

City of Sebeka

Comprehensive Plan

... Proud of Our Past
Looking Forward to Our Future ...

2014

The 2014 City of Sebeka Comprehensive Plan is the latest in the series of comprehensive plans, or “Guide Plans”, as they have also been referred to in the past.

This document is a continuation of the ongoing planning process in the City of Sebeka. It legally replaces the 1995 Guide Plan.

The City has used this planning process as an opportunity to evaluate and reinforce the existing growth and development policies and to evaluate previous planning efforts in order to update and reinforce past decisions that are still valid.

A major premise of this Plan, therefore, is to utilize portions of the previous comprehensive plan whenever applicable.

Sebeka Comprehensive Plan 2014

... Proud of our Past

Looking Forward to Our Future ...



Published by the
Region Five Development Commission
for the City of Sebeka
(2014)

What is Comprehensive Planning?

Comprehensive Planning is a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the comprehensive plan document which acts as a statement of what a community wants to become. A comprehensive plan is a collection of principles based on community defined vision; and an assembly of concepts which have been established to support the principles and the vision of the community.

What Does Comprehensive Planning Do?

Typically a comprehensive plan will provide general policy guidelines regarding transportation, utilities, land use, recreation, and housing meant to be considered within a long term time horizon. Therefore comprehensive plans deal more with concepts patterns and visions than specific rules and ordinances. Comprehensive Plans often reflect the combined efforts of mayors, city council members, planning commission members, parks commissions, heritage preservation commissions, and other community-based organizations that comprise the community's comprehensive planning task force or planning team.

How Does Region Five Assist with Comprehensive Planning?

The Region Five Development Commission has successfully completed numerous comprehensive plans for communities throughout the region. The Region Five Development Commission assists local units of governments in all aspects of comprehensive planning including public engagement, community visioning, drafting goals and policies, demographic research, and the adoption process.

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Foreword

The 2014 Sebeka Comprehensive Plan begins with an overview of the city over the past sixty years. This plan discusses the major population trends and how they have affected the city both positively and negatively.

Additionally in the overview, this plan discusses the 1995 Guide Plan and how it was used to reverse the then current trend of population decline, and how this decline in population was more likely symptomatic of a larger national trend, rather than the result of isolated local phenomenon.

This plan points out that independent research confirms what was being experienced locally during these times before and also discusses the housing bubble which culminated in the housing crash and financial recession during the mid to late 2000's and how this affected Sebeka.

In many ways it was these pressure point events that lead to the need for a comprehensive plan update. It was through these events that city officials recognized the need to update the city's comprehensive plan.

Following the overview, this plan provides its users with an introduction to comprehensive planning by laying out the basic tenants of comprehensive planning; what it is, how it is intended to be used, and what benefits it offers to communities.

The introduction section of the plan discusses the previous planning mechanisms the city has used over the years, and how this current

plan legally takes the place of those past plans.

It also outlines the cities authority to plan by citing Minnesota State Statute 462.351-462.364 which is the municipalities enabling legislation to plan and enforce its police powers.

This section concludes with a methodology, comprised of an outline of how this plan was developed and the purpose of the plan.

The plan provides a brief historical survey of the Sebeka area going back to the 1600's. The history section discusses major events such as the first surveyors, the creation of the Northern Pacific Railroad, and the passage of the Homestead Act of 1862.

The Demographic section of the Sebeka Comprehensive plan provides a statistical and graphical representation of a number of key indicators of the city's health and wellbeing.

This section begins with a survey of Sebeka's historical population, before moving on to the population's gender composition. In addition, this section will show major trends associated with the cities age cohorts.

Analysis of age cohorts can be particularly useful to city planners to project the future needs of the community.

Finally this section provides different looks at the cities employment and median income, educational attainment of its residents as well as the overall housing climate.

Following the demographics section, the plan analyzes the Physical Characteristics and Natural Resources of the city of Sebeka in the areas of Municipal Administration; Municipal Waste-water Treatment, Sanitary Sewer, City Streets, Municipal Liquor Store, Cemetery, Sebeka Public School, Land Use, Shore Land District, Residential, Commercial, Industrial, Agriculture/Forested Land, Parks, Transportation, and Transition/Expansion.

The last major section of this plan is the Goals and Policies section. This section captures the community vision which came directly from the community's voice through the planning task force work sessions held during the planning process.

This section provides goals and policies in the following areas: Land Use and Housing; Transportation and Highway Corridor; Natural Environment and Resources; Parks Recreation and Tourism; Business & Industry, Public Facilities, Infrastructure, and Services; Quality of Life, and Downtown



Tad A. Erickson

Regional Development Planner

Region Five Development Commission

Acknowledgements

The 2014 Sebeka Comprehensive Plan is the product of a collective effort by the city of Sebeka, the Sebeka Comprehensive Planning Team, Wadena County GIS, the Region Five Development Commission, and many valued external advisors and contributors.

The adoption and publication of this document in March 2014 represents the formal replacement of the cities past Guide Plan. This timing allows the Comprehensive Plans composite indices to incorporate the most current statistical indicators and provides greater opportunity for discussion of the Plans key findings and messages during the Plans life cycle.

Preparation of this Plan was guided by a careful re-reading of the 1995 Guide Plan. In that spirit, the Plan opens with a review of a few key findings from the past plan and an overview of the new factors that led to the impetus for this Plan update.

Throughout the preparation of this Plan, we received invaluable insights and guidance from our distinguished Planning Team, especially Sue Luukkonen, Bruce Kinnunen, Scott Loween, Michael Lillquist, David A. Anderson, Sally Sandberg.

We would also like to thank JZP Consulting LLC, especially Jordan Zeller who provided expert advice on methodologies and data choices related to the demography of Sebeka.

The statistical resources in this Plan rely on the expertise of the leading demographic data provided by both the State of Minnesota Demographer's Office, and the American Communities Survey (ACS) provided by the US Census Bureau as well as other State and local sources.

We would also like to express our gratitude to Wadena County GIS and particularly Gina Dahms who provided GIS and mapping services to the City of Sebeka for the purposes of this plan.

Most of all we are profoundly grateful to the Sebeka City Council for their dedication and commitment to serve the residents of the City of Sebeka with integrity and foresight.



Jake Heubsch

**Transportation Planner
Region Five Development Commissio**

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“City officials acted by calling for an update to the Cities’ Comprehensive Plan in the spring of 2013”

“It was apparent to city officials that a solution needed to be identified and that the City’s Zoning Ordinance must be brought in line with the reality of various “uses” throughout the city”

Overview

The City of Sebeka began the process of updating its comprehensive plan by assessing its existing “Guide Plan” which was created in 1995. The 1995 Guide Plan focused on reversing what was then the current trend of population decline. The 1995 Guide Plan cites “the removal of two farm oriented service plants that had caused a substantial decline in population”, as a major factor behind the city’s population decline.

While figures from the US Census Bureau show that by 1990 Sebeka had in fact experienced a 19.6% decline in population between 1960-1990, a survey of rural areas nationally during the same period helps us to understand that this trend was not unique to Sebeka or Wadena County but was symptomatic of a larger, national trend.

Independent Research Supports Local Trends

In its 2006 “Reports on Rural America” entitled “*Demographic Trends in Rural and Small Town America*”, The Carsey Institute’s findings accurately reflect the population changes in Sebeka when it says that “gains in rural areas waned in the 1980s, rebounded in the early 1990s and slowed again in the later 1990s.”

A Convincing argument could be made supporting the 1995 Guide plan that the two farm closures, rather than having a causal effect, were symptomatic of a larger national trend. Furthermore, it could be argued that Sebeka was affected more than the average community, and that the Carsey Institutes use of the word “waned” is somewhat of an understatement when applied to the 14% decline in population experienced by Sebeka in the 1980’s.

Nonetheless, since the creation of the 1995 Guide Plan, and much to its credit, the city has regained 6% of its lost population; as it

has leveled off with a population of 710 in 2000 and 711 in 2010.

Housing Bubble and Zoning Challenges (2000-2012)

In light of the growth associated with the nationwide housing bubble between 2000-2006, the City of Sebeka made revisions to its zoning code and subsequent zoning maps that allowed for increased commercial zoning along its major highway corridors.

However, after the housing boom reached its zenith in 2006, the tremors of the “Great Recession” began rumbling, and led to the economic crisis of 2007, 2008, 2009, which rocked the global economy. Sebeka, not unlike most parts of the nation experienced the growth stunting effects of the Great Recession.

The Great Recession

Locally, the lack of growth meant that the residential structures along major corridors whose zoning had changed to commercial, in anticipation of future growth were now “non-compliant” uses. This situation led to a number of problems.

Not least among them was that a residential non-compliant structure would be restricted to commercial uses if the property was either sold or the existing footprint was expanded. These two restrictions greatly

handcuffed property owners who in light of the Great Recession no longer had commercial demand for their residential properties.

Property owners in this situation surely considered the option of renovating structures to turn them into residential rental property; however as was mentioned earlier, in doing this they would be limited to the existing footprint of the structure. Any addition to the existing footprint would trigger the use changes required by the underlying zoning and the structure would then need to be brought into compliance.

Lastly, ancillary buildings such as the addition of a garage would also trigger the use changes requiring the structures to comply with the underlying commercial zone. So property owners were largely unable to sell for commercial purposes, renovate for residential purposes, or even add a garage or outbuilding.

While property owners always had the option to approach the city for a conditional use permit or even a variance, the number of properties affected and the level of scrutiny that must legally be applied to granting a variance in light of recent state legislative changes could have potentially resulted in a lengthy and complicated process.

With a number of properties thus affected, it was apparent to city officials that a solution needed to be identified, and that the City's Zoning Ordinance must be brought in line with the reality of the various "uses" throughout the city.

City Officials Begin Planning Process

Therefore the City began a process to update the Zoning Ordinance. City officials, correctly recognizing that all other planning documents such as the zoning ordinance are subservient to a municipality's comprehensive plan and that real policy change must start with an update to the comprehensive plan; the City Council began this process by updating its Comprehensive Plan in the spring of 2013.

The City of Sebeka Contacted the Region Five Development Commission in early spring of 2013 to act as consultant and update the city's Comprehensive Plan that will legally replace the "Guide Plan" of 1995.

Region Five has successfully completed multiple comprehensive plans for communities throughout the region since its inception in 1973.

"Gains in rural areas waned in the 1980s, rebounded in the early 1990s and slowed again in the later 1990s"

“This Comprehensive Plan is the product of several entities and multiple systemic, ongoing, forward looking processes”

“A comprehensive plan is a collection of principles based on community defined vision; and an assembly of concepts which have been established to support the principles and the vision of the community”

Introduction

Comprehensive Planning is a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the comprehensive plan document which acts as a statement of what a community wants to become. A community's comprehensive plan acts as the foundation of its policy regarding zoning and land use. All other municipal planning documents are subservient to the comprehensive plan and must be in alignment in order to be enforceable.

A comprehensive plan is a collection of principles based on community defined vision; and an assembly of concepts which have been established to support the principles and vision of the community.

Typically a comprehensive plan will provide general policy guidelines regarding transportation, utilities, land use recreation and housing meant to be considered within a long term time horizon. Therefore comprehensive plans deal more with concepts patterns and visions then specific rules and ordinances.

Comprehensive plans often reflect the combined efforts of mayors, city council members, planning commission members, park commissions, heritage preservation commissions, and other community based organizations that comprise the community's comprehensive planning task force or planning team.

Previous Plans

This document is a continuation of the ongoing planning process in the City of Sebek. It legally replaces the 1995 Guide Plan. The City has used this planning process as an opportunity to evaluate and reinforce the existing growth and development policies and to evaluate previous planning efforts in order to update and reinforce past decisions that are still valid. A major premise of this Plan, therefore, is to utilize portions of the

previous comprehensive plan whenever applicable.

Authority to Plan

Municipal planning is authorized under Minnesota State Statute 462.351—462.364 which include the authority to plan, the definition of planning terms, community-based planning, organization for planning, as well as the preparation, adoption and amendment of the comprehensive municipal plan and zoning and subdivision authority. The City of Sebek complies with this legislature in its ability, authority and need to plan.



