterbodies	6,016	6,016	0	0%
TOTAL	384,740	384,740	0	0%

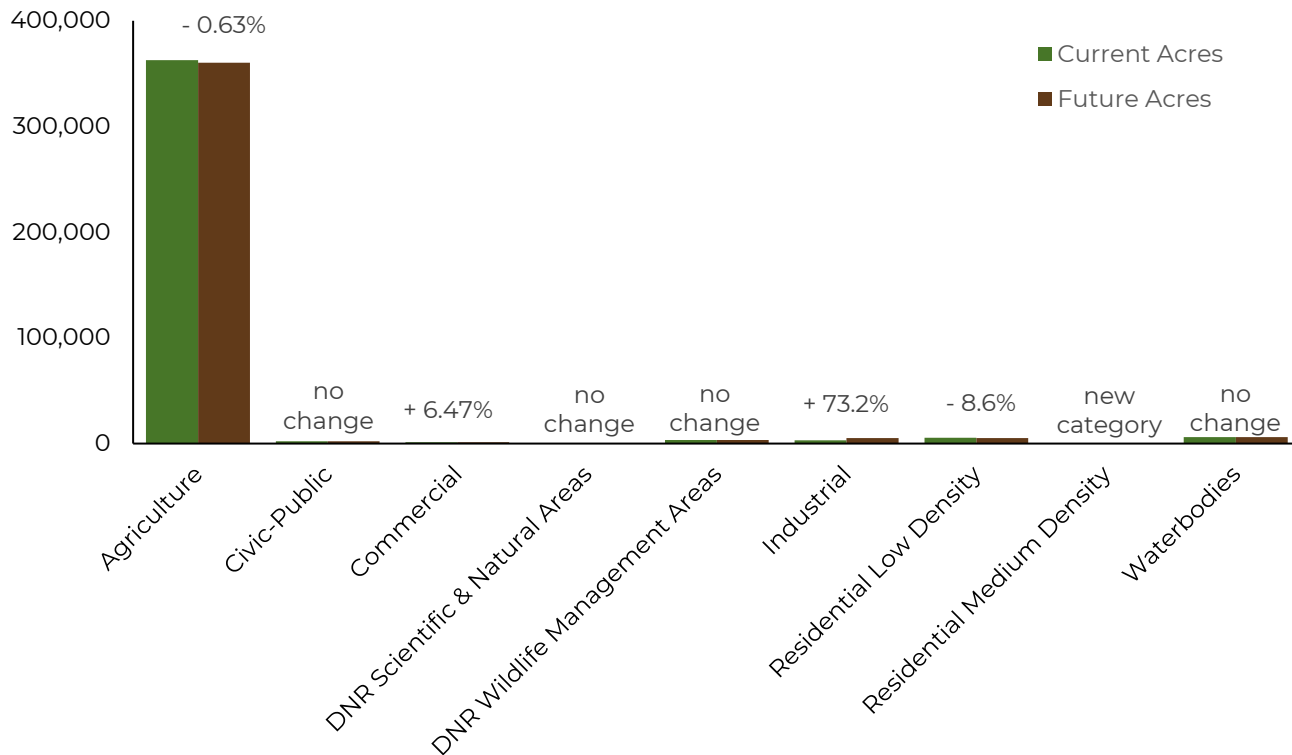
*Values shown are approximate acreage, ± 1 acre as mapping tolerance

Industrial land shows the largest shift, increasing by 2,257 acres (+73.21%). This represents a significant expansion of land dedicated to employment uses, including manufacturing, logistics, and value-added agricultural industries. At the same time, Agriculture remains the dominant land use, but decreases slightly by 2,268 acres (-0.63%), reflecting a modest reallocation of agricultural land to support long-term economic development needs while still preserving the county's overall agricultural landscape.

Residential patterns shift in two ways. Residential Low Density decreases by 484 acres (-8.60%), indicating a strategic refinement of rural-lot development areas. Residential Medium Density is introduced for the first time, adding 416 acres. Because this category did not previously exist, this reflects a new housing form, not an expansion of an existing one.

These changes support the need for smaller, more affordable, and more service-efficient housing options, particularly those located closer to cities and municipal utilities. The strategy helps diversify the housing supply while ensuring that the vast majority of land remains available for agricultural use.

FIGURE 16 | ACREAGE OF CURRENT AND FUTURE LAND USE CATEGORIES



UNDERSTANDING THE ROLE OF FUTURE LAND USE DESIGNATIONS

Future Land Use (FLU) designations do not change current zoning or existing land use rights and entitlements and do not change property tax classifications—they simply guide long-term planning.

- Property owners retain all existing rights.
- FLU categories add future options, not restrictions.
- Add value and flexibility to properties.
- Any change still requires a rezoning application and formal review.

Example: Agricultural Land Shown as Residential in the FLU Map

If an Agriculture-zoned parcel is not actively farmed, showing it as Residential in the FLU map gives owners two paths:

1. No change: Continue with Agriculture zoning.
2. Apply to rezone to Residential in the future.

Why This Matters: Spot Zoning

- Minnesota law requires zoning regulations to be uniform within each zoning district under Minn. Stat. § 462.357. Courts have invalidated rezonings when they are inconsistent with existing regulations, arbitrary in nature, or not supported by the comprehensive plan—treating such actions as unlawful spot zoning. When a proposed land use change has no basis in the Future Land Use (FLU) map or the current zoning framework, it is considered spot zoning and therefore cannot be legally approved.
- By including a broader range of potential land uses within the FLU map—beyond the existing zoning classifications—communities provide property owners with clearer expectations, increased flexibility, and greater potential land value, all while maintaining legal defensibility.

KEY CONSIDERATIONS FOR GROWTH

AGRICULTURE DOMINATES TODAY

Agriculture is overwhelmingly the county's primary land use today and remains so in the Future Land Use map. Agricultural land decreases slightly from **362,712 acres** today to **360,444 acres** in the future plan—a change of **-2,268 acres (-0.63%)**.

What that indicates:

The reduction is very small relative to the overall land base. Agriculture remains essentially the same share of the county, and the plan maintains agriculture as the county's backbone. The shift simply reflects that some agricultural acres are anticipated to convert to residential, commercial, or industrial uses over time in a targeted manner.

FUTURE LAND USE DESIGNATES POTENTIAL FOR DEVELOPMENT

Comparing Future Land Use (FLU) vs Current, the FLU allocations are **larger** than the currently developed footprint:

- Future Residential (low + medium) totals 5,562 acres vs. 5,630 acres currently (-68 acres; ~0.99%).
- Future Industrial totals 5,340 acres vs. 3,083 acres currently (+2,257 acres; ~1.73%).
- Future Commercial totals 1,284 acres vs. 1,206 acres currently (+78 acres; ~1.06%).

What that indicates: the FLU map is providing capacity (a “planned envelope”) for growth. In other words, the plan is saying: *“If growth happens, here’s where it should go.” Most of the added capacity is in Industrial while Residential and Commercial change only modestly at the county scale.*

RESIDENTIAL IN THE FUTURE LAND USE IS ORIENTED TOWARD LOW DENSITY

Low-density residential remains much larger than medium-density residential (5,146 acres vs. 416 acres). Residential Low Density decreases (-484 acres; -8.60%), while Residential Medium Density is a new category added (+416 acres) to allow for more affordable homes with smaller lots and closer to infrastructure and services.

What that indicates: the land use vision is leaning toward:

- rural or large lot-style housing, and/or
- subdivision-style growth rather than compact neighborhoods.

Planning implication: This development pattern of low density with higher densities concentrated at cities, city fringes or around existing nodes, strengthens goals for efficient services, affordability, and dissuades sprawl, maintain a rural character.

INDUSTRIAL AND COMMERCIAL EXPANSION IS A “CHANGE SIGNAL”

Because FLU designates more industrial/ commercial acreage than currently exists, those categories are acting as a strong policy signal:

What that indicates: the plan supports demand in jobs and supports the tax base to continue to provide for maintenance and investment in county services and infrastructure.

- Industrial increases by +2,257 acres (+73.21%)
- Commercial increases by +78 acres (+6.47%)

Planning implication: Growth in these areas must be concurrent with:

- transportation access,
- utilities/wastewater feasibility,
- buffering from residential/ag uses,
- and market realism (timing/phasing).

CONSERVATION/AGENCY LANDS IS THE SAME BETWEEN CURRENT AND FLU

The DNR categories (scientific/natural areas and wildlife management areas) are unchanged between current and FLU. Scientific and Natural Areas remain 422 acres (0 change) and Wildlife Management Areas remain 3,423 acres (0 change).

What that indicates: the plan is treating those as *no-build* areas, expected to be built preserving valuable natural resources.

Planning implication: those can become anchors for:

- habitat connectivity,
- natural recreation
- and scenic/resource protection policies.

CIVIC/PUBLIC UNCHANGED

Civic/Public is unchanged in both future and current maps at 2,249 acres

What that indicates: the FLU isn't forecasting large new public land footprints (parks, facilities, institutions) relative to the overall land base.

KEY TAKEAWAY

Current land use is heavily agricultural. The FLU envisions additional land for future residential, commercial, and industrial growth—suggesting a planned shift of a small portion of farmland into development over time—while keeping conservation lands and water resources largely stable.

GROWTH SCENARIOS AND LAND DEMAND

Population forecasting is inherently uncertain—no one has a crystal ball. To help Brown County plan for the future, we’ve developed two hypothetical scenarios based on current trends and strategic opportunities. These scenarios illustrate potential and hypothetical outcomes with assumptions:

- **Scenario 1: Status Quo** — assumes historical decline continues, reflecting aging demographics and limited in-migration.
- **Scenario 2: Positive Growth** — assumes a modest commuter-capture strategy, converting a fraction of inbound workers into residents.

Both scenarios use transparent logic and documented inputs so they can be audited and adapted as conditions change.

SCENARIO 1 — STATUS QUO (HISTORICAL DECLINE, STARTING AT 2025)

This scenario assumes Brown County continues its long-term trend of gradual population decline. Aging demographics, limited housing turnover, and modest economic growth reinforce a flat-to-slight downward trajectory. The focus here is on maintaining quality of life for existing residents rather than reversing decline.

Scenario 1 Logic & Inputs

- **Starting population (2025):** 25,756 (Esri Business Analyst’s projection anchor).
- **Average household size:** 2.25 people per household (PPH)
- **Observed decline:** From 2000 (26,911) to 2025 (25,756), the last 25-year trend suggests a compound annual decline of about **-0.175% per year**:
- **Projected decline:** If the population continues to decline at the recently observed rate of -0.175%, Brown County will lose about 45 people per year.
 - This would mean a loss of about 669 people over the course of 15 years

TABLE 7 | SCENARIO 1: STATUS QUO DECLINE OF -0.175% ANNUALLY IN 5-YEAR INCREMENTS

Year	Population	Households
2025	25,756	11,447
2030	25,531	11,347
2035	25,308	11,248
2040	25,087	11,150

Planning read-out: Flat-to-slight decline; prioritize rehab/infill, age-friendly housing, accessibility upgrades, and aging-in-place services, consistent with an older age profile and modest household contraction.

Residential Land Capacity Summary

Under Scenario 1, the county is **forecast to have fewer households in 2040 than today**, thus the existing residential land supply is already sufficient at the countywide scale.

- **Current households:** 11,447
- **2040 households:** 11,150
- **Net change:** -297 households (a slight decline)

Using today’s development pattern, the county currently averages about **2.01 households per residential acre**. If that same pattern continues, the land needed to accommodate all 2040 households would be:

$11,150 \div 2.01 \approx 5,541$ acres

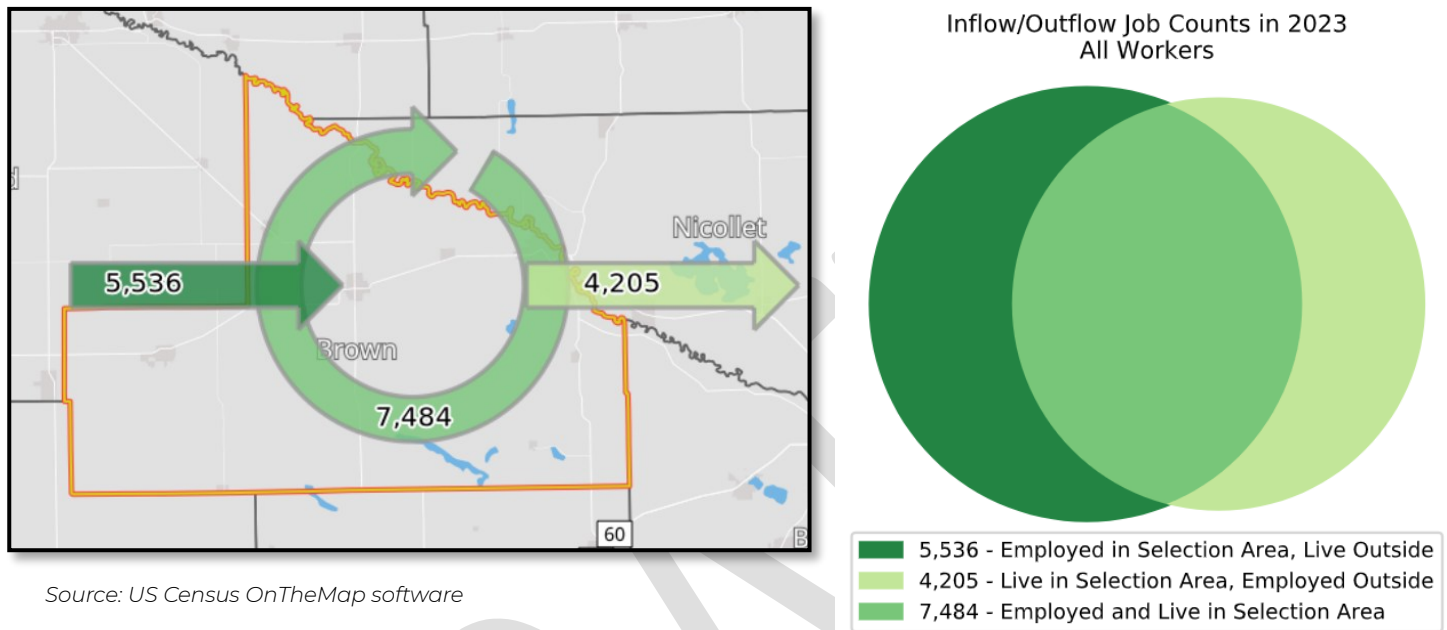
The county today has 5,689 residential acres, which means: **5,689 supply – 5,541 demand ≈ 148 acres of surplus residential land capacity.**

Under Scenario 1, the county has sufficient residential land to accommodate the 2040 household forecast.

SCENARIO 2 — POSITIVE GROWTH (1% COMMUTER CAPTURE, INBOUND POOL = 5,536)

This scenario envisions Brown County leveraging its existing strengths to achieve modest, sustainable growth while preserving its rural character. The county currently attracts 5,536 inbound commuters daily, indicating a strong employment base and economic vitality.

FIGURE 17 | DAILY MOVEMENT OF EMPLOYEES INTO AND OUT OF BROWN COUNTY



Daily Inbound Commuting Pattern For Brown County, MN

- **Inbound commuters:** There are 5,536 daily commuters who work in Brown County but live elsewhere. This group represents a potential pool of residents who could relocate to live within the County.
- **Top origin counties:** Scott, Nicollet, Blue Earth, Rice, and Sibley.
- The inbound commuter pool (workers who live elsewhere but are employed in the county) is a likely group for relocation.
- If a small share (1%) of these inbound commuters moves into the county each year (a “capture rate”), they can account for a meaningful portion of the target growth.
- Inbound commuters = 5,536. If each mover brings a person, the added residents per year $\approx$ inbound $\times$ capture rate $\times$ average household size.
- **Average household size locally:** about 2.25 persons per household (PPH).

Scenario 2 Logic & Inputs

- **Starting population (2025):** 25,756 (ESRI Business Analyst’s projection anchor)
- **Inbound commuter pool:** 5,536
- **Capture rate:** 1% per year
- **Annual additions:** ≈ 55 residents + assume 1 additional person in their household = **110 people per year**
- Projected population in 2040 (linear): **27,406** (increase of 1,650 residents over 15 years)

Rather than pursuing aggressive expansion, this approach focuses on converting a small share of these commuters into residents—just **1% per year**, or about **55 new residents annually**, and assuming they bring with them one other person, this would potentially add **1,650 residents by 2040 or 110 people per year**. For purposes of matching acreage with population projections, this scenario assumed the 1% of commuters would live in the unincorporated areas of Brown County – but it is very possible these new residents would actually live in cities.

By capturing even a fraction of the commuter pool, Brown County can stabilize its tax base, maintain school enrollment, and support essential services **without aggressive growth** or compromising its agricultural heritage or small-town identity. Growth under this scenario is **linear and modest—adding about 1,650 residents by 2040—providing a credible alternative to long-term decline while aligning with community values.**

Residential Land Capacity Summary

Under Scenario 2, the county is **forecast to have more households in 2040 than today**.
New households by 2040: 1,650 people ÷ 2.25 PPH = 733.33 ≈ **733 households**
So the land supply must support **~733 new dwellings**. If all of these households lived outside of city limits, the housing need could be met through a combination of low-density and medium-density residential land as designated by the FLU:

- **Residential Low Density:** 5,306 acres with a density assumption of 1 dwelling / 5 acres
 - Capacity: 5,306 ÷ 5 = can supply **1,061 dwellings**
- **Residential Medium Density:** 416 acres with a density assumption of 1 dwelling / 1 acre
 - Capacity: 416 ÷ 1 = can supply **416 dwellings**

Total potential residential capacity supplied by Low and Medium Residential: 1,061 + 416 = **1,477 dwellings total**
Comparing residential capacity to residential demand: **1,477 supplied dwellings – 733 potential scenario 2 demanded dwellings = +744 surplus dwellings**
The FLU provides sufficient residential land for the potential residential growth of Scenario 2 and leaves room for different potential scenarios and assumptions.

TABLE 8 | SIDE-BY-SIDE SUMMARY OF POPULATION IN 2 SCENARIOS IN 5-YEAR INCREMENTS

Year	Scenario 1 (Decline)	Scenario 2 (1% Commuter Capture)
2025	25,756	25,756
2030	25,531	26,306
2035	25,308	26,856
2040	25,087	27,406

Policy read-out: A modest, credible in-migration strategy—employer-assisted housing, childcare, amenity marketing, broadband, and short commutes (mean ≈ 15.3 minutes)—can convert a small portion of the commuter pool into county residents.

COMPARISON OF SCENARIOS

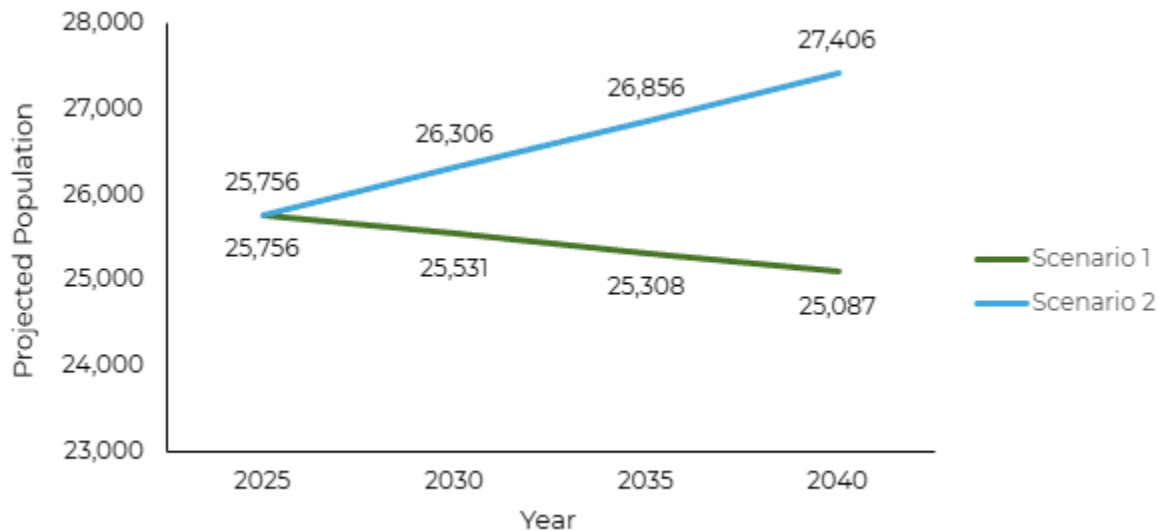
By 2040, Scenario 1 (Decline) projects a population of 25,087 in 2040, while Scenario 2 (Proactive Growth – 1% Commuter Capture) projects a population of 27,406. This represents a difference of 2,319 residents between the two scenarios.

Under Scenario 2 (Proactive Growth), the additional **1,650 people projected by 2040 or 110 people per year** would mean **about 733 new households total or 49 new households per year**, based on an average of 2.25 people per household. These households could be in cities or rural parts of Brown County, depending on where housing is available and what local zoning rules allow.

No one can fully predict future market conditions, political shifts, weather events, or budget changes. These factors are inherently uncertain. What we can do is develop reasonable scenarios based on current trends and reasonable assumptions. Scenarios help anticipate potential needs and make informed decisions, even in the face of uncertainty. **No one can fully predict future** market conditions, political shifts, weather events, or budget changes thus **these scenarios are hypothetical.**

What we *can* do is develop reasonable scenarios based on current trends and assumptions. Scenario planning helps us anticipate potential needs and make informed decisions, even in the face of uncertainty.

FIGURE 18 | PROJECTION OF BROWN COUNTY POPULATION BY SCENARIO



Source: American Community Survey, Minnesota State Demography Center

Scenario 1: If things remain as they are in the future towards 2040 (a decline of **-0.175% per year**).

Scenario 2: If 1% of the commuters driving into Brown County for work were to become residents of the county:

- 1% capture rate $\approx 5,536 \times 0.01 = 61$ people + 1 assumed companion = **110 people/year → about 49 new households/year (based on 2.25 persons per household)**.

Community Input

Community members supported higher density residential near cities with services

- Concentrate residential growth around Hanska, Evan, Cobden, and Comfrey as bedroom communities supporting the Hwy 14 cities.
- Additional residential can occur surrounding New Ulm where services are available or planned.
- Essig has sewer capacity and four municipal wells—additional residential growth could be supported here.
- Invest in places with existing infrastructure and declining housing stock to strengthen city-adjacent neighborhoods.
- Housing demand is stronger in Springfield and Sleepy Eye—target infill and near-edge expansion accordingly.



