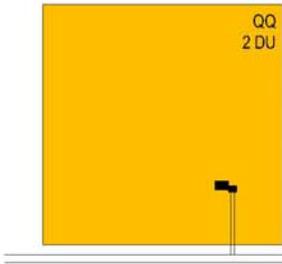


AG DISTRICT – QUARTER/QUARTER SUBDIVISIONS

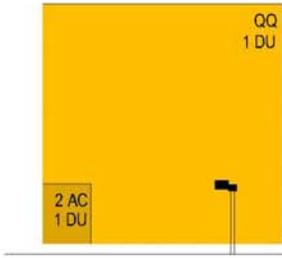
24 November 2008

The following table defines the options available to landowners that are contemplating property subdivision. The base unit of land for this discussion is one quarter/quarter (Q/Q) or a portion of a Q/Q. The maximum participating acreage for TDR is 160 acres.

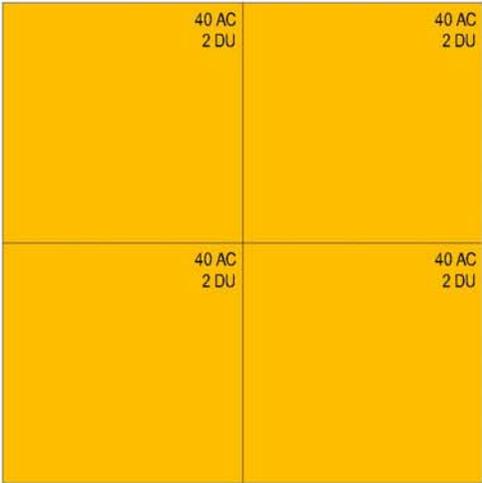
OPTIONS	A	B
Housing Density	2 DUs per Q/Q	4 DUs per Q/Q
Lot Size: Min- Max-	2 acres 38 acres	1 acre 3 acres – original farmstead is exempt
Lot Dimensions	Width to Depth Ratio – 1:4 max (150' min lot width)	Width to Depth Ratio – 1:3 max
Buildable Area	1 acre	1 acre
Meets & Bounds	Yes – single splits	No
Platting	Yes - other than a single split	Yes
Family Member Unit	Yes- under interim use permit	Yes- under interim use permit
Farm Worker Unit	Yes- under interim use permit	Yes - under interim use permit
TDR - within single township only		
Ownership-	Single (defined by ordinance)	Single (defined by ordinance)
Contiguous Parcels	Contiguous	Contiguous or non-contiguous if under single ownership and single township
Base density-	2 DUs per Q/Q	4 DUs per Q/Q
Transfer-	2 DUs per QQ – Transferring Q/Q becomes an outlot	Up to 3 DUs per Q/Q – one development unit (DU) remains with each Q/Q Up to 4 DUs per Q/Q with conservation easement
Receive-	Up to 6 DUs per Q/Q from up to 120 contiguous acres of source parcels	Up to 9 DUs per Q/Q from up to 120 acres of source parcels without incentives plus 4 DUs on receiving Q/Q = 13 DUs
Development potential on one Q/Q-	Up to 8 DUs per Q/Q from up to 160 contiguous acre parcels	Up to 9 DUs per Q/Q from up to 120 acres of source parcels plus 4 DUs on receiving Q/Q plus 2 DUs from incentives plus 2 DU from removing DUs from an 80 to 120 acre set-aside for easement land = 17 DUs + 1 remaining DU
Outlots	Yes	No- except for roads/utilities
Individual Well	Yes	Yes
Individual Septic	Yes	Yes
Community Well	Yes	Yes
Community Septic	Yes	Yes
Development Criteria	Accessible Buildable Access road improvements Site inventory and assessment Ghost Platting Adjacent Parcel Planning Avoid wetland disruption	Accessible Buildable Access road improvements Site inventory and assessment Smart Growth Ghost Platting Adjacent Parcel Planning Avoid wetland disruption Shared open space designation through a private association or conservation easement for lands other than new development and original farmsteads
Development Incentives	NA	One additional lot for implementing a 30 to 80 acre set-aside for a conservation easement on contiguous transferring Q/Qs and; One additional lot for implementing an 80 to 120 acre set-aside for a conservation easement on contiguous transferring Q/Qs; One DU remains on conservation easement land; Total available incentives = 2 lots or DUs
Results	Similar to current standards	Better-planned residential development Scattered open space or conservation easement designations Open space or easement areas remain undevelopable regardless of future density changes



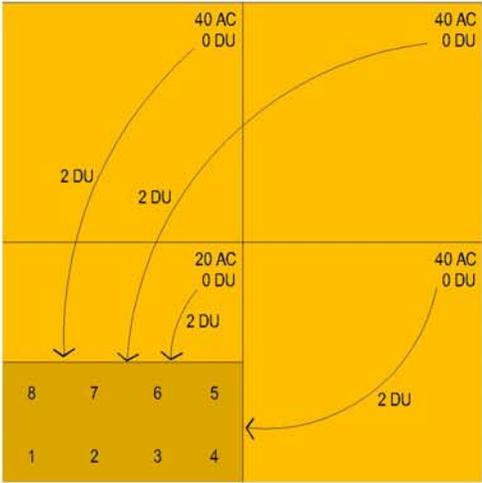
CURRENT CONDITIONS
 2 DU PER Q/Q
 PLUS FAMILY MEMBER OR FARM WORKER HOUSING



CURRENT OPTIONS
 2 DU PER Q/Q
 2 to 38 AC DESCRIBED OR SURVEYED LOT WITH 1 DU
 REMAINING LOT WITH 1 DU



CURRENT CONDITIONS
 2 DU PER Q/Q
 UP TO 160 AC UNDER SINGLE OWNERSHIP



CURRENT OPTIONS
 2 DU PER Q/Q
 UP TO 160 AC UNDER SINGLE OWNERSHIP
 TDR WITHIN SINGLE OWNERSHIP
 8 SURVEYED/PLATTED LOTS @ 2 AC PLUS = 20 AC
 4 REMAINING LOTS/OUTLOTS WITHOUT DUs

ISANTI COUNTY COMPREHENSIVE PLAN
 AGRICULTURAL DISTRICT HOUSING DENSITY OPTIONS

OPTION A

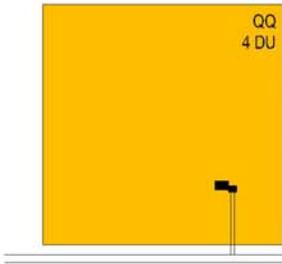


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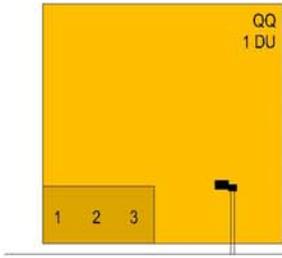
24 NOV 08 - Ag-AB-A-Rev2

