

# **ECONOMIC DEVELOPMENT**

## **I. ECONOMIC DEVELOPMENT OVERVIEW**

The City of Belle Plaine is situated along U.S. Highway 169 between the Twin Cities and Mankato. The city is served not only by the interstate but also Trunk Highway 25, and County Roads 3, 5, 6, 7 and 64. Located in Scott County, Belle Plaine's economy has changed over the past twenty years and is anticipated to change significantly over the next twenty years. U.S. Highway 169 and the Highway 169 Shakopee bypass assisted in making the public more mobile; allowing Belle Plaine to become a home to those working in other communities. This; however, also made it easier for residents and nearby patrons to travel to larger shopping centers rather than shop locally. The make-up of Belle Plaine's business district changed as a result. Today, the central business district still features some retail such as a hardware store, furniture stores, restaurants and bars and gift stores, but includes a larger number of service businesses including the library, insurance, accounting, financial planning, bank, chiropractors, hair salons and barbers, city and chamber of commerce offices and post office. As recently experienced in neighboring Scott County cities of Shakopee, Savage and Prior Lake, retail and service businesses follow residential development; therefore, as the population continues to increase, additional commercial growth along U.S. Highway 169 as well as within the downtown is anticipated.

The principal components of this section include:

- An overview of economic trends in Belle Plaine;
- An overview of economic development agencies;
- Public input on economic development;
- An overview of commercial development and goals for future (re) development; and
- An overview of industrial development and policies and goals for future (re) development.

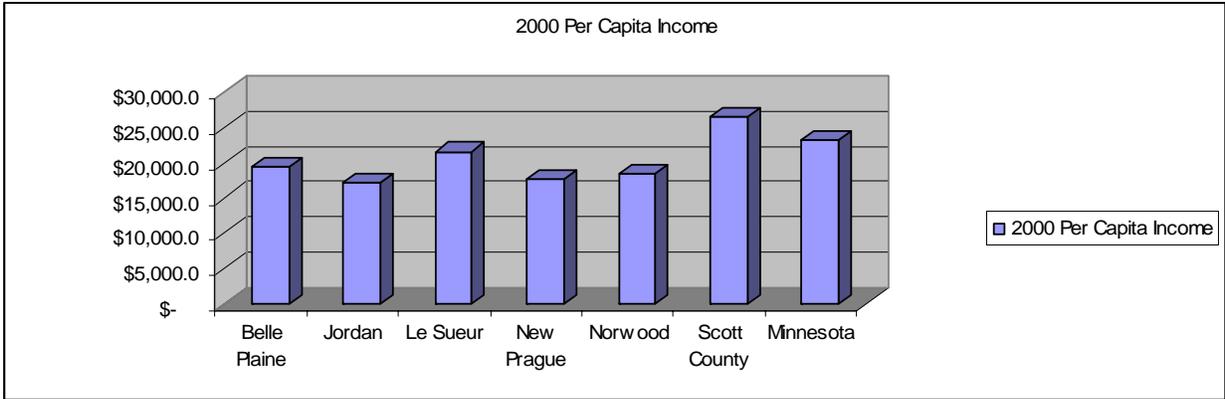
## **II. ECONOMIC TRENDS**

Economic trends can be important indicators as to the economic health of the community. Following is a summary of several economic indicators including income/wages, labor force and commercial and industrial construction.

### **Income:**

The 2000 Census reports a median family income in Belle Plaine of \$59,539, with male full-time year-round workers earning an average of \$39,292 per year while female full-time year-round workers earn an average \$27,054 per year. As illustrated in Table 5-1, the per capita income in Belle Plaine, \$19,433 is approximately 10% higher than neighboring communities of similar size, Jordan and New Prague, which had per capita incomes of \$17,217 and \$17,732; respectively. Belle Plaine's per capita income; however, was lower than Scott County's, Minnesota's and federal averages of \$26,418, \$23,198 and \$21,857, respectively.

The 2000 Census reports 5.8% of the population in Belle Plaine (206 individuals) is below the poverty level, with 28 families (2.9% of all families) in this category. 21 of the families living below poverty had children under 18 years old. Neighboring cities had a slightly lower portion of families living in poverty with Jordan at 1.9% or 18 families, and 2.6% or 30 of the families in New Prague. According to the 2000 Census, 5.1% of families within Minnesota and 7.9% of individuals were considered to be at poverty level in the year 1999.



**TABLE 5-1  
INCOME PROFILES: SCOTT COUNTY  
CITY OF BELLE PLAINE AND ADJACENT CITIES  
1999 INCOME PROFILES**

Area	Per Capita Income	Household Income	Family Income	% People Below Poverty Level
<b>Belle Plaine</b>	\$19,433	\$50,272	\$59,539	5.8
<b>Jordan</b>	\$17,217	\$47,468	\$53,363	4.1
<b>Le Sueur</b>	\$21,605	\$42,372	\$53,362	8.8
<b>New Prague</b>	\$17,732	\$41,750	\$50,341	6.5
<b>Norwood/YA</b>	\$18,431	\$46,152	\$54,792	5.6
<b>Scott County</b>	\$26,418	\$66,612	\$72,212	3.4
<b>Minnesota</b>	\$23,198	\$47,111	\$56,874	7.9

Source: 2000 Census- 1999 statistics.

Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income.

**Wages:**

The Minnesota Work Force Center estimates 65,883 people in the labor force in Scott County in June, 2005, with 63,850 employed, resulting in a 3.1% unemployment rate. During this same time period Minnesota had an unemployment rate of 3.8% and the United States unemployment rate was 4.9%. The average unemployment rate for Scott County in the year 2004 was 5.6%, with the state average at 4.7% and U.S. unemployment rate was 5.6%.

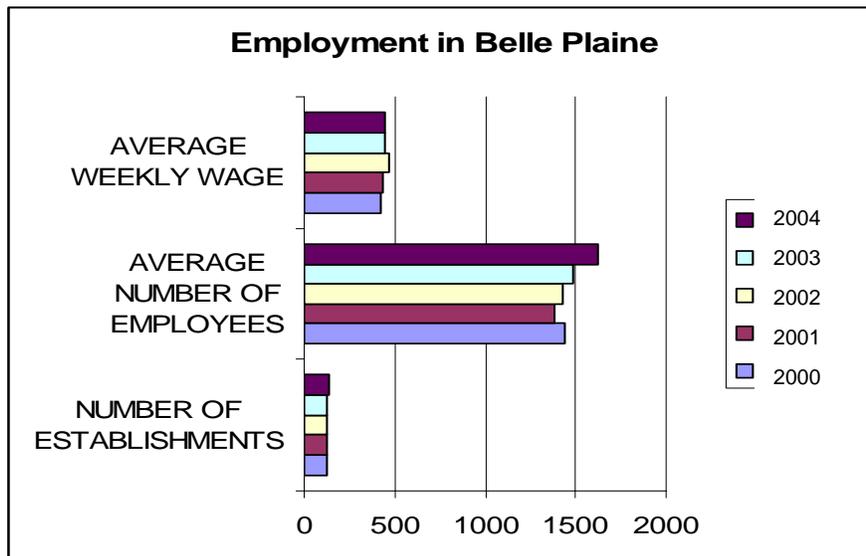
Table 5-2 summarizes data from the 2004 Economic Census, completed by the U.S. Census Bureau, for several employment sectors. The Table includes comparative economic data for the cities of Belle Plaine, Jordan, New Prague, Savage and Shakopee. It is noted the 2004 Economic Census data is the latest available at this time. While Belle Plaine has a lower number of establishments, it is noted that the average number of employees per establishment of 12, is similar to Jordan at 11, New Prague at 14, Savage at 12 and Shakopee at 20 employees per establishment.