HOW THE FUTURE LAND USE MAP SUPPORTS FUTURE SCENARIOS

The Future Land Use (FLU) Map is intentionally aspirational, designed to accommodate a wide range of potential growth trajectories. The plan evaluates two scenarios: a baseline scenario, which illustrates outcomes if current trends continue, and an alternative scenario that provides a contrasting set of assumptions for comparison. Because actual future growth cannot be predicted with certainty, both scenarios are hypothetical and conceptual, serving as tools to explore how different projections might influence future land use needs and development patterns.

Each scenario highlights different possibilities for how the community might grow, helping understand the potential land use demands associated with varying levels and forms of development. The FLU Map functions as a visual reference to assess these scenarios and is shown at 100% build-out, rather than in phased increments. Importantly, the FLU Map does not attempt to forecast annexation by nearby cities, as each municipality maintains its own adopted future land use plan. Instead, the map provides a flexible, policy-driven framework capable of accommodating a range of growth outcomes—from conservative to accelerated—through 2040.

The Future Land Use Map was developed through a series of workshops and public engagement efforts, ensuring that conservation is balanced with growth areas that are suitable for development that reflect local priorities. It focuses on development near city centers and within extra-territorial jurisdictions where infrastructure and services are already available, promoting efficient land use and minimizing sprawl.

Community Input

Community members recommended placing industrial/commercial/employment centers along Hwy 14:

- Focus commercial and industrial growth along Highway 14 between New Ulm, Sleepy Eye, and Springfield; prioritize sites between the railroad and highway.
- Grow industrial corridor northeast of Springfield (near Burnstown Township) by filling gaps between existing industrial parcels.
- Concentrate commercial/industrial development in cities along the corridor.
- Strengthen the New Ulm–Springfield corridor, with Essig identified as having sewer capacity; a secondary corridor toward Comfrey also has water and sewer capacity.

Community Input

Community members wanted future trail/recreation loops to avoid floodplains and wetlands

- Create a regional bike/ped loop connecting New Ulm, Hanska, and Sleepy Eye.
- Explore ATV/snowmobile trails along the Hwy 14 right-of-way to link communities and recreation assets.
- Avoid building in floodplain areas (e.g., Cottonwood River basin) and protect lakes, rivers, bluffs, woodlands.

RESIDENTIAL DENSITY STANDARDS

In Brown County, land use is organized into broad designations that set general density ranges to reflect the intended character of each area. Specific development standards—such as lot size and setbacks are established in the zoning code. This approach supports Brown County's goals to manage growth, preserve rural character, and plan infrastructure efficiently. It encourages compact development near city fringes and within extra-territorial areas to reduce infrastructure costs and prevent sprawl.

AGRICULTURAL AREAS

Ag — Low Density

- **Maximum Density: 4 dwellings per 40 acres**
- Allows one Accessory dwelling unit per parcel if a primary home exists and meet all zoning standards such as SSTS primary and reserve area.

RESIDENTIAL AREAS

Residential — Low Density

- **Maximum Density: 2 dwellings per 10 acres**
****Exception:** If connected to municipal water and sewer or if connection is already planned for by the municipality within 2 years, density can be increased to a maximum of 1 du per 6,000 sf.
- **Utility Context: On-site** (private well & septic)
- Allows one Accessory dwelling unit per parcel if a primary home exists and meet all zoning standards such as SSTS primary and **reserve area**.

Residential — Medium Density

- **Maximum Density: 1 dwelling per 1 acres**
****Exception:** If connected to municipal water and sewer or if connection is already planned for by the municipality within 2 years, density can be increased to a maximum of 1 du per 6,000 sf.
- **Utility Context: On-site** (private well & septic, unless exception)
- **Notes:** Allows one Accessory dwelling unit per parcel if a primary home exists and meet all zoning standards such as SSTS primary and reserve area.

TABLE 9 | MAXIMUM RESIDENTIAL DENSITIES

Maximum Residential Density (*)		
Category	Density du/ac	Typical Utility Context
Ag — Low Density	4 du/ 40 ac	Agricultural context
Residential — Low	2 du/ 10 ac**	Private well & septic (on-site utilities)
Residential — Medium	1 du/ 1 ac**	Private well & septic (on-site utilities)

Notes:

* **DNR shoreland** (overlay) standards/requirements apply and may reduce buildable lot area.

****Exception:** If connected to municipal water and sewer or if connection is already planned for by the municipality within 2 years, density can be increased to a maximum of 1 du per 6,000 sf.

These residential density ranges form the foundation for the County's future land use map and guide decisions about infrastructure, service delivery, and growth management. Zoning ordinances remain the regulatory mechanism for implementing these land use goals.

LAND USE GOALS

Goal 1: Direct growth to serviced areas and city edges

Strategy 1A: Prioritize higher-density residential growth near cities with existing or planned municipal services.

Strategy 1B: Prioritize industrial, commercial, and employment centers along Highway 14 from New Ulm to Springfield.

Strategy 1C: Prioritize trail and recreational opportunities by connecting existing trails into a greater loop, avoiding floodplain/wetland areas.

Goal 2: Support rural-compatible residential development

Strategy 2A: Direct rural residential development to areas with existing or planned infrastructure and service capacities.

Strategy 2B: Promote a mix of housing types in areas unsuited for Agriculture and avoid floodplain, shoreland or sensitive natural areas.

Goal 3: Align land use with infrastructure and annexation goals

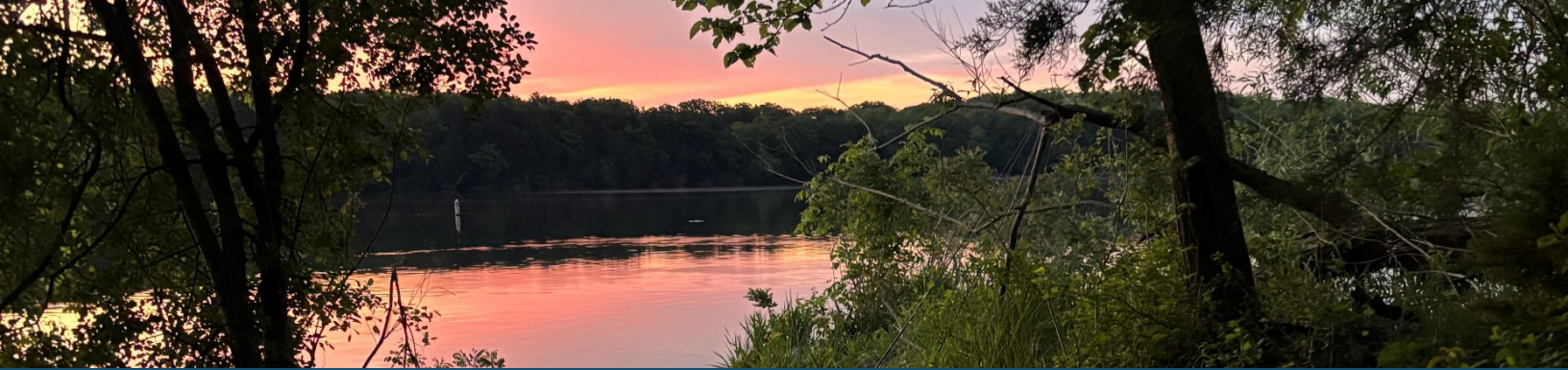
Strategy 3A: Create countywide density districts aligned with service availability.

Strategy 3B: Craft a program and standards for annexation.

Strategy 3C: Update zoning and use definitions to include emerging uses like agritourism and shared experience events.

TABLE 10 | LAND USE GOAL PHASING AND TIMELINES

Goal	Strategy	Time Horizon
Goal 1: Direct growth to serviced areas and city edges	1A: Prioritize higher-density residential growth near cities with existing or planned municipal services	Short Term (0–5 yrs)
	1B: Prioritize industrial, commercial, and employment centers along Highway 14 from New Ulm to Springfield	Short Term (0–5 yrs)
	1C: Prioritize trail and recreational opportunities by connecting existing trails into a greater loop, avoiding floodplain/wetland areas	Mid Term (5–10 yrs)
Goal 2: Support rural-compatible residential development	2A: Create “Rural Neighborhood” overlays along County Road 29 and near Searles for 2-acre lots	Short Term (0–5 yrs)
	2B: Direct rural residential development to areas with existing or planned infrastructure and service capacities	Mid Term (5–10 yrs)
	2C: Promote a mix of housing types in areas unsuited for Agriculture and avoid floodplain, shoreland or sensitive natural areas	Mid Term (5–10 yrs)
Goal 3: Align land use with infrastructure and annexation goals	3A: Create countywide density districts aligned with service availability	Long Term (10–15 yrs)
	3B: Craft a program and standards for annexation	Long Term (10–15 yrs)
	3C: Update zoning and use definitions to include emerging uses like agritourism and shared experience events	Long Term (10–15 yrs)



5 | ECONOMIC DEVELOPMENT

Economic development goes beyond job creation—it is about building a resilient economy and improving quality of life. In 2024, Brown County hired its first dedicated economic development staff, joining other Minnesota counties focused on making communities places to live, work, and thrive.

A strong workforce underpins this effort. When local businesses can find talent and residents have access to good jobs, Brown County stays competitive and attracts investment. This section reviews workforce trends, commuting patterns, and industry mix, and outlines strategies to align future growth with community priorities.

Economic development encompasses a wide range of strategies tailored to local needs. These may include:

- Business retention, expansion, and recruitment
- Strategic planning and real estate development
- Entrepreneurship training and workforce development
- Housing and childcare development
- Broadband infrastructure improvements

Brown County’s economic growth is supported by diverse industries, creating opportunities for local businesses and residents. This chapter analyzes key factors influencing economic development needs in Brown County.

Community Input

“Brown County offers a simpler, safer, family-friendly lifestyle.”

“Access to healthcare, locally produced food, grocery stores, and quality schools are core strengths.”

“Prosperity for people and businesses, with city-county collaboration, is essential.”

“Balance growth with agriculture—blend city and county visions.”

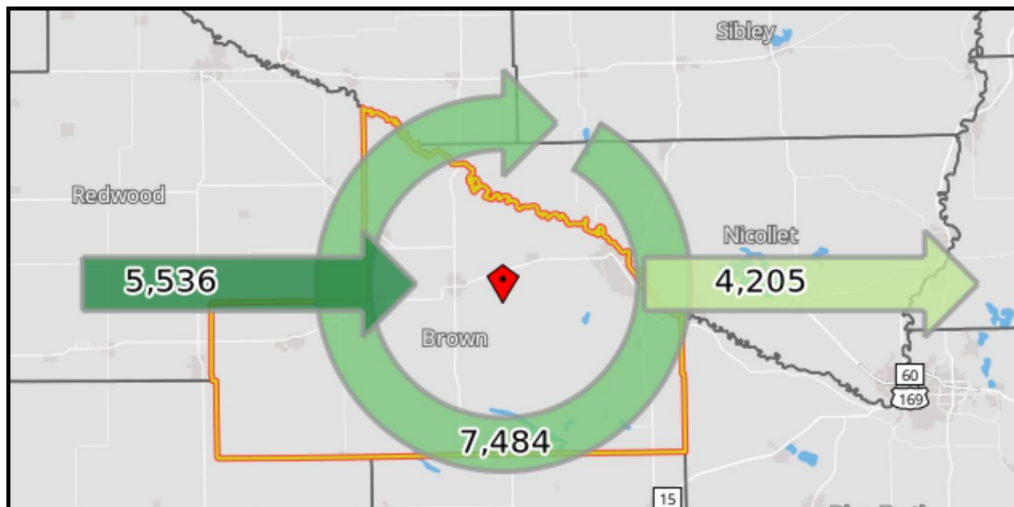
FIGURE 19 | KEY ECONOMIC DEVELOPMENT STATISTICS

EMPLOYMENT & INCOME KEY FACTS:



Source: US Census Bureau 2023 American Community Survey, ESRI Business Analyst

FIGURE 20 | DAILY MOVEMENT OF EMPLOYEES INTO AND OUT OF BROWN COUNTY



Source: US Census 2023 American Community Survey

LABOR MOVEMENT AND COMMUTING PATTERNS

Brown County experiences both significant labor inflow and outflow, highlighting two key opportunities: attracting inbound workers to live locally through housing options and retaining outbound commuters by creating more jobs within the county.

Brown County's labor market is interconnected with surrounding regions, as shown by commuter flow data. Commuting Patterns indicates **Brown County is a net importer of labor**, attracting more workers than it loses. Strategies to retain local workers and capture inbound commuters for housing and services can strengthen the county's economy.

The **average commute time is 15 minutes**, reflecting Brown County residents' tendency to both live and work within the county. Most workers (**81.8%**) drive alone, while only **7.7%** work from home (Esri 2024, 2029).

Investment in economic development activities such as employer-assisted housing, childcare, amenity marketing, and broadband access could help achieve the modest population gain through commuter capture described in scenario 2 of the Land Use chapter.

Community Input

"The new 4-lane on Hwy 14 helps logistics—but also makes it easier to go to Mankato; local retail and employers feel that pull."



INDUSTRY COMPOSITION

Brown County's economy is anchored by several key sectors, according to *Esri Civilian Labor Force Profile, 2025* and mncompass.org:

- **Manufacturing: 17.7%** of employment (Location Quotient: **1.85**, nearly double the national average).
- **Healthcare & Social Assistance: 14.5%** (LQ: **1.00**, matches national average).
- **Agriculture/Forestry/Fishing: 6.7%** (LQ: **6.16**, highly specialized).
- **Construction: 6.2%** (LQ: **0.88**).
- **Retail Trade: 9.9%** (LQ: **0.96**).

These sectors represent Brown County's competitive strengths, particularly manufacturing and agriculture, which are far more concentrated locally than nationally.

Community Input

"Focus commercial/industrial growth along Hwy 14 between New Ulm–Sleepy Eye–Springfield; target sites between the railroad and highway."

"Pursue light industrial infill northeast of Springfield (near Burnstown)."

"Secondary growth corridor toward Comfrey; Essig has sewer/wells for added residential."

"Add airport zoning overlays (New Ulm, Sleepy Eye, Springfield); note constraints near New Ulm airport."

"Design site access/acceleration lanes so trucks don't enter highways cold; fix key intersections along 14."

WORKFORCE TRENDS

- Civilian Labor Force (2025): 13,532 workers.
- Unemployment Rate: 1.8%, well below state averages.
- Labor Force Participation: 65.3% overall; highest among Brown County residents ages 25–54 at 90.5%.
- Economic Dependency Ratio: 89.6, reflecting aging population pressures. (Source: *Esri Civilian Labor Force Profile*, mncompass.org)

Community Input

"We need more attainable owner-occupied homes and rentals; townhomes/6-plexes and adaptive re-use (e.g., schools → condos) can help."

"Smaller residential parcels (3–5 acres) are desirable where compatible with ag and infrastructure."

"Childcare shortages are hurting employers—treat childcare like essential economic infrastructure."

"If broadband is strong, AI will reshape local industries; recruit tech services tied to agriculture (precision ag/AI)."

"Be cautious with data centers—they can drive up electricity prices."



EMPLOYMENT OUTLOOK TO 2032 (REGIONAL DEED PROJECTIONS)

While not Brown County-specific DEED's **Southwest Minnesota region** (which includes Brown County) provides insight:

- **Overall Job Growth: +2.8%** from 2022 to 2032 (slowest among MN regions).
- **High-Growth Sectors Statewide (likely relevant locally):**
 - Healthcare & Social Assistance: +8.6%.
 - Construction: +6.8%.
 - Transportation & Warehousing: +7.9%.
- **Manufacturing:** Flat to slight growth; automation limits headcount increases.
- **Retail Trade:** Declining statewide and regionally. (Source: [Minnesota DEED Long-Term Employment Projections](#))

IMPLICATIONS FOR BROWN COUNTY

- **Healthcare demand** will rise sharply due to aging demographics, requiring workforce pipelines for nurses, aides, and technicians.
- **Construction trades** will remain essential for housing and infrastructure needs.
- **Manufacturing stability** depends on skilled labor and automation readiness.
- **Agriculture specialization** will persist, but employment growth will be limited by mechanization.
- **Retail contraction** suggests a need to repurpose commercial spaces for childcare, food services, and other community needs.

STRATEGIC RECOMMENDATIONS

- **Expand healthcare training programs** (CNA, LPN, RN) to meet projected demand.
- **Support construction workforce development** through apprenticeships and housing incentives.
- **Invest in advanced manufacturing skills** and automation readiness.
- **Enhance childcare and broadband access** to attract younger workers.
- **Leverage commuter inflow** by promoting housing and amenities for non-resident workers.

Brown County's workforce is a cornerstone of its economic vitality. While the county benefits from strong industry specialization and a net inflow of workers, challenges such as an aging population, modest job growth, and wage competitiveness must be addressed. By focusing on healthcare, construction, and manufacturing workforce development—and by leveraging commuter inflow and local amenities—Brown County can position itself for sustainable economic growth through 2032 and beyond.

Community Input

"We're short on skilled labor—CDL drivers, construction operators, and health care staff—and under-30 retention is a challenge."

"Region 9 indicates a transition from manufacturing to health/medical—plan for reskilling, but keep advanced manufacturing strong."

"When a large business leaves, we need nimble response to backfill quickly."

"Childcare is a workforce bottleneck."

"Allow ag-complementary uses—agritourism, seed stores, onsite crop sales, value-added agriculture—while protecting prime soils."

"We need more recreation: consider an ATV/snowmobile trail along Hwy 14 (NU-SE-SP), a Lake Hanska loop, and paddling on the Cottonwood River."

"Inventory gravel pits county-wide and include the landfill—these are strategic assets."



ECONOMIC DEVELOPMENT GOALS

Goal 1: Concentrate commercial and industrial growth along Hwy 14

Strategy 1A: Zone priority nodes with multimodal freight and aviation readiness. Designate corridor nodes near New Ulm, Sleepy Eye, and Springfield that leverage rail adjacency and adopt airport zoning overlays to protect airspace and enable compatible uses. Incorporate access plans at CR 8, CR 22, and CR 27 to safely serve new sites.

Strategy 1B: Align corridor incentives with state/federal designations and rural value chains. Target sites for Opportunity Zone–eligible investments (contingent on future state/federal designation) and support value-added agriculture and onsite crop sales where compatible—linking processing, distribution, and ag-tech to the Hwy 14 freight corridor.

Strategy 1C: Integrate mixed-use at commercial and industrial nodes to strengthen job centers.

Goal 2: Diversify the economy through technology and tourism

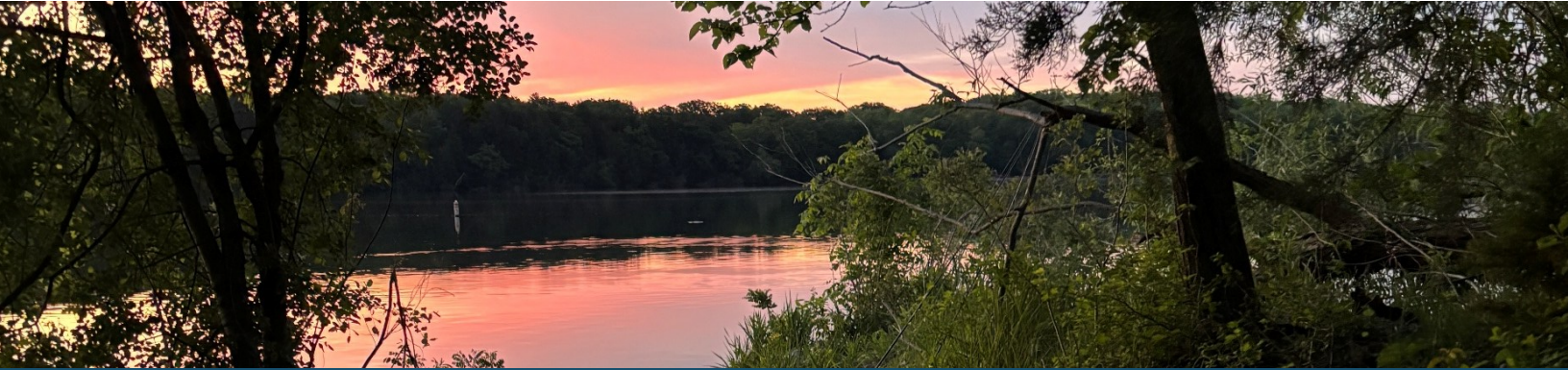
Strategy 2A: Promote broadband-enabled entrepreneurship and agricultural technology (AI for Ag) in rural areas.

Strategy 2B: Support emerging market uses such as agritourism, short-term rentals, camping, and bed-and-breakfasts near Lake Hanska and the Cottonwood River.

Goal 3: Link economic development to housing and childcare

Strategy 3A: Encourage housing production near cities to meet workforce needs.

Strategy 3B: Expand childcare services in employment centers like New Ulm and along the Highway 14 corridor commercial nodes.



6 | HOUSING

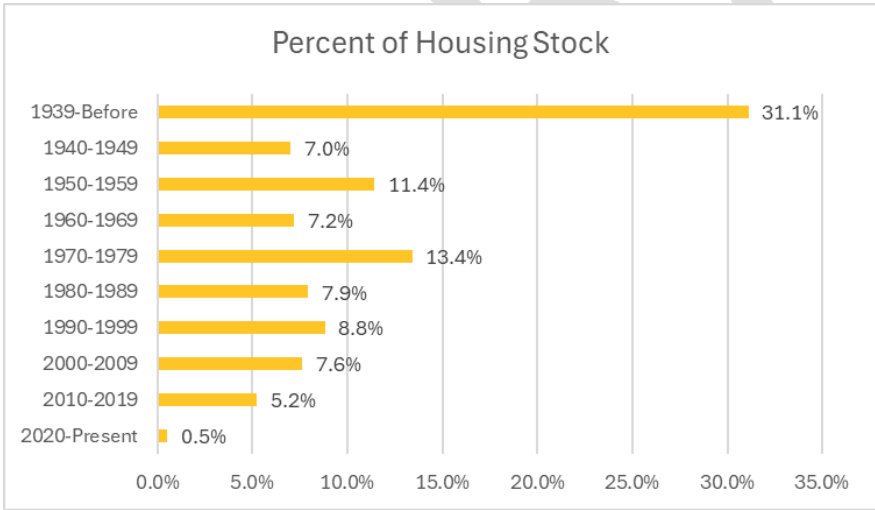
EXISTING CONDITIONS

Housing is a fundamental need on a physical and psychological level. Communities exist because people choose to locate their homes in proximity to one another, and from these acts of settlement, all other aspects follow suit. Brown County and the cities within its borders have experienced this pattern of settlement and growth for nearly two centuries. The County has an abundance of housing units, but do these units meet the needs of the residents? More importantly, will the existing housing stock need to expand to meet future needs, or will the cost of this necessity stay attainable for the residents of the County? These questions are at the core of the minds of the public, developers, and decision-makers as they decide whether to live in, build, or support housing in Brown County.