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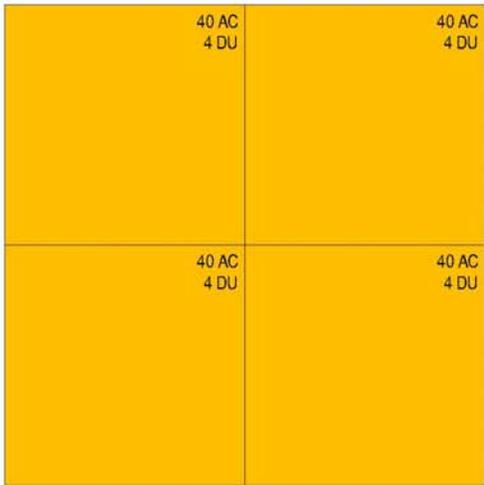
PROPOSED CONDITIONS

4 DU PER Q/Q
PLUS FAMILY MEMBER OR FARM WORKER HOUSING



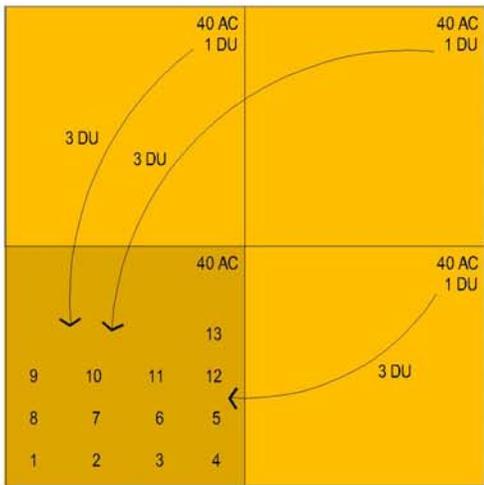
PROPOSED OPTION

4 DU PER Q/Q
UP TO 3 NEW LOTS @ 1 - 3 AC
REMAINING LOT WITH 1 DU



PROPOSED CONDITIONS

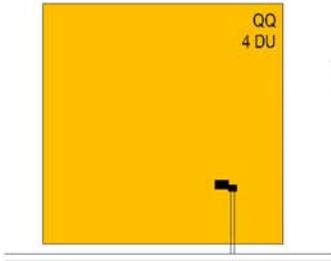
4 DU PER Q/Q
UP TO 160 AC - SINGLE OWNERSHIP
CONTIGUOUS OR SEPARATE PARCELS
PARCELS WITHIN ONE TOWNSHIP



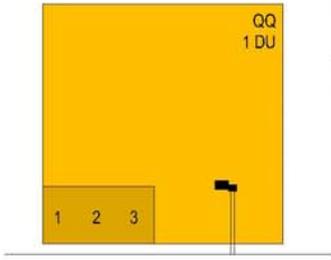
PROPOSED OPTION

4 DU PER Q/Q
UP TO 160 AC - SINGLE OWNERSHIP
CONTIGUOUS OR SEPARATE PARCELS
PARCELS WITHIN ONE TOWNSHIP
TDR WITH SINGLE OWNERSHIP
UP TO 13 SURVEYED/PLATTED LOTS @ 1 - 3 AC
UP TO 3 REMAINING LOTS WITH 1 DU EACH

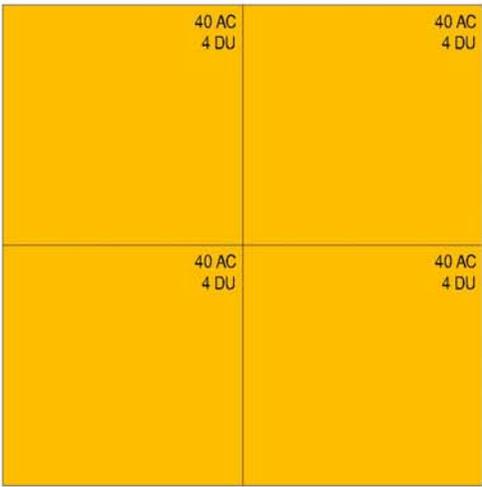




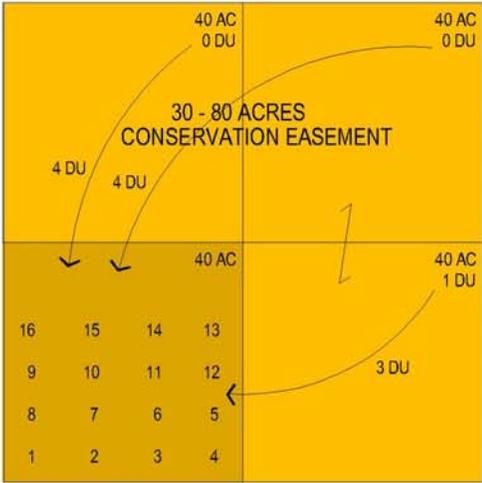
PROPOSED CONDITIONS
 4 DU PER Q/Q
 PLUS FAMILY MEMBER OR FARM WORKER HOUSING



PROPOSED OPTION
 4 DU PER Q/Q
 UP TO 3 NEW LOTS @ 1 - 3 AC
 REMAINING LOT WITH 1 DU

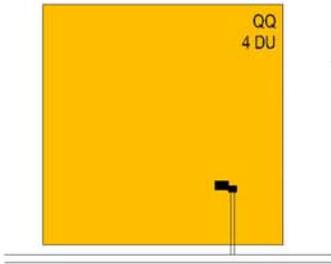


PROPOSED CONDITIONS
 4 DU PER Q/Q
 UP TO 160 AC - SINGLE OWNERSHIP
 CONTIGUOUS OR SEPARATE PARCELS
 PARCELS WITHIN ONE TOWNSHIP



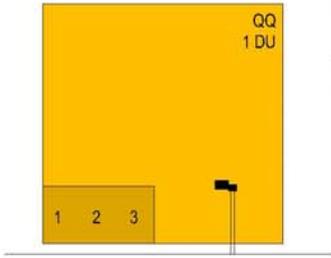
PROPOSED OPTION
 4 DU PER Q/Q
 UP TO 160 AC - SINGLE OWNERSHIP
 CONTIGUOUS OR SEPARATE PARCELS
 PARCELS WITHIN ONE TOWNSHIP
 TDR WITH SINGLE OWNERSHIP
 ONE ADDITIONAL LOT FOR A 30 - 80 ACRE SET-ASIDE
 FOR A CONSERVATION EASEMENT
 UP TO 16 SURVEYED/PLATTED LOTS @ 1 - 3 AC
 ONE REMAINING LOT WITH 1 DU