Methodology

This Comprehensive Plan is the product of several entities and systemic, ongoing, forward looking processes including:

- An ad hoc citizen Planning Task Force composed of a cross section of the community
- Sebeka Planning Commission
- Sebeka City Council
- Sebeka Civic & Commerce
- West Central Economic Development Alliance.
- Horizons Sebeka Economic Development Team (SEDT)
- Sebeka Area Development Corporation (SADC)

Demographics and historical data were collected from a variety of sources including:

- City of Sebeka
- Wadena County
- State of Minnesota Demographer
- US Census Bureau
- Prior planning documents
- Existing reports and studies

Purpose

The City of Sebeka's Comprehensive plan is a planning tool intended to guide the future growth and development of the City. This plan is based on current, historical and projected demographic data, input garnered from an ad-hoc comprehensive plan task force representational of the community, using governmental planning standards.

This comprehensive plan is intended to assist the Sebeka City Council and Planning Commission in evaluating future land use proposals and assist them in guiding the development of the community in a deliberate manor.



This Comprehensive Plan is the product of several entities and systemic, ongoing, forward looking processes.



“The Sebeka area was a part of the **Louisiana Purchase**; land purchased from Napoleon Bonaparte in 1803 under the Jefferson Administration.”

“At the time of its incorporation as a village in 1898, Sebeka had 32 businesses”

History

The Sebeka area was a part of the Louisiana Purchase; land purchased from Napoleon in 1803 under the Jefferson Administration. Historically, this area of Minnesota was used by the Sioux and Ojibwa (sic) (Chippewa) Indians for hunting grounds.

Although Sebeka was incorporated as a village in 1898, it actually was put on the map several years earlier when the Great Northern Railway established the “k” Line from Sauk Centre to Cass Lake.

The First Surveyors

The first surveyors arrived in the 1870’s and 1880’s and found impenetrable forests guarding a river valley about one and a half miles wide and ten miles long. Flowing south, the Crow Wing River escapes the forest to a semi-prairie, landscape that is partially open except for scattered groves of poplar and oak trees before it empties into the Mighty Mississippi.

Present landscapes in and around Sebeka are lasting legacies of the ice age glaciers which moved over nearly all of Minnesota with the exception of a very small portion of the extreme southeastern tip of the state.

Just as the landscape has changed, the people who have lived here have changed from one group to another. At the beginning of the 17th century, when Europeans were beginning to settle on the East Coast, the Dakota lived around the upper Mississippi River.

By the mid-1800’s the Dakota, through hostilities and treaties, were living only along the Minnesota River and after the Dakota Uprising of 1862 were removed from the state.

The earliest verifiable Europeans in Minnesota were 17th century French explorers Radisson and Groseilliers between 1654 and 1660. They were followed by French traders who migrated into Minnesota with the Ojibwa Indians. The fur-bearing animals of the northern forests first attracted the fur traders; they would be followed by the loggers enticed by the vast forests; and the fertile soil would bring the forest.

Immigration into Minnesota was slow, and little was recorded in the middle 1800’s but a number of changes were taking place in Minnesota. In 1849, Minnesota was organized as a territory and became a state in 1858. After the Civil War ended in 1865 and the railroads expanded across the state, a vigorous campaign was waged to attract new settlers to the state.



The Homestead Act of 1862

The Homestead Act of 1862 provided 160 acres to any person willing to occupy and cultivate the land for five years. During the 1870’s 1880’s and 1890’s, thousands of immigrants, especially Germans,

Norwegians, Swedes and Finns, settled in the state, as well as settlers from New England brought with them their town-meeting form of government.

The Northern Pacific Railroad

The Northern Pacific Railroad was built through Wadena and Otter Tail counties in 1871, and towns immediately began to spring up along the line. A legislative act organizing the county was signed by Governor Austin on February 21, 1873.



In the 1880's the area began to be settled by remaining timber workers and incoming homesteaders. Many of the homesteaders in the Sebeka area (from 1875-1880) were of 'Yankee' heritage, born and raised in America. They came mostly from Maine, New York, Ohio, Indiana, Illinois, Virginia, Wisconsin, Iowa, and Canada.

At the time of its incorporation as a village in 1898, Sebeka had 32 businesses, and its first newspaper, the Sebeka Review. The first major industry in the area was logging. The town's first store was the Anderson Pioneer Store.

In 1922 Sebeka's two main streets were paved and the Review reported that,

"Sebeka is now the largest shipping point in this part of the state, needing 15-25 boxcars a week to ship grain, stock, potatoes, and hay. In February 1925, the Commercial Club, which served as the village hall, burned to the ground. An \$8,000 bond issue failed in May of that year to build a new village hall.

The Review reported that the first talking picture in Sebeka was shown August 20th 1932, three showings were held to accommodate the crowds that showed up to view the "talkie" In October 1936 the Sebeka Council awarded a \$1,200 contract for a new village jail with a fire proof concrete roof and a septic tank to Nels Nelson, the contractor building the Sebeka school addition.

Sebeka Public School began its 45th year with enrollment of 456; 128 in the lower grades and 328 in the junior-senior high.

In 1946 postwar business boom began to be felt in Sebeka. In 1960 A special elections was held to consider issuing \$40,000 in bonds to pave all village streets and alleys. Bonding was approved and the village advertised for bids.

Although Sebeka was incorporated as a village in 1898, it actually was put on the map several years earlier

“Using Percent change in population one can easily detect the differences between local phenomenon and State and/or National trends.”

“According to the Minnesota State Demographer, the city of Sebeka is projected to **GROW** slowly but steadily.”

Demographics

This section of the Sebeka Comprehensive plan provides a statistical and graphical representation of a number of key indicators of the city’s health and wellbeing. This section begins with a survey of Sebeka’s historical population, before moving on to the population’s gender composition. In addition, this section will show major trends associated with the cities age cohorts. Analysis of age cohorts can be particularly useful to city planners to project the future needs of the community. Finally this section provides different looks at the cities employment and income climate, educational attainment of its residents as well as the overall housing climate.

The City of Sebeka’s historic population over the past sixty years (since 1950) reflects the net increase or decrease of individuals living within the city limits during that period of time. A period of growth between 1950 and 1960 preceded a sharp decline between 1960 and 1970. In the

following decade the city’s population rebounded slightly reaching 774 in 1980. By 1990 the population had dropped to its lowest level in 50 years reaching 662. Since that time the population has risen slowly but steadily. The 2010 US Census showed Sebeka’s population to be 711 as of 2010.

Table 1 - Historic Population

Jurisdiction	1950	1960	1970	1980	1990	2000	2010
Sebeka	802	823	668	774	662	710	711
Wadena	3,958	4,381	4,640	4,699	4,131	4,244	4,088
Wadena Co	12,306	12,199	12,412	14,192	13,154	13,713	13,843

Source:
<http://www.morris.umn.edu/cst/temp/mdc/census/index.php?table=placeCensus&Submit=Submit>

Figure 1 – Historic Population

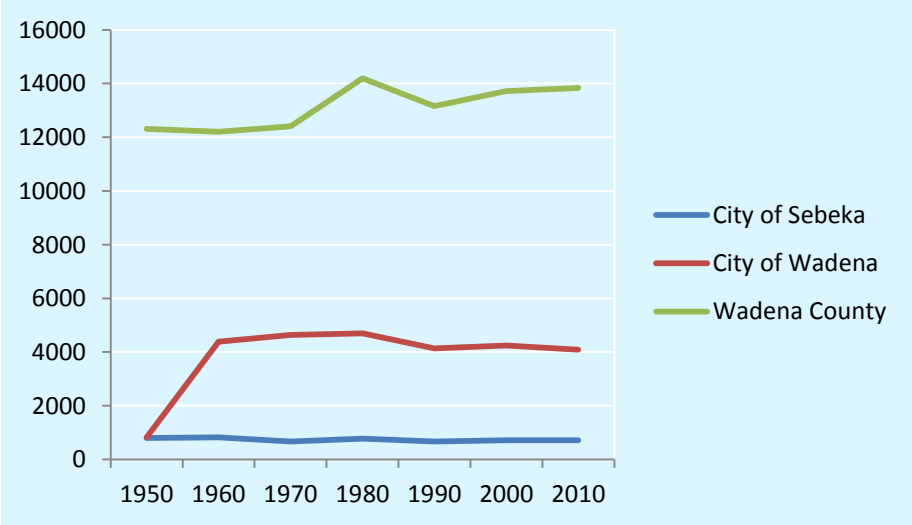


Table 2 - Percent Change in Population

Jurisdiction	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
Sebeka	2.63%	-18.8%	15.86%	-14.47	7.25%	.14%
Wadena	10.69%	5.91%	1.27%	-12.09%	2.74%	-3.68%
Wadena Co.	-.869%	1.75%	14.34%	-7.31%	4.25%	.948%
Minnesota	14.5%	11.5%	7.1%	7.3%	12.44%	7.2%

Source:

[http://www.morris.umn.edu/cst/temp/mdc/census/view/countyPlaceCensus.php?countyPlaces\[\]=59152&table=placeCensus&Submit=Submit](http://www.morris.umn.edu/cst/temp/mdc/census/view/countyPlaceCensus.php?countyPlaces[]=59152&table=placeCensus&Submit=Submit)

Sometimes a linear depiction of a city's population such as Table 1 is less useful than looking at the percent change in population as is shown in Table 2. Using Percent change in population one can easily detect the differences between local phenomenon and State and/or National trends.

For example, Table 2 shows that the City of Sebeka experienced an 18.8% decline in population in the 1960's, while the city of Wadena, Wadena County, and the State of Minnesota each experienced gains in population over the same time periods. This

clearly indicates that the 18.8% decline was a local phenomenon.

Conversely, during the 1980's the City of Sebeka, The City of Wadena, and Wadena County all experienced significant declines in population while the state as a whole experienced a 7.3% increase in population indicating that rural areas may have been affected more by the savings and loan crisis during the mid-late 1980's than metro areas leading to population flight. Both Table 2 and Figure 2 graphically depict the percent change in population since 1950.

Figure 2 – Percent Change in Population

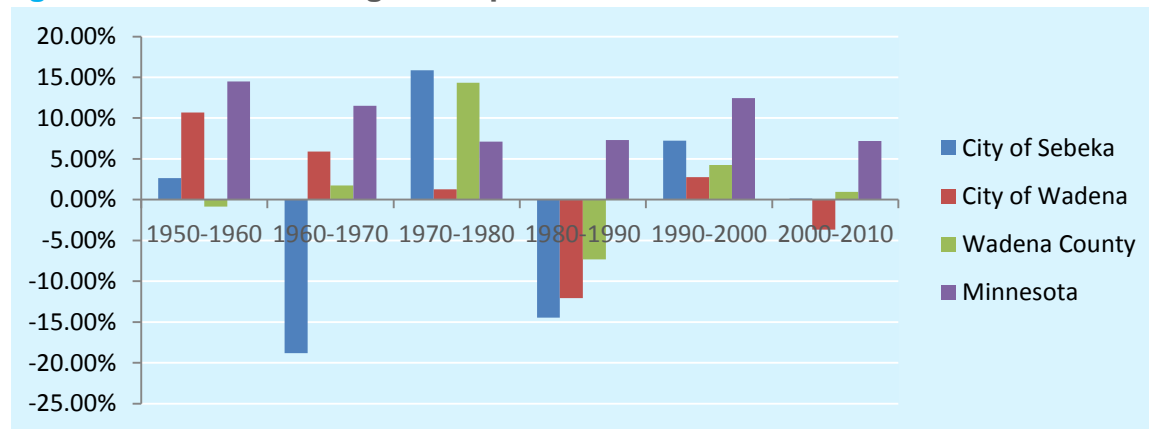


Table 3 shows what percent the City of Sebeka's population is compared to Wadena County's population as a whole. In addition Table 3 also shows what percent the City of Wadena's population is in relation to Wadena County. Of course this

figure fluctuates year to year, but as such acts as a great analysis tool to see how the city is competing with the county as a whole.

Table 3 - Percent of Wadena Co. Population Residing in the Cities of Sebeka and Wadena

Jurisdiction	1950	1960	1970	1980	1990	2000	2010
Sebeka	6.52%	6.75%	5.38%	5.45%	5.03%	5.18%	5.136%
Wadena (city)	32.16%	35.91%	37.38%	33.11%	31.40%	30.95%	29.53%

Source: <http://www.census.gov/prod/www/abs/decennial/>

The Minnesota State Demographic Center, part of the Department of Administration, is the main provider of demographic data and analysis for the state. The Center provides yearly population estimates and long-term projections each decade, and analyzes and distributes data from the federal government

and other sources to monitor key trends. Table 4 provides the State Demographic Center's population projections for the City of Sebeka, The City of Wadena, and Wadena County from 2010 through 2035. The city of Sebeka is projected to grow slowly but steadily.