AGE OF THE HOUSING STOCK

Housing is a resource that can last centuries if it is properly maintained; however, not all homes receive uniform attention. The likelihood that older homes will develop issues due to age is natural and tends to reduce their appeal to buyers. Brown County has an older housing stock, with 31.1% of homes built more than 85 years ago and over half built before 1960. The rate of new housing construction over the last 25 years has been relatively low, with only 13.3% of housing built between 2000 and the present. The desirability of new homes makes them easy to fill with residents; however, the limited supply of these homes makes them more expensive, and they do not stay on the market for long. In situations like these, where the housing stock is older and more prevalent in the market, there is a greater need to revitalize and ensure these older homes are in the best condition to maintain a functional local housing market in the long term.

FIGURE 21 | AGE OF BROWN COUNTY HOUSING STOCK

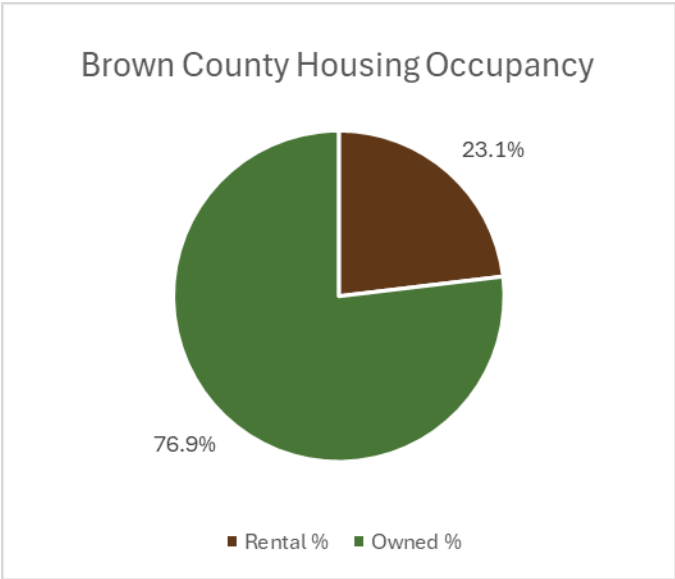


Source: US Census, Esri Business Analyst

OCCUPANCY

Owner occupancy is the predominant means of procuring a home in Brown County, with 76.9% of residents living in homes they have purchased and own. For the 23.1% of the population that rent a home in the county, the availability of rental housing and its variable long-term costs can create instability. The patterns in duration of occupancy between renters and homeowners are similar in proportion to one another.

FIGURE 22 | BROWN COUNTY HOUSING OCCUPANCY

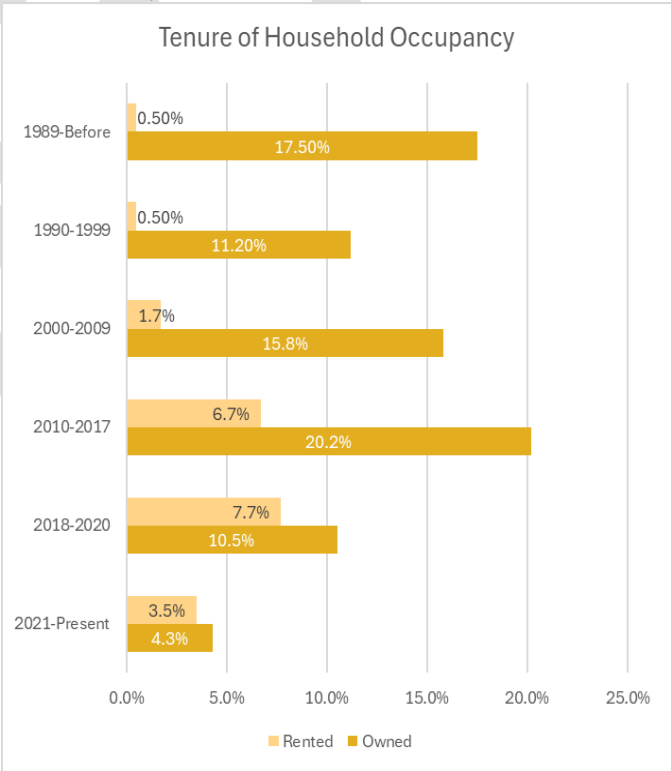


Source: US Census, Esri Business Analyst

TENURE

In Brown County, 44.5% of owner-occupied households have been owned and occupied for 15 years or more. Financially, this is significant as these households, assuming the majority were financed on 30-year mortgages, are over halfway to being paid off by their owners, with slightly more than 1 out of 4 households having less than five years left of payments. Nationally, the average duration of home ownership in the US is 12 years. In the county, 45.1% of households (70% of all renters) have established rental tenancies of 5-15 years. The national average is 3 years, demonstrating the stability of the rental market where tenants are occupying units significantly longer than expected. Indicating a market that does not allow for movement out of rentals into other rentals.

FIGURE 23 | BROWN COUNTY HOUSING TENURE



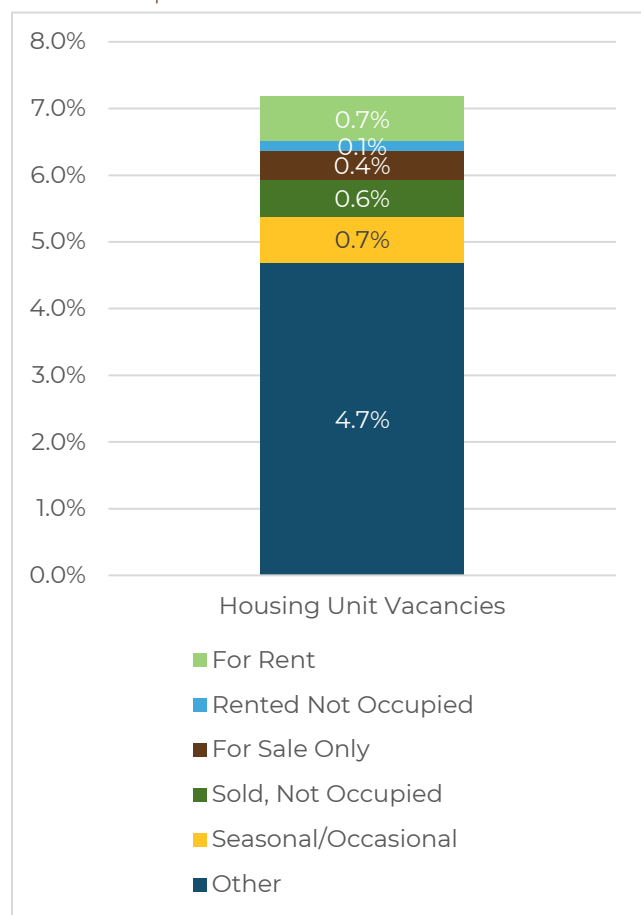
Source: US Census, Esri Business Analyst

VACANCY

In any housing market, the target vacancy rate is approximately 5%-8% of the total housing stock. This allows the supply for prospective residents to remain stable without significant price fluctuations. When less than 5% of the housing stock is available for lease or purchase, the cost of housing and rent will increase due to greater demand. When over 8% of the available housing is on the market, competition between landlords and sellers to fill their units and avoid losses will intensify. The market will drop until renters or buyers are enticed enough to make a transaction; however, this frequently leads to the degradation of the housing stock and the creation of blighted conditions, as repairing issues on these properties ceases to be profitable. On paper, with 7.2% of the market vacant, Brown County appears to have an acceptable surplus of housing units available for those in need.

However, only 1.0% of the country's total housing stock is currently on the market. This represents the categories of vacancy: For Sale Only and For Rent; the remaining four categories are vacancy classifications that are not on the market. In Brown County, about 6.2% of the housing stock is vacant but inaccessible to prospective residents. The result is a market that is short on available housing, which appears to have an optimal vacancy rate on paper.

FIGURE 24 | BROWN COUNTY HOUSING VACANCY RATE ANALYSIS



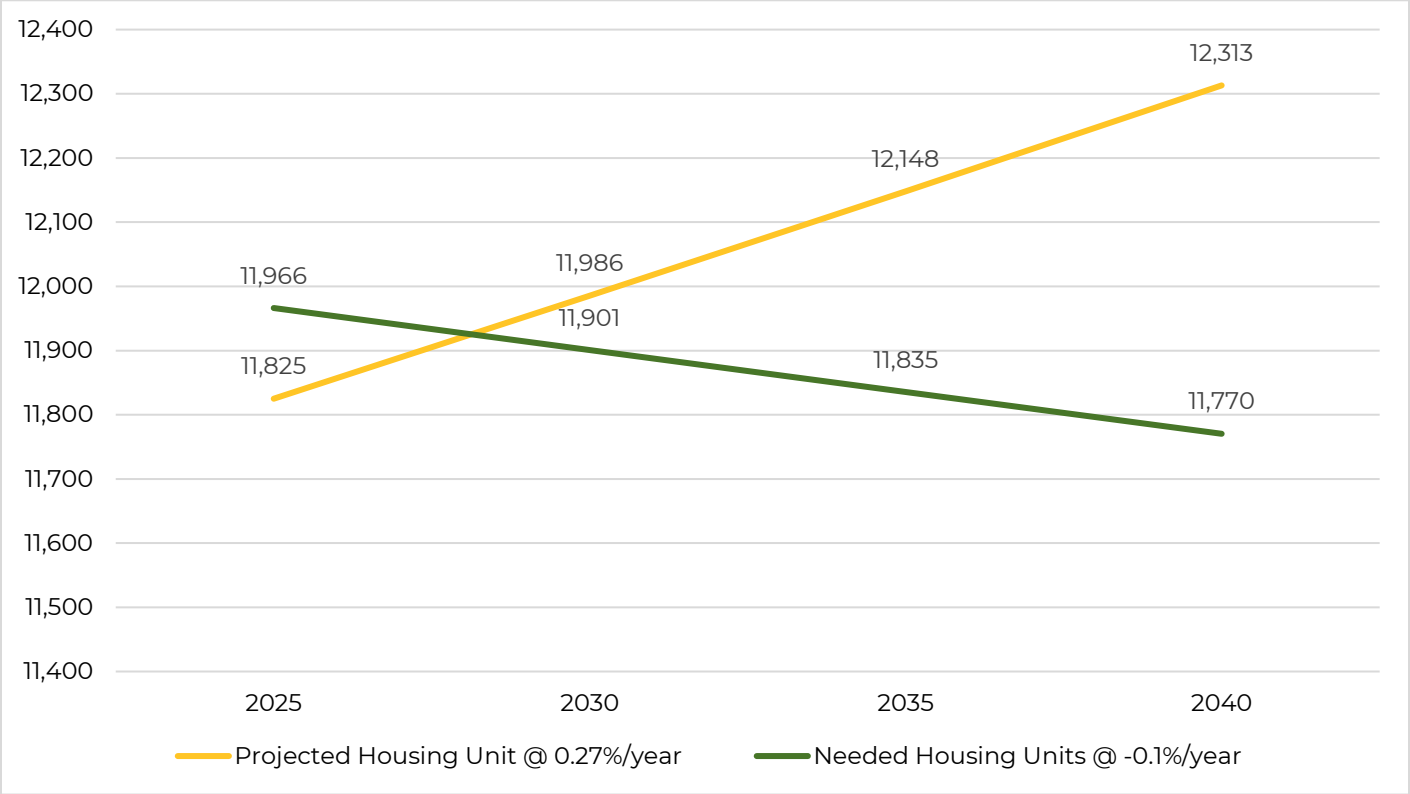
Source: US Census, Esri Business Analyst

PROJECTED CONDITIONS

Through its goals and policies, this plan is expected to guide the next 15 years of policy and decision-making in Brown County. While unpredictable events, such as pandemics or major employers relocating, can impact housing trends, projections based on current conditions and past patterns offer valuable insights. Two population growth scenarios are modeled: a -0.175% annual increase at the county's recent rate. The second scenario is a linear growth model with 110 residents added each year, based on capturing 1% of the workers flowing into the county for work annually. Outcomes are expected to fall between these two rates, as detailed in the Community Profile and Land Use Chapters.

The 1% commuter capture scenario would create a need for more homes, while also increasing the community's economic activity and demand for local employment opportunities. The current trend of -0.175% population decline would not require more housing. We calculate the needed housing units by dividing the population by the average household size of 2.25. Housing supply, growing at a rate of 0.27% annually, is assumed to remain steady, thereby shaping the estimated number of units by 2040. To assess affordability, projections use Annual Median Income (AMI), with housing costs compared to the standard 30% income contribution for households earning 50%, 80%, 100%, and 120% of AMI.

FIGURE 25 | BROWN COUNTY PROJECTED HOUSEHOLDS NEEDED VS HOUSING STOCK GROWTH



Source: US Census, Esri Business Analyst

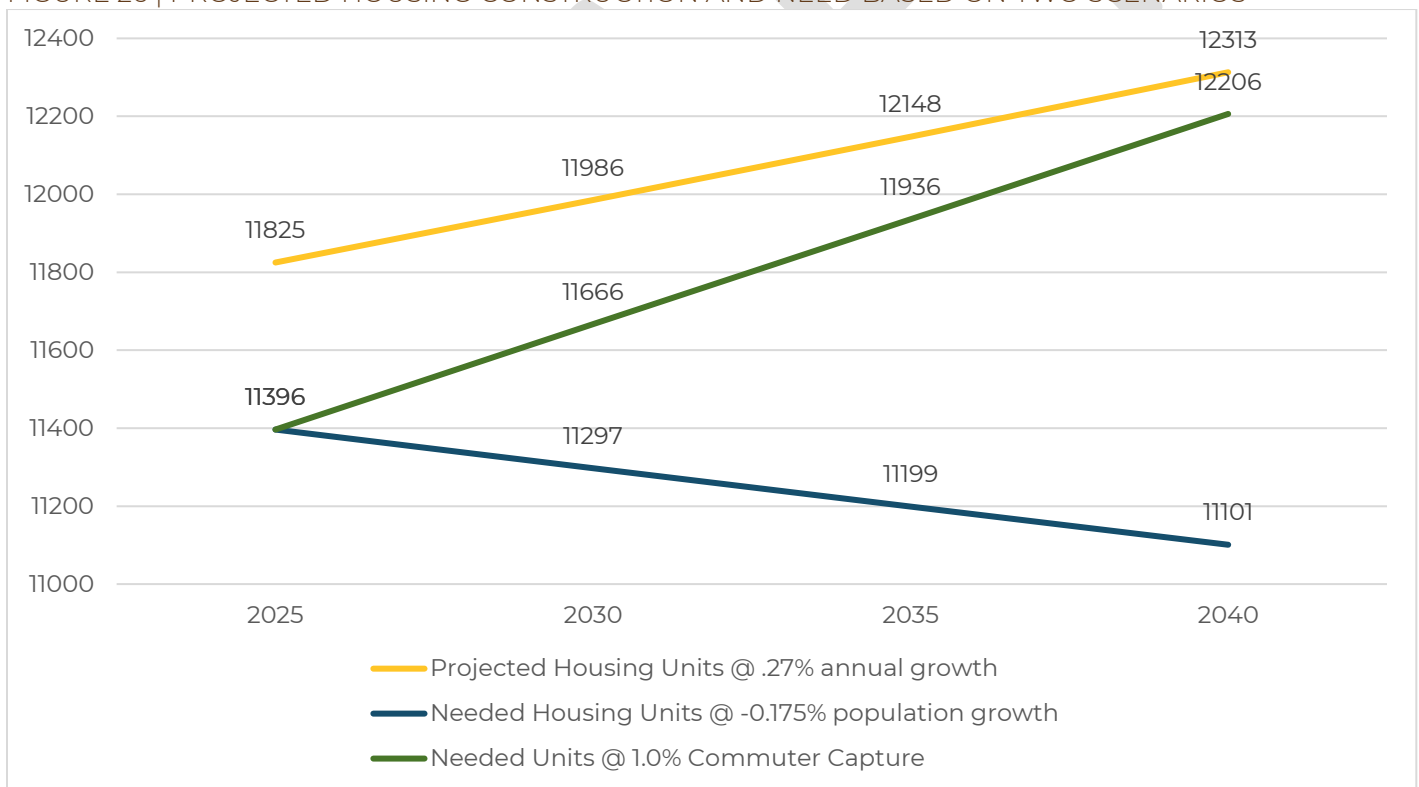
HOUSING CONSTRUCTION PROJECTIONS

Brown County has 11,825 housing units and needs 11,945 homes to provide a 5% vacancy rate and house the county's households. The difference between these numbers indicates a housing stock surplus of 429 homes. This reflects the number of vacant homes referenced in the section on vacancy rates in the housing market. While the housing stock grows at a rate of 0.27% annually, it's expected that the county will have 12,313 units of housing in 2040, which should be sufficient to support a population of 30,782 at an average household size of 2.25 people. As the population growth rate of -0.175% is slower than the growth of the housing stock over the next 15 years, the number of excess housing units in the county is expected to increase to 1,212.

The surplus created over the next 15 years can be analyzed in relation to the current decline in population.

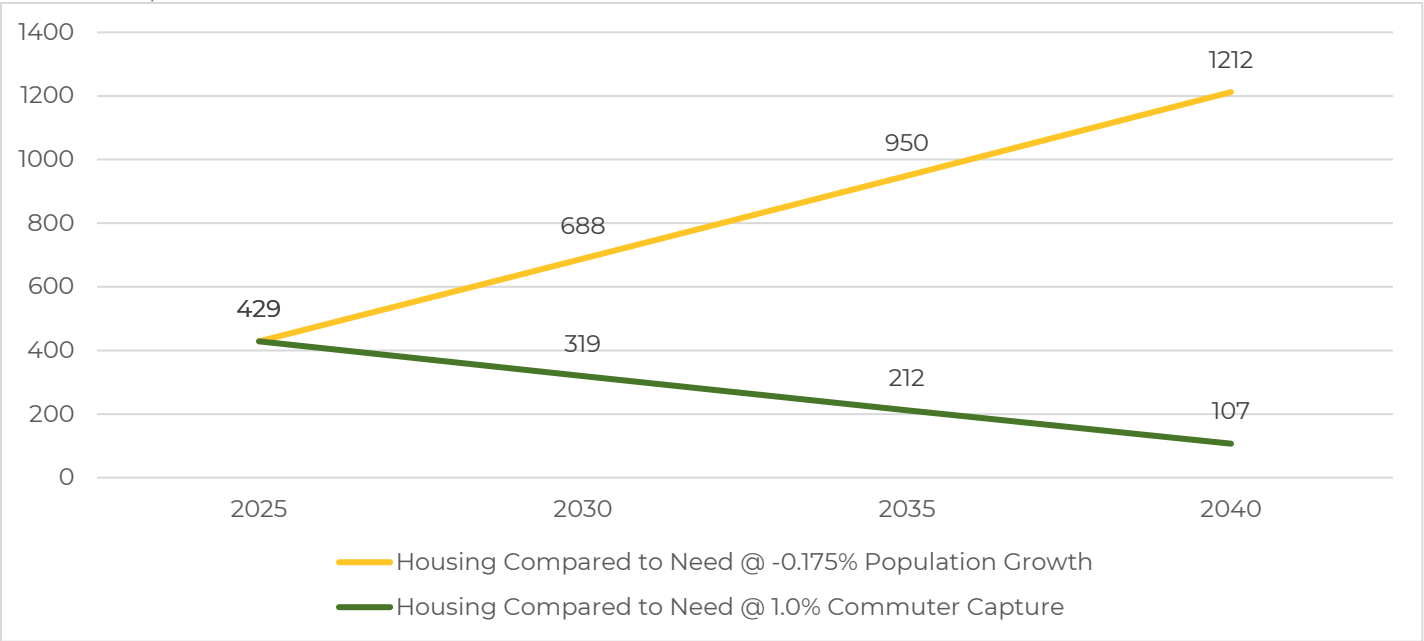
The yellow line represents the increasing housing stock, which is already in surplus to the community's needs and is growing at a rate of 0.27% annually. The blue line represents scenario one, the status quo, where the population decreases at an annual rate of -0.175%, resulting in a greater surplus of homes than are needed to house residents. The green line shows the second scenario, which assumes the county can capture 1% of the workforce commuting into the county per year from 2025 to 2040. This is an increase of about 110 people per year. This effective growth rate is still lower than the growth rate of the housing stock, and a surplus of housing 183 units would be maintained.