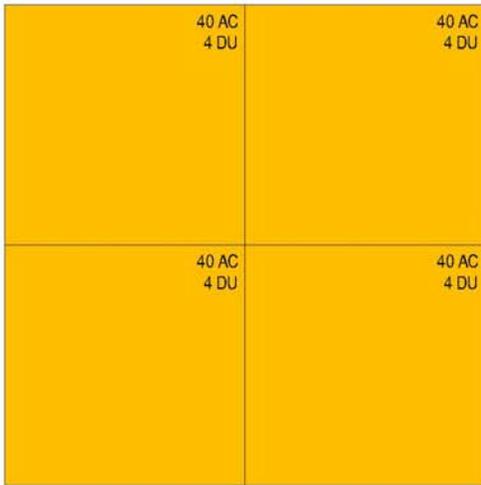
PROPOSED CONDITIONS

4 DU PER Q/Q
PLUS FAMILY MEMBER OR FARM WORKER HOUSING



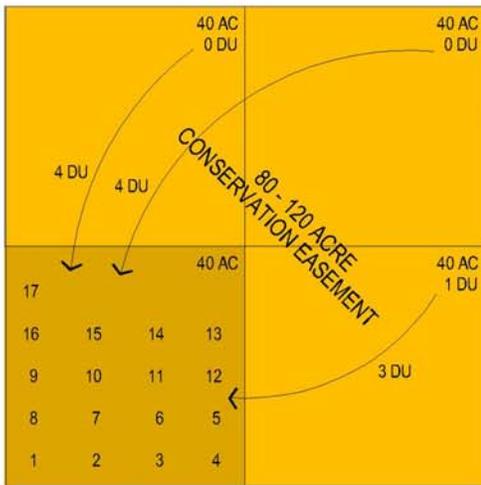
PROPOSED OPTION

4 DU PER Q/Q
UP TO 3 NEW LOTS @ 1 - 3 AC
REMAINING LOT WITH 1 DU



PROPOSED CONDITIONS

4 DU PER Q/Q
UP TO 160 AC - SINGLE OWNERSHIP
CONTIGUOUS OR SEPARATE PARCELS
PARCELS WITHIN ONE TOWNSHIP



PROPOSED OPTION

4 DU PER Q/Q
UP TO 160 AC - SINGLE OWNERSHIP
CONTIGUOUS OR SEPARATE PARCELS
PARCELS WITHIN ONE TOWNSHIP
TDR WITH SINGLE OWNERSHIP
TWO ADDITIONAL LOTS FOR AN 80 - 120 ACRE
SET-ASIDE FOR A CONSERVATION EASEMENT
UP TO 17 SURVEYED/PLATTED LOTS @ 1 - 3 AC
ONE REMAINING LOT WITH 1 DU



AG DISTRICT – SUBDIVISION OF PARCELS FROM 1 TO 39 (QQ) ACRES

24 November 2008

The following table defines the subdivision options available to landowners with a range of parcels sizes from 1 to 39 acres or a quarter/quarter parcel definition. One time only application.

AG DISTRICT – SUBDIVISION OF PARCELS FROM 1 TO 39 ACRES				
Parcel Size	1 to 10 Acres	11 to 19 Acres	20 to 29 Acres	30 to Q/Q Acres
Housing Density:	1 DU per parcel	1 DU per parcel	2 DUs per parcel	3 DUs per parcel
Lot size:	Min- 1 acre Max- 10 acres	Min- 1 acre Max- 19 acres	Min- 1 acre Max- varies	Min- 1 acre Max- varies
Meets & Bounds	No	No	No	No
Platting	Yes	Yes	Yes	Yes
Family Member Unit	Yes- under interim use permit	Yes- under interim use permit	Yes- under interim use permit	Yes- under interim use permit
TDR*				
Ownership-	Single	Single	Single	Single
Density-	1 DU per parcel	1 DU per parcel	2 DUs per parcel	3 DUs per parcel
Transfer-	0	0	1	2
Receive-	0	1	2	3
Total DUs-	1	2	4	6
Total DUs with incentives-	1	2	4	7
*Single Township				
Outlots	No- except for roads or utilities	No- except for roads or utilities	No- except for roads or utilities	No- except for roads or utilities
Individual Well	Yes	Yes	Yes	Yes
Individual Septic	Yes	Yes	Yes	Yes
Community Well	NA	NA	Yes	Yes
Community Septic	NA	NA	Yes	Yes
Development Criteria	Accessible Buildable Avoid wetland disruption	Accessible Buildable Site inventory and assessment Avoid wetland disruption	Accessible Buildable Site inventory and assessment Smart Growth Ghost Platting Adjacent Parcel Planning Avoid wetland disruption	Accessible Buildable Site inventory and assessment Smart Growth Ghost Platting Adjacent Parcel Planning Avoid wetland disruption
Development Incentives	NA	NA	NA	One additional lot for implementing a 30 plus acre set-aside for a conservation easement Total available incentives = 1 DUs
Results	Similar to current standards	One additional lot on small acreages	Better planned residential development Scattered open space or conservation easement designations Open space or conservation easements remain undevelopable regardless of future density changes	Better planned residential development Scattered open space or conservation easement designations Open space or conservation easements remain undevelopable regardless of future density changes

QUESTIONNAIRE

Jan ____ 2007

PLEASE CIRCLE YOUR ANSWER.

1. Is growth and development of the County important to you? * Yes No
A yes answer means you support growth and development.
A no answer means you do not support growth and development.
2. Should additional efforts be made to protect natural resources and open spaces? Yes No
3. Should locations of goods and services in the County be concentrated in specific areas? Yes No
A yes answer means you support concentrations in areas like Cambridge, Isanti and Braham.
A no answer means you do not support concentrations where they exist today.
4. Should locations of goods and services in the County be decentralized? Yes No
A yes answer means you would like to see more and smaller groups of stores.
A no answer means you would like stores grouped where they exist today.
5. Is the ratio of 2 housing units per 40 acres a reasonable housing density in Ag district? Yes No
A yes answer means you would like to maintain or decrease the current density.
A no answer means you would like to see an increase in the current density.
6. Do you support the current standards on lot sizes in the Shoreland District? Yes No
A yes answer means you would like to maintain the higher County standards.
A no answer means you would like to see a decrease in lot sizes.
7. Would you take advantage of mass transit if available? Yes No
Mass transit includes commuter rail, light rail transit or bus rapid transit.