Table 4 – Population Projections

City/Township	2010	2015	2020	2025	2030	2035
Sebeka	696	707	718	730	725	729
Wadena	4,238	4,254	4,270	4,289	4,249	4,240
Wadena Co.	14,110	14,470	14,830	15,210	15,300	15,440

Source: Minnesota State Demographic Center <http://www.demography.state.mn.us/resource.html?id=19332>

Table 5 shows the composition of male and female individuals living in the City of Sebeka, the City of Wadena, and Wadena County. Of the three jurisdictions, the City of Sebeka has the lowest percentage of

males, (47.8% m, 52.2% f) but is consistent with the overall gender composition trend of both the City of Wadena (49.3% m, 50.7% f) and Wadena County (49.6% m, 50.4% f).

Table 5 – Persons by Gender

	Male	Female
Sebeka	47.8%	52.2%
Wadena Co.	49.3%	50.7%
Minnesota	49.6%	50.4%

Source: <http://www.census.gov/prod/www/decennial.html>

Table 6 provides information about the number of persons by age cohort. This information is very useful to city planners to determine both the current and future needs of the community.

The table begins by listing the total population of Sebeka, and proceeds to break down the population into four-year age cohorts, with the last cohort containing a larger spread of 85 years of age and over.

Over the past two decades or so, many rural communities have seen their population as an aging community. While this has been the case for the past two decades as the “baby-boom” generation has been beginning to retire, a new, young generation has been born which is even larger than the “baby boom” generation.

The impression that small rural communities are “aging communities” is undergoing a transition. And this transition is supported by the community’s demographic information.

For example, Table 6 clearly shows that the largest population cohort is the very youngest cohort (Less than 5 years) which boasts a population that is 9.1% of the total population. The second largest age cohort is a tie between the 2nd youngest cohort (5 to 9 years), and the 30 to 34 age cohort which both ring in at 7.3% of the total population.



The fact that Sebeka’s population is actually a younger population is further supported by the fact that 39.52% of the population is under thirty years of age, and an additional 35.16% of the population is under sixty years of age. Furthermore only 25.31 % of Sebeka’s population is over sixty as is shown below:

- Youngest (six age cohorts)
(0-29) = 281 or 39.52 % of the Total population.
- Middle (six age cohorts)
(30-59) = 250 or 35.16 % of the Total population.
- Senior (six age cohorts)
(60 and older) = 180 or 25.31 % of the total population.

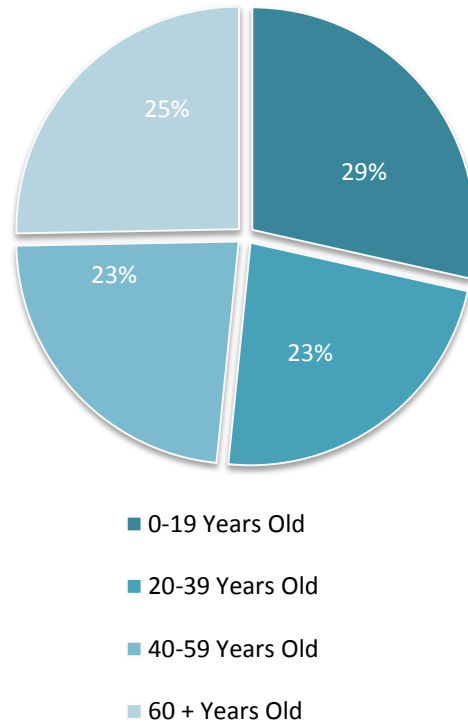
Lastly, if one splits the total population into four quadrants such as is illustrated in Figure 2, one sees a surprisingly even age distribution with the 0-19 years of age cohort having 29%, Both the 20-39 year old cohort and the 40-59 year cohort each comprise 23% of the population for a combined 46%. And lastly the 60 and over age cohort is 25% of the total population.

Based on Table 6 and Figure 2 we see that the City of Sebeka is in fact not an “aging community” but rather has two sizable middle aged cohorts and an even larger younger cohort often referred to as the “millennial generation” or “Generation Y”.



Table 6 – Number of Persons by Age Figure 2 – Numbers of Persons by Age (%)

Age	All Persons	Total %
Total Population	711	100%
Under 5 years	65	9.1%
5 to 9 years	52	7.3%
10 to 14 years	40	5.6%
15 to 19 years	46	6.5%
20 to 24 years	31	4.4%
25 to 29 years	47	6.6%
30 to 34 years	52	7.3%
35 to 39 years	34	4.8%
40 to 44 years	33	4.6%
45 to 49 years	41	5.8%
50 to 54 years	51	7.2%
55 to 59 years	39	5.5%
60 to 64 years	33	4.6%
65 to 69 years	32	4.5%
70 to 74 years	32	4.5%
75 to 79 years	29	4.1%
80 to 84 years	32	4.5%
85 years and over	22	3.1%



Source: http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10

Table 7 provides information on Employment and Income in Sebeka. The median income in the city of Sebeka is \$30,833. Furthermore, Figure 3 graphically shows the income distribution for the City of Sebeka.

Of the 342 income earning households in Sebeka, 29 of them receive less than \$10,000 per year in taxable income. 41 households, receive between \$10-14.9k.

The largest cohort of households is 76 receiving between \$15-24.9k. 45 Households receive between \$25-34.9k. 63 households receive between \$35-49.9k. The last cohort with significant numbers is from \$50-\$74.9 having 19 households.



For incomes above \$75k, the number of households in these cohorts drops precipitously.

Table 7 – Employment and Income

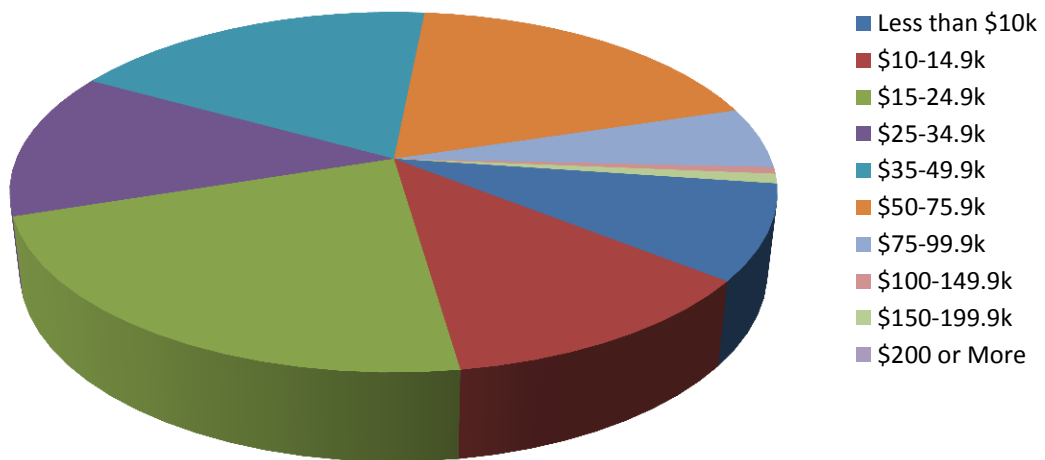
**Sebeka, MN Income Estimates
2011**

	Households
Total	342
Less than \$10,000	29
\$10,000-\$14,999	41
\$15,000-\$24,999	76
\$25,000-\$34,999	45
\$35,000-\$49,999	63
\$50,000-\$74,999	64
\$75,000-\$99,999	19
\$100,000-\$149,999	2
\$150,000-\$199,999	3
\$200,000 or More	0
Median Income	30,833
Mean Income	36,132

Source: <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml>

Figure 3 – Sebeka Residence Income Distribution

Sebeka Income Distribution



According to The American Community Survey (ACS), the City of Sebeka’s unemployment rate is 2.9% as is shown in Table 8. Additionally, Table 8 lays out information regarding the employment status for population over 16 years and over. Of Sebeka’s 577 individuals 16 years and older, 344 of them are in the Labor

force. Table 8 breaks down the labor force into sub categories such as:

- Management
- Business
- Science and Arts
- Service
- Occupations
- Sales
- Office

Table 8 – Employment Status for Population 16 Years and Over

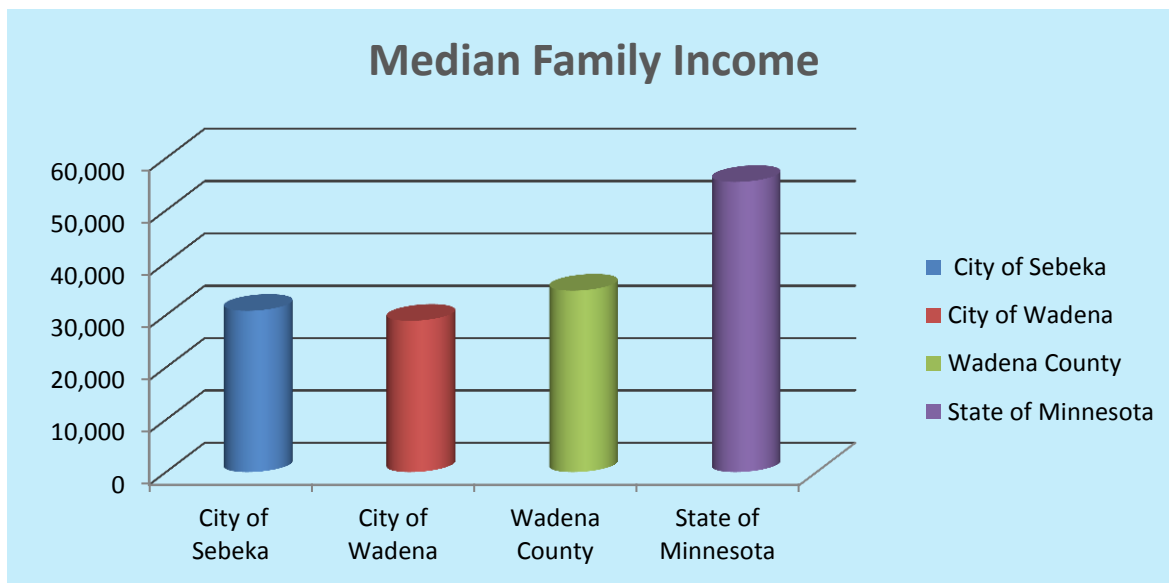
Employment Status for Population 16 Years and Over				
	Total	In Labor Force	Employed	Unemployment Rate
Population 16 +	577	344	327	2.9%
Civilian employed	-	-	327	-
Management, Business, science, and arts occupations	-	-	111	-
Service occupations	-	-	61	-
Sales and office occupations	-	-	73	-
Natural resources, construction, and maintenance occupations	-	-	35	-
Production, transportation, and material moving occupations	-	-	47	-

Source: http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP03

Figure 4 shows the median family income for the City of Sebeka, the City of Wadena, Wadena County, as well as the State of Minnesota. The median family income is generally considered to be a better indicator than the “average income” because it is not dramatically affected by unusually high or low values. The U.S. Census Bureau uses

the following definition of the median income: *“Median income is the amount which divides the income distribution into two equal groups, half, having income above that amount, and half having income below that amount.”*

Figure 4 – Median Family Income



Education is crucial for the health and wellbeing of a community. Educational attainment shows the extent of a community’s formal education through categories such as the following:

- Less than 9th Grade
- 9th to 12th Grade
- High School Graduate (includes Equivalency)
- Some college (no degree)
- Associate’s Degree
- Bachelor’s Degree
- Graduate or Professional Degree

According to the American Community Survey (ACS) Sebeka boasts 443 individuals over the age of 25 or about 62.3% of the total population. The following table shows the level of educational attainment that these 443 individuals have

achieved and what percent of the total population they represent.

Additionally, Figure 5 graphically represents the data presented in Table 9. Figure 5 shows that approximately 3.6% of the city of Sebeka’s population over 25 years of age have less than a 9th Grade education. Another 8% of the city’s population has some high school education with no degree.

The largest group represented is those who have obtained a high school degree (35.4%). The next highest category is those with “Some College, no degree” at just below 20%.

Approximately 15% of the populations have Associates Degrees and an additional 14.7% have Bachelor’s Degrees. A much lower percentage (3.6%) of the population have Graduate or Professional Degrees.