FIGURE 26 | PROJECTED HOUSING CONSTRUCTION AND NEED BASED ON TWO SCENARIOS



Source: US Census, Esri Business Analyst

FIGURE 27 | HOUSING SURPLUS UNDER SCENARIOS 1 AND 2



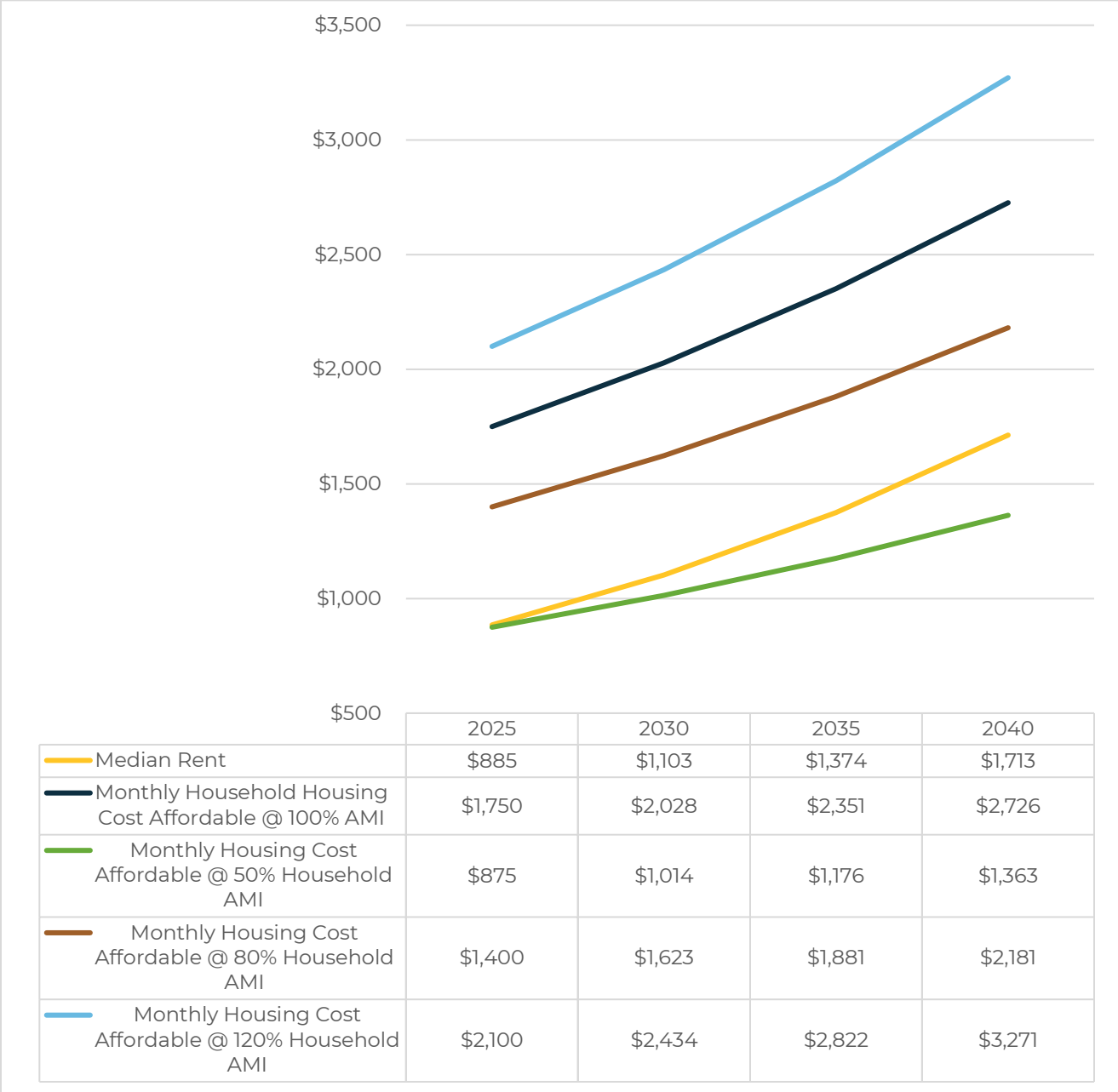
Source: US Census, Esri Business Analyst

HOUSING COSTS

Rental Housing

Brown County has a median rent of \$885, which is lower than the national average and is attainable for households that make slightly more than 50% of the annual household median income. As rental costs generally increase annually at a higher rate than inflation and salary increases, by 2030, the median rental cost is expected to exceed what is considered reasonable when making 50% of the annual median income. While not likely, by the year 2050, the median rental cost is expected to exceed the amount that is affordable at 80% of the county's household median income for housing.

FIGURE 28 | PROJECTED MEDIAN MONTHLY RENT AND AFFORDABLE HOUSING COSTS



Source: US Census, Esri Business Analyst

Owner-Occupied Housing

The median value home in Brown County costs \$206,021, which, when financed at 7% interest with the national average downpayment of 13.6% of the sale price, produces a monthly payment of \$1,184. The housing budget for a household earning 50% of the annual median income is \$190 short of being able to afford to purchase the median value home. These housing costs are low enough to allow for greater access to home ownership than in many parts of the state. Over the next 15 years, as housing costs rise faster than income or regular inflation, the cost of a median-value home will approach the housing budget for a household with the 80% county's median annual income. The graph below illustrates the changes in the price points of homes attainable at each percentage of the annual median income, as well as the cost of the median home value.

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FIGURE 29 | PROJECTED MEDIAN MONTHLY MORTGAGE AND AFFORDABLE HOME PAYMENTS



Source: US Census, Esri Business Analyst

FIGURE 30 | PROJECTED MEDIAN MONTHLY MORTGAGE AND AFFORDABLE HOME VALUE



Source: US Census, Esri Business Analyst

ECONOMIC CHANGES

The economic conditions of the housing market or the broader economy are difficult to predict without making numerous assumptions. In these cases, we maintain a constant inflation rates over the 15-year period for the following variables:

- Housing cost increases
- Rent cost increases
- Income growth

By holding these variables, we can approximate the direction of housing costs compared to household income based on current observations. In housing stock scenarios, we hold the rate of new construction constant over the 15-year period and present multiple possible household and population growth scenarios. These conditions enable us to illustrate the comparison between current trends in housing supply and projected demand.

These conditions represent the current market conditions and yield general Brown County market conditions. If nothing changes, the population will continue to shrink, and the housing stock will grow, creating a greater surplus of excess housing, stabilizing costs. However, this does not take into consideration a reduction in new construction caused by lower demand and the excess supply. If the population in Brown County begins to increase again, the existing excess supply of housing will decrease, and costs will rise. However, this does not account for the likely increase in housing construction that results from rising demand.

The Federal Reserve Bank of Minneapolis estimates that for every 100 units of new housing built, approximately 70 existing units will be vacated and turned over within five years. When the Brown County housing market is viewed in this context, the aging housing stock becomes a greater challenge. Residents filling these housing units will likely face costs incurred due to the natural aging of the homes. This condition cannot be quantified or projected, but influences the costs in the housing market and may or may not put some strain on households in the county in the next 5 to 10 years.

Community Input

Add attainable, owner occupied, and moderate density options, with a strong preference for infill/annexation near existing infrastructure (cities and serviced areas).

Rural housing is acceptable only where larger lots (≈2 to 5 acres) are used and prime agricultural land and habitat are protected; many respondents oppose converting rural corridors (e.g., Hwy 68, County Rd 29/Saddlehills; Cottonwood River area) due to agriculture, wildlife, and light pollution concerns.

HOUSING GOALS

Goal 1: Promote housing variety across Brown County

Strategy 1A: Support small-lot single-family homes, townhomes, and 6-plexes in city-adjacent areas.

Strategy 1B: Support adaptive reuse of schools and vacant buildings.

Goal 2: Align housing growth with infrastructure and demand

Strategy 2A: Prioritize housing where infrastructure capacities exist or are planned.

Strategy 2B: Avoid scattered rural development in low-service zones.

Goal 3: Balance rural flexibility with annexation goals

Strategy 3A: Draft annexation agreements with cities that have urban growth boundaries.

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7 | PUBLIC FACILITIES AND INFRASTRUCTURE

Brown County delivers core services to about 30,000 residents through multiple departments. Public facilities and infrastructure responsibilities span countywide services and those tailored to unincorporated areas, supporting mobility, safety, and orderly land use.

SERVICE FOR THE UNINCORPORATED AREAS

COUNTYWIDE SERVICES AND FUNCTIONS (PROVIDED DIRECTLY BY BROWN COUNTY)

- **911/Dispatch (PSAP) & Severe-Weather Warning Point** – Operates the county Public Safety Answering Point; dispatches law enforcement, fire, EMS for multiple local agencies; activates outdoor warning sirens countywide.
- **Sheriff's Office & Jail Operations** – Countywide law enforcement, investigations, civil process; operates the **56-bed [Brown County Jail](#)** (constructed 1994) with medical, mail, commissary, and inmate services; DOC inspections confirm approved capacity.
- **[Highway Department \(Engineering & Maintenance\)](#)** – Plans, builds, and maintains the county roadway system (**328 miles of CSAH + 18 miles of County Roads**) and oversees bridges (**67 county, 80 township, 2 city**). Duties include snow removal, repairs, ditch and shoulder upkeep, and project delivery.
- **[Planning & Zoning / Environmental Services](#)** – Administers zoning and subdivision regulations in unincorporated areas; building permits; **septic (SSTS)** program; **Wetland Conservation Act** enforcement; **feedlot** oversight; coordination with Planning Commission and Board of Adjustment.
- **Property Assessment & Tax Administration** – County departments administer property assessment, tax billing/collection, and related statutory duties. (See [Brown County official website](#) for department listings and contacts.)
- **[Emergency Management Office](#)** – Countywide preparedness, mitigation planning, training, and coordination across jurisdictions (alignment with state ECN/SECB programs for alerts/communications).
- **Public Land Survey System** – Perpetuates and maintains **PLSS section corners**; supports plats/subdivision reviews and GIS accuracy in accordance with **Minn. Stat. § 381.12**.
- **Brown County Public Health** – Operates public health programs dedicated to preventing disease and promoting the health and well-being of people in Brown County. The Public Health Advisory Committee is comprised of citizens representing all areas of the county who act as liaisons between Public Health and their communities.

DITCH AUTHORITY

The Brown County Board of Commissioners acts as the Ditch Authority that oversees the 56 County Ditches and 25 Judicial Ditches in Brown County. The ditches are located on easements on private land. They comprise a drainage system intended to alleviate stormwater pressure following rain events. In total, this system includes 234.5 miles of open ditches and 448.6 miles of tiled ditches. See the Natural Resources chapter for more details.

JOINT POWER SERVICES

Minnesota Joint Powers Act (Minn. Stat. § 471.59) authorizes counties, cities, towns, school districts, tribes, state and federal agencies, and certain instrumentalities to jointly or cooperatively exercise powers by written agreement approved by their governing bodies; agreements may designate a lead party or form a joint board and include liability provisions.

PUBLIC SAFETY COMMUNICATIONS & 911

- South Central Emergency Communications Board (ECB) — Brown County participates in regional governance that coordinates ARMER radio, NG-911, and interoperability with Blue Earth, Faribault, Le Sueur, Martin, McLeod, Nicollet, Sibley, Waseca, Watonwan counties and City of Mankato.
- ARMER System — Standards and coordination through MnDOT and Statewide Emergency Communications Board.

LAW ENFORCEMENT

Brown County participates in the BLRR Drug Task Force, a Joint Powers Agreement with Brown, Lyon, Redwood, Renville counties for multi-county drug enforcement.

WATER RESOURCE MANAGEMENT

- **Area II Minnesota River Basin Projects** — 9-county flood mitigation joint power agreement.
- **RCRCA** — 8-county river control JPA.
- **1WIP Partnerships** — Watonwan Watershed (6 counties) and Cottonwood–Middle Minnesota Watershed (5 counties + Area II, RCRCA, City of Springfield).
- **Greater Blue Earth River Basin Alliance (GBERBA)** — A regional alliance of counties, soil and water conservation districts, and watershed partners across the Blue Earth, Le Sueur, and Watonwan River basins focused on implementing conservation programs, water quality projects, and watershed-based management strategies.

LIBRARIES

The Traverse des Sioux Library Cooperative is a regional library system serving 9 counties, including Brown.

GIS/DATA

Brown County participates in statewide GIS data sharing via MnGeo/Geospatial Commons (not a formal JPA).

Community Input

Public input emphasized intersection/corridor safety and lighting (multiple Hwy 14 and county road locations), addressing freight/weight-limit pinch points and basic maintenance/paving on named segments.

Trails received mixed feedback: support for city-connected bike/running loops or primitive alignments that avoid wetlands/private land/floodplains, alongside opposition to paved or flood-prone river-corridor routes.



PUBLIC FACILITIES AND INFRASTRUCTURE GOALS

Goal 1: Improve public safety and infrastructure readiness

Strategy 1A: Monitor erosion.

Strategy 1B: Improve accessibility in public areas with ADA-compliant sidewalks and facility upgrades.

Goal 2: Strengthen broadband and utility planning

Strategy 2A: Monitor broadband coverage and identify service gaps in.

Strategy 2B: Monitor impacts of high consumers of energy, such as large data centers.

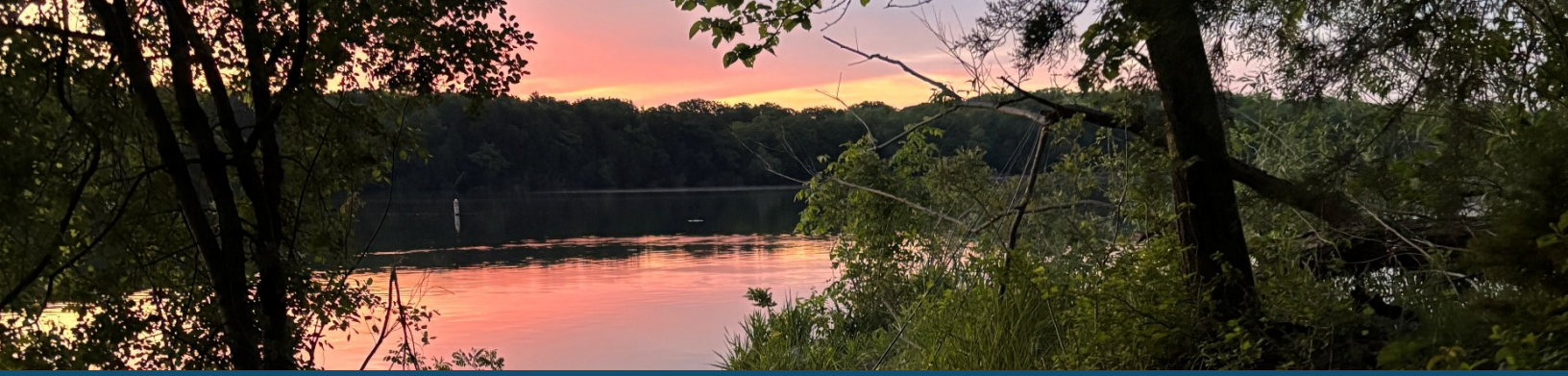
Goal 3: Coordinate facility planning with growth areas

Strategy 3A: Co-locate schools, parks, and childcare in new neighborhoods near cities.

Strategy 3B: Use capital improvement planning to support annexation zones and corridor growth.

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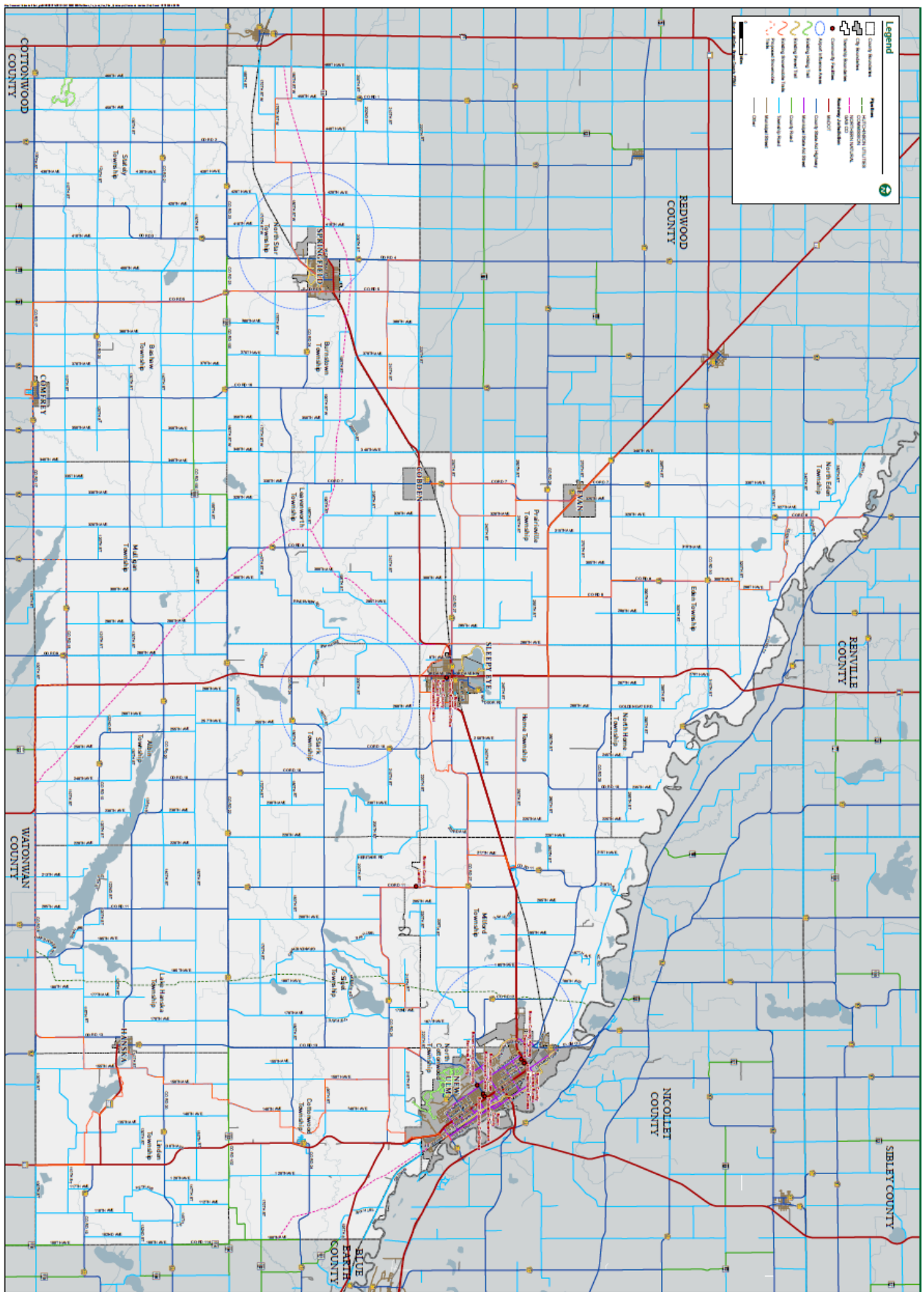


8 | TRANSPORTATION

Brown County assesses the future transportation needs for all modes of travel, including people of all ages and abilities. The county's transportation network facilitates public mobility by connecting residents, employees, and visitors to places where they live, work, recreate, and play. Transportation networks are traditionally designed and understood through the lens of origins and destinations; however, the quality and experience of using a transportation network are just as important as the destination. Traveling safely and with ease, regardless of mode, plays a significant role in the overall success of county mobility. The county is committed to working with local stakeholders and the Minnesota Department of Transportation to ensure they maintain an exceptional, multi-modal transportation system. The transportation chapter of the plan assesses the future transportation needs for all modes of travel, including people of all ages and abilities, within the county.

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FUNCTIONAL CLASSIFICATION

The functional classification system describes each road's role in the community. A road's role and functions guide design features such as street widths, speed limits, and intersection control. Brown County has three roadway functional classifications that carry cars, commercial traffic, and freight (trucks and semis) under its jurisdiction. These classifications are summarized as follows:

ARTERIALS

Arterials are designated as Principal or Minor; they are roads that provide mobility across regional communities. In Brown County, there are two classes of arterials present: principal and minor. The principal arterial is designed for higher speeds and longer distance travel with more limited access points. In Brown County, principal arterials branch out from New Ulm, the county seat. These Principal Arterials are:

- Minnesota Highway 15 (MN15): runs north to south through Cottonwood and Linden townships
- Minnesota Highway 68 (MN68): runs east to west to Sleepy Eye
- U.S. Highway 14 (US14): from Sleepy Eye to Springfield and out of the county

The minor arterials are designed to provide access every 1/8th to 3 miles, with slower speeds, for trips between communities, as opposed to regional travel. In Brown County, minor arterials run east-west in the northern region, with one major artery running north-south through the middle of the county. These are:

- Minnesota Highway 68 (MN68): From Sleepy Eye to Evan
- County State Aid Highway 29 (CSAH 29) from New Ulm west through Milford and Home Township
- Minnesota Highway 4 (MN4): running North to south through Sleepy Eye.

COLLECTORS

Collectors are designated as either major or minor and balance the mobility across a community. They generally serve trips through a community and connect neighborhoods and business districts. Collector roadways that Brown County owns and maintains include the following:

- Major Collector examples – CSAH 4, 11, 13, 16, 24, 27, 30
- Minor Collector examples – CSAH 2, 5, 7, 10, 20, 22

LOCAL ROADS

All other remaining roadways are classified as Local Roads. Their primary function is to serve local and residential traffic, conveying it to collectors and arterials. Residential neighborhoods are most often served via the Local Road classification. Generally, these roadways fall under the jurisdiction of local municipalities, as they have low traffic volumes and primarily serve local traffic.

JURISDICTION

The jurisdiction of the county's arterial roads is split between state and county authority. All Principal Arterials are under the jurisdiction of the Highway Department, as all are either US Highways or State Highways maintained by MnDOT. Within the county's borders, a significant number of local, municipal, and private roads are not under the jurisdiction of the County. Only collectors and local roads are part of the transportation system and under the county's sole jurisdiction.

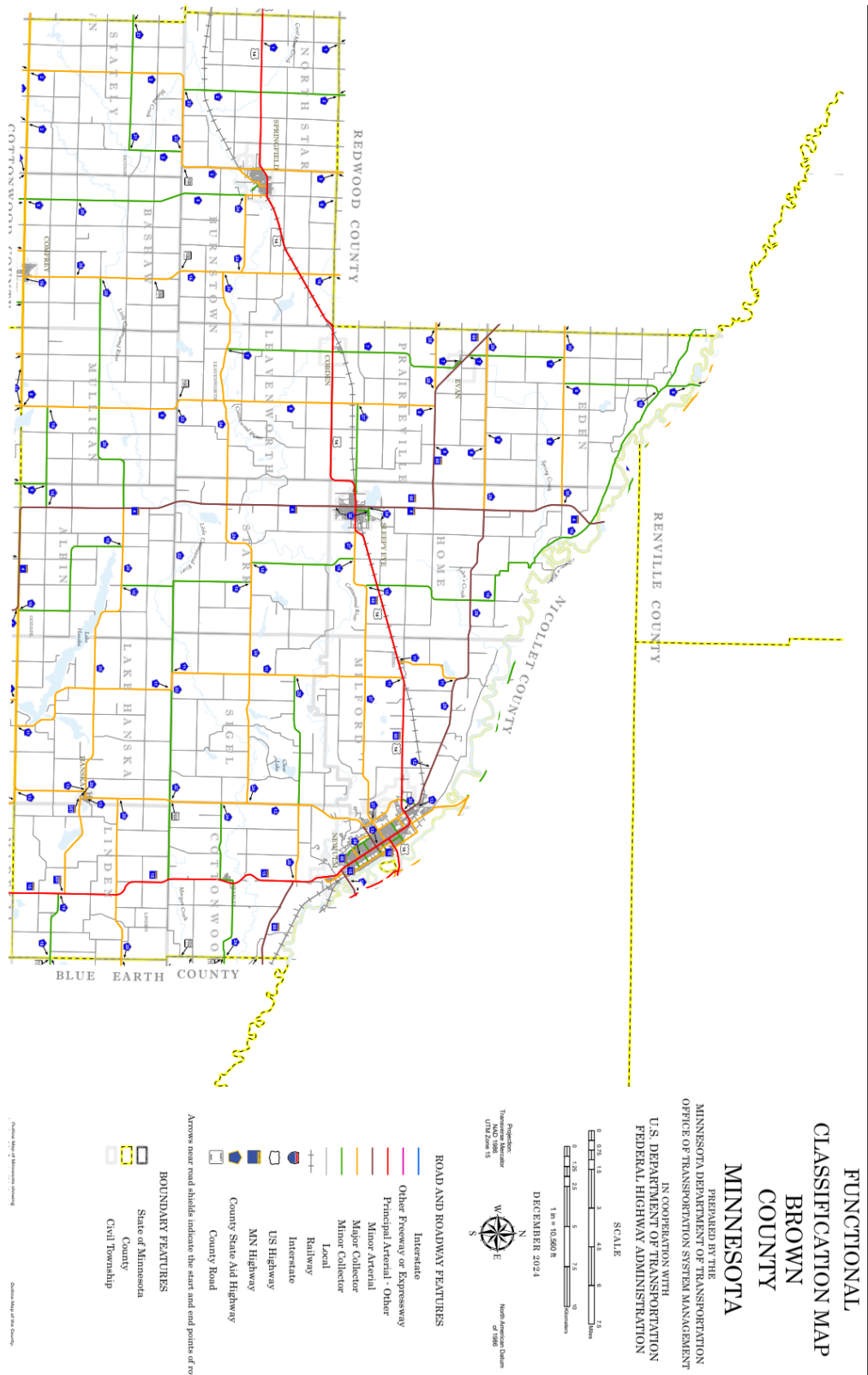
Community Input

Highways 14, 29, and 4 are important routes for large-scale Ag companies and traveling through and out of counties.