* Note: Question No. 1 was changed after conducting two of six public meetings to help clarify the desired intent of the question. Prior to adding clarifying statements there was confusion about how to answer the question. Participants at the first two meetings were responding to a question without clarifying statements and a yes vote may have meant concern about growth and development and not necessarily support of growth and development. At subsequent meetings, a yes vote for the question as stated above would indicate support for growth and development.

PLEASE LIST YOUR RESPONSES

1. List three existing County assets that hold the key to a prosperous future. _____

2. List three issues that may prevent the County from achieving a prosperous future. _____

3. List rural/agricultural assets and issues. _____

4. List urban/suburban assets and issues. _____

5. Where should population/housing growth occur? _____

6. What future trends in agriculture will shape this industry in the County? _____

7. What type of job growth should occur in the County and where should it occur? _____

8. List three recreational/tourist activities you would like to see developed or expanded. _____

9. List activities/attractions/options that will help keep youth and extended family in the County. _____

10. Identify the types of services or retail establishments you would like to see closer to your home. _____

11. Why do you choose to live in Isanti County? _____

12. What do you think should be given special attention in the Comprehensive Plan? _____

PUBLIC MEETING INPUT QUESTIONNAIRE SUMMARY
 ISANTI COUNTY COMPREHENSIVE PLAN
 JANUARY 2007

NO.	QUESTION	DIST. 1 – JAN 16		DIST. 2 – JAN 11		DIST. 3 – JAN 18		DIST. 4 – JAN 9		DIST. 5 – JAN 25	
		YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
		City of Cambridge and Cambridge Township		City of Braham and Dalbo, Stanchfield, Maple Ridge, Springvale & Wyanett Townships		City of Isanti and Bradford Township		Spencer Brook, Stanford & Athens Townships		City of Cambridge and North Branch, Isanti & Oxford Townships	
1	Increase growth and development	35	10	87	15	35	18	74	15	74	25
2	Preserve open spaces	41	0	84	15	46	9	66	19	77	22
3	Concentrate commerce	40	4	71	25	40	15	65	20	76	24
4	Decentralize commerce	13	30	33	64	24	32	27	54	25	75
5	Maintain 2/40 density	32	12	50	41	29	27	41	42	56	40
6	Maintain Shoreland standards	39	5	65	27	44	11	37	33	74	24
7	Use mass transit	27	15	56	43	33	21	52	33	52	47

NO.	QUESTION	DIST. 1 – JAN 16	DIST. 2 – JAN 11	DIST. 3 – JAN 18	DIST. 4 – JAN 9	DIST. 5 – JAN 25
1	County assets for the future	_60_natural resources & open space _31_schools _19_health care _16_agriculture _14_transportation/roads _14_county parks _14_jobs _14_transportation _14_lakes & rivers _8_rural character _6_farm communities _6_business opportunities _4-development opportunities _3_centralized business opportunities _3_housing _3_people _3_low population density	_89_natural resources & open space _15_schools _14_transportation/roads _14_agriculture _14_jobs _13_proximity to Metro area _12_smart growth _6_lakes & rivers _5_clean water _4_aquafer recharge _4_balanced growth & zoning _4_restricted growth _3_housing _3_people _3_hard working labor force _2_rural character ___hospitals ___land costs ___infrastructure ___centralized location ___affordable housing	_27_natural resources & open space _19_rural character _19_schools _13_agriculture/farmers _8_rural living _7_smart growth _6_river _6_hospitals/med. services _6_low crime _6_business opportunities _6_current Zoning _6_transportation _4_citizen participation in government _4_police, fire and safe communities _4_small businesses _3_lakes _2_wetlands _2_jobs _2_parks _2_diverse housing opportunities _2_small town atmosphere _2_quality of life _2_low population density _2_affordable housing ___railroad ___corporate/tech jobs ___Active Living By Design ___proximity to Metro area	_43_natural resources & open space _10_rural character _6_transportation/roads _5_proximity to Metro area _5_agriculture _4_smart growth _4_jobs _4_people _4_low population density _3_development opportunities _3_schools _3_highway development _3_hard working labor force ___higher density ___hospitals ___Ag-related industry ___small historic communities ___rural living ___affordable housing ___police, fire and safety	_88_Natural resources & open space _40_agriculture _23_rural lifestyle _9_proximaty to Metro area _7_good transportation _7_clean water _6_family/work ethic _6_good people _5_developable land _4_living-wage jobs _-3_growth & industry _3_good schools _2_more housing _2_planned growth _2_centrally located ___recreational activities ___independence ___preserving wildlife