**TABLE 5-2  
COMPARATIVE EMPLOYMENT DATA – YEAR 2004**

AREA	NUMBER OF ESTABLISHMENTS	AVERAGE NUMBER OF EMPLOYEES	AVERAGE WEEKLY WAGE	TOTAL WAGES
Belle Plaine	134	1,626	447	\$37,805,200
Jordan	151	1,653	712	\$61,207,029
New Prague	234	3,202	576	\$95,872,707
Savage	555	6,855	708	\$252,500,777
Shakopee	800	16,008	776	\$646,085,790

Source: MN Department of Employment and Economic Development, 2004 Economic Census (U.S. Census Bureau)

Table 5-3 compares employment statistics for the City of Belle Plaine from the year 2000 to 2004. As of 2004, a total of 134 business/industrial establishments were located within the community. The number of establishments, employees and wages have increased over the five year period within Belle Plaine, with a slight decrease between 2000 and 2001 which rebounded by 2003.



**TABLE 5-3  
BELLE PLAINE COMPARATIVE ECONOMIC DATA – 2000 TO 2005**

YEAR	NUMBER OF ESTABLISHMENTS	AVERAGE NUMBER OF EMPLOYEES	AVERAGE WEEKLY WAGE	TOTAL WAGES
2000	126	1,436	\$419	\$31,295,526
2001	124	1,379	\$429	\$30,729,077
2002	123	1,434	\$474	\$35,339,645
2003	130	1,484	\$449	\$34,647,038
2004	134	1,626	\$447	\$37,805,200
2005	140	1,756	\$421	\$38,430,880

Source: MN Department of Employment and Economic Development, 2005 Economic Census (U.S. Census Bureau)

The Minnesota Workforce Center estimates average wages for employees in Belle Plaine in 2005 ( the most recent statistics available) to be \$421 per week. The lower average wage within the City of Belle Plaine, as compared to surrounding communities mentioned, is likely due to a higher concentration of jobs within the community in the “service producing” and “retail” categories. Other communities mentioned include more “goods producing” and “health services” jobs. In addition, with closer proximity to the Twin Cities metropolitan area, wages are typically higher.

**Labor Force:**

Employment statistics from the 2000 census indicate an available civilian workforce (over the age of 16) in Belle Plaine of 1,906 persons. Table 5-4 includes a breakdown of the number of establishments for each type of industry or business in Belle Plaine, the number of employees in each business or industry category and the average weekly wage. A breakdown of total wages in the community for each industry is also provided.

**TABLE 5-4  
BELLE PLAINE EMPLOYMENT BY INDUSTRY – 2004 STATISTICS**

<b>Code and Industries within Belle Plaine</b>	<b>Average Number of Establishments</b>	<b>Average Number of Employees</b>	<b>Average Weekly Wage</b>	<b>Total Wages</b>
101 Goods –Producing Domain	31	195	\$663	\$ 6,706,832
2381 Building Foundation/Exterior Contractors	5	33	\$689	\$ 1,194,392
2389 Other Specialty Trade Contractors	3	15	\$517	\$ 412,255
1013 Manufacturing	11	101	\$669	\$ 3,515,716
102 Service-Providing Domain	103	1,432	\$418	\$31,098,368
1021 Trade, Transportation and Utilities	36	271	\$459	\$ 6,465,891
425 Electronic Markets and Agents/Brokers	5	12	\$419	\$ 255,873
44 Retail Trade	23	202	\$475	\$ 4,972,941
441 Motor Vehicle and Parts Dealers	4	35	\$749	\$ 1,356,648
444 Building Material and Garden Supply Stores	4	61	\$604	\$ 1,919,119
447 Gasoline Stations	5	32	\$271	\$ 451,758
48 Transportation and Warehousing	1	6	\$982	\$ 280,742
491 Postal Service	1	6	\$982	\$ 280,742
1023 Financial Activities	10	70	\$492	\$ 1,785,580
1024 Professional and Business Services	10	20	\$891	\$ 934,543
54 Professional and Technical Services	6	17	\$887	\$ 761,186
56 Administrative and Waste Services	4	4	\$909	\$ 173,357
6212 Offices of Dentists	4	22	\$833	\$ 938,561
1026 Leisure and Hospitality	20	491	\$260	\$ 6,638,202
71 Arts, Entertainment and Recreation	3	11	\$202	\$ 114,054
72 Accommodation and Food Services	17	480	\$261	\$ 6,524,148
7221 Full-Service Restaurant	5	160	\$253	\$ 2,098,687
811 Repair and Maintenance	4	7	\$436	\$ 153,068
812 Personal and Laundry Services	4	9	\$174	\$ 79,985

Source: MN Department of Employment and Economic Development, Workforce Center

**Major Employers within the City:**

The major employers in the City of Belle Plaine are identified in Table 5-5 which follows.

**TABLE 5-5  
MAJOR EMPLOYERS - BELLE PLAINE, 2004**

<u>Employer</u>	<u>Product/Service</u>	<u># of Employees</u>
Belle Plaine Lutheran Home	Nursing Care Facilities	297
Belle Plaine Public Schools-ISD #716	Elementary & Secondary Schools	105
Emma Krumbree's Family Restaurant	Full-Service Restaurants	85
Lupient - Belle Plaine	Automobile Dealers	33
Bell Pharmaceuticals	Pharmaceutical & Medicine Manufacturing	30
Belle Plaine Co-op	Warehousing & Storage	30
State Bank of Belle Plaine	Depository Credit Intermediation	28
Huber's SuperValu	Grocery Stores	25
Lupient - Belle Plaine	Automobile Dealers	25
City of Belle Plaine	Executive, Legislative, & Other Gen. Govt. Support	22
Valley View Golf Club	Other Amusement & Recreation Industries	20
Seimon Implement	Machinery, Equipment, & Supplies Merchant Wholesalers	17

Source: Community Profile, 2005 and City phone survey

**Employment Forecast:**

Table 5-6 illustrates the five fastest growing occupations projected within the Central MN between 2000 and 2010, followed by Table 5-7 which illustrates the top ten fastest growing industries in Central Minnesota. A report issued in December, 2003 by the Minnesota Department of Employment and Economic Development indicates that by 2010, Central Minnesota's employment is forecast to reach 320,000 jobs, an expansion of 18 percent over the decade. In Central Minnesota (Benton County, Scott County, Isanti County, Kanabec County, Kandiyohi County, McLeod County, Meeker County, Mille Lacs County, Pine County, Renville County, Sherburne County, Scott County, and Wright County) employment growth is projected to be fastest in three occupational sectors:

- Computer and Math-Related fields are expected to expand by 55 percent over the decade. Growth-leading occupations will include computer support specialists, computer software engineers, and systems analysts.
- Community and Social Services fields are expected to grow by 37 percent over the decade. The top gainers will include social workers and social and human services assistants.
- Healthcare Support fields are expected to expand by 32 percent over the decade. The strongest performers will include home health aides, nursing aides and attendants, medical assistants, and medical transcriptionists.