Different weight limits on 4 is a limiting factor for transporting product from Sleepy Eye to St. James. So companies use County Road 8 instead or use more trucks that weigh less, which requires extra drivers.

Work that was done on 29 was an improvement - do more of that!

FIGURE 31 | ROADS FUNCTIONAL CLASSIFICATION MAP



Water is a defining factor in the county's transportation infrastructure, with its northern border formed by the Minnesota River. The Brown County Highway Department is responsible for inspecting and maintaining the county's 149 bridges. The State requires the County to adopt a resolution identifying bridges eligible to receive state bridge bonding or other bridge funding, as well as those considered a priority for replacement, rehabilitation, or removal within the next five years. The County notes that bridge repairs typically involve structural replacements for smaller spans.

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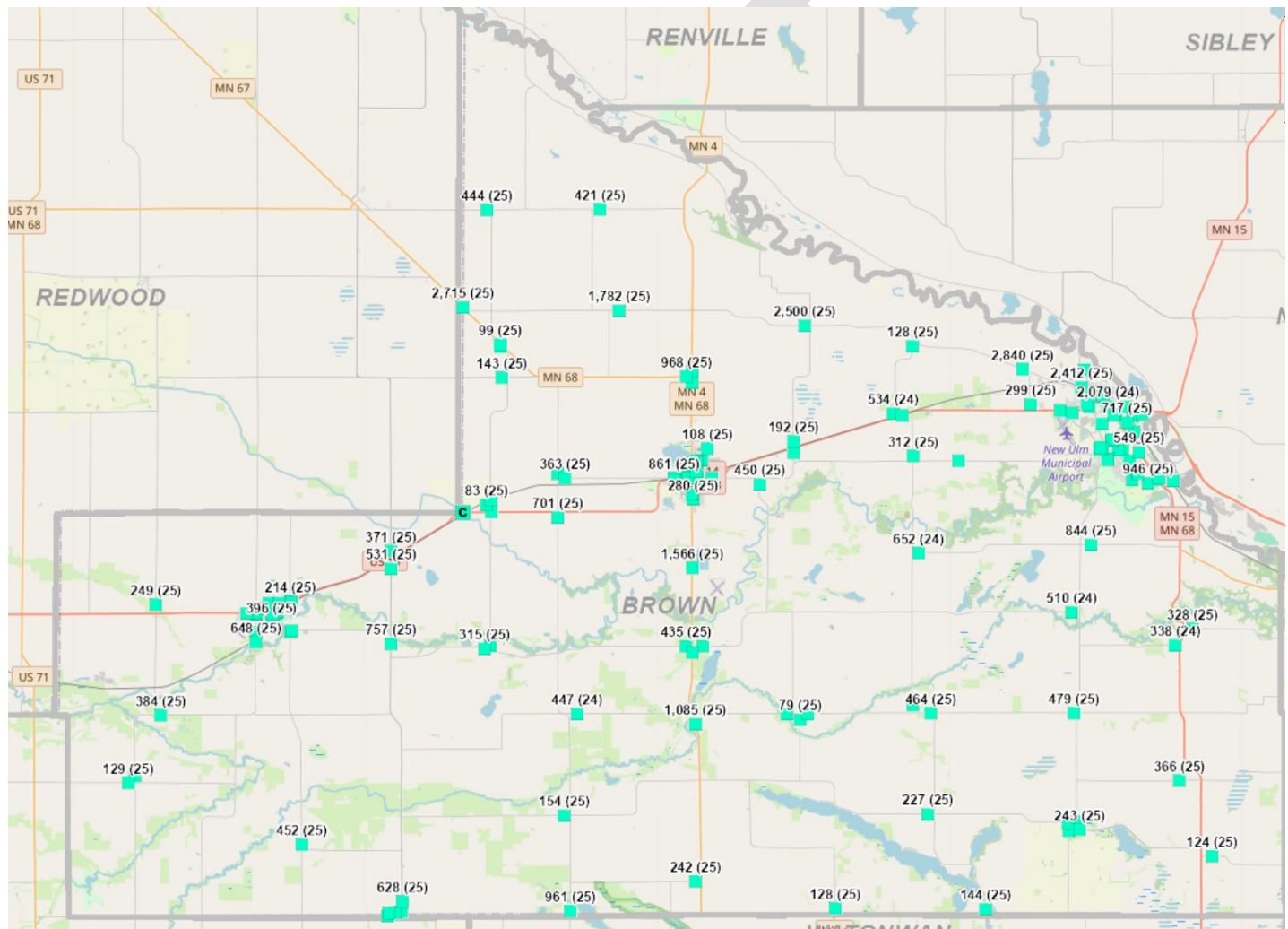
Department of Transportation

SAFETY AND CAPACITY

CURRENT TRAFFIC VOLUMES

The highest average daily vehicle (ADV) traffic volumes do not exceed 3,000 vehicles throughout the roadway network in the unincorporated areas of Brown County. While the highest count observed lies on the CSAH 29 corridor north and west of New Ulm at 2,840 ADV, the MN 68 Corridor exiting Brown County's western border through Evan is the second highest ADV at 2,715 daily vehicles. Other key areas for traffic volume include the intersection of CSAH 29 and CR 11 at the Milford Monument, the confluence of MN 15 and MN 68 in New Ulm, and the MN 4 Corridor south of Sleepy Eye. The remainder of the county transportation network rarely sees an ADV higher than 1,000. The traffic load on this network is distributed appropriately across the existing arterial and collector designated roadways.

FIGURE 33 | TRAFFIC VOLUMES MAP

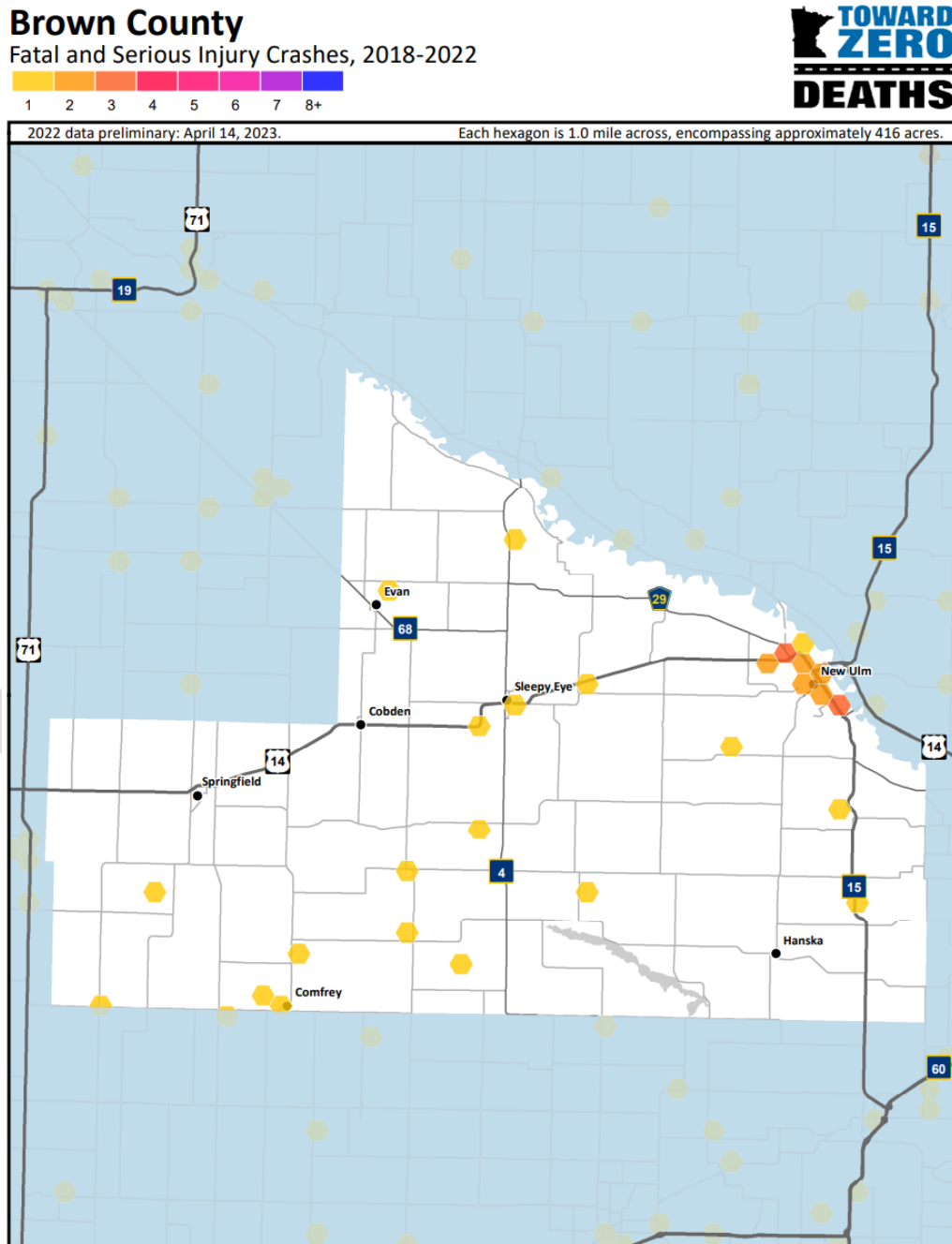


Source: MnDOT

TRAFFIC SAFETY

While evaluating the 5-year crash date from MnDOT it would make sense that the highest crash frequency would occur where the highest traffic volumes are observed. This is the case in Brown County, with the focus of fatal and serious injury crashes occurring around major intersections near and inside of New Ulm. No intersections outside of the county seat have been the site of more than one fatality or serious injury in the most recently available data between 2018-2022. Among the state and US highways that run through the county, MN 15 has the highest crash volumes, followed by US 14 and MN 4, which have the lowest crash volumes among the arterials in the county.

FIGURE 34 | INJURY CRASHES MAP



Source: MnDOT

PUBLIC TRANSPORTATION

Residents of Brown County have access to two transit options through the Department of Human Services: The Heartland Express and the Hermann Express, based in New Ulm. The county-wide Heartland Express operates from 8:00 AM to 5:00 PM, Monday through Friday, with Dial-a-Ride service requests available from 8:00 AM to 3:00 PM. The fares are collected through a token system where riders can purchase a token at any of 12 participating retailers throughout the county. The route runs one east-to-west trip and one west-to-east trip per day. This service provides 50,000 rides per year throughout the county.

The Hermann Express operates solely in New Ulm, with 17 stops at key locations and the ability to request 1-2 block deviations at the driver's discretion to maintain the timeliness of the service. The service is available to riders hourly from 7:00 AM to 12:00 PM and from 1:00 PM to 6:00 PM every weekday. A truncated schedule is available on Saturdays from 10:00 AM to 2:00 PM. Fares are operated on a cash system, with exact change required for rides. The tokens for the Heartland Express are not accepted by the Hermann Express.

TRANSPORTATION GOALS

Goal 1: Improve transportation safety and connectivity

Strategy 1A: Address high-risk intersections with signals or safety measures (e.g., Hwy 14 & CR 8, 10, 22, 11, 220th Ave).

Strategy 1B: Enhance rural road infrastructure by paving and widening priority routes and upgrading minimum maintenance roads.

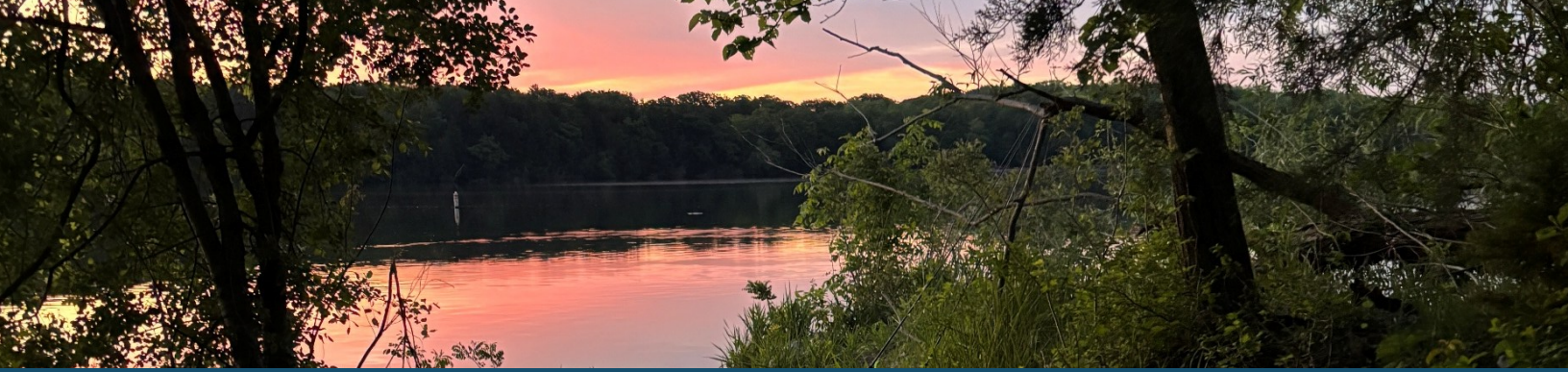
Goal 2: support economic development through transportation

Strategy 2A: Strengthen freight and ag transport corridors by improving Hwy 14 and CR 4 and addressing weight limit issues.

Strategy 2B: Expand multi-use trails and recreation connectivity along Hwy 14 and near Lake Hanska.

DRAFT





9 | IMPLEMENTATION

The Brown County Comprehensive Plan provides a long-term framework for growth, land use, infrastructure, and natural resource management. This chapter outlines how the County will carry out the plan through prioritized actions, responsible parties, and implementation tools.

OFFICIAL CONTROLS

ZONING

Brown County's zoning ordinance guides land use to protect public health, safety, and welfare while supporting orderly development. Regulations govern lot standards, structure placement, and permitted uses, helping preserve agricultural areas, direct residential and commercial growth, and safeguard shorelands and floodplains. Flood-prone areas are regulated through overlay districts that apply added development restrictions.

SUBDIVISION ORDINANCES

The County's subdivision regulations provide standards for dividing and platting land to ensure safe, efficient, and cost-effective development. These ordinances require adequate provision for transportation networks, utilities, stormwater management, and public services. The review process includes Planning Commission and County Board oversight to maintain consistency with the Comprehensive Plan and protect community interests.

ORDINANCE AMENDMENTS

After adoption of the plan, the County will update zoning and subdivision ordinances to:

- Remove inconsistencies,
- Reflect state and federal requirements, and
- Support goals related to growth management, resource protection, and economic vitality.

The Future Land Use Map introduces designations such as Shoreland and Conservation Overlays, which will be incorporated into updated development standards.

FUNDING MECHANISMS

The implementation of countywide improvements requires reliable funding sources. Brown County will utilize a combination of tools to plan and finance these projects. Two mechanisms commonly used include:

CAPITAL IMPROVEMENT PROGRAM (CIP)

Capital improvement projects are major investments that benefit the County, such as the construction or reconstruction of roads, bridges, stormwater infrastructure, and park and recreation facilities. A CIP is a multi-year budgeting plan that identifies priority projects, estimated costs, and funding strategies.

GRANTS AND EXTERNAL FUNDING

Brown County will actively pursue state, federal, and regional grants to support projects in transportation, environmental stewardship, infrastructure, housing, and economic development. Partnerships with cities and regional entities will strengthen funding opportunities.

IMPLEMENTATION MATRIX

The Goals and Strategies below were ranked by the Steering Committee, with items considered most important and most urgent receiving the highest priority. The Implementation Matrix serves as a working tool for the County Board, Planning Commission, and staff to align budgets, resources, and actions with the Comprehensive Plan looking forward to 2040. The matrix identifies:

- Goals and Policies from each chapter
- Priority Levels and Timelines for short-, mid-, and long-term actions.
- Resources and Funding Sources to support projects.
- Responsible Parties for implementation.

This matrix will be reviewed annually and updated as needed to reflect progress, emerging opportunities, and changing conditions.

PRIORITY LEVELS

Priority levels found in the following implementation matrix are based on:

- Short-term action: 1-5 years
- Mid-term action: 6-10 years
- Long-term action: 11+ years

CHAMPIONS

Champions found in the following implementation matrix are:

- ED – Economic Development
- PR – Parks & Recreation
- PW – Public Works
- PZ – Planning & Zoning

TABLE 11 | IMPLEMENTATION MATRIX

Goal/Strategy	Priority	Resources	Champion/Partner
Goal 8.1. Improve transportation safety and connectivity Strategy B. Enhance rural road infrastructure by paving and widening priority routes and upgrading minimum maintenance roads	Short-term (1-5 years)	MnDOT State Aid for Local Transportation; MnDOT Transportation Alternatives (for shoulder/bike/ped elements) [dot.state.mn.us] DEED Community Development Funding (infrastructure eligible) [mn.gov]	Brown County Highway Dept; MnDOT District 7
Goal 2.2. Expand access to childcare and family services across rural and suburban areas Strategy A. Incentivize childcare facilities in underserved areas like New Ulm, Sleepy Eye, Springfield, and Hanska.	Short-term (1-5 years)	First Children's Finance – Rural Child Care Innovation Program [ruralchildcare.org] USDA Community Facilities (construction, equipment) [rd.usda.gov] DEED Community Development Funding (facility rehab) [mn.gov]	First Children's Finance; Cities; Brown County Human Services
Goal 3.1. Protect prime agricultural soils and water resources Strategy B. Avoid development in flood-prone or wetland corridors like the Cottonwood River basin.	Short-term (1-5 years)	BWSR Clean Water Fund Competitive Grants (wetland, floodplain & water-quality protection) [bwsr.state.mn.us] MPCA Clean Water Fund (watershed monitoring, WRAPS, restoration) [pca.state.mn.us] BWSR SWCD Grants (soil health, runoff reduction, buffer law implementation, landowner cost-share) [bwsr.state.mn.us] MDH Source Water Protection Grants (drinking water protection in high-risk areas) [health.mn.gov] Watershed-Based Implementation Funding (1W1P) via BWSR (Cottonwood River basin coordination) [bwsr.state.mn.us] SWCD Local Capacity Funding (state aid through Clean Water Fund) [bwsr.state.mn.us]	Brown County SWCD; BWSR; MPCA; MDH; Watershed Districts; County Environmental Services
Goal 5.3. Link economic development to housing and childcare Strategy A. Encourage housing production near cities to meet workforce needs.	Short-term (1-5 years)	Greater Minnesota Housing Infrastructure Grants (public infrastructure for housing) [mnhousing.gov] DEED Small Cities Development Program (housing & infrastructure) [mn.gov]	Cities; Developers; Brown County Planning

Goal/Strategy	Priority	Resources	Champion/Partner
Goal 3.2. Plan for extractive resource management Strategy A. Develop post-extraction reuse strategies for gravel retired pits (e.g., recreation, habitat restoration) and reclamation practices.	Short-term (1-5 years)	DEED Community Development Funding (site reuse planning/redevelopment) [mn.gov] USDA REDLG (job-creating amenities at repurposed sites) [rd.usda.gov] MPCA brownfield grants (assessment/cleanup to steer growth to safe sites) [pca.state.mn.us]	Brown County Environmental Services; Private pit owners; Cities
Goal 3.3. Expand access to natural recreation assets Strategy B. Collaborate with cities and associations maintaining existing snow mobile trails to further support trails in public Right-of-Ways and promote ecotourism in the county.	Short-term (1-5 years)	MnDOT Transportation Alternatives (trail/ped) [dot.state.mn.us] DEED Community Development Funding (tourism-supporting amenities) [mn.gov]	Local snowmobile associations; Cities; DNR
Goal 8.2. Support economic development through transportation Strategy B. Expand multi-use trails and recreation connectivity along Hwy 14 and near Lake Hanska.	Short-term (1-5 years)	MnDOT State Aid for Local Transportation (where eligible for ped/bike/shoulder); MnDOT Transportation Alternatives [dot.state.mn.us] Greater Minnesota Housing Infrastructure Grant Program (if infrastructure supports housing access) [mnhousing.gov]	Brown County Highway Dept; Cities; MnDOT
Goal 4.1. Direct growth to serviced areas and city edges Strategy A. Prioritize higher-density residential growth near cities with existing or planned municipal services.	Short-term (1-5 years)	Greater Minnesota Housing Infrastructure Grant Program (public infrastructure enabling new housing) [mnhousing.gov] Housing Infrastructure (HIB/HIA) Program — supports multifamily, senior, and affordable housing development near services [mnhousing.gov] DEED Greater Minnesota Public Infrastructure Grants (water/sewer/utilities for housing in growth areas) [mn.gov] Greater Minnesota Small Cities Housing Aid Program (infrastructure and housing reinvestment in small cities) [mnhousing.gov] Local Government Housing Programs (Local Housing Trust Fund, Housing Aid, etc.) — supports local infrastructure-linked housing solutions [mnhousing.gov]	Cities; Brown County Planning