2	Barriers for the future	<p>_16_poor development planning/zoning _43_transportation, congestion _35_lack of living-wage jobs _13_unplanned, rapid development _11_crime _9_too much government _9_overbuilding/developing _8_reduce government regulations _8_unresponsive Commissioners _7_TH 95 bypass _6_unplanned development _6_disturbing wildlife _6_lack of preservation of natural assets _6_poor Comp Plan _6_low income families _3_lack of open space _3_lack of trust in government _3_natural asset destruction _3_DNR/FEMA rules _3_lack of sustainability _3_lack of recreation opportunities _3_mass transit _3_pollution _3_high taxes _2_centralized goods & services _2_land costs _2_development infringing on Ag ___lack of infrastructure/costs ___stressed court system</p>	<p>_35_poor development planning/zoning _30_transportation, congestion _16_lack of living-wage jobs _13_unplanned, rapid development _9_too much government _8_reduce government regulations _7_TH 95 bypass _7_increase2 per 40 density _6_disturbing wildlife _5_development infringing on Ag _5_crime _4_lack of preservation of natural assets _3_lack of open space _3_lack of trust in government _3_natural asset destruction _3_DNR/FEMA rules _3_lack of sustainability _2_schools _2_too many houses on small acreages _2_overbuilding _2_centralized goods & services _2_land costs _2_no mass transit ___pollution ___no DSL ___high taxes ___lack of infrastructure</p>	<p>_22_crime _21_poor development planning/zoning _21_transportation, congestion _14_increase2 per 40 density _13_unplanned, rapid development _9_lack of mass transit _5_TH 95 _4_lack of living-wage jobs _4_underbuilding – tax base _4_lack of open space _4_schools _4_lack of preservation of natural assets _4_low-income families _3_natural asset destruction _3_lack of low income housing _3_unfavorable business climate _3_overbuilding _2_high land costs _2_diverse employment opportunities _2_limited recreational opportunities _2_underbuilding _2_lack of shopping south of Cambridge _2_youth activities ___high taxes ___resistant to change</p>	<p>_12_poor development planning/zoning ___9_increase2 per 40 density ___9_transportation, congestion ___8_lack of living-wage jobs ___4_crime ___4_underbuilding – tax base ___3_more diverse, affordable housing ___3_lack of mass transit ___3_natural asset destruction ___3_lack of open space ___3_lack of low income housing ___2_unplanned development ___2_schools ___2_business restrictions in Ag Dist. ___high water table ___too many houses on small acreages ___poor quality housing ___overcrowded lakes ___lack of long-range planning ___overbuilding ___development infringing on Ag ___too much Ag land ___aquifer stress ___low-income families ___high taxes ___resistant to change</p>	<p>_23_urban sprawl _15_poor planning & zoning _13_high taxes _8_overpopulation _6_too much government _6_poor road maintenance _5_traffic congestion _5_lack of mass transit _4_crime _4_living-wage jobs _3_cost of living _3_subsidized housing _3_development infringing on open space & Ag _2_lazy people _2_continuing past practices _2_resistant to change _2_poor transportation planning _2_overdevelopment _2_increase 2/40 housing density ___lack of large employers ___land/development restrictions ___county staff</p>
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3	Rural/Ag assets & issues	<p>Assets:</p> <ul style="list-style-type: none"> _29_preservation of land _19_open space _17_protect Ag _8_availability of quality farmland _8_clean water _8_bio-fuels _7_lakes & rivers _6_small farms – local food _5_conservation practices _4_peace & quiet _4_change to 4 per 40 – well-planned _3_parks _2_quality of life _2_good transportation _2_parks ___groundwater recharge ___rural values ___good schools ___good churches <p>Issues:</p> <ul style="list-style-type: none"> _14_development infringing on AG _7_keeping the family farm _5_pollution, Ag runoff _5_feedlots _4_urban encroachment on Ag _3_aquafer recharge _3_floodplains _3_limit annexation _2_crime _2_keep kids involved with nature _2_junk regulations _2_pollution – runoff from Ag _2_wetland regulations _2_gravel roads _2_high taxes _2_junk accumulation 	<p>Assets:</p> <ul style="list-style-type: none"> _26_preservation of land _19_open space _12_good mix of forests and fields _9_Ag _8_availability of quality farmland _8_clean water _4_peace & quiet _3_parks _2_quality of life _2_change to 4 per 40 – well-planned _2_good transportation _2_reasonable land prices ___good schools ___good churches ___eco-development ___wind farming <p>Issues:</p> <ul style="list-style-type: none"> _10_development infringing on AG _7_keeping the family farm _7_urban encroachment on Ag _5_pollution, Ag runoff _5_feedlots _4_Ag infringement on wildlife _3_aquafer recharge _3_floodplains _3_crime _2_wetland regulations _2_gravel roads _2_high taxes _2_junk accumulation ___zoning ___high land costs 	<p>Assets:</p> <ul style="list-style-type: none"> _20_open space _16_preservation of land _12_less crime _12_Ag/farmers _4_rural lifestyle _4_zoning to reduce development _4_Ag is profitable _3_good mix of forests and fields _2_parks _2_water quality _2_reasonable land prices ___change to 4 per 40 – well-planned ___fewer people ___lower tax rate ___good transportation <p>Issues:</p> <ul style="list-style-type: none"> _15_development infringing on Ag _3_urban encroachment on Ag _3_control of ATV abuse _2_small farms not competitive _2_poor soil _2_animal control ordinances _2_Ag is declining _2_sensitive ground water _2_Ag runoff into wetlands _2_wetlands, aquifer recharge ___ag encroachment on wildlife ___gravel roads ___no youth activities 	<p>Assets:</p> <ul style="list-style-type: none"> _8_change to 4 per 40 – well-planned _6_preservation of land _5_open space _3_good transportation _2_self-employment ___good mix of forests and fields ___Ag pays its own way ___hobby farms ___quality of life ___fewer people ___lower tax rate ___reasonable land prices <p>Issues:</p> <ul style="list-style-type: none"> _8_development infringing on AG _5_wetlands, aquifer recharge _3_urban infringement on Ag _3_control of ATV abuse _2_small farms not competitive _2_poor soil _3_gravel roads _2_corporate farming ___limited access to services ___no assets ___ag does not provide jobs ___ag encroachment on wildlife ___unmaintained 20 acre parcels ___parcels too small ___no youth activities ___incompatible land uses 	<p>Assets:</p> <ul style="list-style-type: none"> _15_rural setting _10_Ag _8_open space/wildlife _4_natural areas _4_low density housing _4_clean water _3_lakes & rivers ___family ___hobby farms <p>Issues:</p> <ul style="list-style-type: none"> _10_development infringing on Ag _8_development infringing on open space _8_lack of Ag land _6_crop prices _4_new residents don't understand Ag _3_representation by farmers _3_Ag runoff _3_uncertain Ag future _3_poor Ag land _3_distance to markets _3_high water table _3_overfertilization _2_spending locally _2_road maintenance _2_feedlots ___Ag land subdivision for profit ___mass transit