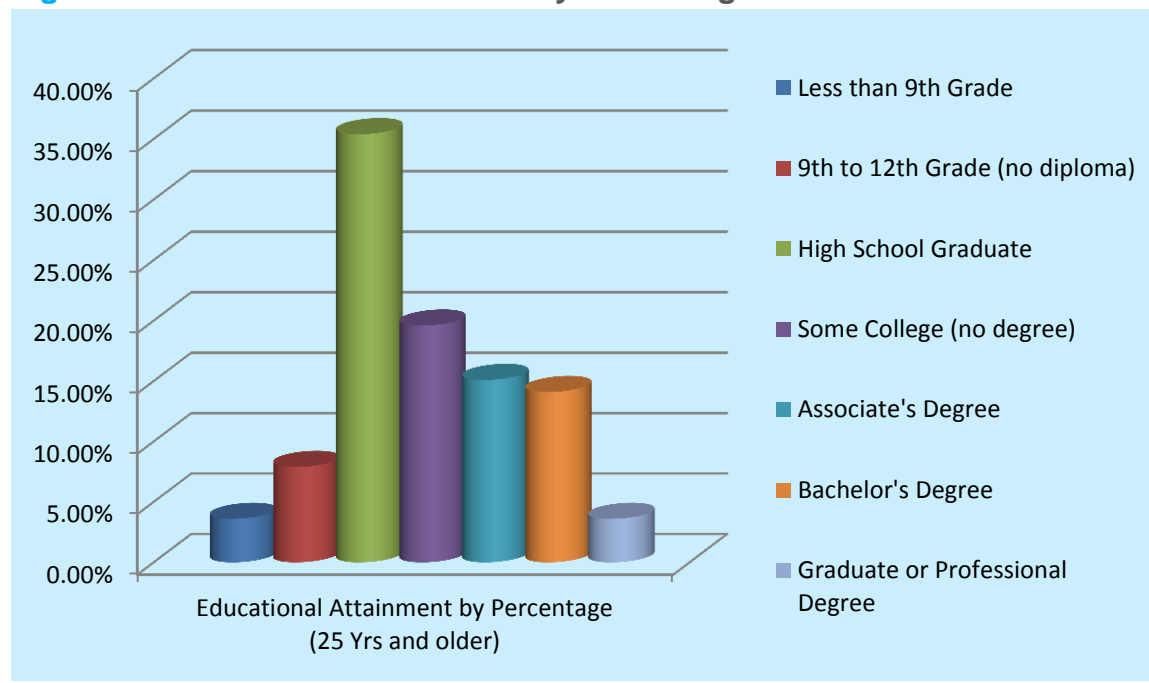
Table 9- Educational Attainment

Educational Attainment	Estimate	Percentage (%)
Population 25 Years and Over	443	62.3%
Less than 9 th Grade	16	3.6%
9 th to 12 th Grade, no Diploma	35	7.9%
High School Graduate (Includes Equivalency)	157	35.4%
Some College, no Degree	87	19.6%
Associate's Degree	67	15.1%
Bachelor's Degree	65	14.7%
Graduate or Professional Degree	16	3.6%

Source: U.S. Census Bureau,

http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP02

Figure 5 – Educational Attainment by Percentage



Total housing units are shown in Table 10 for the City of Sebeka, the City of Wadena, as well as Wadena County. In addition to numbers of housing, Table 10 shows the number of vacant houses in each jurisdiction. And lastly according to the American Community Survey (ACS),

Sebeka has a homeowner vacancy rate of 8.2% and a rental vacancy rate of 12%.

This information can be highly useful for city planners, developers, and property owners to determine the level of demand for new housing, existing housing, or rental units.

Table 10- Number of Occupied and Vacant Housing

	Sebeka	Wadena	Wadena County
Total	407	2,010	6,899
Occupied	342	1,840	5,705
Vacant	65	170	1,194
Homeowner vacancy rate	8.2%		
Rental vacancy rate	12.0%		

Source: http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP04

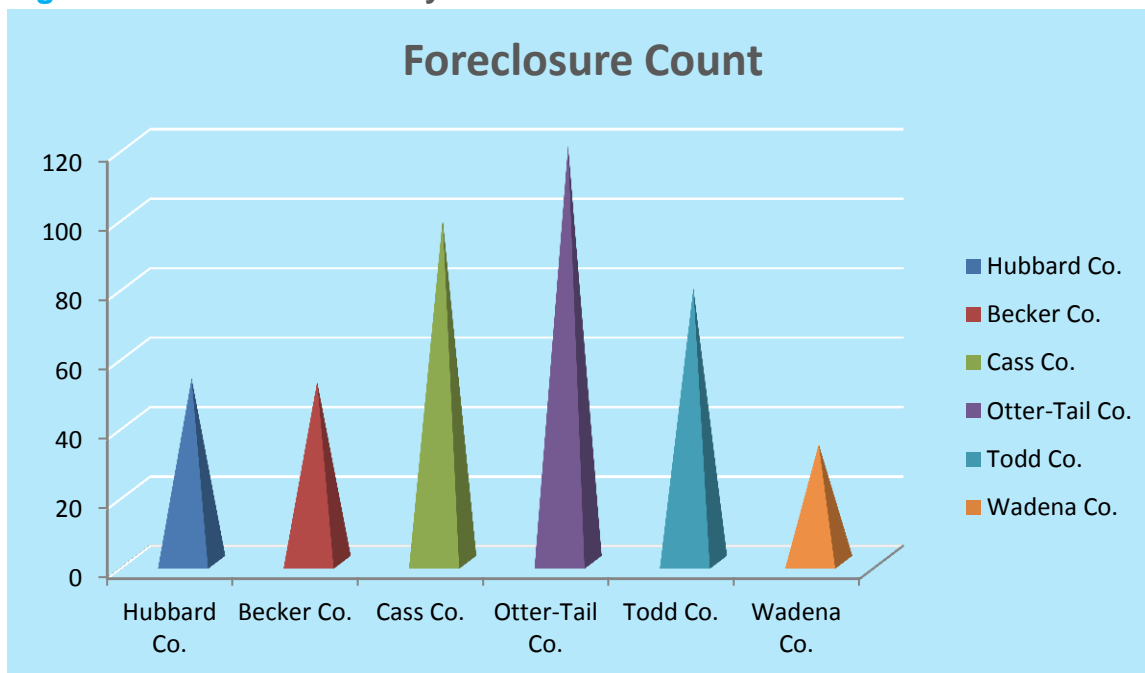
Figure 6 shows County Foreclosure Counts for Wadena County and the five counties that are contiguous to it. These counties include:

- Hubbard County.
- Becker County.
- Cass County.
- Otter-Tail County.
- Wadena County.

While Figure 6 shows that Wadena County has a significantly lower foreclosure count than its surrounding five counties, the number of foreclosures is still a concern and must be monitored into the near future even though the market at the time of this publication seems to be recovering slowly and steadily at about the state average of 5%.

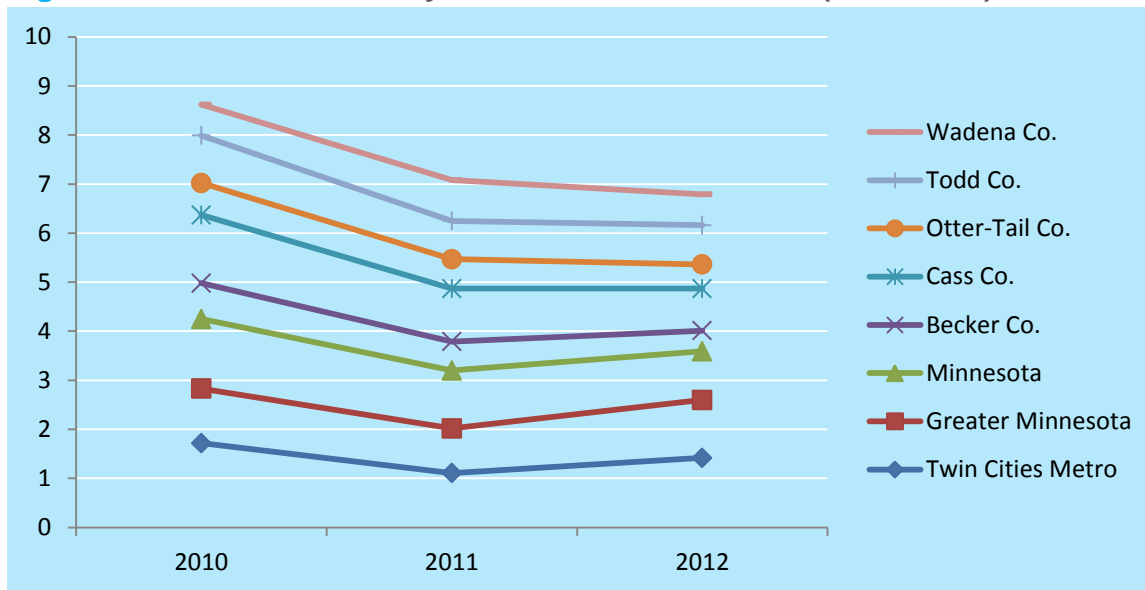
Figure 7 shows the historic foreclosure rates for the same counties annually since 2010.

Figure 6 – Minnesota County 2012 Foreclosure Count



Source: www.housinglink.org

Figure 7 – Minnesota County 2012 Foreclosure Rates (2010-2012)



Source: <http://www.housinglink.org/Research.aspx>

Figure 8 – County Foreclosure Totals (2010-2012)



Source: <http://www.housinglink.org/Research.aspx>

“The City of Sebeka seeks to provide residents a full range of administrative services”

“Therefore a balance must be found between economic development and the environment”

Physical Characteristics and Natural Resources

The physical characteristics and natural resources of a community are often overlooked as engines that drive economic development. However, it is often the case that communities' most valuable assets ARE its natural amenities. Therefore a balance must be found between economic development and the environment. Ironically the two complement one another. The key question is how to balance economic development while also protecting the environment which is in many ways the goose laying the golden egg.

Municipal Administration

The City of Sebeka seeks to provide residents a full range of administrative services including permitting, taxation, maintenance of records, maintaining the city's zoning map, and city ordinances. Furthermore the city provides protection and law enforcement through the city's Police and Fire Departments.

Municipal Waste-water Treatment

Sebeka's waste water treatment facility was built in 1976 and currently processes about 200,000 gallons of water per day. The facility has the capacity to process a considerably greater quantity of water (approximately 400,000 gallons). Sebeka's waste water treatment facility will likely be able to accommodate future industrial growth.

Sanitary Sewer

Sebeka is currently well suited for growth in terms of its sanitary sewer capacity.

However, extension of this infrastructure would be costly and must be carefully planned. As new areas are developed, services must be extended in a logical and timely manner. The cities two wells were created in the late 1970's and pump 270 gallons per minute per pump.

City Streets

Sebeka currently maintains nine miles of roadway. In addition the city maintains three blocks of sidewalks along Main Street.

Municipal Liquor Store

The city of Sebeka owns and operates a municipal liquor store. This municipal liquor store and lounge is located just off of Highway 71 just north of Minnesota Avenue and both ON and OFF sale liquor.

Cemetery

The city of Sebeka owns and operates two cemeteries, Greenhill Cemetery, and Village of Sebeka West Cemetery.

Sebeka Public School

The vision statement of the Sebeka Public School is “to provide and promote a secure and respectful educational environment which encourages the development of individual potentials’ and its Mission is “to educate our students to become responsible citizens and lifelong learners.”

Land Use

The importance of examining land use characteristics is an essential component of a comprehensive plan. Land use characteristics are human contributed features. A review of land use characteristics usually reveals development trends and incompatible land uses present in communities. Without land use examinations, land use growth is subject to irrational decision making which allows for disorganized growth and incompatible uses.