Goal/Strategy	Priority	Resources	Champion/Partner
Goal 4.1. Direct growth to serviced areas and city edges Strategy B. Prioritize industrial, commercial, and employment centers along Highway 14 from New Ulm to Springfield.	Short-term (1-5 years)	DEED Redevelopment & Special Appropriations [mn.gov] USDA REDLG (through eligible utilities) [rd.usda.gov]	Cities; Brown County EDA
Goal 4.1. Direct growth to serviced areas and city edges Strategy C. Prioritize trail and recreational opportunities by connecting existing trails into a greater loop, avoiding floodplain/wetland areas.	Mid-term (6-10 years)	MnDOT Transportation Alternatives [dot.state.mn.us] DEED Community Development Funding (trail amenities, wayfinding) [mn.gov]	Brown County; Local trail groups; Cities
Goal 7.1. Improve public safety and infrastructure readiness Strategy B. Improve accessibility in public areas with ADA-compliant sidewalks and facility upgrades.	Mid-term (6-10 years)	DEED Community Development Funding [mn.gov] USDA Community Facilities [rd.usda.gov] MnDOT State Aid (eligible sidewalk/curb ramp work) [dot.state.mn.us]	Cities; County Facilities Dept
Goal 7.3. Coordinate facility planning with growth areas Strategy B. Use capital improvement planning to coordinate annexation zones and corridor growth.	Mid-term (6-10 years)	DEED Special Appropriations/Community Development (planning & infrastructure) [mn.gov]	Cities; County Administration
Goal 4.2. Support rural-compatible residential development Strategy A. Direct rural residential development to areas with existing or planned infrastructure and service capacities.	Mid-term (6-10 years)	GM Housing Infrastructure; DEED Small Cities Development Program [gmnp.org] , [mn.gov]	Cities; Brown County Planning
Goal 6.3. Balance rural flexibility with annexation goals Strategy A. Draft annexation agreements with cities that have urban growth boundaries.	Mid-term (6-10 years)	DEED Community Development Funding (planning support) [mn.gov]	Cities; Townships; County Attorney/Planning
Goal 8.3. Expand access to natural recreation assets Strategy A. Collaborate with cities to improve paddling routes along the Cottonwood River and Lake Hanska.	Mid-term (6-10 years)	DNR Water Trails (state program), supplemented by DEED Community Development Funding for access/amenities [mn.gov]	DNR; Cities; County Parks

Goal/Strategy	Priority	Resources	Champion/Partner
Goal 6.2. Align housing growth with infrastructure and demand Strategy A. Prioritize housing where infrastructure capacities exist or are planned.	Mid-term (6-10 years)	GM Housing Infrastructure; DEED housing/infrastructure tools [gmnp.org] , [mn.gov]	Cities; Developers
Goal 8.1. Improve transportation safety and connectivity Strategy A. Address high-risk intersections with signal or safety measures.	Long-term (11+ years)	MnDOT Highway Safety programs/HSIP (via MnDOT); State Aid for Local Transportation [dot.state.mn.us]	Brown County Highway Dept; MnDOT
Goal 5.2. Diversify the economy through technology and tourism Strategy B. Support emerging market uses such as agritourism, short-term rentals, camping, and bed-and-breakfasts as well as events and activities near Lake Hanska, Flandrau State Park and the Cottonwood River.	Long-term (11+ years)	DEED Community Development (tourism, site readiness); USDA Rural Development business support (through eligible intermediaries) [mn.gov] , [rd.usda.gov]	Brown County EDA; Cities; Tourism groups
Goal 2.1. Strengthen community resilience to population decline and aging Strategy A. Use local data dashboards to monitor migration, aging trends, and service gaps.	Long-term (11+ years)	DEED Community Development Funding (technology/planning) [mn.gov] Minnesota State Demographic Center https://mn.gov/admin/demography/ Age-Friendly Minnesota – Data Resources (MN DHS) https://mn.gov/dhs/age-friendly-mn/blueprint/data/	County IT; Planning Dept
Goal 5.1. Concentrate commercial and industrial growth along Hwy 14 Strategy B. Align corridor incentives with state/federal designations and rural value chains. Target sites for Opportunity Zone–eligible investments (contingent on future state/federal designation) and support value added agriculture and onsite crop sales where compatible—linking processing, distribution, and ag-tech to the Hwy 14 freight corridor.	Long-term (11+ years)	DEED Redevelopment/Infrastructure programs; USDA REDLG for corridor-aligned job creation [mn.gov] , [rd.usda.gov]	County EDA; Cities; Private sector



Goal/Strategy	Priority	Resources	Champion/Partner
Goal 5.1. Concentrate commercial and industrial growth along Hwy 14 Nodes Strategy C. Integrate mixed-use at commercial and industrial nodes to strengthen job centers.	Long-term (11+ years)	GM Housing Infrastructure (public infrastructure); DEED Community Development; USDA Community Facilities (shared public amenities) [gmnp.org] , [mn.gov] , [kstp.com]	Cities; Developers; EDA
Goal 4.2. Support rural-compatible residential development Strategy B. Promote a mix of housing types in areas unsuited for Agriculture and avoid floodplain, shoreland or sensitive natural areas.	Long-term (11+ years)	DEED Small Cities Development Program; GM Housing Infrastructure [mn.gov] , [gmnp.org]	Cities; County Planning
Goal 8.2. Support economic development through transportation Strategy A. Strengthen freight and ag transport corridors by improving Hwy 14 and CR 4 and addressing weight limit issues.	Long-term (11+ years)	MnDOT freight/rail/State Aid programs (corridor & last-mile); DEED infrastructure tools for industrial sites [dot.state.mn.us] , [mn.gov]	MnDOT; Brown County Highway Dept, Union Pacific (UP), Canadian Pacific Kansas City (CPKC) and Minnesota Prairie Line (MPLI)
Goal 4.3. Align land use with infrastructure and annexation goals Strategy A. Create countywide density districts aligned with service availability.	Long-term (11+ years)	DEED Community Development Funding (planning/zoning work) [mn.gov]	County Planning; Cities
Goal 4.3. Align land use with infrastructure and annexation goals Strategy B. Craft a program and standards for annexation.	Long-term (11+ years)	DEED planning support (ordinance/program development) [mn.gov]	County; Cities
Goal 4.3. Align land use with infrastructure and annexation goals Strategy C. Update zoning and use definitions to include emerging uses like agritourism and shared experience events.	Long-term (11+ years)	DEED Community Development Funding (code updates); MPCA/DEED brownfield grants where adaptive reuse is involved [mn.gov] , [gmnp.org]	County Zoning; Cities
Goal 6.1. Promote housing variety across Brown County Strategy A. Support small-lot single-family homes, townhomes, and 6-plexes in city-adjacent areas.	Long-term (11+ years)	DEED Community Development Funding (code updates); MPCA/DEED brownfield grants where adaptive reuse is involved [mn.gov] , [gmnp.org]	County Zoning; Cities



Goal/Strategy	Priority	Resources	Champion/Partner
Goal 5.2. Diversify the economy through technology and tourism Strategy A. Promote broadband-enabled entrepreneurship and agricultural technology (AI for Ag) in rural areas.	Long-term (11+ years)	USDA Rural Development (broadband & business); State broadband initiatives via MnDEED/Office of Broadband (program listings often cross-referenced under DEED) [rd.usda.gov]	County IT; Providers; EDA
Goal 3.1. Protect prime agricultural soils and water resources Strategy A. Apply Soil Rating for Construction (SRC) to guide solar/wind siting and development.	Long-term (11+ years)	DEED Community Development (planning/ordinance work); USDA programs as applicable for infrastructure and site development [mn.gov] , [kstp.com]	County Environmental Services; Planning
Goal 5.3. Link economic development to housing and childcare Strategy B. Expand childcare services in employment centers like New Ulm and along the Highway 14 commercial nodes.	Long-term (11+ years)	First Children's Finance – RCCIP; USDA Community Facilities; DEED Community Development Funding [gmn.org] , [kstp.com] , [mn.gov]	First Children's Finance; Employers; Cities
Goal 5.1. Concentrate commercial and industrial growth along Hwy 14 Strategy A. Zone priority nodes with multimodal freight and aviation readiness. Designate corridor nodes near New Ulm, Sleepy Eye, and Springfield that leverage rail adjacency and adopt airport zoning overlays to protect airspace and enable compatible uses. Incorporate access plans at CR 8, CR 22, and CR 27 to safely serve new sites.	Long-term (11+ years)	MnDOT Aeronautics & freight/rail grants; State Aid (access improvements); DEED infrastructure & redevelopment support [dot.state.mn.us] , [mn.gov]	Cities; Brown County; Airport Authorities; MnDOT
Goal 6.2. Align housing growth with infrastructure and demand Strategy B. Avoid scattered rural development in low-service zones.	Long-term (11+ years)	DEED Community Development Funding (planning/tools to guide growth) [mn.gov]	County Planning; Townships

Goal/Strategy	Priority	Resources	Champion/Partner
Goal 6.1. Promote housing variety across Brown County Strategy B. Support adaptive reuse of schools and vacant buildings.	Long-term (11+ years)	DEED Redevelopment/Contamination Cleanup; MPCA brownfield funds; USDA Community Facilities (community-serving reuses) [mn.gov] , [gmnp.org] , [kstp.com]	Cities; School Districts; Developers
Goal 2.2. Expand access to childcare and family services across rural and suburban areas Strategy B. Support community-led childcare cooperatives in areas of need.	Long-term (11+ years)	First Children's Finance – RCCIP; DEED Community Development (facility and program support) [gmnp.org] , [mn.gov]	First Children's Finance; Cooperative groups; Employers
Goal 7.1. Improve public safety and infrastructure readiness Strategy A. Monitor erosion.	Long-term (11+ years)	DEED planning support; USDA (NRCS/related) via Rural Development announcements for community infrastructure resilience [mn.gov]	Brown County Soil & Water Conservation District
Goal 7.2. Strengthen broadband and utility planning Strategy A. Monitor broadband coverage and identify service gaps.	Long-term (11+ years)	USDA Rural Development broadband programs; State broadband initiatives (administered via MnDEED/Office of Broadband) [rd.usda.gov]	County IT; ISPs; EDA
Goal 7.2. Strengthen broadband and utility planning Strategy B. Monitor impacts of high consumers of energy, such as large data centers.	Long-term (11+ years)	DEED planning support; Utility coordination (local co-ops, IOUs) [mn.gov]	County Administration; Energy utilities
Goal 7.3. Coordinate facility planning with growth areas Strategy A. Locate schools, parks, and childcare in new neighborhoods near cities.	Long-term (11+ years)	USDA Community Facilities (public facilities); DEED Community Development; GM Housing Infrastructure (public infrastructure to support sites) [kstp.com] , [mn.gov] , [gmnp.org]	School Districts; Cities; County
Goal 2.3. Foster civic engagement across diverse communities Strategy A. Host multilingual outreach events.	Long-term (11+ years)	DEED Community Development (community engagement, planning) [mn.gov]	County; Nonprofits; Schools
Goal 2.3. Foster civic engagement across diverse communities Strategy B. Use Comprehensive Land Use Map to align county budget priorities and investments.	Long-term (11+ years)	DEED Community Development (strategic planning support) [mn.gov]	County Administration; Finance; Planning

APPENDIX A | ALL COMMENTS RECEIVED

Please see Excel file with all comments here: [Comments Tracker Brown County Land Use Plan1.xlsx](#)

Or please see pdf posted on webpage: <https://arcg.is/1nuCrP0>



DRAFT

Plat Summary Sheet

Application Number:	APP-P-0178
Applicant/Property Owner:	Scott Vogel/ Scott Vogel and WM & Marie Weinberger MEM Trust
Date of Application:	April 22, 2026

Current Legal Description:

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Brown County, Minnesota, described as follows: Beginning at the Northwest corner of said Section 11; thence South 89 degrees 45 minutes 54 seconds East, bearings based on the Minnesota County Coordinate System - Brown County Zone - 2011 adjustment, along the north line of said section, a distance of 1045.00 feet; thence South 0 degrees 04 minutes 14 seconds East a distance of 380.00 feet; thence North 89 degrees 45 minutes 54 seconds West a distance of 1045.00 feet to the west line of said section; thence North 0 degrees 04 minutes 14 seconds West, along said west line, a distance of 380.00 feet to the point of beginning, containing 9.12 acres, all in Section 11

Property Location: Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Burnstown Township.

Zoning District: A-1 Agricultural Protection Zoning District

Surrounding Zoning Districts: A-1 Agricultural Protection Zoning District

Additional Project Information: Application is to add more acreage to grain bin site.

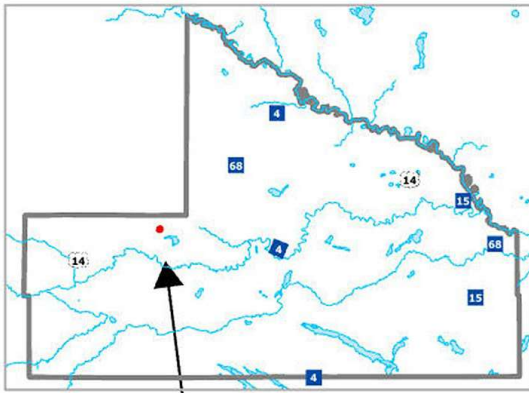
Attachments:

1. Plat Summary Sheet
2. Aerial View showing existing property lines
3. Aerial View showing proposed property lines
4. Blown up view of Preliminary Plat
5. Copy of Preliminary Plat
6. Copy of Final Plat

Plat Status: Plat application was filed on April 22, 2026. The preliminary plat was approved by the Brown County Board of Commissioners on May 19, 2026.

Public Comments: None received.

Recommended Conditions:



Project Location



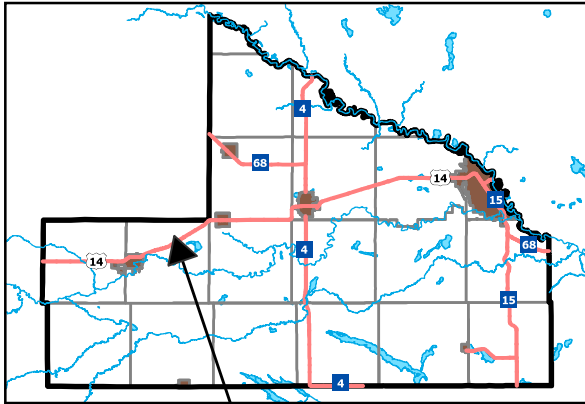
Legend

- Roads
- Parcels

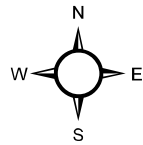
Scott Vogel
Plat Application



Attachment 2- Site Location Map



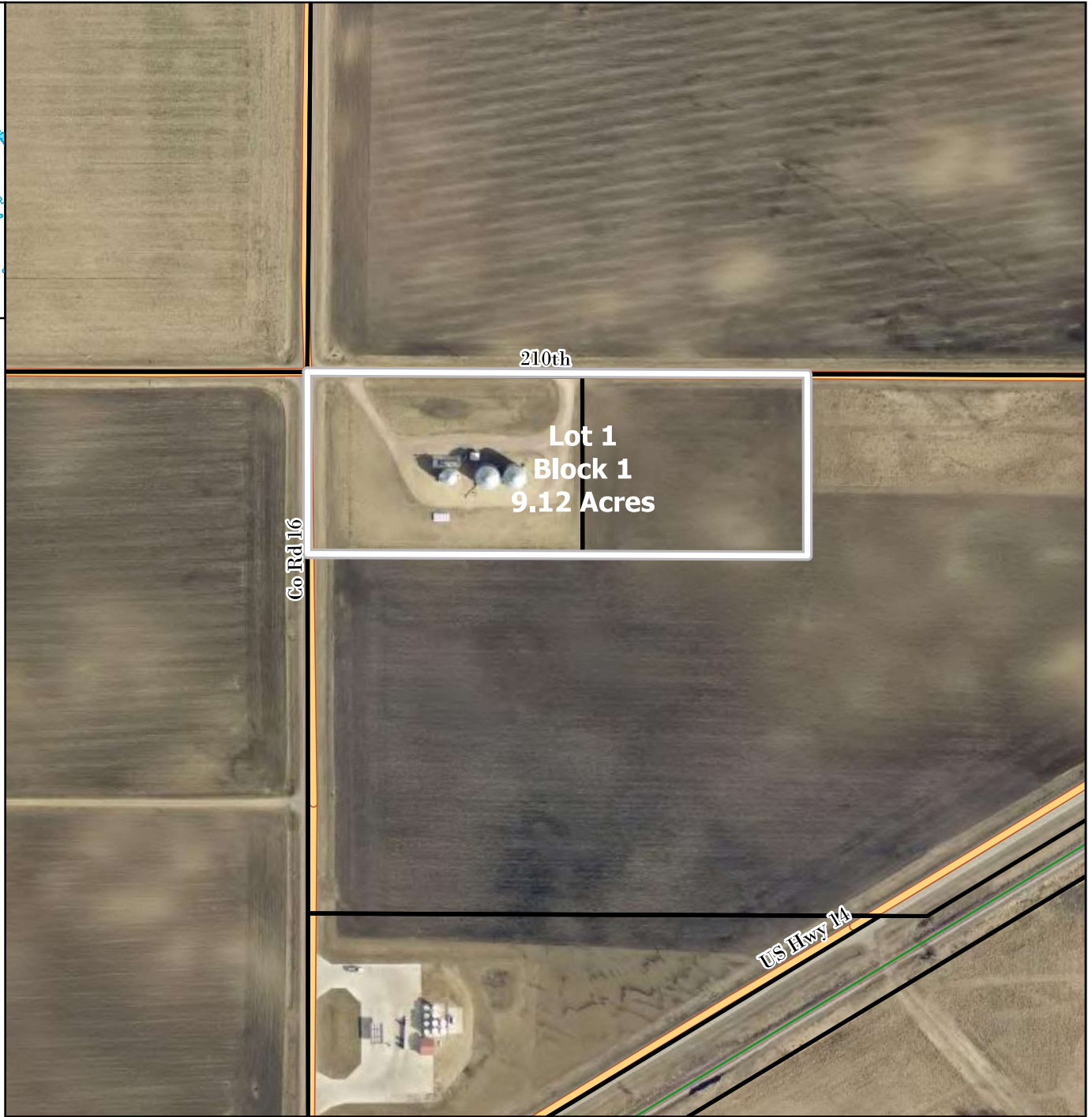
Project Location



- Proposed Property Lines
- Existing Parcel Lines
- Roads

Scott Vogel
Plat Application

0 175 350 700 Feet

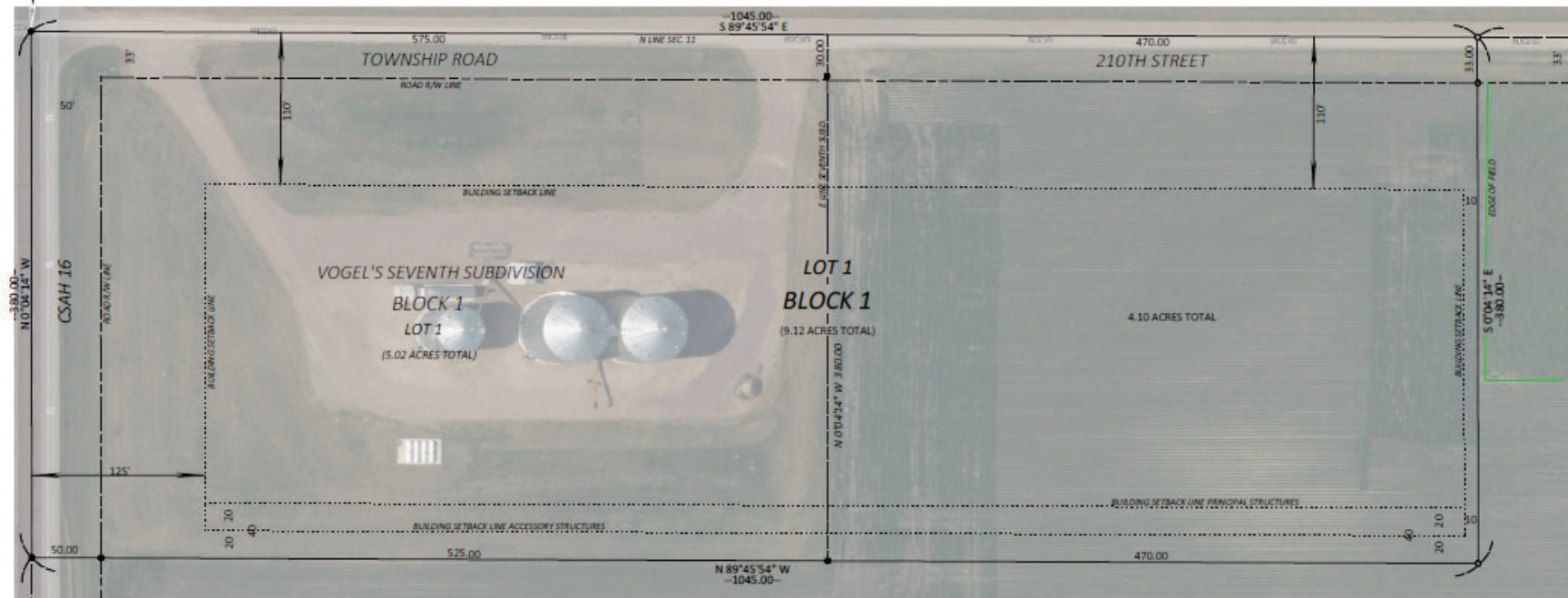


Attachment 3 - Proposed Parcel Lines Map

PRELIMINARY PLAT

IN THE N.W. 1/4, N.W. 1/4, SEC. 11,

PT OF BEG
NW COR. SEC. 11
FOUND A BRIDGE SPIKE IN
THE BIT. PAVING (SURFACE)
OVER A 3/4" IRON ROD (24"
DEEP).