		___2_poor soils ___unresponsive Commissioners			___alternative energy ___lower crime rate ___government intrusion into Ag	
4	Urban/Suburban assets & issues	Assets: ___7_parks & lakes ___6_medical Services ___5_centralized growth ___5_easy access to the Metro ___5_schools ___4_churches ___2_local business – local trade ___2_living close to jobs ___recreation ___senior housing ___easy access to transportation systems ___growth promotes commerce ___transfer of development rights ___centralized goods & services ___employment opportunities Issues: _27_traffic congestion ___9_crime ___9_growth restricts Ag – lose of land ___9_unplanned growth ___4_low-income housing ___3_big box vs. small retail ___3_annexation ___2_not enough parks ___overpopulation ___rapid growth ___protect lakeshore ___city/county coordination ___need railroad/river bypass	Assets: _11_centralized goods & service ___6_parks ___5_trails ___4_medical facilities ___4_schools ___4_integrated multi-modal travel ___3_living close to jobs ___3_libraries ___2_Proximity to Metro area ___2_small town living ___2_good neighbors ___2_local businesses – local trade ___2_good transportation is an asset ___2_planned growth ___affordable housing ___goods and services are cheaper ___quality infrastructure Issues: _35_traffic congestion ___4_crime ___2_unplanned growth ___2_E-W travel constrictions ___2_technology gap ___2_zoning ___2_low-income housing ___2_urban decay ___2_health services ___2_restrict big box development ___2_growth restricts Ag, loss of land ___2_reroute TH 95 around Cambridge	Assets: ___7_centralized goods & service ___6_schools ___5_open space ___3_small town, friendly ___2_employment potential ___2_affordable housing ___good planning ___diversity of goods & services ___easy access to transportation systems ___good transportation is an asset Issues: _16_crime _12_traffic congestion ___5_property taxes ___4_need commercial west of the river ___3_need more trails ___2_reroute TH 95 around Cambridge ___2_public works/cost ___2_school police ___2_overdevelopment ___2_vacant houses ___lack of housing opportunities ___wetland encroachment ___no community center ___pollution	Assets: ___7_centralized goods & service ___5_city sewer & water ___3_schools ___2_TDR ___2_local businesses – local trade ___easy access to transportation systems ___good transportation ___growth promotes commerce ___pedestrian friendly ___internet access ___youth activities ___community events ___job opportunities ___living close to jobs ___increase com/ind to increase tax base ___ability to have small lots, 2 to 5 acres ___goods and services are cheaper ___small business owners Issues: ___7_unplanned growth ___5_more jobs are needed ___4_lack of mass transit ___4_growth restricts Ag ___3_traffic congestion ___2_reroute TH 95 around Cambridge ___2_crime ___connect 9 to 17 ___more retail is needed ___not enough parks ___no swimming beach ___annexation	Assets: _10_health services _10_good schools ___7_home-town atmosphere ___5_convenient services ___3_transportation access ___3_convenient shopping ___proximity to work ___commerce ___city infrastructure ___police protection ___jobs ___services ___proximity to Metro area Issues: _17_traffic congestion _13_urban sprawl ___7_pollution ___6_overdevelopment ___3_inadequate public safety ___3_not enough youth activities ___2_large businesses ___2_low value housing ___trespassing ___foreclosures ___school expansion ___store closings ___unrealistic new resident expectations ___annexation

					___Isanti's growth affects townships ___single family homes are a tax burden	
5	Growth locations	_50_around established cities, where services exist ___5_well-planned in both rural & urban areas ___4_along TH 65/road corridors ___limit growth	_82_around established cities, where services exist _15_well-planned in both rural & urban areas ___4_along TH 65/road corridors ___3_south of TH 95 ___2_Metro area ___other states ___increase USA 1 & 2 ___eco-villages	_68_around established cities, where services exist ___4_south of TH 95 ___2_well-planned in both rural & urban areas ___decentralized growth ___expand USA 1 & 2	_54_around established cities, where services exist ___7_well-planned in both rural & urban areas ___6_decentralized growth ___4_along TH 65/road corridors	_64_around established cities where services exist ___9_countywide ___5_along highway corridors ___3_none ___2_southern part of the county ___2_Chisago County
6	Ag trends	___9_housing development pressure ___4_small farms become hobby farms _15_renewable fuel sources – E-85 _14_support farming ___new crop types ___9_cellulose-based fuel ___8_organic farming ___5_Ag-related industries ___5_aquafer recharge ___4_retiring farmers ___4_preserve land ___3_greenhouses ___3_corporate farming ___3_support prairies ___dairy farming ___Ag is declining ___farmers need tax breaks ___cost of doing Ag business is too high	_21_small farms become hobby farms _13_renewable fuel sources – E-85 _11_housing development pressure ___7-small farms ___6_taxes ___4_Ag is declining ___4_control of wetlands ___4_cost of doing Ag business is too high ___4_farmers' markets ___3_new crop types ___3_organic farming ___3_corporate farming ___3_farm subsidies ___3_too many regulations ___2_GMOs ___2_land value ___2-farmers are getting older ___farms only north of TH 95 ___world competition ___wind farms ___self-sufficient communities ___cellulose-based fuel	_28_organic farming _20_renewable fuel sources – E-85 ___9_taxes ___6_Ag is declining ___4_housing development pressure ___4_farmers need tax breaks ___3_poor soil ___2_land costs ___2_aging farmers ___2_grow wildlife ___small farms become hobby farms	___8_housing development pressure ___7_small farms become hobby farms ___7_renewable fuel sources – E-85 ___6_new crop types ___3_cellulose-based fuel ___3_organic farming ___3_corporate farming ___2_Ag is declining ___farmers need tax breaks ___cost of doing Ag business is too high ___taxes ___irrigation ___price of fuel & fertilizers ___poor soil	_57_corn/soy-based bio-fuels _15_organic farming ___8_development infringing on Ag ___8_wind power ___5_cellulose-based bio-fuels ___4_increased land prices ___4_decreased crop prices ___3_new crops ___3_Ag is declining ___2_overfertilization ___2_farmers as developers ___2_hobby farms