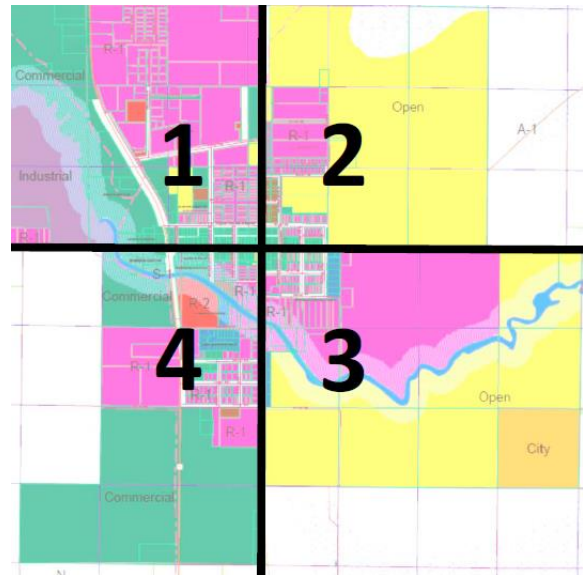
Land uses in Sebeka have been classified into nine (9) general zoning classifications. Each classification is listed below:

- Single Family (R1)
- Medium Density Residential (R2)
- Multi-Housing (R3)
- Mobile Home (MH)
- Commercial (C)
- Industrial (I)
- Municipally Owned (MO)
- Open (O)
- Shoreland (S-1)

One observation is that the City of Sebeka can be looked at in terms of four quadrants, with Minnesota Avenue acting as the “X” axis and Jefferson

Avenue acting as the “Y” axis as is shown in figure 9.

Figure 9 – Four Quadrants



The upper left quadrant, quadrant 1, is bisected diagonally by Highway 71 with a strip of commercial zones running along both sides of the highway. The Commercial zones running along Highway 71 serve two main purposes among others. The first is simply a logical extension of commercial zones along Highway 71 to maximize local business exposure to the city’s largest transportation route.

Secondly, the commercial zones act as a suitable buffer between the Sebeka industrial park and the residential neighborhoods found in the eastern portion of quadrant 1.

The upper right quadrant, quadrant 2 is primarily zoned “open” and as such provides suitable area for future growth and development. Also in quadrant 2 and

located more towards the city center are a variety of residential zones, as well as a few commercial and industrial zones.

Quadrant 3 is bisected by the Red Eye River. Residential zones including Multi unit (R-3) and Mobile Home (MH), dominate north of the Red Eye River in quadrant 3, with some commercially zoned parcels located near the city center along Minnesota Avenue. Below the Red Eye River in quadrant 3 one finds additional open space which, much like quadrant 2 is suited for future growth and expansion. Additionally, in the southeast portion of quadrant 3 is where the city's waste water treatment ponds are located.

Quadrant 4 contains the longest stretch of the Highway 71 corridor in the city and therefore has more commercially zoned land than any other quadrant in the city. Intermixed with the commercial zones are a variety of residential zones ranging from R1, R2, R3 to MH. Lastly, each quadrant contains at least one parcel of city owned property be it city hall, a park, a public works facility or open land.



Shore Land District

The “shore Land district” label applies to all public rivers and streams having a drainage area of two square miles or greater. The shore land district extends 300 feet from the ordinary high water level (OHWL), which is usually the top of the stream bank. The shore land district can expand beyond 300 feet when it is part of a designated floodplain.

The importance of examining land use characteristics is an essential component in a comprehensive plan.

In the city of Sebeka the Shore Land District area flanks the Red Eye River and bisects the city from the North West corner to the Eastern edge. This district creates barriers to development. There are certain regulations which apply to the specific uses of each type of development. Due to the quality of the soil and the elevation of the areas, development must comply with certain regulations.

These areas would likely be best served as wildlife preserves or in coordination with the schools, as nature walks or science/biology study areas. The sensitive features of these areas, in any case, should be protected.

Natural Resources

Sebeka is located along the shores of the Red Eye River. The Red Eye River is a tributary of the Leaf River, both of which are located in the Red Eye River Watershed.

Residential

A cursory survey of the residential land uses present in the city of Sebeka reveals that single family residential (R-1) is the predominant land use throughout the city.

As the city continues to grow there are a number of growth management options available to Sebeka. Deciding which growth management practices will provide the best combination of housing options to the cities residence can be a challenging and controversial decision. However by considering these questions carefully and with careful planning, the benefits of providing the right mix of housing options can lead to a community with a healthy and thriving diverse community with variety of housing options available.

It is this plans intention to not only align itself with the prevailing market trends, but also to shape the cities future housing landscape to supply the appropriate mix of housing options commensurate with market demand.



This means providing adequate and affordable housing that will accommodate the housing needs of people of all ages, ethnicities, and people of all income levels,

traditional and non-traditional families as well as single and senior populations.

In addition to providing adequate and affordable housing people of all ages, income levels, ethnicities, regardless of family structure, this plan seeks to uphold the standards of the city through a number of housing goals and policies that protect resident's safety, protects property values by guarding against blight or detrimental adjacent land uses and ensures the protection of the environment. Furthermore, this plan encourages innovative ways for the development of older areas and older buildings to be utilized to serve existing and future residents' needs.

It will be vitally important to the City of Sebeka to consider its two largest population cohorts when considering housing options.

The “Millennial” Generation

As is noted in Table 6 and Figure 2 from the section on demographics above, Sebeka's largest population cohort is its young people ages 19 and under which makes up nearly 30% of the city's population.

That Sebeka is in fact a young community should not be surprising in light of national trends and the “Millennial Generation”. It is common for communities to consider themselves to be “aging” communities, and while that may have been true for the past few decades, we are seeing the demographic picture of the nation changing dramatically with the onset of the “Millennials”.

The millennial generation is the generation of children born between 1982 and 2002, some 81 million strong. This generation, which is even larger than the “Baby-boom” generation (76 million) will replace the “Baby-boomers”) as they retire.

It will be an important task for Sebeka to retain as many of this population as possible through the availability of livable wage jobs and affordable housing.

The “Baby-Boom” Generation

Also consistent with national trends is Sebeka’s second largest population cohort which is of course its senior population, ages 60 and older which comes in at about 25% of the city’s total population. This population cohort will provide unique challenges to the city as well as a number of innovative benefits. While the senior population retires from the workforce, they then become a cadre of insatiable community volunteers with strong community ties.

Just as it will be important for Sebeka to develop innovative ways of retaining its young population, it will be equally important for Sebeka to enable its senior population to maintain their independence by staying in their own homes, or by providing adequate and affordable senior housing options.

With innovations being made in the medical industry regarding telehealth, Sebeka’s fiber optic ring may prove to be a huge asset to keep seniors in their homes longer in a safe, cost effective way.

Generation “X”

Not to be forgotten, the other half of the population includes a mixture of older Millennial, all of “Generation X” or those born between the early 1960’s and the early 1980’s, and some of the very youngest of the “Baby-Boom” generation.

This group makes up the majority of the current workforce and are the parents of our schools currently enrolled students.

For purposes of this plan this group is divided into two age cohorts: those between

the ages of 20 and 39 and those between the ages of 40 and 59.



The first of these two age groups (20-39) is comprised of older millennial and younger “gen X’ers” as they are commonly referred to. This first group is approximately 23% of Sebeka’s total population.

The second of these two age groups (40-59) is comprised of older “gen X’ers” and the very youngest of the “Baby-Boom” generation. This second group is also approximately 23% of Sebeka’s total population.

Residential Summary

In summary, Sebeka’s largest age cohort is its youngest generation (approx. 30%) comprised mostly of the “Millennial” generation. Its second largest age cohort is the “Baby-Boom” generation (approx. 25%). And the smaller two age cohorts, comprised mostly of Generation “X’er’s” both are approximately 23%.

The relatively even age distribution in Sebeka is a strength that may ease the challenges of generational change.

Being that the two Generation X age cohorts are relatively large (both representing 23% of the population) they will play an integral transitional role as the

“Baby-boom” generation enters into retirement and the younger “Millennial” generation begins to enter the workforce.

Each of these factors presents unique challenges and opportunities that must be considered in regards to housing in order to accommodate the needs of Sebek’s changing population.

Commercial

A strong commercial base is integral for all economically sustainable rural communities. A community’s commercial zones typically allows for some combination of the following uses:

- Offices
- Stores
- Services
- Restaurants
- Medical Facilities
- And other similar uses.

It is incumbent upon municipalities to solidify their tax bases in order to strengthen downtowns and encourage commercial development in order to meet the revenue demands of services such as schools, roads, water and wastewater as well as emergency response,

Protecting the rural quality of life and small town feel are chief concerns for most rural communities. For this reason careful planning and collaboration with the commercial community, community groups and other units of government is critical to ensure that commercial development grows in ways that support these community held objectives.

In practice collaboration across jurisdictional lines and among community partners can include the promotion of Incentives that can help direct commercial and industrial development to appropriate locations, like existing Main Streets or

unused industrial, warehouse, or brownfield properties.

Incentives can often spark development by providing a success narrative. An example of a success narrative might be the successful reuse of an abandon structure with assistance and incentives from the city regarding, say, tax abatement. This success story or success narrative may lead other businesses to be more interested in reusing vacant properties in and around the same area when at least one property owner in the area has successfully converted a building back to productive use.



Small-town commercial corridors can suffer from aging underused properties as well as competition from newer, outlying retail centers. They typically have greyfield (e.g., underused parking lots or shopping centers) and brownfield properties (e.g., former gas stations, dry cleaners, or industrial sites that might be contaminated), often at key intersections and within walking distance of residential neighborhoods.

These neighborhoods provide ideal settings for redevelopment or reuse. Studies show that developers, be they private or public realize a far greater return on investment by redeveloping an existing downtown structure as opposed to

developing a new site removed from the downtown.

One reason for this is the extension of key infrastructure. When reusing an existing downtown site, the infrastructure is usually intact. While on the other hand a site on the periphery of town often requires additional infrastructure in order to accommodate the development.

Furthermore, the maintenance costs in addition to the initial capital costs of the new infrastructure must be taken into account when calculating revenue increase from the increased tax base. Often time community's long term return on investment is nonexistent when the maintenance costs are taken into consideration or when an economic slowdown prevents anticipated growth.

Industrial

Industrial operations occurring near to residential, commercial, and other incompatible uses, could potentially cause conflicts. Industrial operations may potentially produce higher amounts of noise, traffic, odors, dust, glare, etc. Because of this, they are often better located away from other uses and with adequate buffers from them.

In Sebeka, the industrial zones are nicely located on the western edge of the city. By locating the industrial zones here, provides not only space for industrial growth, but State Highway 71 provides a suitable buffer to the other less intensive zones throughout the city.

Agriculture/Forested Land

The main agricultural areas within the city limits are located in the northeast corner, Western edge and along the southern boundaries of Sebeka. Both of these two agricultural districts are in the vicinity of the

shoreline district of the Red Eye River. The Red Eye River runs diagonally through the city from the northwest to the southeast corner of the city.



Agricultural uses surrounding Sebeka are an important element to the character and economy of Sebeka. Attention should be paid to preserving those agricultural areas which are in Sebeka and those which lie outside of the city limits. Cooperation with the surrounding Townships in these matters is crucial. The concepts, goals and policies contained in this plan are intended to balance the needs for developable land and maintaining agricultural uses and landscape character.

Parks

People view the benefits of Parks, recreation, and open space opportunities very differently. Although not specifically defined in this comprehensive planning document, it is apparent that these opportunities may come in many forms, shapes, and sizes, and perform different functions, have different benefits and serve different purposes.

Trends show that if we are to continue to enjoy the benefits of parks and open spaces in the future we must place a higher level of demand for planning for parks and open spaces. These trends suggest that we cannot simply view open spaces as the land left over after other uses have been planned and developed.

In addition, changing lifestyles and the desire for increased active lifestyles, or leisure activities, together with Sebeka's two largest age cohorts, the very young and a growing retirement age population, may have an increased demand for existing parks, recreational lands, and open spaces.

The city of Sebeka may also want to continue to provide adequate facilities so that those who are overweight can have the opportunity to exercise. Almost two-thirds of American adults do not get the recommended level of physical activity.

This plan provides suggestions for distinguishing and designating different types of open space and recreation areas.

Transportation

The private automobile remains the primary mode of transportation in the Sebeka area. Regional transportation is provided mainly from U.S Highway 71. U.S. Highway 71 travels in a north-south direction through Sebeka and Wadena County. Traveling south on U.S Highway 71 connects to Interstate 94 (71 miles) and U.S.

Highway 10 (14 miles) with the regional cities of Park Rapids (21 miles) & Bemidji to the north (72 miles). Three of the seven cities in the County are located along the Highway 71 corridor. Sebeka's closest Metropolitan Statistical Area (MSA) is Fargo, ND (90 miles).

Sebeka is a small town, small enough that most people could walk or bike from one end to the other in a reasonable amount of time.