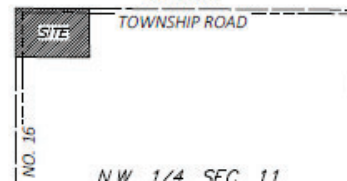
VICINITY MAP

N.W. 1/4, SEC. 11,

T. 109 N., R. 34 W. (BURNSTOWN TOWNSHIP),

BROWN COUNTY, MINNESOTA

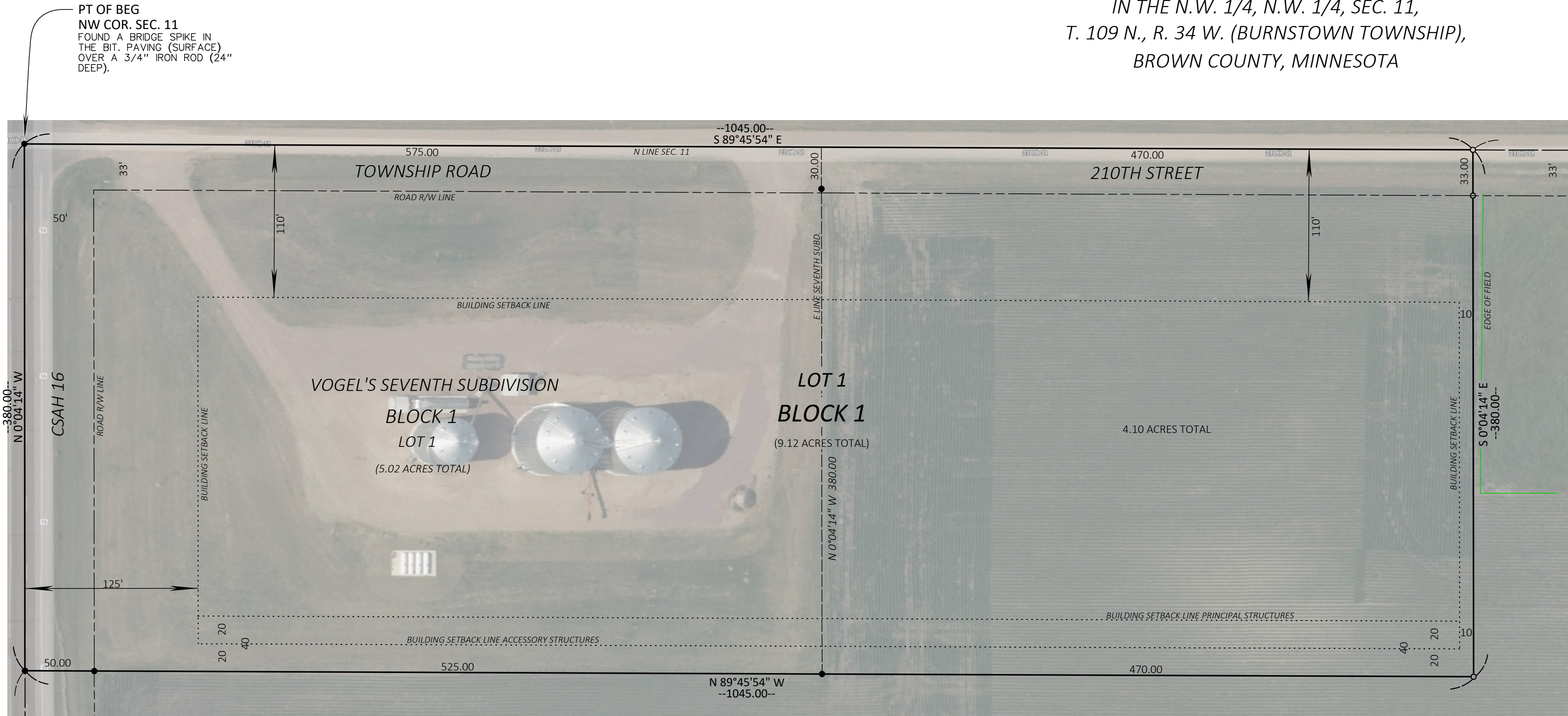
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PRELIMINARY PLAT

VOGEL'S NINTH SUBDIVISION

IN THE N.W. 1/4, N.W. 1/4, SEC. 11,
T. 109 N., R. 34 W. (BURNSTOWN TOWNSHIP),
BROWN COUNTY, MINNESOTA



LEGAL DESCRIPTION - AREA TO BE PLATTED

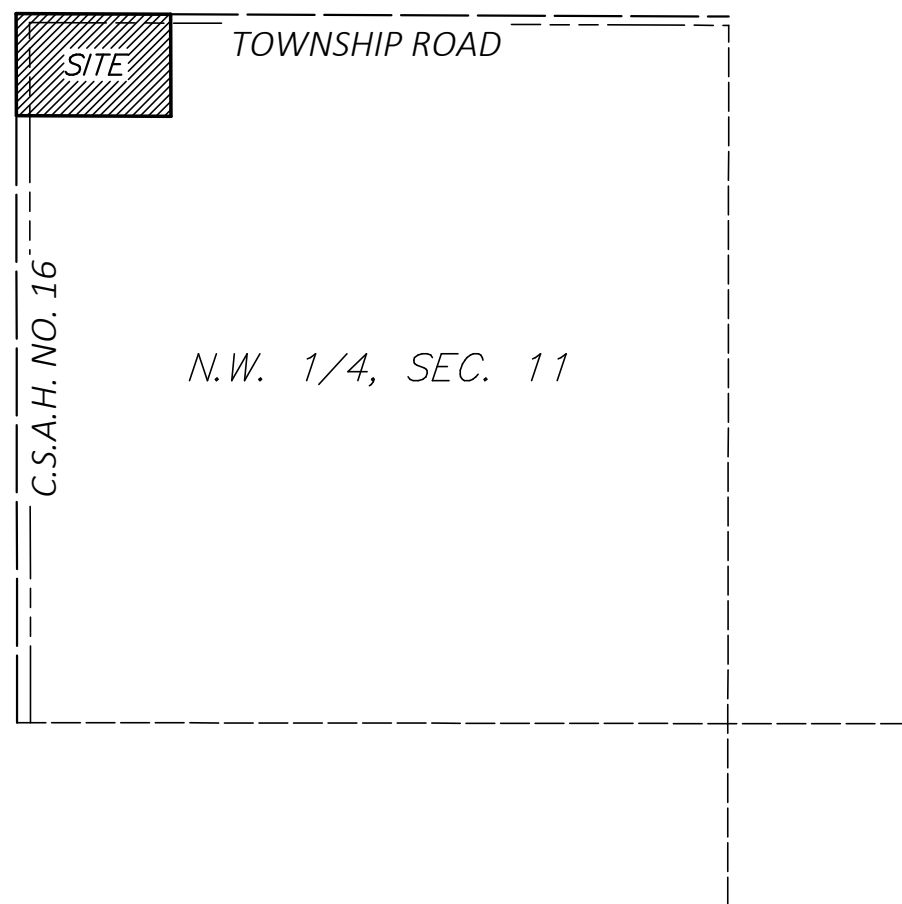
That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Brown County, Minnesota, described as follows:

Commencing at the Northwest corner of said Section 11; thence on an assumed bearing of South 89 degrees 45 minutes 50 seconds East, along the north line of said section, a distance of 575.00 feet to the northeast corner of Lot 1, Block 1, Vogel's Seventh Subdivision, according to the recorded plat thereof, said northeast corner being the point of beginning of the tract to be described; thence continuing South 89 degrees 45 minutes 54 seconds East, along said north line, a distance of 470.00 feet to a survey monument; thence South 0 degrees 04 minutes 10 seconds East a distance of 380.00 feet to an iron monument; thence North 89 degrees 45 minutes 50 seconds West a distance of 470.00 feet to the southeast corner of said Lot 1; thence North 0 degrees 04 minutes 10 seconds West, along the east line of said Lot 1, a distance of 380.00 feet to the point of beginning, containing 4.10 acres.

Lot 1, Block 1, Vogel's Seventh Subdivision, in the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Brown County, Minnesota.

VICINITY MAP

N.W. 1/4, SEC. 11,
T. 109 N., R. 34 W. (BURNSTOWN TOWNSHIP),
BROWN COUNTY, MINNESOTA
(NOT TO SCALE)



ZONING REQUIREMENTS (AG ZONE):

FRONT YARD - 125 FEET FROM ROAD CENTERLINE (COUNTY)
110 FEET FROM ROAD CENTERLINE (TOWNSHIP)

SIDE YARD - 10 FEET

REAR YARD - 40 FEET - PRINCIPAL
20 FEET - ACCESSORY

LOT AREA - 2.5 ACRES MIN

SURVEYED BY: K.V. DRAWN BY: K.V., B.M.

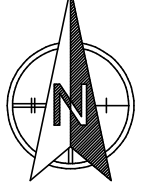
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

Ben Madsen
BEN MADSEN, L.S. 50875 DATE: 04-20-2026

FOR: SCOTT VOGEL

COORDINATE SYSTEM:
BROWN COUNTY
(1996 ADJ)

0 100 200
1" = 200'



MONUMENT FOUND OR
SET PREVIOUSLY
MONUMENT SET
1/2" X 24 CAPPED REBAR
BOUNDARY LINE
SECTION/BLOCK LINE
ROAD RIGHT OF WAY LINE
FENCE LINE

FILE NO. 26127



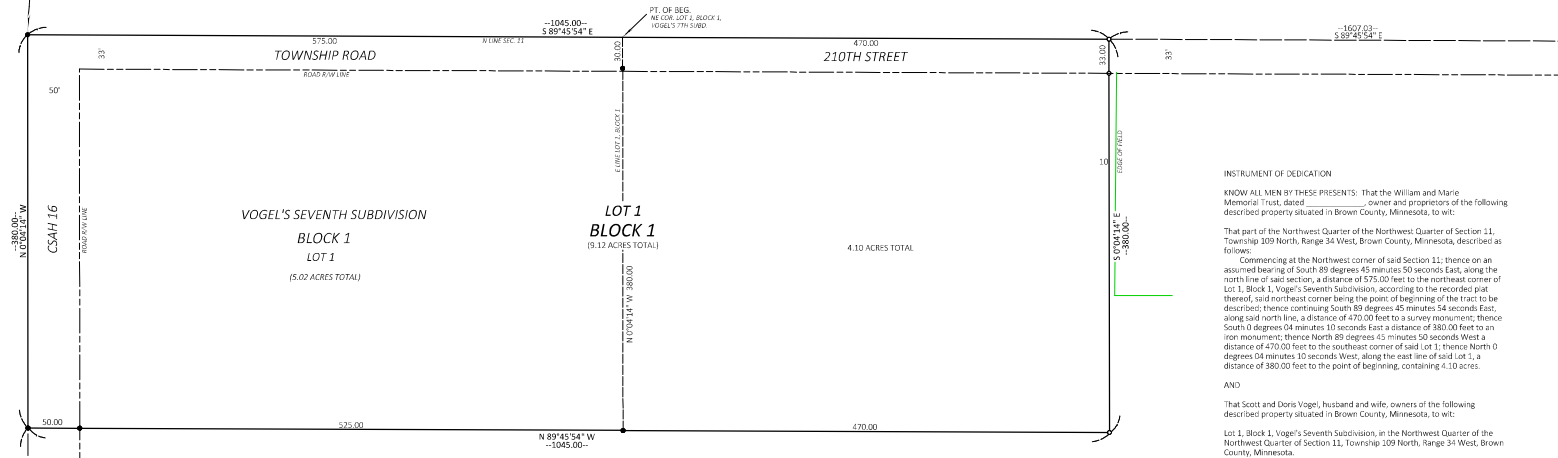
PAGE: 1 of 1

OFFICIAL PLAT
VOGEL'S NINTH SUBDIVISION

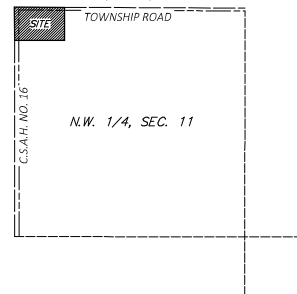
IN THE N.W. 1/4, N.W. 1/4, SEC. 11,
T. 109 N., R. 34 W. (BURNSTOWN TOWNSHIP),
BROWN COUNTY, MINNESOTA

N 1/4 COR. SEC. 11
FOUND A 1/2" IRON PIPE
(4" DEEP)

NW COR. SEC. 11
FOUND A BRIDGE SPIKE IN
THE BIT PAVING (SURFACE)
OVER A 3/4" IRON ROD (24"
DEEP)



VICINITY MAP
N.W. 1/4, SEC. 11,
T. 109 N., R. 34 W. (BURNSTOWN TOWNSHIP),
BROWN COUNTY, MINNESOTA
(NOT TO SCALE)



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the William and Marie Memorial Trust, dated _____, owner and proprietors of the following described property situated in Brown County, Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Brown County, Minnesota, described as follows:

Commencing at the Northwest corner of said Section 11; thence on an assumed bearing of South 89 degrees 45 minutes 50 seconds East, along the north line of said section, a distance of 575.00 feet to the northeast corner of Lot 1, Block 1, Vogel's Seventh Subdivision, according to the recorded plat thereof; said northeast corner being the point of beginning of the tract to be described; thence continuing South 89 degrees 45 minutes 54 seconds East, along said north line, a distance of 470.00 feet to a survey monument; thence South 10 degrees 04 minutes 10 seconds East a distance of 380.00 feet to an iron monument; thence North 89 degrees 45 minutes 50 seconds West a distance of 470.00 feet to the southeast corner of said Lot 1; thence North 0 degrees 04 minutes 10 seconds West, along the east line of said Lot 1, a distance of 380.00 feet to the point of beginning, containing 4.10 acres.

AND

That Scott and Doris Vogel, husband and wife, owners of the following described property situated in Brown County, Minnesota, to wit:

Lot 1, Block 1, Vogel's Seventh Subdivision, in the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Brown County, Minnesota.

Have caused the same to be surveyed and platted as VOGEL'S NINTH SUBDIVISION in the Northwest Quarter of the Northwest Quarter of Section 11, Township 109 North, Range 34 West, Burnstown Township, Brown County, Minnesota.

In witness whereof Paul N. Muske, Trustee for said William and Marie Weinberger Memorial Trust, has set my hand this _____ day of _____, 2026.

Paul N. Muske, Trustee

STATE OF MINNESOTA)

COUNTY OF _____)

The foregoing Instrument of Dedication was acknowledged before me this day of _____, 2026, by Paul N. Muske, Trustee for the William and Marie Weinberger Memorial Trust.

Notary Public, _____ County, Minn.
My Commission Expires _____

In witness whereof Scott and Doris Vogel, husband and wife, have set our hands this _____ day of _____, 2026.

Scott Vogel Doris Vogel

STATE OF MINNESOTA)

COUNTY OF _____)

The foregoing Instrument of Dedication was acknowledged before me this day of _____, 2026, by Scott and _____ Vogel, husband and wife.

Notary Public, _____ County, Minn.
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as VOGEL'S NINTH SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in M.S. 505.03, Sub. 2, or public highways to be designated other than as shown.

Ben Madsen, Land Surveyor
Minnesota License No. 55875

STATE OF MINNESOTA)

COUNTY OF MARTIN)

The foregoing Surveyor's Certificate was acknowledged before me this day of _____, 2026, by Ben Madsen, Land Surveyor.

Notary Public, Martin County, Minnesota
My Commission Expires _____

COUNTY PLANNING COMMISSION

Approved by the Planning Commission of Brown County, Minnesota, at a meeting thereof held this _____ day of _____, 2026.

Signed: _____ Attested: _____
Chairman Secretary

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 2026 on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 2026.

I further certify that the taxes are paid for all years prior to 2026 on the lands described.

Brown County Auditor/Treasurer

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record this _____ day of _____, 2026, at _____ o'clock _____ M.

Brown County Recorder

ZONING REQUIREMENTS (AG ZONE):

FRONT YARD - 125 FEET FROM ROAD CENTERLINE (COUNTY)
110 FEET FROM ROAD CENTERLINE (TOWNSHIP)

SIDE YARD - 10 FEET

REAR YARD - 40 FEET - PRINCIPAL
20 FEET - ACCESSORY

LOT AREA - 2.5 ACRES MIN

SURVEYED BY: E.V. DRABIN BY: C.V. B.M.

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BEN MADSEN, L.S. 55875 DATE: 05-05-2026

FOR: SCOTT VOGEL

COORDINATE SYSTEM:

BROWN COUNTY

(1995 ADG)

0 100 200

1" = 200'

FILE NO. 26127

MONUMENT FOUND OR

SET PREVIOUSLY

MONUMENT SET

1/2" x 24 CAPPED REBAR

BOUNDARY LINE

SECTION/CORNER LINE

ROAD RIGHT OF WAY LINE

ENCE LINE



PAGE: 1 of 1

Plat Summary Sheet

Application Number:	APP-P-0179
Applicant/Property Owner:	Tim Lipetzky/ Timothy Lipetzky G & Hyon Hui Lipetzky
Date of Application:	04/28/2026

Current Legal Description: Part of the SE ¼ of the NE ¼ , Section 24

Property Location: Part of the SE ¼ of the NE ¼ Section 24, North Star Township.

Zoning District: A-1 Agricultural Protection Zoning District

Surrounding Zoning Districts: A-1 Agricultural Protection Zoning District and City of Springfield

Additional Project Information: Application is to split building site from tillable.

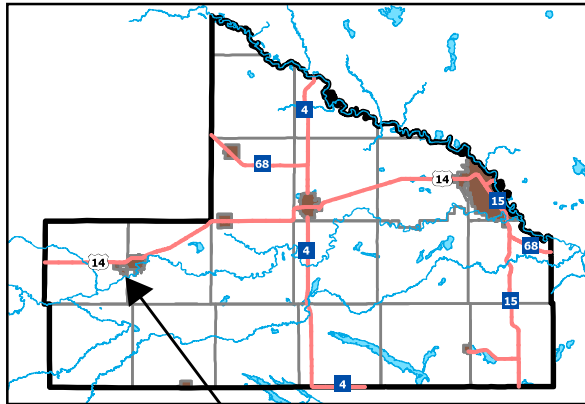
Attachments:

1. Plat Summary Sheet
2. Aerial View showing existing property lines
3. Aerial View showing proposed property lines
4. Blown up view of Preliminary Plat
5. Copy of Preliminary Plat
6. Copy of the Final Plat

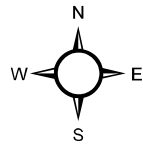
Plat Status: Plat application was filed on April 28, 2026. The preliminary plat was approved by the Brown County Board of Commissioners on May 19, 2026.

Public Comments: None received.

Recommended Conditions:



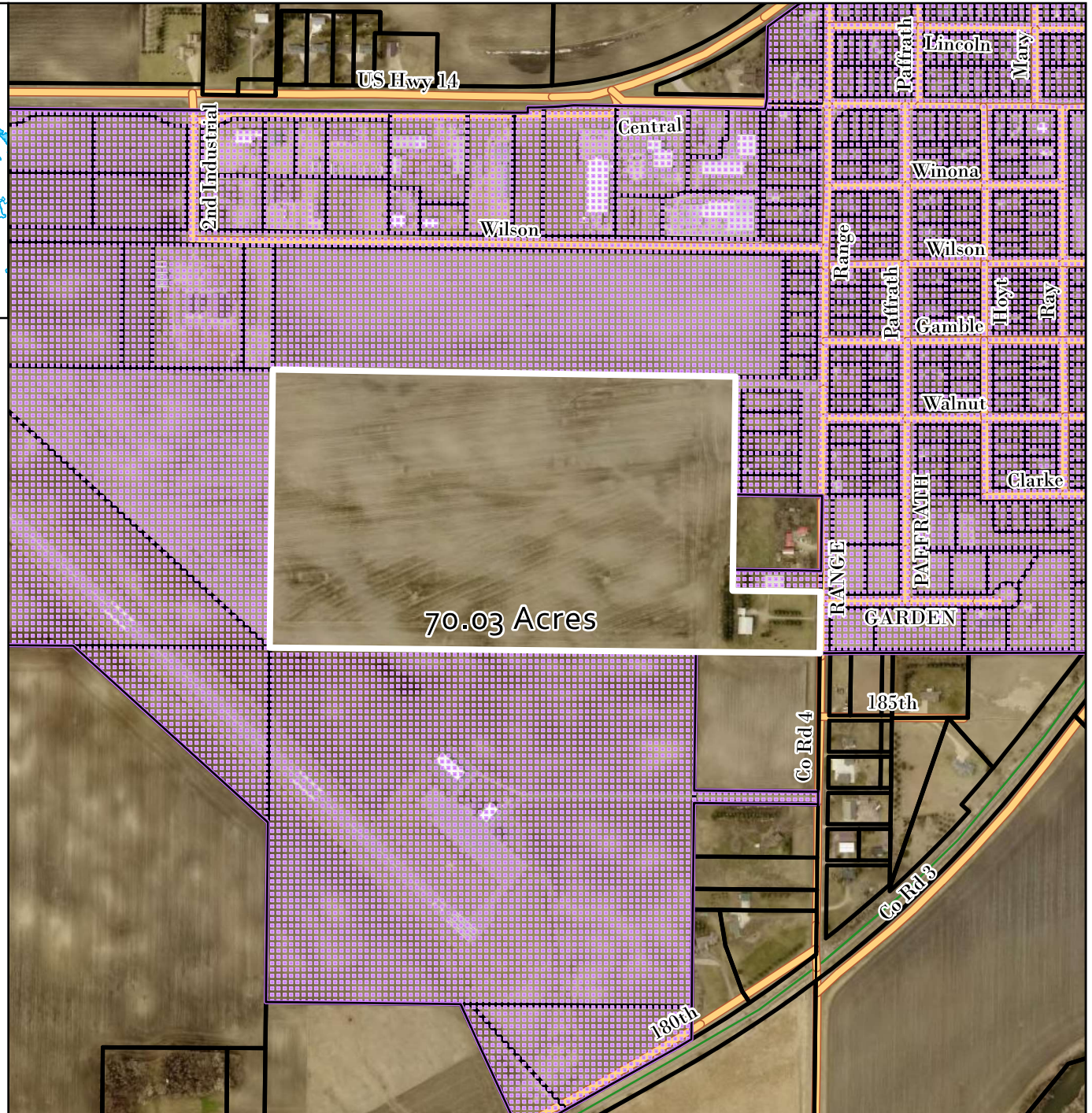
Project Location



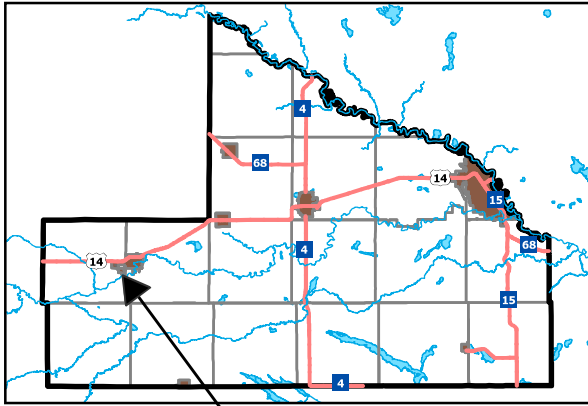
-  Springfield City Boundries
-  Existing Parcel Lines
-  Roads

Tim Lepetzky
Plat Application

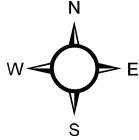
0 400 800 1,600 Feet

Attachment 2 - Site Location Map

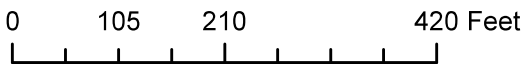


Project Location



- Proposed Property Lines
- Existing Parcel Lines
- Roads
- Springfield City Boundries