The Department of Employment and Economic Development (DEED) indicates that overall the future job market favors "knowledge" workers and service-producing jobs. Many farming related occupations, production occupations, and other blue collar fields are expected to add a minimal number of jobs or decline. These Minnesota regional projections employ the same trend analysis used by the U.S. Department of Labor in national employment projections. Both nationally and in Minnesota, employment projections are widely used in educational program planning and career guidance.

Occupations which are anticipated to decline by 15% or more in employment include: Procurement Clerks; Loan Interviewers and Clerks; Paper Goods Machine Setters, Operators and Tenders; Switchboard Operators (Including Answering Service); Computer Operators; Order Clerks; Coil Winders, Tapers, and Finishers; Office Machine Operators (except Computer); Meter Readers, Utilities, and Motion Picture Projectionists.

**TABLE 5-6  
PROJECTIONS FOR THE TOP TEN FASTEST GROWING OCCUPATIONS IN CENTRAL MN**

<b>NAICS Industry Title</b>	<b>Estimated Employment 2000</b>	<b>Projected Employment 2010</b>	<b>% Change 2000 - 2010</b>
Computer Support Specialists	549	1087	98.0
Network and Computer Systems Administrators	207	381	84.1
Network Systems and Data Communications Analysts	86	154	79.1
All other construction trades and related workers	195	349	79.0
Computer Software Engineers, Applications	164	274	67.1
Veterinary Technologists and Technicians	111	185	66.7
Desktop Publishers	166	274	65.1
Medical Records and Health Information Technicians	343	562	63.8
Medical Equipment Repairers	33	54	63.6
Personal and Home Care Aides	954	1557	63.2

Source: Minnesota Department of Employment and Economic Development

**TABLE 5-7  
PROJECTIONS FOR THE TOP TEN FASTEST GROWING INDUSTRIES IN CENTRAL MN**

<b>NAICS Industry Title</b>	<b>Estimated Employment 2000</b>	<b>Projected Employment 2010</b>	<b>% Change 2000 - 2010</b>
Home Health Care Services	438	961	119.4
Business Credit Institutions	89	193	116.9
Mortgage Bankers and Brokers	162	349	115.4
Computer and Data Processing Services	854	1827	113.9
Management and Public Relations	582	1188	104.1
Security and Commodity Services	64	127	98.4
Misc. Equipment Rental & Leasing	248	455	83.5
Miscellaneous Food Stores	59	108	83.1
Labor Unions & Organizations	145	260	79.3
Functions Related to Depository Banking	296	518	75.0

Source: Minnesota Department of Employment and Economic Development

The Metropolitan Council, in May 2002, released preliminary "Employment Forecasts" for metropolitan communities. Following are employment projections for Belle Plaine and surrounding townships and cities within Scott County. It is important to note, that as illustrated in Table 5-3, Belle Plaine had 1,436 employees in 2000 and 1,626 reported in 2004, which is similar to forecasts illustrated in Table 5-8.

**TABLE 5-8  
METROPOLITAN COUNCIL EMPLOYMENT FORECASTS BELLE PLAINE AREA, 2002**

<b>AREA</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Belle Plaine, City	931	1,469	1,910	2,200	2,700
Belle Plaine Township	40	55	70	80	90
Blakeley Township	20	27	50	70	80
Jordan, City	913	1,264	1,500	1,650	1,870
St. Lawrence Township	100	177	200	210	220
Savage, City	3,180	4,680	6,000	6,850	8,700
Shakopee City	8,500	12,476	15,000	16,650	18,900
Scott County (total)	18,554	32,009	42,620	49,580	57,110

The Metropolitan Council identified the number of jobs per acre in metropolitan communities. Forecasting trends can assist with future transportation needs as well as future land use needs. Based on employment projections in Table 5-8 and Jobs Per Acre Summary in Table 5-9, it appears an additional 1,231 jobs are forecasted between 2000 and 2030 for the City of Belle Plaine. At the year 2000 rate of 6.9 jobs per acre, an additional 178.4 acres of land would be required to support the growing employment base, or 5.95 acres per year. As noted below, the actual jobs per acre can vary depending on the type of industry (warehouse may be less labor intensive than a large office complex), therefore jobs per acre alone cannot be used to determine future commercial/industrial land use needs.

**TABLE 5-9  
JOBS PER ACRE SUMMARY AREA CITIES, 2000**

<b>City</b>	<b>Jobs/Acre*</b>
Lakeville	4.94
Savage	4.97
Jordan	5.41
Shakopee	5.49
<b>Belle Plaine</b>	<b>6.29</b>
Victoria	6.95
New Prague (Scott Co. side)	8.13
Chaska	10.59
Chanhassen	11.01
Waconia	11.11
Prior Lake	15.69
Eden Prairie	19.40

Source: Metropolitan Council

\*Does not include acres with wetlands or significant slopes.

In July, 2006, the Metropolitan Council updated job per acre statistics, noting Belle Plaine had 377 acres of commercial/industrial and institutional developments with 1,776 employees or 4.7 jobs per acre. The decline from 6.29 to 4.70 could be due to recently annexed property that is not yet developed as well as wetlands not yet reduced from acreage. Region wide in the metropolitan area an average of 13.0 jobs per acre were noted with an average 9.0 jobs per acre in developing communities. For purposes of planning, including the transportation and trip generation forecasts, the historic 6.29 jobs per acre are being utilized.

According to a *Commercial/Industrial Land Supply Analysis for Scott County, MN*, completed by Maxfield Research in July 2006, between 2000 and 2005 the City of Shakopee developed between 49.4 and 212.4 acres per year with an average 29.4 permits each at an average 4.2 acres or total 123.5 acres per year. Prior Lake issued an average of 15 permits per year each at an average 1.8 acres or total 27 acres per year, Savage issued permits for an average 11.8 permits each at an average 1.2 acres for a total of 13 acres of commercial/industrial per year. Belle Plaine issued an average of 3.8 commercial/industrial permits each with an average 2.4 acre site or total 9.12 acres per year. Among cities similar in size to Belle Plaine, Jordan issued an average of 3.4 permits each with an average 1.5 acres site or total 5.1 acres per year and New Prague issued 2.4 permits each with an average 1.3 acre site or a total of 3.1 acres per year. The Study suggests the following commercial/industrial land use demands between 2005 and 2015 within Scott County:

**PROJECTED COMMERCIAL/INDUSTRIAL ACRE DEMAND 2005-2015  
COMMERCIAL/INDUSTRIAL LAND SUPPLY ANALYSIS FOR SCOTT COUNTY; MN  
MAXFIELD RESEARCH, JULY 2006**

<b>Submarket</b>	<b>2005-2010 Acres</b>	<b>2010-2015 Acres</b>	<b>2005-2015 Acres</b>
Belle Plaine	28	67	95
Elko	7	14	22
New Market	3	1	4
Jordan	-1	32	31
New Prague	6	25	31
Prior Lake	165	134	299
Savage	35	70	105
Shakopee	229	568	797
Townships	616	1,856	2,472
Scott County	1,089	2,766	3,855

Source: *Commercial/Industrial Land Supply Analysis for Scott County; MN*, Maxfield Research July 2006

The “*Commercial/Industrial Land Supply Analysis for Scott County*” completed for the Scott County Housing and Redevelopment Authority in July 2006 by Maxfield Research, notes the absorption of industrial space increased since 2003 with almost 448,000 square feet absorbed in 2004 and 365,000 square feet absorbed in 2005. The study notes industrial lease rates within Scott County for “bulk warehouse buildings range from \$8.00 to \$9.75 per square foot for the office component and \$4.25 to \$8.80 per square foot for the warehouse component. The average common area maintenance (CAM) and taxes among bulk warehouse buildings were \$.44 and \$.74 per square foot, respectively. Average rents at office warehouse buildings ranged from \$8.50 to \$9.00 per square foot for the office components and \$2.25 to \$4.50 per square foot for the warehouse component. The average CAM and taxes among office warehouse buildings were \$.82 and \$.81 per square foot respectively.” The study also provides a breakdown of vacant industrial space available within Scott County.