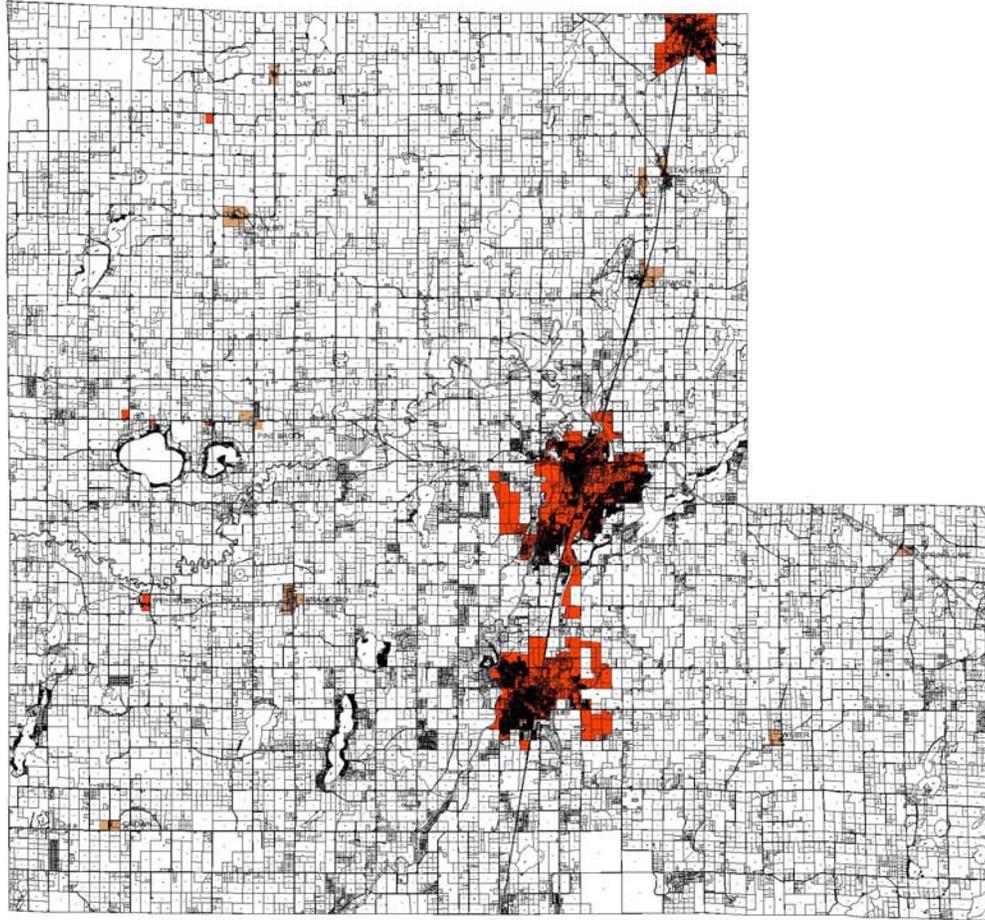
7	Type & location of job growth	_33_manufacturing in industrial districts __6_ around cities _15_living-wage, long life-cycle jobs __9_high-tech jobs __8_small business __5_professional jobs __5_planned growth __5_green industries __4_Ag-related industry __2_helath care ___tree farms	_26_manufacturing in industrial districts _18_ around cities __8_home industries/occupation __7_living-wage, long life-cycle jobs __5_planned growth __5_green industries __4_add jobs along TH 65 __3_technical jobs __2_south of TH 95 __2_rural service centers __2_maintain existing jobs __2_everywhere ___expand com/ind land uses ___ag-related industry	_14_high tech jobs _13_home industries/business _11_manufacturing in industrial districts __7_ around cities __7_green industries __5_ag-related industry __5_living-wage, long life-cycle jobs __4_medical service jobs __4_need mass transit __4_add jobs along TH 65 __3_small businesses __2_DSL	__9_manufacturing in industrial districts __7_living-wage, long life-cycle jobs __7_ around cities __5_green industries __5_add jobs along TH 65 __4_expand com/ind land uses __3_ag-related industry ___small businesses ___tree farms ___home industries ___avoid big-box retail ___some township growth ___avoid Ag areas	_25_industrial parks in cities __9_living-wage jobs __8_manufacturing __7_home-based businesses __4_wind power __3_Ag-related businesses __3_technical jobs __3_highway-oriented business development __2_greater job diversity __2_helath care ___retail ___ethanol plan
8	Recreational/tourist activities	_56_variety of trail systems – non-motorized _19_county park system additions _13_preservation of natural resources _12_beaches _10_community center __8_lakes & river recreation __6_beaches __6_ice skating __8_community pool/park __4_public hunting __3_fishing __3_good ball park __2_RV park __2_camping __2_nature center ___ATV trails	_57_variety of trail systems – non-motorized _53_county park system additions __9_community center __8_ATV trails __8_establish wildlife corridors __7_camping __6_beaches __6_public hunting access __5_fishing __5_lake & river recreation __5_libraries __3_none – parks not used __2_community pool/park __2_indoor tennis __1_good ball park ___sporting and recreational events	_37_variety of trail systems – non-motorized _25_countypark system additions _16_horse-related camping & trails _11_camping _10_county park system additions __5_preservation areas __5_ATV trails __5_establish wildlife corridors __4_community pool/park __4_B & B __3_sports facilities __3_none – parks not used __3_performing arts __3_horse racing __2_skate park	_26_variety of trail systems – non-motorized _10_county park system additions __4_sports facilities __3_community pool/park __3_community center __3_good ball park __3_preserve historic sites __3_none – parks not used __3_youth activity center __2_libraries __2_sporting and recreational events __2_restrict ATV use __2_ATV trails __2_establish wildlife corridors __2_public hunting access ___canoe outfitters on the	_42_variety of trail systems _24_county park system additions __7_beaches __7_youth activities __6_dancing __6_hunting __4_fishing __4_preserving wildlife __4_golf course __3_ATV/snowmobile trails __3_none __3_horse trails __2_arts __2_museums __2_historic sites __2_Rum River camping __2_lake access __2_teen center

				__2_canoing on the river __2_water park __2_restrict ATV use __2_lake & river recreation ___preserve historic sites ___camping ___beaches	Rum River ___lake & river recreation ___playgrounds ___swimming pools ___larger county fair site ___horse racing ___camping	
9	Options to retain youth & families	__37_better, diverse schools __32_living-wage jobs __29_communities centers __7_recreational opportunities __6_perserve open space __6_teen centers, activities __5_indoor community pool __4_affordable housing, lot sizes __5_mass transit __4_recreational opportunities __4_senior housing __4_need water __4_maintainopen space __4_business opportunities __3_YMCA __3_water parks __3_churches __2_trails __2_mass transit ___B& B	__29_living-wage jobs __10_communities centers __11_better, diverse schools __8_expanded county park system __7_affordable housing, lot sizes __6_teen centers, activities __5_mass transit __4_recreational opportunities __4_job opportunities __4_maintainopen space __4_libraries __3_DSL __2_horse trails __2_water sports __2_housing in Ag Dist. __2_health services __2_indoor community pool __2_extended family housing options __2_life-cycle housing options, seniors __2_scouting & other youth organizations ___hockey facilities ___churches	__12_life-cycle housing options, seniors __8_living-wage jobs __7_affordable housing, lot sizes __7_mass transit __6_extended family housing options __5_teen centers, activities __4_senior housing __4_sports facilities __4_arts & culture __4_reduce crime __4_trails __4_maintain rural lifestyle __3_scouting & other youth organizations __3_centralized senior services __3_better, diverse schools __3_libraries __3_business opportunities __2_expanded county park system __2_community center __2_movies __2_bowling __2_churches __2_camping __2_job fairs __2_public hunting land __2_community events __2_skate parks __2_skate parks __2_teen center/activities __2_YMCA __2_commercial diversity ___indoor community pool	__9_living-wage jobs __6_better, diverse schools __5_teen centers, activities __4_affordable housing, lot sizes __4_expanded county park system __4_senior housing __3_YMCA __3_scouting & other youth organizations __3_centralized senior services __3_hockey facilities __3_community events __2_skate parks __2_indoor community pool ___extended family housing options ___business opportunities ___job opportunities ___temporary tax breaks ___life-cycle housing options, seniors ___libraries ___housing in Ag Dist. ___commercial diversity	__15_jobs __9_outdoor activities __8_rural family life __4_good schools __7_nusing homes/assisted living __6_parks __6_affordable housing __5_churches __5_extended family options __3_life-cycle housing options __3_shopping __3_mass transit __3_restaurants __3_community center __2_less expensive permitting __2_Ag-related business __2_YMCA __2_continue current Ag zoning ___drug prevention ___movie theater ___sports ___safe community