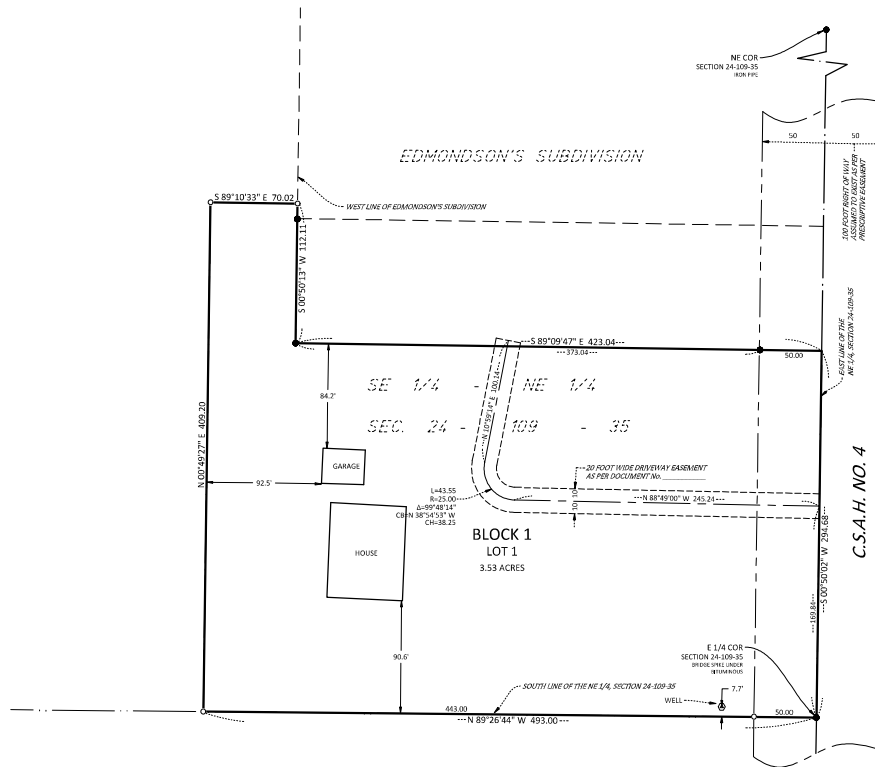
Tim Lepetzky
Plat Application



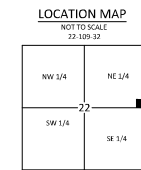
Attachment 3 - Proposed Parcel Lines Map

PRELIMINARY PLAT

LIPETZKY SECOND SUBDIVISION



- LEGEND**
- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
 - MONUMENT FOUND



BEARING BASE:
BEARINGS ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM, NAD83(96)

LIPETZKY SECOND SUBDIVISION

INSTRUMENT OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That Timothy G. Lipetzky and Hyon H. Lipetzky, husband and wife, owners of the following described property:
That part of the Southeast Quarter of the Northeast Quarter, Section 24, Township 109 North, Range 35 West, Brown County, Minnesota, described as follows:
Beginning at the East Quarter corner of said Section 24; thence North 89 degrees 26 minutes 44 seconds West, bearing based on Brown County Coordinate System NAD83(96) on the south line of said Northeast Quarter of Section 24, a distance of 493.00 feet; thence North 00 degrees 49 minutes 27 seconds East, a distance of 409.20 feet; thence South 89 degrees 10 minutes 33 seconds East, a distance of 70.02 feet to the west line of Edmondson's Subdivision according to the recorded plat; thence South 00 degrees 50 minutes 13 seconds West on said west line and its southerly extension, a distance of 112.11 feet; thence South 89 degrees 09 minutes 47 seconds East, a distance of 423.04 feet to the east of said Northeast Quarter; thence South 00 degrees 50 minutes 02 seconds West on said east line, distance of 294.68 feet to the point of beginning.

Has caused the described property to be surveyed and platted as: LIPETZKY SECOND SUBDIVISION
In witness whereof said Timothy G. Lipetzky and Hyon H. Lipetzky, husband and wife, have hereunto set their hands this ____ day of _____, 2026.

Timothy G. Lipetzky

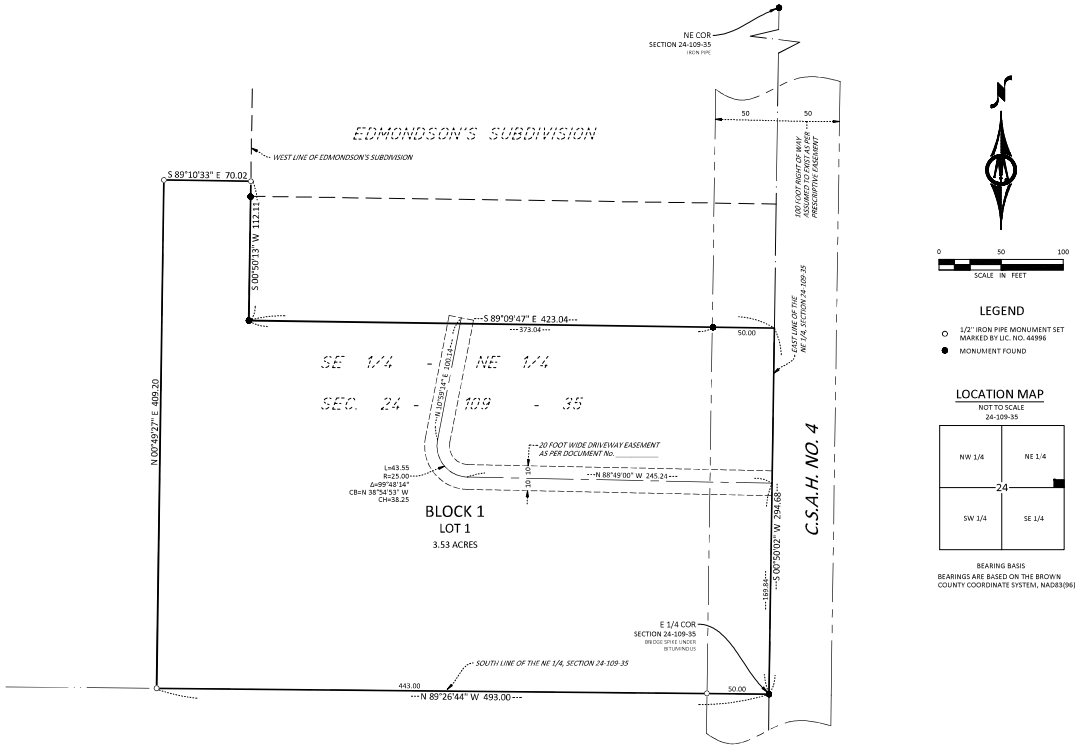
Hyon H. Lipetzky
NOTARY
STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this ____ day of _____, 2026 by Timothy G. Lipetzky and Hyon H. Lipetzky, husband and wife.
Printed Name: _____
Notary Public, MN.
My commission expires _____.
SURVEYOR'S CERTIFICATE
I, Jesse D. Zeig, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subdivision 3, as of the date of this certificate are shown and labeled on this plat and that all public ways are shown and labeled on this plat.
Dated this ____ day of _____, 2026.

Jesse D. Zeig, Licensed Land Surveyor
Minnesota License No. 44996
NOTARY
STATE OF MINNESOTA
COUNTY OF BROWN
This instrument was acknowledged before me this ____ day of _____, 2026 by Jesse D. Zeig, Minnesota Surveyor License Number 44996.

Judy Lynn Johnson
Notary Public, MN.
My commission expires 1-31-2031

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20 ____.
Signed: _____
Chairman
Attest: _____
Secretary
BROWN COUNTY BOARD OF COMMISSIONERS
I hereby certify that this plat was presented to the Board of Commissioners of Brown County, Minnesota, and the same was by motion approved, adopted and ordered filed this ____ day of _____, 2026.

County Administrator



OFFICE OF THE COUNTY AUDITOR/TREASURER, BROWN COUNTY, MINNESOTA
I hereby certify that a copy of this plat has been filed in my office, that there are no delinquent taxes due, that the current taxes have been paid, and transfer entered on my record this ____ day of _____, 2026.

Brown County Auditor/Treasurer
OFFICE OF THE COUNTY RECORDER, BROWN COUNTY, MINNESOTA
DOCUMENT NUMBER _____
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 2026, at ____ o'clock ____ M.

Brown County Recorder

Plat Summary Sheet

Application Number:	APP-P-0180
Applicant/Property Owner:	Pat Mohr/ Deanna J Mohr
Date of Application:	05/19/2026

Current Legal Description: Lot 1, Block 1 Berg's Subdivision, Section 22, Township 108, Range 31, Brown County, Minnesota, except A parcel of land situated in Lot 1 of Block 1 of Berg's Subdivision of Sec. 22, Twp. 108, Range 31, Brown County, Minnesota, according to the plat thereof on file and of record in the Office of County Recorder of said county and state as instrument No. 189937, said parcel being more particularly described as follows: Commencing at the Southwest corner of Sec. 22, being also the Southwest corner of said Berg's subdivision; then North 00° 35' 00" West, an assumed bearing, along the west line of said Sec. 22, being also the most westerly line of said Berg's Subdivision, a distance of 356.14 feet; then continue along the westerly boundary lines of said Berg's subdivision on the following six described courses; 1) North 64° 11' 00" East 814.89 feet; 2) North 76° 39' 00" East 1700.00 feet; 3) North 89° 29' 00" East 177.00 feet to the point of beginning of the parcel to be described; 4) North 00° 09' 00" West 525.00 feet; 5) North 89° 51' 00" East 221.00 feet; 6) North 04° 09' 00" West 778.00 feet; then depart from said westerly line North 89° 29' 00" East 184.95 feet; then South 00° 31' 00" East 1300.00 feet; then South 89° 29' 00" West 360.00 feet to the point of beginning containing 7.17 acres, more or less, Brown County Minnesota.

Property Location: Lot 1, Block 1 Berg's Subdivision, Section 22, Lake Hanska Township.

Zoning District: A-1 Agricultural Protection Zoning District

Surrounding Zoning Districts: A-1 Agricultural Protection Zoning District and City of Springfield

Additional Project Information: Application is to split house site from tillable.

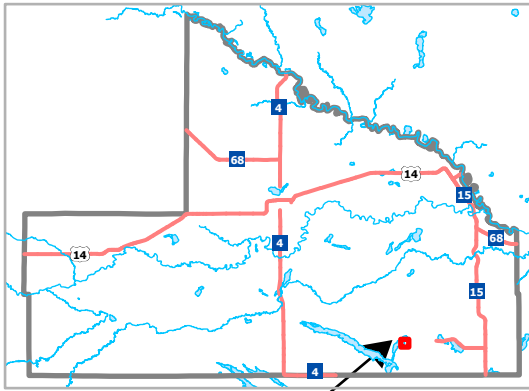
Attachments:

1. Plat Summary Sheet
2. Aerial View showing existing property lines
3. Aerial View showing proposed property lines
4. Blown up view of Preliminary Plat
5. Copy of Preliminary Plat

Plat Status: Plat application was filed on May 19th, 2026

Public Comments: None received.

Recommended Conditions:



Project Location

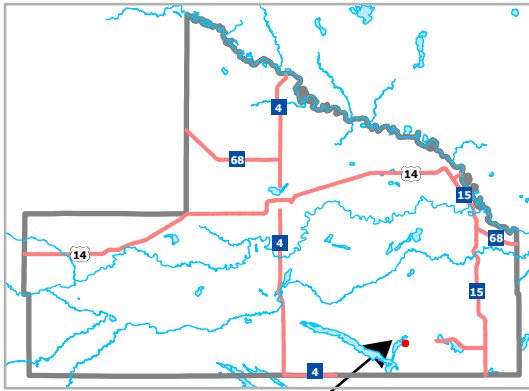
- Roads
- Parcel_Tax_Staff

Pat Mohr
Plat Application



0 230 460 920 Feet

Attachment 2 - Site Location Map



Project Location



- Proposed Parcel
- Roads

Pat Mohr
Plat Application



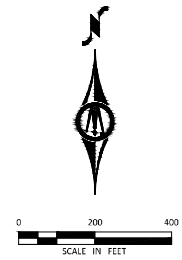
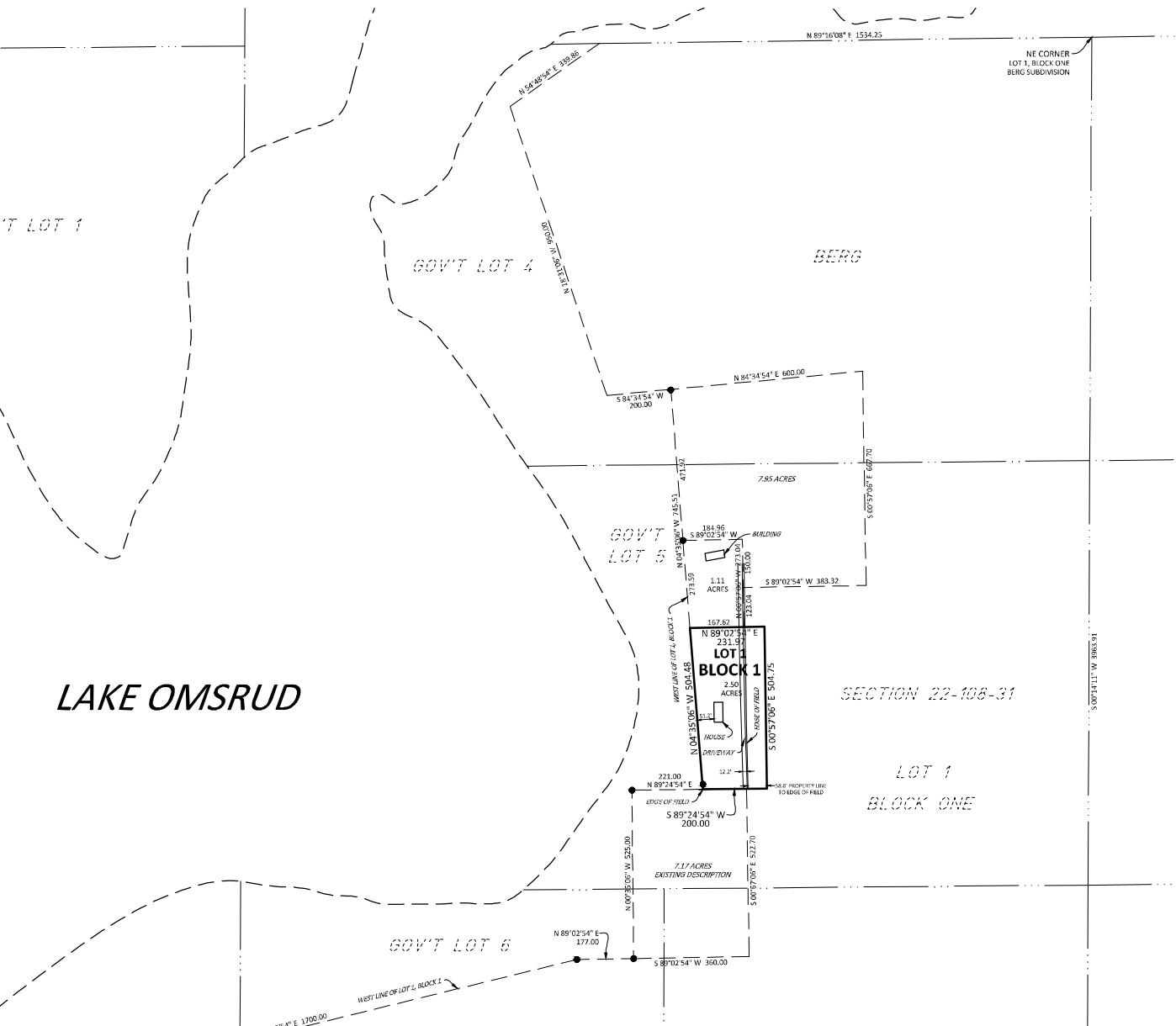
Lot 1, Block 1
2.5 Acres

0 60 120 240 Feet

Attachment 3 - Proposed Parcel Map

PRELIMINARY PLAT

MOHR SUBDIVISION

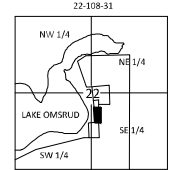


LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY L.C. NO. 44996
- MONUMENT FOUND

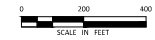
LOCATION MAP

NOT TO SCALE



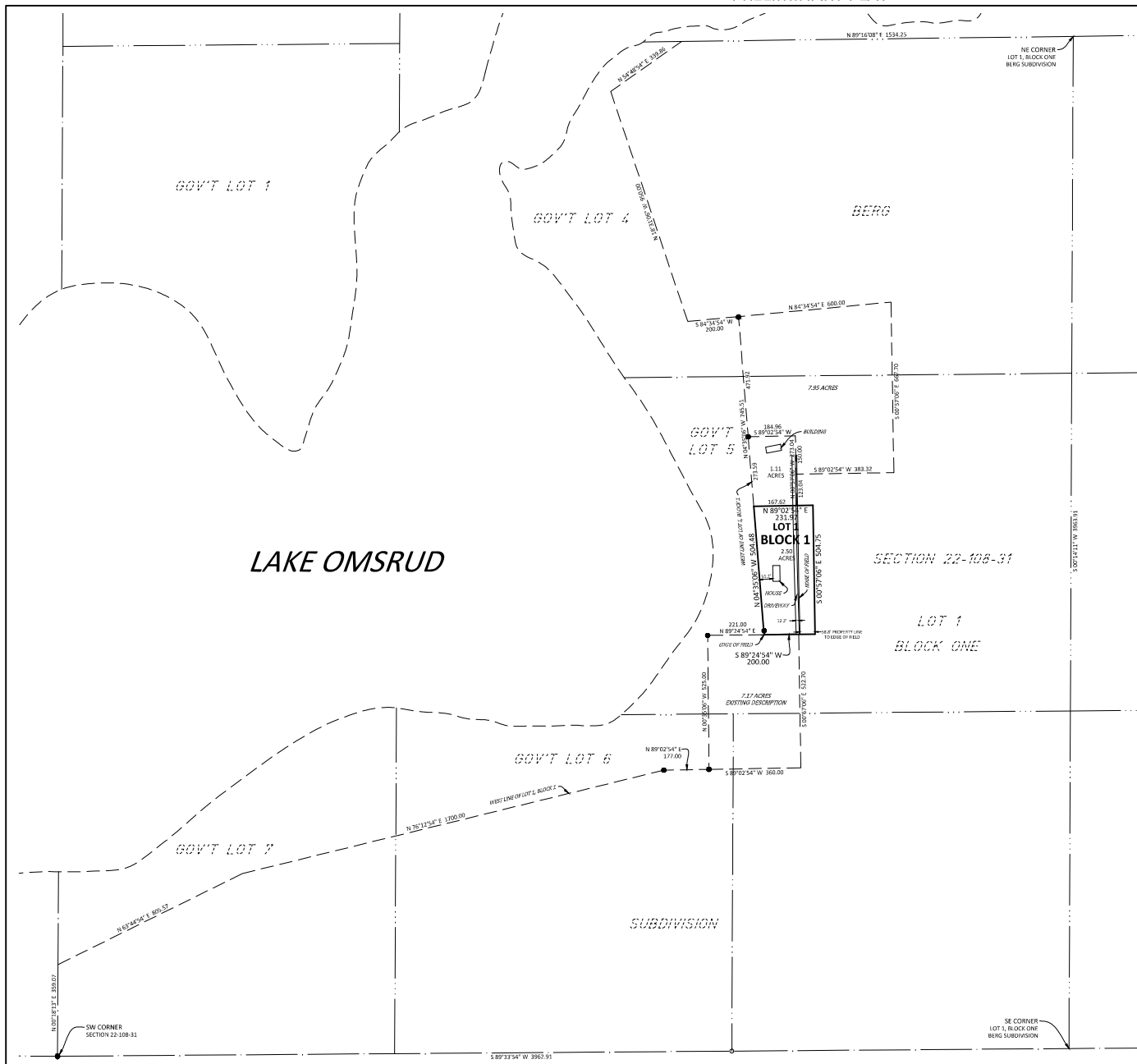
BEARING BASIS
BEARINGS ARE BASED ON THE
BROWN COUNTY COORDINATE SYSTEM, NAD83(96)

MOHR SUBDIVISION



- 1/2" IRON PIPE MONUMENT SET
MARKED BY LIC. NO. 44996
- MONUMENT FOUND

BEARING BASIS
BEARINGS ARE BASED ON THE
BROWN COUNTY COORDINATE SYSTEM, NAD83(96)



Parcels	Tax Payer Name	Permit Type	Completion Dat	Estimated Value
100.015.003.12.030	SHARON L WILLIAMS	Construction/Zoning Pe	10/31/2026	\$100,000.00
220.035.002.04.050	RANDY J FISCHER	Construction/Zoning Pe	12/1/2026	\$25,000.00
190.011.001.01.040	DWIGHT L NILSON	Construction/Zoning Pe	6/30/2025	\$80,000.00
120.031.003.13.200	CHERYL L WILLABY	Construction/Zoning Pe	11/2/2026	\$200,000.00
180.003.003.11.030	DOUGLAS J & LINDA L KOEHLER	Construction/Zoning Pe	9/15/2026	\$80,000.00
130.032.002.15.050	CHARLES & KAREN BERANEK	Construction/Zoning Pe	4/1/2027	\$350,000.00
180.009.001.04.040	NOLAN S & SAYDI E HELGET	Construction/Zoning Pe	11/10/2027	\$65,000.00
160.022.004.15.060	DEANNA J MOHR	Construction/Zoning Pe	10/31/2026	\$250,000.00
250.009.001.02.020	DAVID & DOREEN VOGEL	Construction/Zoning Pe	7/15/2026	\$125,000.00
240.008.003.13.030	CITY OF SLEEPY EYE	Construction/Zoning Pe	7/1/2026	\$33,500.00
151.019.004.16.170	SAMUEL & ALISA HEIDERSCHIEDT	Construction/Zoning Pe	10/31/2026	\$250,000.00
230.020.002.03.025	MICHELLE L SCHROEPFER	Construction/Zoning Pe	7/31/2026	\$35,000.00
130.025.003.07.040	BEVERLY BERG	Construction/Zoning Pe	6/12/2026	\$48,000.00
160.028.001.01.014	MICHAEL & ROXANNE PAULSON	Construction/Zoning Pe	9/30/2026	\$35,000.00
160.030.005.15.001	PAUL R WINDSCHILL	Exterior Maintenance P	6/30/2026	
180.033.002.04.190	BRANDON & MOLLY MILLER	Exterior Maintenance P	8/31/2026	
				1,676,500