Relating to retail development, the 2006 Market Study notes, 51,000 square feet of neighborhood retail centers were absorbed, declining to 4,000 square feet in 2005. Over 376,000 square feet of community center retail space was absorbed in Scott County in 2004 and 350,000 square feet in 2005. The *Commercial/Industrial Land Supply Analysis for Scott County*, recommends that Belle Plaine:

- “Intensify commercial development in the Central Business District on County Road 6, which is scheduled to expand from two to four lanes between 2008 and 2014.
- If the City of Belle Plaine decides to add land to the supply of commercial and industrial land, we recommend the City consider the parcels east of the current commercial and industrial sites at the intersection of Highway 169 and County Road 64.”

**Commercial/Industrial Construction:**

Building permit reports indicate commercial and industrial building construction has fluctuated greatly over the past five (5) years. Belle Plaine is experiencing new commercial development and redevelopment throughout the City. Table 5-10 illustrates new commercial and commercial remodeling historical building permit data over the past five years. Among other items, the Table 5-10 reveals that approximately 53 percent of the \$9.9 million of commercial/industrial construction over the past decade was new construction versus redevelopment/remodeling.

**TABLE 5-10  
HISTORICAL BUILDING PERMITS COMMERCIAL/INDUSTRIAL CONSTRUCTION**

Year	Value of New Commercial And Industrial	Number of Permits for New Commercial and Industrial	Value of Remodel And other Comm./Industrial	Number of Permits for Remodel/Other	Total Value Commercial Industrial Permits	Total Number of Commercial Industrial Permits
2004	3,486,523	6	1,110,186	25	4,596,709	40
2003	286,000	1	785,000	20	1,053,000	21
2002	420,000	2	1,982,500	33	2,402,500	35
2001	886,000	4	456,000	9	1,342,000	13
2000	135,000	3	353,984	21	488,984	24

Source: City Building Permit Statistics as compiled by MDG, Inc.

**Market Value:**

Based on assessed market values for taxes payable in 2004, approximately 11% of Belle Plaine's assessed market value is from commercial/industrial properties; approximately 86% of the assessed market value is residential (single and multiple-family) in nature and 3% of the assessed market value is from other (e.g. public buildings, religious institutions, educational facilities). The following table compares the assessed values for residential and commercial/industrial properties within several cities in the area. Belle Plaine's tax base mix is comparable to surrounding cities, with the exception of Shakopee which is heavier in the commercial/industrial base. According to the MN Department of Revenue, 2002, the Statewide Average in 2000 was 15.31% of the tax base as commercial.

**TABLE 5-11  
MARKET VALUE COMPARISON FOR PROPERTY TAXES PAYABLE 2004**

City	Commercial	%	Residential	%	Other	%	Total	Total Tax Rate	Municipal Tax Rate
Belle Plaine	26,643,567	11%	206,368,887	86%	7,031,239	3%	240,043,692	174.62	65.50
Jordan	19,290,333	11%	154,054,953	86%	5,161,313	3%	178,506,599	190.62	60.60
New Prague	34,101,367	13%	222,173,993	86%	2,575,545	1%	258,850,905	193.18	66.20
Shakopee	517,557,767	27%	1,355,254,853	70%	74,247,055	4%	1,947,059,675	153.40	33.94
Savage	143,603,933	9%	1,459,882,987	90%	23,487,315	1%	1,626,974,235	167.31	46.53
Average		14%		83%		2%	\$ 850,287,021	175.826	54.554

\* Source: League of Minnesota Cities based on Minnesota Department of Revenue tax abstracts

**Commuting:**

According to the 2000 Census, the mean time traveled to work for residents in Belle Plaine was 24.5 minutes compared to Scott County at 24.3 minutes and the state mean travel time of 21.9 minutes. As illustrated in the table below, of the 1,815 workers in Belle Plaine who commuted to work in 2000 (excludes those working from home), 85% drove alone, 11% carpooled and nearly 4% walked to work.

**TABLE 5-12  
METHODS OF TRAVELING TO WORK**

	<b>Belle Plaine</b>	<b>Jordan</b>	<b>New Prague</b>	<b>Savage</b>	<b>Shakopee</b>
Total Employees	1,906	1,926	2,116	11,726	11,579
Car, truck or van	1,746	1,775	1,891	10,958	10,979
Drove alone	1,543	1,576	1,702	9,979	9,727
Car pooled	203	199	189	979	1,252
Public Transportation	0	2	8	150	109
Bicycle	3	3	19	18	9
Walked	66	76	99	54	150
Other means	0	8	9	39	66
Worked at home	91	62	90	507	266

U.S. Census Bureau 2000 Census

Table 5-13 illustrates the time in which Belle Plaine residents reported leaving for work to commute to places of employment. Peak departure times include 6:30 a.m. to 6:59 a.m. and 7:30 a.m. to 7:59 a.m. 1,124 of the 1,815 commuters (62%) reported in the 2000 Census, that their commute time was less than 30 minutes. 22% or 401 commuters reported travel times of 30 to 44 minutes, 11% or 197 employees noted they travel 45 to 59 minutes and 5% or 93 reported commute times of 60 minutes or more.

**TABLE 5-13  
TIME LEAVING HOME TO GO TO WORK  
BELLE PLAINE WORKERS OVER 16 YEARS OF AGE**

<b>Time departing home</b>	<b>Number</b>	<b>Percent of total workers</b>
Total Workers 16 years +	1,906	100%
Worked from home	91	4.8%
Did not work at home	1,815	95.2%
12:00 a.m. to 4:59 a.m.	40	2.2%
5:00 a.m. to 5:29 a.m.	108	6.0%
6:00 a.m. to 6:29 a.m.	164	9.0%
6:30 a.m. to 6:59 a.m.	274	15.1%
7:00 a.m. to 7:29 a.m.	160	8.8%
7:30 a.m. to 7:59 a.m.	255	14.0%
8:00 a.m. to 8:29 a.m.	185	10.2%
8:30 a.m. to 8:59 a.m.	183	10.1%
9:00 a.m. to 9:29 a.m.	40	2.2%
9:30 a.m. to 9:59 a.m.	31	1.7%
10:00 a.m. to 10:59 a.m.	13	0.7%
11:00 a.m. to 11:59 a.m.	17	0.9%
12:00 p.m. to 3:59 p.m.	172	9.5%
4:00 p.m. to 11:59 p.m.	173	9.5%

Source: US Census Bureau, 2000 Census

**Other Employment:**

92% of families in Belle Plaine with children under 6 years of age (or 253 of the 275 families with children under the age of 6 years) have all parents in the family in the labor force. This compares to 68.8% on a state level.