10	Commerce near your home	_13_department stores _11_good restaurants _10_Ag-related business _9_none _6_hotels _4_Fleet Farm _4_msuic stores ___convenience stores ___fitness center	_19_convenience shopping _16_none _7_farmers market _5_dance hall _3_better health care _3_entertainment _3_gas station _3_good restaurants _3_feed mill _2_Fleet Farm _2_department stores _2_DSL _2_churches ___hospital/health centers ___post office	_20_none _8_mass transit _6_Fleet Farm _6_good restaurants _6_better health care _4_auto services _3_convenience shopping _3_entertainment _3_hospital/health centers _2_home based businesses _2_farmers market ___legal services ___community education ___Ag-related business ___gas station ___movie theater	_10_none _2_farmers market _3_retain town-based commerce ___decentralized shopping _2_restaurants _2_Fleet Farm ___department stores _6_convenience shopping _2_recreational & health facilities _2_historic towns reestablished as com centers _3_hospital/health centers ___nurseries ___senior housing ___rural retirement housing _6_better health care _2_internet access _6_good restaurants	_24_none _10_Fleet Farm _7_restaurant _6_groceries _5_local-based businesses _5_department stores _4_shopping is done in the Metro area _3_home-based businesses _2_groceries near 35W _2_library _2_health care options _2_Ag-related businesses _2_convenience retail
11	Why are you here?	_23_heritage & hometown _18_quiet open space & wetlands _13_rural lifestyle _11_good schools _5_churches _4_employment _3_easy access to the Metro area _3_affordable waterfront property _2_affordable housing _2_good planning _2_lack of Traffic congestion ___safety	_33_rural lifestyle _28_quiet open space & wetlands _21_heritage & hometown _6_proximaty to the Metro _6_employment _5_churches _4_good people _3_rivers and lakes _2_good schools _2_hunting is good but declining ___low property taxes ___affordable waterfront property ___farming is still viable	_58_rural lifestyle _48_quiet open space & wetlands _12_heritage & hometown _11_easy access to the Metro area _10_good people _9_farming is still viable _6_affordable housing _5_rivers and lakes _5_rural values _4_clean water _4_near northern MN _4_employment _3_space _3_land preservation _3_wildlife preservation	_16_rural lifestyle _21_quiet open space & wetlands _2_safety _3_good schools ___employment _12_heritage & hometown ___farming is still viable ___hunting is good but declining _6_easy access to the Metro area ___affordable housing _3_rivers and lakes ___low property taxes ___affordable waterfront property	_19_heritage & hometown _15_rural character _9_proximaty to the Metro area _7_parks & open space _5_rural location _5_proximaty to work _4_choice _4_affordable _3_great people _3_low population _2_low crime _2_Ag _2_hobby farms available

				<ul style="list-style-type: none"> ___3_recreation ___low property taxes ___affordable waterfront property 		
12	Comp Plan topics	<ul style="list-style-type: none"> __32_transportation corridor plans __20_environmental protection __16_protect & maintain natural resources __10_less housing in the Ag Dist. __8_planned growth __6_trails __6_recreational opportunities __5_industrial parks __5_increase density in the Ag district __5_reduce housing density __5_city/township cooperation __4_aquafer recharge __4_mass transit __4_easier development of waterfront property __4_compost sites __3_living wage job growth __2_smart growth __2_garbage and junk clean-up enforcement __2_control housing density __2_add infrastructure by lakes __2_reduce crime __2_animal control __2_individual property land use decisions ___restrict annexation 	<ul style="list-style-type: none"> __20_environmental protection __11_transportation corridor plans __9_protect & maintain natural resources __7_maintain ability to farm __6_planned growth __5_individual property land use decisions __5_increase density in the Ag district __5_reduce density north of TH 95 __4_crime __4_restrict growth to cities __4_reevaluation of wetland designations __3_difering solutions for north of TH 95 __3_less zoning/government\ __3_property taxes __2_more housing in the Ag Dist. __2_less housing in the Ag Dist __2_animal control __2_TH 95 bypass __2_smart growth __2_people directed change __2_recreational opportunities ___zoning ___highway commercial development ___reduce eyesores ___reduce pollution ___elderly health care ___sewer compliance ___speed control ___living wage job growth ___increase Shoreland Dist. 	<ul style="list-style-type: none"> __13_protect & maintain natural resources __7_transportation corridor plans __6_reduce overpopulation __5_individual property land use decisions __5_reevaluation of wetland designations __5_planned growth __4_maintain 2 per 4 zoning in Ag Dist. __4_increase density in the Ag district __4_cluster housing in Ag Dist __2_environmental protection __2_property taxes ___balanced growth ___smart growth 	<ul style="list-style-type: none"> __13_protect & maintain natural resources __8_increase density in the Ag district __7_maintain 2 per 4 zoning in Ag Dist. __6_less housing in the Ag Dist. __5_living wage job growth __5_environmental protection __5_aquafer recharge __4_reevaluation of wetland designations __4_individual property land use decisions __3_increase housing expansion around cities __3_planned growth ___balanced growth around urban areas __3_garbage and junk clean-up enforcement __3_transportation corridor plans __3_cluster housing in Ag Dist __2_respond and change with trends __2_smart growth ___reduce Shoreland Dist standards ___increase Shoreland Dist. standards ___recreational opportunities 	<ul style="list-style-type: none"> __19_increase 2/40 housing density __16_slow, well-planned growth __13_balanced housing growth with rural character __10_preserve open space __9_limit housing growth __9_planned transportation __5_preserve wildlife __5_reduce government interference __4_water pollution __4_reduce taxes __3_individual property rights __3_employment opportunities __3_development infringement on Ag __3_mass transit __3_decrease Shoreland lot sizes __2_restrict affordable housing __2_wind power __2_parks __2_reduce crime __2_preserve Ag __2_TDR ___affordable housing

			standards		<input type="checkbox"/> allow com/ind in Ag Dist <input type="checkbox"/> restrict annexation <input type="checkbox"/> property taxes <input type="checkbox"/> balanced growth <input type="checkbox"/> sensitivity to existing business needs <input type="checkbox"/> more housing in the Ag Dist.	
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ISANTI COUNTY
COMPREHENSIVE PLAN

COUNTY ZONING MAP



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