MN227 also known as Minnesota Avenue is an east-west road that connects with the City of Nimrod (11 miles).



**“Choices between “WHAT WAS”
and “WHAT COULD BE” are
critical.”**

**“Foster and PROMOTE the central
business district’s commercial area
and Highway 71 corridor.”**

Goals and Policies

Communities across the country want to get the most out of future growth and development. Residents and leaders from all types of communities- from urban to suburban to rural want to achieve the best possible economic, social, environmental, and public health outcomes. This desire is particularly evident in rural communities that may be experiencing changes in their traditional landscapes and ways of life. In communities with less diverse economies, the choices between “what was” and “what could be” are critical. The reverberations of simple decisions or even of inaction can be relatively dramatic.

Land Use & Housing

This is what we heard you say:

- 1. More senior housing options (Policy 1).
- 2. Increase affordable housing options (Policy 2).
- 3. Promote rehabilitation of blighted structures (Policy 3).

POLICY 1:

Explore options to develop more senior housing options, while maintaining and enhancing existing senior housing options throughout the city.

GOALS:

- 1. Use housing to encourage life-long residency in the City of Sebeka. This includes the development of assisted living to allow longtime residents to remain in the community while at the same time maintaining their independence and quality of life.
- 2. Promote land use that places seniors in close proximity to shopping, socialization and healthcare.

POLICY 2:

Seek projects, programs, or developments that create more affordable housing options throughout the city to provide a full range of housing opportunities at different densities and price ranges.

GOALS:

- 1. Promote sustainable housing opportunities within the community through grant opportunities for foreclosure prevention, and first time home owner programs, etc.
- 2. Expand location and energy efficient housing choices for people of all ages, incomes, races, and ethnicities, to increase mobility and lower the combined cost of housing and transportation. (RR)

POLICY 3:

Promote the rehabilitation of blighted residential structures throughout the community.

GOALS:

- 1. Enforce Sebeka’s Zoning Ordinance relating to future development and rehabilitation.

2. Continue to ensure a safe and neat community by enforcing zoning controls that mitigate occurrences of blight within the community.
3. Promote sustainable housing opportunities within the community through grant opportunities for housing rehabilitation programs.
4. Explore opportunities to update older residential areas by eliminating substandard housing and conditions of blight.
5. Explore State and Federal tax credit opportunities for rehabilitating structures throughout the community.

POLICY 4:

Promote zoning controls that provide suitable buffers between incompatible uses, while maintaining a degree of flexibility

GOALS:

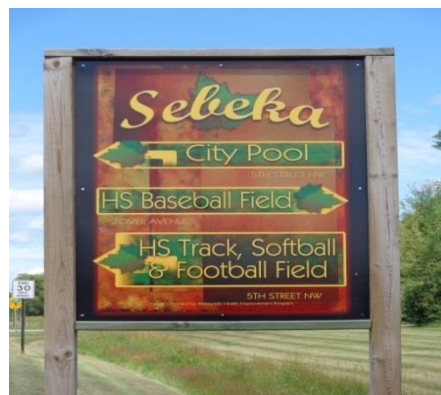
1. Consider updating zoning code to allow for the use of accessory suites, in areas in close proximity to shopping socialization and healthcare.
2. Allow flexibility in residential design and development.
3. Garner input from private sector (home builders/owners) in regard to future planning and zoning controls.
4. Promote development that will strengthen the sustainability of the community over the long term through tax base, jobs, and new dollars brought into the community.
5. Plan adequate and appropriate areas for residential land uses and

allow only progressive development to insure the economical extension of utilities.

6. Protect residential areas from other incompatible land uses through the use of buffer zones, overlay zones.
7. Promote infill development when possible and when infill will provide a greater return on investment for city infrastructure.
8. Promote larger lot sizes to promote residential growth.
9. Promote the use of green spaces to enhance the sense of place and community.

Suggested Action Items

1. Review comp plan regularly.
2. Review zoning ordinance regularly.
3. Consider housing study/plan to assist in planning.
4. Monitor foreclosure situation.
5. Assess how effectively ordinance enforcement is being done.



Transportation & Highway Corridor

This is what we heard you say:

1. Promote Development along Highway 71 Corridor (Policy 1).
2. Increase multimodal transportation options throughout the city. (Policy 2).
3. Difficult to cross 71(Policy 2).
4. Rehab buildings along 71 (Policy 3).

POLICY 1:

Seek creative ways to encourage business Development along Highway 71 Corridor.

GOALS:

1. Project the image and character of an attractive and distinctive gateway into Sebeka along Highway 71.
2. Consider pedestrian-friendly site layout and streetscape amenities throughout the city.
3. Encourage transit use by locating commercial uses so that they are directly visible and accessible from an existing or planned transit route.
4. Control access to streets by incorporating internal circulation through access management strategies.
5. Direct commercial development to existing commercial nodes and areas with adequate transportation, sewer and water infrastructure.
6. Promote the improvement, expansion, beautification, and maintenance of transportation systems including highways and

trails, through efforts such as the Jefferson Highway Association, etc.

POLICY 2:

Increase multimodal transportation options throughout the city.

GOALS:

1. Use design standards in designated districts to increase accessibility for pedestrians and bicycle use. (RR).
2. Consider capitalizing on Sebeka's wide roads by designating bike lanes.
3. Minimize the potential for increased traffic congestion, noise, glare, and other negative impacts that may result from commercial development.
4. Direct commercial development to existing commercial nodes and areas with adequate transportation, sewer and water infrastructure.

POLICY 3:

Promote the rehabilitation of blighted commercial and industrial structures along the highway 71 corridor and enforce all applicable ordinances.

GOALS:

1. Enforce Sebeka's Zoning Ordinance relating to future development and rehabilitation along the highway 71 corridor.
2. Continue to ensure a safe and neat community by enforcing zoning controls that mitigating occurrences of blight within the community.

Suggested Action Items

1. Review comp plan regularly.
2. Review zoning ordinance regularly.

Natural Environment and Resources

This is what we heard you say:

1. No Lake
2. Flooding in the spring from the river if water is high

POLICY 1:

To protect and preserve the natural environment of Sebeka's streams, rivers, wetlands and open areas in a manner consistent with existing development patterns.

GOALS:

1. Encourage enforcement of all applicable shore land and wetland regulations.
2. Reduce encroachment by prohibiting filling or other development into drainage courses.
3. Regularly consult the Wadena County Hazard Mitigation plan's goals and actions as they relate to natural disasters within and around the city.
4. Do not allow the filling of wetland and low areas without careful analysis of the consequences on the hydrology of the area and the impact on wildlife.

POLICY 2:

Encourage the use of natural and open space lands in a manner that will not lend to the elimination of natural habitat.

GOALS:

1. Allow for large lot sizes in certain areas of the City and uses that preserve open and undeveloped lands.

2. Require adequate parks and open spaces in new developments.

POLICY 3:

Grow, develop and protect public lands including woodlands and trail systems through proper controls and ordinances while allowing for their use by residents and visitors.

GOALS:

1. Enforce City controls covering open lands and trail systems that encourage their development and funding.
2. Assist local public and civic groups with expansion efforts of trails and park systems.
3. Partner with groups such as MN DNR, Region Five Development Commission and others to develop trails, explore grants and grow in a sustainable way.
4. Protect landscapes and natural features to preserve the character of the community.

Suggested Action Items

1. Review comp plan
3. Review zoning ordinance
4. Review parks and trail plan in conjunction with other officials
5. Continue to explore marketing plan
6. Explore grant opportunities with key stakeholders.



Parks Recreation and Tourism

This is what we heard you say:

1. Grow Park Assets
2. Sustainability of pool
3. Continue to develop campground

POLICY 1:

Grow and improve, Sebeka's physical environment as a setting for activities, making it more attractive, healthful and efficient.

GOALS:

1. Protect and enhance the natural resources and amenities to preserve Sebeka's outdoor environment.
2. Maintain and grow Sebeka's open space system for recreation and other uses, taking advantage of natural features, and using, where possible, land not suitable for intensive development.

3. Expand, promote and integrate the network of trails and paths
4. separated from the street system for use by pedestrians, bicycles, etc., which would further link together many of the community's public facilities such as schools, churches, parks, river, ball fields, campground and downtown, into existing trail systems found in our region.
5. Continue to promote and build upon connectivity to regional ATV and snowmobile trails.
6. Promote and explore the sustainability of Sebeka's parks, open spaces and related business community by exploring grant opportunities, marketing initiatives, and strategic partnerships with likeminded groups and organizations.
7. Create, retain and promote attributes that will add to the fabric of the community and create an environment that will help attract new and retain existing residents.

POLICY 2:

Capitalize on the many advantages of Sebeka's location in the State and the amenities of its setting.

GOALS:

1. Explore innovative ways to ensure sustainability and improve the community pool.
2. Promote and capitalize on Sebeka's proximity to regional population and recreational hubs for the purpose of promoting housing, tourism and industry.
3. Promote and capitalize on Sebeka's location on Highway 71.
4. Promote the improvement, expansion, beautification, and maintenance of transportation systems including highways and trails, through efforts such as the Jefferson Highway Association, etc.
5. Continue to work with stakeholders, including Wadena County and others to develop a branding and marketing campaign for the community and use it to not only promote tourism in our area, but also to tout the city as a great place to live and raise a family.
6. Promote development that will strengthen the sustainability of the community over the long term through tax base, jobs, and new dollars brought into the community.

POLICY 3:

Continue to provide quality camping opportunities to both residents and non-locals by ensuring the sustainability and functionality of the local campground.

GOALS:

1. Develop a local task force to explore ways to enhance the local campground while also seeking more cost effective ways of operating it.
2. Explore innovative ways to market and promote the local campground as a recreational destination.
3. Consider amenity improvements that will increase the value and return on investment in the local campground.
4. Continue to develop the campground, partnering with the community groups, and the private business community to find the highest use of the property.
5. Continue to develop and promote the city campground to attract tourists and economic development.

Suggested Action Items

1. Consider developing a local parks board/committee that would research issues relating to parks and provide recommendations to the city council.
2. Consider developing a campground advisory board that would research issues relating to the campground and provided recommendations to the city council.
3. Review comprehensive plan regularly.
4. Review zoning ordinance regularly.
5. Consider developing a parks recreations and trail plan.

Business & Industry

This is what we heard you say:

1. Need Growth (Policy 1).
2. Areas in the industrial park that lack sewer and water infrastructure (Policy 2)
3. Great technology opportunities (Policy 3)

POLICY1:

To promote the growth and diversification of Sebeka's economy making it a well-rounded community with a broad economic base.

GOALS:

1. Promote Sebeka as a progressive expanding community willing to cooperate with industries seeking new sites and stressing the fiber broadband capabilities present in the Sebeka area to attract a wide range of industries in a small town environment.
2. Encourage a steady rate of private sector growth providing employment opportunities for a broad range of skills.
3. Build on the presence of many historic buildings in the community by developing a beautification ordinance and possibly a façade ordinance for the central business district.
4. Foster and promote the central business district's commercial area and Highway 71 corridor.
5. Encourage new private development.

6. Capitalize on opportunities provided by being located on the State Highway 71 corridor, by capturing tourist traffic.
7. Promote development that will strengthen the sustainability of the community over the long term through tax base, jobs, and new dollars brought into the community.



8. Partner with local and regional business development organizations such as Region five Development Commission, Chamber of Commerce, University of MN Extension, West Central Alliance, and others to explore new business assistance programs and learn from best practices.
9. Improve economic competitiveness through reliable and timely access to

employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets. (RR).

POLICY 2:

Promote development that will strengthen the sustainability of the community over the long term through tax base, jobs, and new dollars brought into the community.

GOALS:

1. Seek creative ways to furnish sewer and water infrastructure to portions of the industrial park that lack adequate infrastructure.
2. Align federal policies and funding to remove barriers to collaborating, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy. (RR).
3. Coordinate efforts with local, county, state, federal agencies to explore financing options to expand infrastructure beyond highway 71.
4. Explore the options of creating a TIF district to offset the costs of expanding infrastructure while capturing the value of growth in the industrial park beyond highway 71.
5. Consider partnering with Region Five to conduct a Business Retention & Expansion study.

POLICY 3:

Capitalize on and promote the virtually unlimited broadband infrastructure present in the area.