**III. ECONOMIC DEVELOPMENT AGENCIES**

**The City of Belle Plaine Economic Development Authority (BPEDA)**, established in 1990, coordinates economic development projects at a local level for the community. The seven member commission

meets on a monthly basis. The BPEDA has adopted a strategic plan for economic development. The EDA's mission statement is as follows,

*"The mission of the Belle Plaine Economic Development Authority is to improve the economic well being of Belle Plaine as measured by job creation, increase in the tax base and expansion of business concerns; and instill a commitment to excellence, integrity, pride and respect in the community by working independently and cooperatively with other organizations and individuals, both public and private, for the purpose of promoting and advancing industrial, commercial, residential and agricultural development and redevelopment."*

The EDA has adopted the following for their five year goals:

- Implement an ongoing community beautification and enrichment program, including assistance to businesses to aesthetically improve their buildings and properties.
- Expand infrastructure to meet projected industrial, commercial and residential growth as well as improve existing infrastructure to better serve existing industrial, commercial and residential properties.
- Maintain and utilize an organizational focus, coordinated by the Executive Director of the EDA, for the purposes of promoting economic development efforts and enhancing community awareness and participation in economic development/redevelopment.
- Recruit, encourage and assist new and existing business and industry to locate and expand within the City through the development and implementation of a marketing plan.
- Maximize opportunities to access appropriate public and private sources of technical and financial assistance to achieve community goals and objectives.
- Implement specific guidelines for promoting and utilizing the revolving loan fund.
- Investigate and actively participate in obtaining grant monies for community development activities.
- Address removal of blighted conditions in commercial and industrial areas.
- Promote a continued high quality of life within the Belle Plaine Community.
- Conduct an annual meeting with Community Officials and the public to receive input on economic development issues.

The City of Belle Plaine has successfully obtained grants for commercial and housing rehabilitation and utilized tax increment financing in the past. In addition the Economic Development Authority has 5,000 square feet of lease space available at 891 Diversified Drive, for start-up manufacturing companies. The EDA actively markets available commercial and industrial sites on the city's web site, on MnPRO's or the Department of Employment and Economic Development's web site and through marketing materials such as mailers and brochures, responds to business leads, coordinates a local revolving loan fund and works in cooperation with other entities who focus on economic development.

**Belle Plaine Chamber of Commerce.** The Chamber of Commerce, as of 2005, was supported by approximately 90 members. The 12 member Board of Directors meets on a monthly basis to coordinate a number of community promotions and annual events as well as serve as Ambassadors to new businesses. The Belle Plaine Chamber of Commerce and its staff have worked in cooperation with the Belle Plaine EDA to promote design standards for the downtown, promote commercial and industrial development and various community events.

**The Belle Plaine Community Foundation** was established in 1999, through a partnership with The Minneapolis Foundation (TMF), one of the oldest and largest community foundations in the nation. The Foundation allows Belle Plaine residents to give back to the community through donations. The name was changed in 2002 from Community Fund to Community Foundation to reflect the broad-based objectives of the Foundation. Contributions to the Foundation are invested in TMF's large, diversified portfolio, and all Foundation income is reinvested to grow local charitable dollars. One project supported by the Belle Plaine Community Foundation is the fountain in Townsend Park, located in the downtown.

**The Scott County Housing Redevelopment Authority, based in Shakopee MN**, was established by Special Law, Minnesota Laws 1974, Chapter 473, primarily to undertake housing responsibilities within Scott County. The HRA has developed and owns a number of housing projects in Scott County, as well as administers a number of federal programs relating to housing. In 2001, the Scott County Board of Commissioners voted to expand the powers of the Scott County HRA to also exercise the powers of an economic development authority, with the exception of the authority to levy EDA taxes.

#### **IV. PUBLIC INPUT ON ECONOMIC DEVELOPMENT**

In order to obtain community input on economic development within the city, several questions relating to commercial and industrial development were included in the one-on-one survey/interview. In addition, the topic was discussed at a several EDA meetings, discussed at a business meeting and questions relating to business development were included in a city wide survey. Following are comments that were received:

##### **Positive Aspects of Doing Business in Belle Plaine:**

As a part of the public input process, a business meeting was conducted. Approximately 20 business owners/operators attended. Businesses participating in the Business Meeting noted the following positive aspects of owning a business in Belle Plaine:

- Potential growth
- Residential loyalty to businesses
- Downtown area in place
- Highway 169 and traffic
- Wide streets with angle parking

The EDA and Planning Commission also discussed positive aspects of operating a business in Belle Plaine. Following is a summary of their findings:

- City government location in the downtown
- Convenient and quick access
- There is an identifiable downtown
- Wide streets in the downtown
- Green space in Townsend Park
- Events such as the spring cook-out in the downtown
- Meeting space is available in the downtown
- The style or look of downtown is attractive
- Relatively inexpensive commercial real estate
- Small town feel
- Opportunities to tie the downtown to trails and/or the river

##### **Economic Development Challenges:**

Businesses participating in the Business Meeting noted the following challenges to doing business in the community:

- Transportation and the short term and long-term impacts of construction were the most common elements among businesses.
- Attracting new residential home owners located south of Highway 169 to businesses on the north side of Highway 169 was identified as a challenge.

- Highway 169 acting as a division in the community.
- Commuters shop elsewhere on their way to or from work.
- Highway 169 crossing closures make it difficult for people to cross the highway and with the distance between crossings; some may travel to adjacent communities to shop.
- Safety concerns at CR 3 and Highway 169 when the stoplight is removed.

The EDA and Planning Commission also identified challenges for businesses. Following is summary of comments:

- Traffic flow and directing people to downtown.
- Separation of the community by Highway 169.
- Hours of operation are not “commuter friendly”. Businesses not open when commuters are in the city.
- Too many bars and too many events which are “bar-oriented”, takes away from a “family-friendly” environment.
- People shop where they work.
- Inadequate space to house larger businesses.
- Filling vacant buildings (e.g. Keup and Abigail Square).
- Maintaining the “look” of downtown which has been started with colors, facades, etc.
- Limited opportunities for expansion of the downtown.
- Parking
- Creation of an attraction or a destination to draw people downtown, along with tying the highway business area to the downtown via lighting, walkways, rehabilitation of businesses along the route, etc.
- Retaining downtown as the center with residential growing south of Highway 169.
- Costs associated with rehabilitation of existing buildings.
- Need for an anchor to retain retail as the highway business area further develops.

**Additional economic opportunities:**

Respondents to the community survey-interview process and community meeting identified the following businesses or services as needed or desired in the community:

- 4 Community Center
- 4 Movie theater
- 3 Another or a better grocery store
- 2 More retail
- 2 Larger or big box retailer
- 1 Big box is worrisome; County Road 3, business area
- 1 Rental Center
- 1 Upscale restaurant
- 1 Family style restaurant
- 1 More restaurants – chain, i.e. Perkins
- 1 Expanded dry cleaning
- 1 More industries; smaller companies
- 1 Developers – business will follow roof tops Industry
- 1 Law firm

EDA and Planning Commissioners also identified businesses or services they would like to see in the community. Among them were:

1. Movie Theater
2. Outlet Center
3. Community Center
4. Restaurants – family style and fast food
5. Gas Stations
6. College

A survey was mailed to all residents and businesses, with municipal utility bills. 1932 surveys were mailed out. 356 were returned for an 18.4% response rate. Following are results relating to economic development questions:

1. Recognizing that both are important, should the City and EDA:
  - 88 (24%) Place greater emphasis redeveloping existing commercial areas **OR**
  - 273 (76%) Attracting new business development.
  