GOALS:

1. Direct commercial development to existing commercial nodes and areas with adequate transportation, sewer and water infrastructure broadband infrastructure. (RR).
2. Promote and capitalize on the extensive broadband infrastructure to discover opportunities for business, education and private use in the community and surrounding area.

Suggested Action Items

1. Continue to implement action items noted in the University of Minnesota Extension's Market Area Profile of Menahga & Sebeka area.
2. Consider partnering with Region Five to conduct a Business Retention & Expansion study.
3. Review comprehensive plan regularly.
4. Review zoning ordinance regularly.



Public Facilities, Infrastructure, and Services

This is what we heard you say:

1. Some areas in the industrial park that lack sewer and water infrastructure (Policy 1).
2. No community gathering space (Policy 2).
3. Aging city structures (Policy 3)

POLICY 1

Seek cost effective ways to develop public works investments in the industrial park by targeting local State and Federal funding opportunities.

GOALS:

1. Consider hiring a consultant to provide high level support and technical assistance in developing a financing strategy for infrastructure improvements.
2. Consider creating TIF district as part of an overall strategy to fund infrastructure improvements and lead to development and increases in the value of the industrial park and the tax base of the city.
3. Pursue public-private partnerships or anchor tenant relationships that could lead to financing options for infrastructure improvements.
4. Conduct a feasibility study to furnish the industrial park with adequate infrastructure needs.
5. Develop a capital improvement plan, and update it annually.

POLICY 2:

Promote open spaces, and encourage a focus on the arts in order to create a community gathering place and increase land values.

GOALS:

1. Identify blighted or contaminated properties as potential candidates for in-fill development as public or open spaces.
2. Develop a capital improvement plan, and update it annually.
3. Create a volunteer task force to promote the development of the arts community in Sebeka.

POLICY 3:

Consider ways of rehabilitating aging public structures, and turning them into properties that will increase the attractiveness and values of surrounding neighborhoods.

GOALS:

1. Inventory all city owned properties.
2. Consider conducting an energy audit on all city owned structures.
3. Create a list of maintenance needs for each city owned property.
4. Develop a capital improvement plan, and update it annually.

Suggested Action Items

1. Conduct a feasibility study to furnish the industrial park with adequate infrastructure needs.
2. Develop a capital improvement plan, and update it annually.
3. Develop appropriate volunteer advisory boards or task forces as outlined in the goals for this section.



Quality of life

This is what we heard you say:

1. Sustain School (Policy 1).
2. Sustain local institutions and community groups (Policy 2).
3. Need arts community (Policy 3).
4. Need shopping/retail/dining variety (Policy 4).
5. Maintain low crime (Policy 5).
6. Maintain small town feel (Policy 5).

POLICY1:

Consider meaningful ways to ensure the sustainability and well-being of the Sebeka public school by further enhancing the close relationship between the city and the school.

GOALS:

1. Regularly communicate the mutual interests of the school and city, to emphasize the integral role the sustainability of the school plays in the well-being of community.
2. Actively engage and seek input from the school on city planning matters.
3. Consider inviting a representative of the school board to make an informational presentation at city council meeting annually, quarterly etc. in order to better understand the successes and challenges of the school.

4. Provide opportunities for student collaboration in city functions, such as educational tours of city facilities, and visits to city hall for council meetings.
5. Seek innovative ways to engage students in the city's civic process.
6. Inject long range consideration into the determination of short term actions as they relate to the school.

POLICY 2:

Continue to support local community groups and institutions to ensure a strong, enduring community fabric for all individuals.

GOALS:

1. Regularly communicate mutual interests of the city and local community groups and institutions to emphasize the integral role their sustainability plays in the well-being of community.
2. Consider inviting representatives of different community groups and institutions to make an informational presentation at city council meeting annually, quarterly etc. in order to better understand their unique successes and challenges.



3. Continue to balance the interests of individuals, community groups, institutions, and local government functions by providing a transparent, and open civic function that seeks input from the community.
4. Inject long range consideration into the determination of short term actions as they relate to community groups and institutions.

POLICY 3:

Foster Arts, community, and culture within Sebeka to celebrate the cities rich heritage and bright future.

GOALS:

1. Inject long range consideration into the determination of short term actions as they relate to the arts community, quality of life and community heritage.
2. Consider displaying student's art project in public spaces throughout the city.
3. Consider hosting a city wide, city logo, and slogan design competition to engage the arts community in city promotion and branding efforts.
4. Consider developing a local arts task force that makes regular recommendations to the city council.
5. Explore partnerships and funding opportunities with the Five Wings Arts Council.
6. Bolster arts community by exploring cultural and arts opportunities through MN Arts & Legacy programs.

POLICY 4:

Promote the development of unique shopping and dining locations in Sebeka.

GOALS:

1. Consider partnering with Region Five to conduct a Business Retention & Expansion study.
2. Partner with local and regional business development organizations such as Region Five Development Commission, Chamber of Commerce, University of MN Extension, West Central Alliance and others to explore new business assistance programs and learn from best practices.
3. Partner with West Central Alliance to market, and promote the city of Sebeka to unique retail and dining establishments.
4. Promote micro lending opportunities to startup businesses and entrepreneurs.



POLICY 5:

Continue to maintain a family friendly, community with a small town feel, where residents can safely live, work, and play.

GOALS:

1. Enhance the unique characteristics of Sebeka by investing in healthy, safe, and walkable neighborhoods (RR).
2. Actively enforce zoning code as it relates to blighted properties in order to keep crime low.
3. Promote adequate lighting throughout the city to maintain low crime.
4. Consider school approved programs to foster student education and collaboration with local law enforcement and emergency service personnel.



Suggested Action Items

1. Regularly communicate the mutual interests of the city and all community organizations and institutions to emphasize the integral role the sustainability of these groups play in the well-being of community.
2. Consider developing a local arts task force that makes regular recommendations to the city council.
3. Continue to balance the interests of individuals, community groups, institutions, and local government functions by providing a transparent, and open civic function that seeks input from the community.

Downtown

This is what we heard you say:

1. Rehab Downtown structures (See Policy 1).
2. Empty Storefronts (See Policy 1).
3. Vacancies (See Policy 1).
4. Sidewalks (See Policy 2).

POLICY 1:

Promote the rehabilitation of blighted structures in the downtown area.

GOALS:

1. Engage input from downtown property owners to address their needs and how they relate to the city's future planning in the downtown area.
2. Conduct an inventory of blighted structures in the downtown area.
3. Enforce Sebeka's Zoning Ordinance relating to future development and rehabilitation.
4. Explore State and Federal tax credit opportunities for rehabilitating structures in the downtown area.

POLICY 2:

Continue to maintain sidewalks throughout the downtown in order to

support safety, economic development, and a pleasant environment for residents.

GOALS:

1. Provide safe and reliable options for pedestrians and bicyclists where possible and encourage development that minimizes the number and length of car trips. (RR).
2. Create more walkable and attractive commercial corridors by scaling streets, blocks and buildings to the needs of pedestrians.

Suggested Action Items

1. Consider partnering with Region Five to conduct a Business Retention & Expansion study focused on downtown area.
2. Research potential façade improvement grants and programs.

“Inject long range consideration into the determination of short term **ACTIONS** as they relate to community groups and institutions.”

“Sebeka’s largest age cohort is its youngest generation **(approximately 30%)** comprised mostly of the “Millennial” generation.”

Maps

[Current Land Use Map](#)

City of Sebeka Current Land Use Map

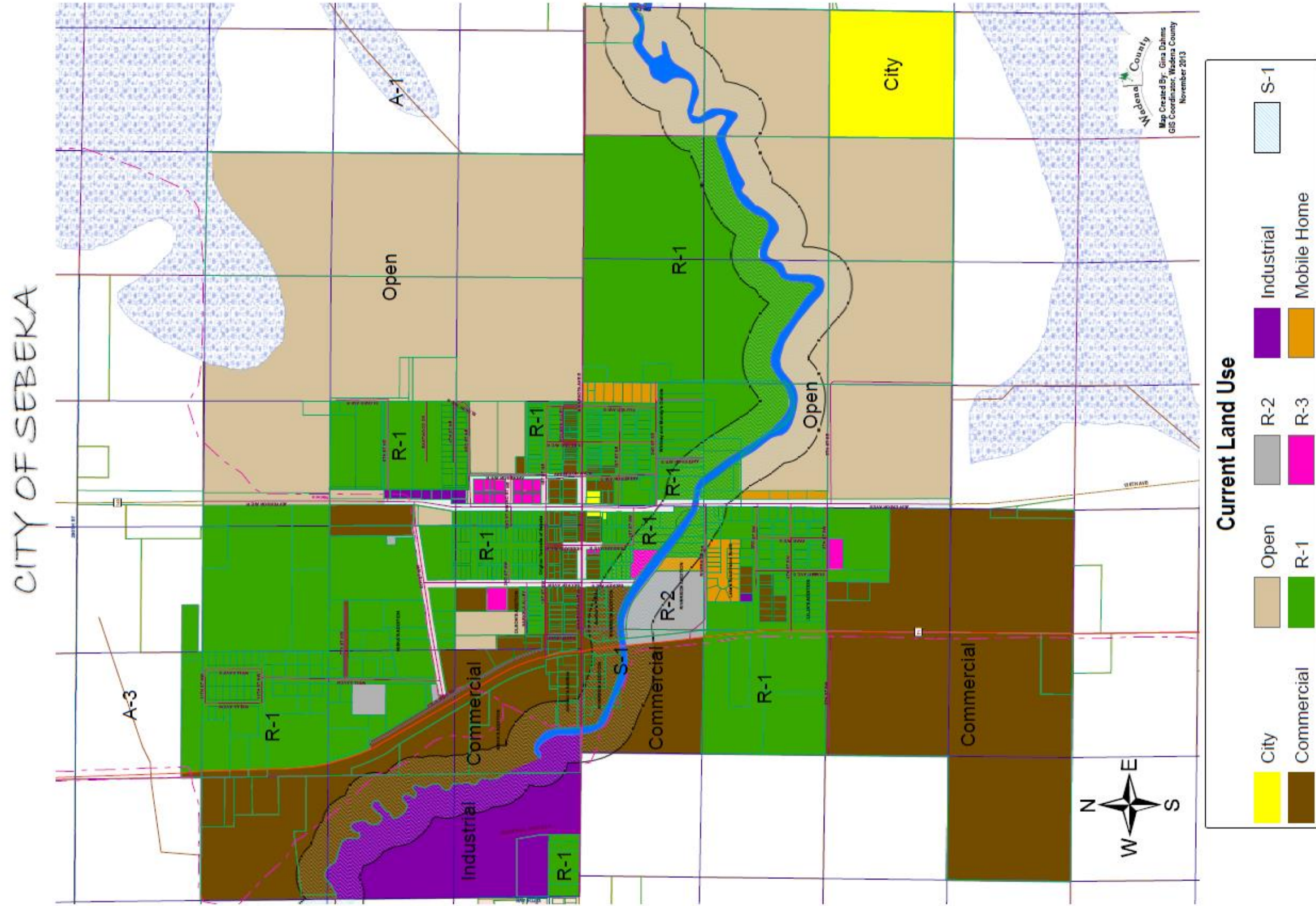
[Future Proposed Land Use Map](#)

City of Sebeka Future Proposed Land Use Map

[FEMA Floodplain Map](#)