2. 199 (56%) Encourage all new building construction and/or remodeling in the central business district, as well as signage, to be in character with the existing downtown (e.g. brick facades, stucco, etc) **OR**  
155 (44%) Allow buildings to be constructed with any type of façade provided it meets the uniform building code, setbacks, etc.
  
3. Within the **downtown** encourage:
  - 81 (24%) upper levels of buildings to be used primarily for commercial purposes **OR**
  - 241 (71%) upper levels of buildings to be used for residential purposes.
  
4. 147 (43%) Adopt regulations which require historic preservation along with design standards **OR**  
198 (57%) Encourage but not require the preservation of historic buildings and renovation to original historic architectural design.
  
5. 222 (64%) Retain and promote the “Downtown” with a Main Street focus and gathering place for the community **OR**  
125 (36%) Allow downtown businesses to relocate to other commercial areas with all commercial areas serving similar purpose (commercial services).

While the importance of the downtown is noted as a priority by 2/3 of those responding, over 3/4 suggest placing an emphasis on attracting new development versus redeveloping existing commercial areas.

**Public assistance to promote economic development:**

The state of Minnesota requires public entities to establish wage and job goals for businesses which are receiving public financial assistance or a “business subsidy”. Survey participants were asked, “Should the City promote and/or financially assist development that pays employees minimum wage?” 11% (1) of the participants responded “Yes”, 89% (8) responded “No”.

As a part of the community survey, respondents were asked what wage would warrant public assistance for businesses planning to expand or relocate to Belle Plaine. Responses were as follows: 2 or 20% federal minimum wage, 1 or 10% a minimum of \$8.00-\$10.00 per hour, 3 or 30%, a minimum of \$10.01-\$11.99 per hour and 4 or 40% a minimum of \$12.00 per hour. The City of Belle Plaine, as of 2005, had a policy in place to require a minimum wage of 175% of the federal minimum wage, or currently \$9.01 per hour excluding benefits, to warrant public assistance.

**Locations for future commercial development:**

As a part of the interview process with community leaders, participants were asked where they felt future commercial development should be guided. Participants suggested commercial growth should be guided along U.S. Highway 169, to the east and south, in the downtown and along the county road corridors connecting the downtown and U.S. Highway 169.

The Planning Commission, City Council and community also discussed at great length, the potential development of a “Residential-Business District”. The proposed district would allow existing residential units to continue, while providing for compatible, non-intrusive commercial businesses to transition into the two primary areas identified, including the Highway 25 corridor from the river bridge south to Main Street and the 200 to 500 blocks of east Main Street (see map on the following page). The Planning Commission discussed future traffic counts along these collector streets and projected increases, noting

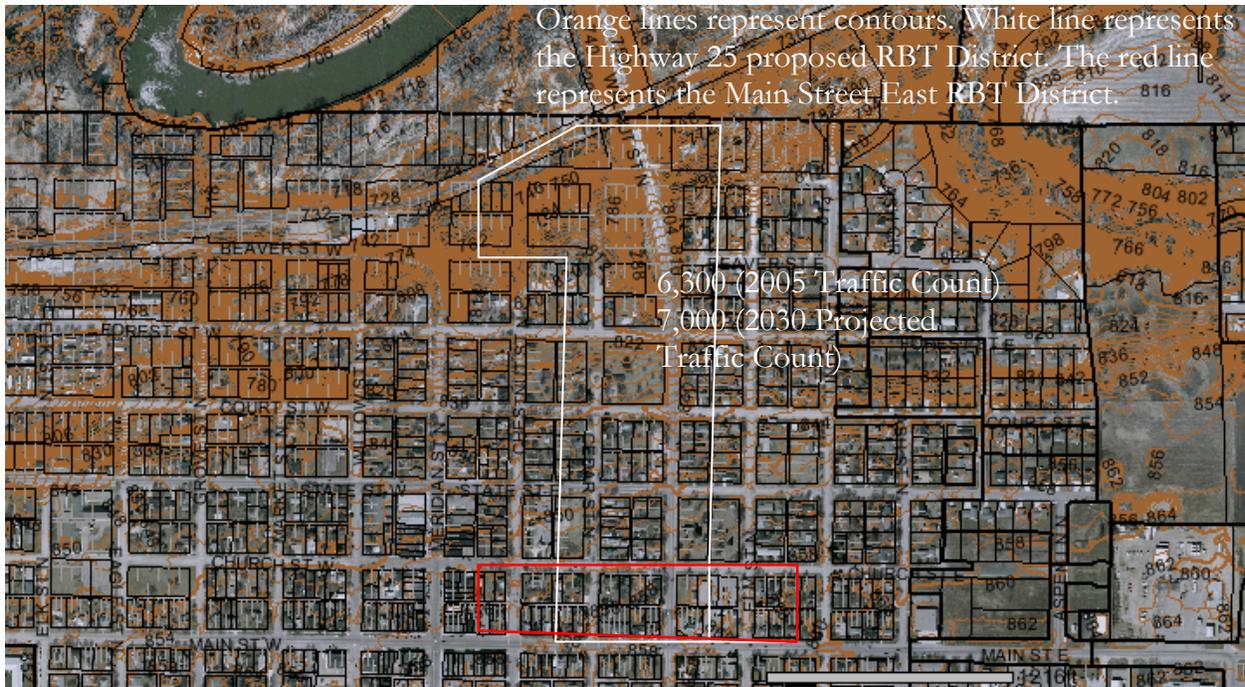
these properties will become more commercial in nature in the future. They also noted the desire to draw traffic from the highway entrances into the community to the downtown, in order to preserve the central business district as the core of the city. Capitalizing on the MN River as an asset for the downtown was also a key consideration.

Numerous residents attended Planning Commission workshops and open houses, and over 500 residents signed a petition requesting the City retain their existing residential zoning. Concerns noted by the residents along the Highway 25 corridor included increased storm water run-off due to increased impervious surface near the MN River; their vision for Belle Plaine as people enter the community from Highway 25 N and observe trees and homes versus commercial entities; and the amount of commercial land available now and proposed in the future along Highway 169, which they felt was more conducive for commercial development.

The Planning Commission and City Council agreed to retain the current zoning in these two areas at this time, but noted a desire to revisit the potential creation of a residential-business district with a future comprehensive plan update. The design of the CR 3/Highway 169 crossing and updated traffic counts will be factors to consider in the future.

### Main Street E: 200 Block to 500 Block





Locations for future industrial development were also discussed with community leaders. All individuals suggested future industrial areas be located east of the current industrial park on the south side of the community.

As a part of the Business meeting, participants were asked to identify locations for commercial and industrial growth, sizes or acreages to be reserved for these uses and provide input on strip versus nodal commercial development. Following is a summary of the comments received:

- Guiding the corridor along Main Street East from residential to commercial was discussed. The consensus of businesses in attendance at the Business Meeting did not feel this was realistic, as businesses would most likely develop along Highway 169 and the cost for redevelopment and acquisition of homes may be high.
- Relocation of city offices to the downtown was identified as a positive move to serve as an anchor in the downtown.
- Businesses that have extended their hours or are now open on Sundays noted this has been very beneficial for them.
- The lighting in the downtown and need for additional lumens was discussed.
- The amount of land needed to support future business growth was discussed. It was suggested the City plan for 200 to 300 acres of commercial land or approximately 10 acres of land per year, versus current 4 acres per year consumption.
- The size of highway commercial sites was discussed, with the question raised, "Does the city want big box retailers?" Those responding felt they are already competing with big box in Shakopee, competition helps make local businesses better – with better marketing and customer service; and big box in the community is inevitable.
- When referring to the draft future land use map, it was suggested the Emma Krumbes Apple Orchard be guided highway commercial.
- When referring to the draft future land use map, it was suggested the highway commercial area located south of the Emma Krumbes Apple Orchard be re-guided to residential.
- The need for future neighborhood commercial areas, to service areas farther away from the downtown and highway commercial areas was discussed.

## V. TECHNOLOGY

Belle Plaine's telecommunication profile includes high-speed internet access services within commercial and industrial areas and computer resources at the Belle Plaine Public Library. Technology needs of businesses were briefly discussed at the Business Meeting. Businesses noted the DSL internet service is inconsistent with speeds varying from slow to fast. No other major technology needs were identified.

EDA members and Planning Commissioners noted improved cell phone coverage is needed in the community.

## VI. CENTRAL BUSINESS DISTRICT (DOWNTOWN)

It is essential that a community understands the importance of all commercial and industrial areas and the overall impact each has on the community as a whole. The city's zoning ordinance classifies commercial areas as B-2 or Highway Business, B-3 or Central Business and I/C or Industrial/Commercial District. The B-2 or Highway Business District is designed and intended to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities. The B-3 District is intended to provide specifically for the regulation of high intensity commercial uses located within the downtown Central Business District. The I/C or Industrial Commercial District is to allow for development of areas where there is a transition occurring, but sites are not available which would allow for compliance with other district requirements. Industrial and commercial uses are allowed only by conditional use permit in the I/C district to ensure ease of land use transition, control the development so it is compatible with surrounding properties and allow the establishment of individual requirements.

Belle Plaine's Central Business District, which centers around Main Street, Meridian Street, Church Street and State Street. The downtown currently includes a mix of retail and service businesses including video stores, insurance companies, hardware store, gift store, coffee shop, post office, bars and restaurants, library, bank, financial planning, accountants, chiropractors, hair salons, real estate offices, and miscellaneous businesses. Townsend Park is included in the central business district. This green space adds to the aesthetics of the business area and is utilized for community events such as arts in the park, retail promotions, holiday tree lighting, etc.

**Parking.** Two municipal parking lots serve the downtown. One downtown parking lot is accessible off of Meridian Street and State Street, adjacent to the City Council Chambers and city offices. The parking lot, at this time, appears to be underutilized. A second municipal parking lot is available in the 100 block of Main Street East. This lot appears to be well used. On-street parking in front of business is also available and appears to be insufficient during peak hours. Concerns with residents of housing units on the second floor of commercial buildings as well as business owners using customer parking spaces has been noted for years. The City has installed a number of "temporary parking" signs.

Following are examples of parking lots with a variety of landscaping. The larger the parking lot, the larger scale landscape material is suggested. Some communities require landscaping for private as well as public parking lots. Belle Plaine's Zoning Ordinance currently does not require the landscaping of private lots, except for the screening of lots for five or more vehicles from adjacent residential districts.

In the photo on the bottom left, no landscaping is included. In the center, shrubs and small trees are included to soften the pavement and make the parking lot more aesthetically pleasing. On the bottom right, a large scale parking lot is illustrated with medians which contain larger shade trees. The City may wish to review parking lot landscaping requirements.



### Desired Features of Traditional Downtown Buildings

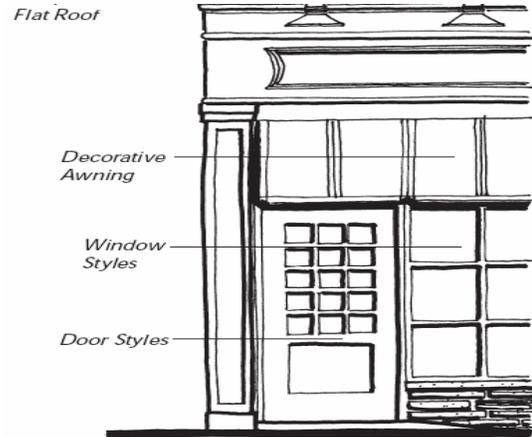
Many buildings in Belle Plaine's general business district or downtown are two-story buildings with brick façades and flat roofs, providing the feel of a "downtown". Future buildings in the downtown should be designed to blend in with the existing character. The Zoning Ordinance requires the submittal of site and building plans with administrative review to ensure consistency in design.

The "Downtown" has been developed over a period of many years and its buildings reflect a variety of architectural styles. While architectural style should not be dictated, they should promote construction that complements a traditional building fabric.

- New buildings need not be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional Downtowns.

- Regardless of style, new buildings should use traditional masonry materials and should reflect the predominant scale, height, massing, and proportions of traditional downtown buildings.

- Improvements and additions to existing buildings with architectural or historical interest should reinforce and enhance the original characteristics of the building rather than apply new or different stylistic treatments.



### Landscape Design

As the community expands, there is a tendency for commercial development to locate near Highway 169 rather than in the traditional downtown setting. In 2000, the City, through coordination by the EDA, completed a downtown redevelopment project including new water main and service lines, new streets, curb and gutter, sidewalks and streetlights. In order to continue to make the downtown or general business district more inviting, the City should continue to update and maintain its landscape design to encourage pedestrian traffic and unique businesses to locate in the area.



### Goals and Objectives for General (Downtown) Business Development.

Following are goals and objectives for the future development and redevelopment of the general business district (downtown):

1. **Retain Government buildings in the Downtown.** Governmental, semi-governmental and institutional services and buildings including City offices, post offices and libraries impact the vitality of a "Downtown" business district and should be encouraged/retained/expanded.
2. **Landscape Design.** The pedestrian circulation system should be enhanced by improving sidewalks, street furniture, trees, etc. With the existence of a County road in the downtown, the City should coordinate any improvements to the roadway, utilities and adjacent potential streetscape elements.

### 3. Landscaping Treatments

Landscaping treatments can be used to enhance the pedestrian experience, complement architectural features and/or screen utility areas. The use of flower boxes, planters and hanging flower baskets by individual businesses should be encouraged.



### 4. Setbacks

In order to reinforce the existing building line and to facilitate pedestrian access and circulation, principal buildings within the downtown should be built to the front property line and shall be oriented so that the front of the building faces the public street. New construction and infill buildings should maintain the alignment of facades along the sidewalk edge. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be for outdoor dining.

### 4. Building Design.

In order to encourage the continuance of the look of “downtown” new construction in the Central Business District should be required to include a brick façade or zero line setback, flat roof, or parapet to give the perception of a flat roof.