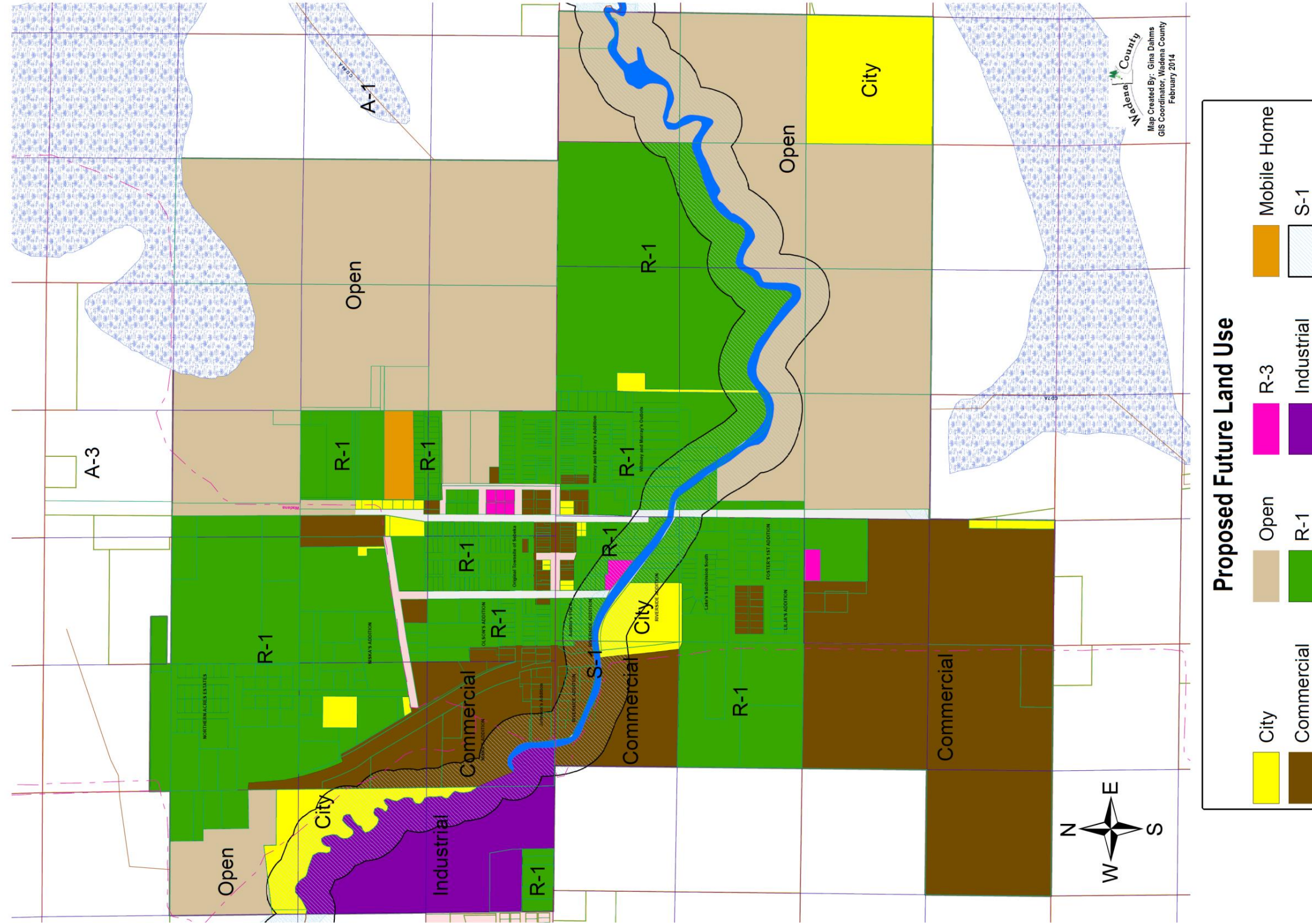
FEMA Floodplain Areas within Sebeka City Limits

Current Land Use Map

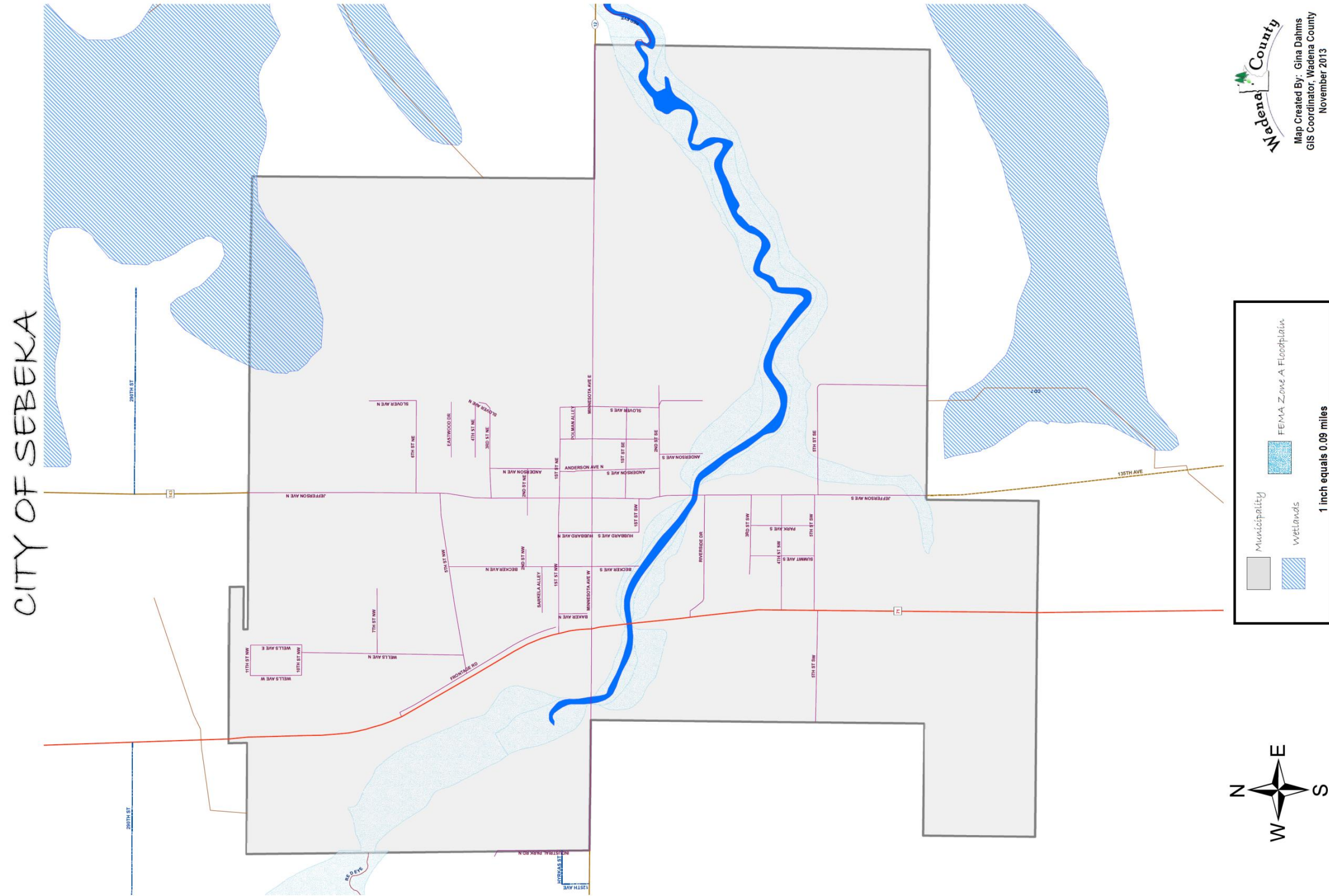


Future Proposed Land Use Map

CITY OF SEBEKA



FEMA Floodplain Map





 Wadena County

 Map Created By: Gina Dahms

 GIS Coordinator, Wadena County

 November 2013

	Municipality
	FEMA Zone A Floodplain
	Wetlands

1 inch equals 0.09 miles



City of Sebeka Resolution approving the updated Comprehensive Plan

RESOLUTION NO. 2014-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBEKA, MINNESOTA APPROVING THE ADOPTION OF THE 2014 COMPREHENSIVE PLAN

WHEREAS, the City of Sebeka desired to create a new Comprehensive Plan to replace the current Comprehensive Plan last updated in (1995), and in such, retained the services of Region Five Development Commission to facilitating the creation of their new Comprehensive Plan, and outlined topic areas to be covered by said plan; and

WHEREAS, the City Council of the City of Sebeka, at their November 19, 2013 City Council Meeting reviewed the draft Comprehensive Plan, and ordered by Resolution 2013-24 a Public Hearing for the purpose of receiving public comment on said document on Wednesday, December 17, 2013, at 6:00 PM in Council Chambers of the SEBEKA City Hall; and

WHEREAS, the City Clerk is instructed to make said document available for public review and inspection at the Sebeka City Hall during its normal business hours, post notice of this Public Hearing at the Sebeka City Hall, publish notice as required by statute in the Review Messenger, the designated newspaper of record for the City of Sebeka, as well as send copies of the draft Comprehensive Plan along with notice of the Public Hearing and request for comment to the Sebeka City Attorney, Wadena County Zoning, and the MN DNR; and

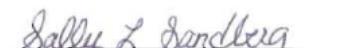
WHEREAS, the City Council of the City of Sebeka held a Public Hearing on Tuesday, December 17, 2013 at 6:00 PM at the Sebeka City Hall for the purpose of receiving public comment on the draft Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED, that the Sebeka City Council has reviewed the proposed 2014 Comprehensive Plan and does hereby approve its adoption. A motion to this effect was introduced by L. Stewart, and seconded by Q. Ness. The Mayor and Council voted as follows:

Yeas: David A. Anderson, Lowell Stewart, Quentin Ness, Michael Lillquist.
Absent: Norbert Ament

Adopted by the City Council of the City of Sebeka, Minnesota, this 18th day of March, 2014.

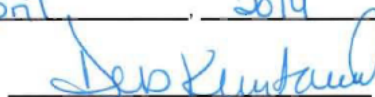

David A. Anderson, Mayor


ATTEST: Sally L. Sandberg, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WADENA)

This instrument was acknowledged before me, a notary public, by David A. Anderson, the Mayor of the City of Sebeka, Minnesota, and Sally L. Sandberg, the City Clerk of the City of Sebeka, Minnesota this 1st day of April, 2014.




Signature of Notary

Effectuation

Sec. 1 A public hearing was held by the City of Sebeka on December 17, 2013.

Sec. 2 Counselor Lowell Stewart moved the adoption of this Comprehensive Land Use Plan, and Counselor Quentin Ness duly seconded the motion and it was adopted with the following vote:

Yeas: 4

Nays: 0

Absent: 1 (Norbert Ament)

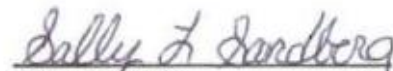
Abstaining: 0

Sec. 3 This Comprehensive Land Use Plan shall take effect and be in full force on the 18th day of March, 2014, upon adoption by the Sebeka City Council.

Sec. 4 The Clerk of the City of Sebeka is hereby instructed to record this adopted and signed document with the Wadena County Recorder.

Sec. 5 This Comprehensive Land Use Plan was declared adopted by the Sebeka City Council on the 18th day of March, 2014.


Mayor


Attest: Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF Wadena)

The foregoing instrument was acknowledged before me this 1st day of April, 2014, by David Anderson & Sally Sandberg



Notary Public 

My commission expires: 1 / 31 / 2019

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7-28-14



238989

Doc#. 238989

**OFFICE OF COUNTY RECORDER
WADENA COUNTY, MINNESOTA**

Fee: \$46.00
Pages: 65

Certified, Filed, and/or Recorded on: July 21, 2014 2:50 PM

SOLEDAD HENRIKSEN, COUNTY RECORDER

Well Certificate [] Received

Received from: CITY OF SEBEKA

CITY OF SEBEKA

Returned To: 213 MINNESOTA AVE W
P O BOX 305
SEBEKA, MN 56477

Appendices

Appendix A

University of Minnesota Extension,
Sebeka/Menahga Market Area Profile

Can Be Found At:

<http://www.apec.umn.edu/ResearchandOutreach/waitelibrary/RecentAdditions/April2011/>

Appendix B

Wadena County Comprehensive Plan

Can Be Found At:

http://www.co.wadena.mn.us/county_directory/plan_zone/Combined%20Section%201-10%20Wadena%20County%20Comp%20Plan.pdf

Appendix C

Building a Resilient Region

Sustainable Communities Regional Plan

Can Be Found At:

<http://www.resilientregion.org/>

Appendix D

Supporting a Resilient Region: A Best Practices Toolkit for the Central Minnesota Sustainable Development Plan.

Can Be Found At:

http://www.resilientregion.org/cms/files/Sustainability_Toolkit.pdf

Appendix E

Model Ordinances

Can Be Found At:

<http://www.resilientregion.org/cms/files/Ordinances,%20March%2013.pdf>



Published by the
Region Five Development Commission
for the City of Sebeka
(2014)

The 2014 City of Sebeka Comprehensive Plan is the latest in the series of comprehensive plans, or “Guide Plans”, as they have also been referred to in the past.

This document is a continuation of the ongoing planning process in the City of Sebeka. It legally replaces the 1995 Guide Plan.

The City has used this planning process as an opportunity to evaluate and reinforce the existing growth and development policies and to evaluate previous planning efforts in order to update and reinforce past decisions that are still valid.