### 5. Redevelopment areas

There are a few vacant buildings within the Central Business District, including a former car dealership building and parking lot, former thrift store and former fitness center. These key facilities are original brick buildings in the downtown which should be retained for future retail or service facilities. See Map 6-3.

- Lot north of the former Keup Motor car display lot– 100 Block of North Main Street East
- Interior Block of Church Street to Chestnut – now residential homes, zoned commercial
- Allow existing industries to remain
- Former “Keup Motors” building a potential incubator building
- SW corner of Main Street and Meridian Street (professional building and apartments which were destroyed in a fire in the fall of 2005)

### 6. Future expansion of the Downtown

The city may wish to identify properties adjacent to the existing downtown which may be acquired in the future for expansion of the downtown. Following are areas identified by the EDA and Planning Commission for redevelopment (See Map 6-3)

- The former “Keup Motors” parking lot in the downtown. This is currently residential to be guided central business district.
- Three lots at the southwest corner of State Street and Chestnut Street as future central business district.

## VII. HIGHWAY COMMERCIAL

With projected growth in the City, and increased traffic forecast for U.S. Highway 169, Highway 25 and County Roads 3, 6, 64, the City may reasonably anticipate continued highway commercial business development within the next several years. Therefore, Belle Plaine should plan to utilize the properties abutting major transportation corridors to establish attractive commercial areas. Since the highway corridors serve as commercial districts for the City, the development should be complimentary to the services in the Downtown or Central Business District. These developments should be of a specialized nature exhibiting needs of highway access and visibility.

The B-2 or Highway Commercial District is designed and intended to promote the development of uses which require large concentration of automobile traffic. The district is also designed to accommodate those commercial activities which may be incompatible with the uses permitted in the Central District and whose service is not confined to any one (1) neighborhood or community. The uses in this district generally require larger parcels and more emphasis on automobile access and parking. These areas should reflect a harmonious extension of the image and character of the downtown through the enforcement of design standards.

Belle Plaine's Highway Commercial areas currently include a variety of retail and service businesses including but not limited to gas station/convenience stores, fast food restaurants, a bank, pharmacy/gift shop, churches, storage facilities, auto parks, car washes, a bowling alley, etc. The Highway Commercial area connects U.S. Highway 169 to the Downtown or Central Business District. A sidewalk, for pedestrian traffic, is not provided to connect the two areas. Lighting along the highway corridor as well as on County roads connecting the highway commercial districts with the Central Business District is provided on large overhead poles, rather than the decorative lighting found in the Central Business District.

EDA and Planning Commissioner discussed the following:

1. Size of Commercial Areas: The total commercial/industrial area needed for 20 years is estimated between 120 acres (conservative) and 400 acres (aggressive development). The EDA and Planning Commission, with input from the Business community is including 540 acres for highway commercial in the future land use plan. With 178 highway commercial acres already in the current city limits, a net 362 additional areas are planned. In addition 286 additional industrial and industrial/commercial acres are planned.
2. Strip vs. Nodal Developments. The EDA recommended focusing commercial development in nodes around major intersections of Highway 169.
3. Design Elements for parking lots/landscaping: The EDA felt design elements for parking lot landscaping may need to be stronger.

### **Goals and Objectives for Highway Business Development.**

Following are goals and objectives for the future development and redevelopment of the highway business district:

#### **1. Parking and Access.**

Commercial and service center shall be developed as cohesive, highly interrelated and coordinated units with adequate off-street parking, and appropriate regulated points of access.

Parking lot standards, as they relate to landscaping, should be reviewed.

#### **2. Aesthetics and Zoning Regulations.**

Zoning regulations should be updated to include additional landscaping and screening requirements.

Outdoor commercial storage should be consistently regulated and enforced.

### **3. Nodal Commercial Development.**

The City should concentrate future highway commercial areas around major highway intersections or “nodes” rather than strip commercial areas along the full length of the highway.

Highway commercial areas should be designed of a size large enough to support a “big box” retail as well as complementary commercial businesses in an adjacent commercial and service centers

### **4. Transitions from commercial to residential.**

An orderly transition between the highway commercial district and adjacent residential neighborhoods shall be established through appropriate allowable uses in transition areas, appropriate screening and landscaping.

## **VIII. INDUSTRIAL DEVELOPMENT**

The City of Belle Plaine is fortunate to have a growing industrial base. The City has two industrial zoning districts, the I-2, General Industrial District and the I/C or Industrial/Commercial District, previously noted. The I-2 or General Industrial District provides space for light manufacturing activities, warehousing, machine shops, automobile repair, concrete product plants and other general industrial activities.

The City currently has three areas with industrial development. Industrial land uses are located primarily in the central portion of the city north of U.S. Highway 169 along County Road 5 or Laredo Street and Ash Street. A second industrial park exists south of Highway 169 on the east side of the current city limits with access from Enterprise Drive and Diversified Drive. An older industrial area, located off Beaver Street includes Bell Pharmaceuticals. New industrial construction has occurred primarily in the industrial park on the south side of the community over the past several years. Approximately 41.37 acres of industrial land are available for new development along with 33 acres of commercial/industrial zoned land.

Industrial locations were originally established due to access to the railroad and highways. Access to the south industrial park is provided via Enterprise Drive. A secondary collector road, Kittson Boulevard (future CSAH 5) which will connect the industrial park to County Road 64 is under construction.

Additional industrial land is suggested to the east of the current industrial park, which is located south of U.S. 169 and along Enterprise Drive and Diversified Drive.

### **Goals and Objectives for Industrial Development.**

Following are goals and objectives for the future development and redevelopment of the industrial district(s):

- 1. Traffic and Access.** Traffic generated by industrial activity should be prohibited from penetrating residential neighborhoods. The City should continue to work with Scott County to connect Enterprise Drive with County Road 64. Future industrial parks should be developed with more than one access point and designed to discourage industrial traffic from traversing through residential neighborhoods.
- 2. Coordination.** The City should continue to work with the Belle Plaine Chamber of Commerce to take a proactive approach to business retention and expansion.
- 3. Promotion and Financial Assistance.** The Economic Development Authority should actively promote industrial developments that maximize the return on city investments in public facilities and services, provide quality employment opportunities and compliment existing services. The City should consider economic incentives for industries that will contribute substantially to the City's tax and employment bases without substantial negative impacts on the city's infrastructure system.

4. **Impact on Environment.** Existing industrial uses and new industrial development should not cause pollutants or contaminants to be emitted into the surrounding environment (including air, soils, noise, ground water, drainage ways, sanitary sewer and storm sewer) in excess of State and Federal regulations. New industrial parks should be designed to minimize the impact on environmental features such as wetlands and creeks.
5. **Impact on Utilities.** Consideration should be given to facility demands (i.e., traffic generation, sewer and water demands, etc) of any proposed industrial development, to ensure the City has the capacity to serve the proposed project(s). Extension of utilities and annexation of areas about to become industrial in nature should occur prior to the issuance of building permits for the industrial construction.
6. **Design Standards and Minimum Lot Sizes.** As the City continues to grow and expands industrial areas near higher visible roadways (U.S. Highway 169), the city may wish to include additional design standards or create a second industrial zoning district with more requirements. The City should continue to minimize the impact of industrial properties on adjacent land uses by continuing to require additional setbacks, screening and/or fencing and landscaping.