



Prepared by City of Pipestone Staff and Planning Commission With assistance by Southwest Regional Development Commission



# City of Pipestone Comprehensive Plan

Adopted by the Pipestone City Council May, 2022

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## INTRODUCTION AND PURPOSE

One of the most effective ways of addressing a city's needs is by creating, and then legally adopting a comprehensive development plan. Minnesota Statutes §§462.351-462.364 provide powers and procedures to municipalities to conduct and implement municipal planning, including adopting a comprehensive plan. As Minn. Stat. §462.352 Subd. 5 defines:

**Comprehensive municipal plan.** "Comprehensive municipal plan" means a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs, and may include, but is not limited to, the following: statements of policies, goals, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, and recommendations for plan execution. A comprehensive plan represents the planning agency's recommendations for the future development of the community.

Once adopted, the plan becomes the community's blueprint for the future. It specifies what actions the community should take to make it a good place to live, work, and visit. The City of Pipestone is aware of the importance of this Plan and has made it an official public document that presents a general concept for the usage of land within the City.

Incorporated into the plan are additional elements relating to land use such as population, transportation, and physical features. These elements, along with the survey of existing land use, form the background information from which goals of a broad and general nature were derived. The stated goals, reflect the aims and desires of the citizens of this community and are implemented by the policies that establish direction for decision making. Together, the goals and policies form a general framework around which the Plan was developed. In both narrative and graphic forms, this Comprehensive Plan charts a course for development within the City of Pipestone.

Once a comprehensive plan is adopted, the Plan becomes a legal document that facilitates the orderly, growth and development of the community. This Comprehensive Plan provides the base for the implementation of planning activities such as zoning and subdivision regulations, the annual budget and work program, and the Capital Improvements Program.

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## ***Previous Planning Efforts***

### **Pipestone Comprehensive Plan: 1991, 2000, and 2008**

This Comprehensive Plan was originally prepared by the Southwest Regional Development Commission (SRDC) with input from the Comprehensive Plan Development Committee in July 1991 and revised by City of Pipestone Staff and Steering Committee in October 2000. SRDC again prepared the latest revision supported by City Staff and the City Planning Commission in 2007 and 2008. The goals in the most recent plan update include:

It is the goal of the City of Pipestone to increase its population to insure stability and vitality in the City

It is the goal of the City of Pipestone to promote safe, sanitary, and decent housing; and a quality living environment for all present and future residents of the community.

It is the goal of the City of Pipestone to develop and maintain a diverse economic base conducive to the stability, vitality, and growth of local business and industry while enhancing employment opportunities by attracting new business and industry.

It is the goal of the city of Pipestone to enhance the quality of the City by providing recreational opportunities for all residents.

It is the goal of the City of Pipestone to provide all residents with a quality living environment through the use and maintenance of community facilities and services.

It is the goal of the City of Pipestone to provide all residents with a quality living environment through the adequate supply and maintenance of the City's infrastructure and services.

It is the goal of the City of Pipestone to develop, maintain, and improve transportation-related systems, facilitating the transportation and movement of persons and products, and to ensure the health, safety, and general well-being of all residents.

It is the goal of the City of Pipestone to guide and adequately facilitate residential development in an orderly and even-paced manner.

It is the goal of the City of Pipestone to guide and facilitate commercial development that is orderly, even-paced, and desirable.

It is the goal of the City of Pipestone to guide and facilitate industrial development while remaining responsive to the aesthetic and physical environment of the community.



### **Pipestone Housing Study: 2006**

This study was conducted by Maxfield Research Inc in 2006 with the purpose to project housing demand from 2006 to 2015 and give recommendations to meet those needs. The recommendations of the Housing Study conducted by Maxfield Research is as follows:

**Table 1 Findings from Pipestone Housing Study**

| Home Type                            | Cost Description                                      | Number of Homes Recommended | Additional Information  |
|--------------------------------------|---|-----------------------------|---|
| Owner Occupied                       |   |                             |   |
| Single Family Homes                  |   |                             |   |
| Executive                            | Single family homes worth more than \$150,000         | 18-19                       |   |
| Move-Up                              | Single family homes worth between \$100,000-\$150,000 | 29-32                       |   |
| Entry-level                          | Single family homes worth between \$50,000-\$100,000  | 12-13                       | In general building new homes for cost more than 120,000. Older homes tend to satisfy the demand for entry-level homes.   |
| Multifamily                          |   |                             |   |
| Townhome                             | Attached housing worth \$100,000-\$250,000            | 39-42                       |   |
| Renter Occupied                      |   |                             |   |
| Market Rate Rental Housing           | \$500-\$1,200   | 28-32                       | Market rate monthly rental cost are set by the market conditions in the study area.   |
| Affordable/Subsidized Rental Housing | 60% of AMI  |                             | Affordable or subsidized rental housing are units were tenets must meet income qualifications before leasing. 60% AMI describes the maximum monthly tenet cost of 60% of the Average Median Income in the area. |
| Senior Housing                       |   |                             |   |

|  |                    |       |  |
|--|--------------------|-------|--|
| Affordable Senior Housing                              | 30% and 60% of AMI | 15-17 |  |
| Adult/Few-Services                                     | \$700-\$850        | 15    | Rental properties that offer few services for elderly tenet, much like independent living. |
| Congregate   | \$1,100-\$1,400    | 0     | As of 2007, demand for congregate hosing was met with Ridge View Estates                   |
| Assisted Living  |                    |       | As of 2007, demand for Assisted Living was met with Falls Landing                          |
| Memory Care  |                    |       | As of 2007, demand for Memory Care was met through a portion of Food Samaritan Village     |
| Source: Maxfield Research Inc 2006 Housing Study, 2006 |                    |       |  |

### **Pipestone Bicycle and Pedestrian Master Plan 2011**

The City of Pipestone’s Bicycle and Pedestrian Master Plan was a partnership between groups shown in figure \_\_\_ with the purpose of elevating the health of residents in City of Pipestone.

The goals and stratifies born from this effort include:

- Ensure a variety of options and opportunities that allow Pipestone residents to engage in active transportation as a part of daily active living.
- Ensure that the City of Pipestone’s pedestrian and bicycling system provide a safe place to walk ad bicycle for all ages.
- Ensure the community-wide system of walks, trails, and bicycle friendly routes exist.
- Ensure that the City of Pipestone implements the adopted “Complete Streets” policy.
- Ensure that safe ways to educational facilities exist for students who attend Pipestone’s three schools and Minnesota West community and Technical College.
- Ensure that trails are accessible to visitors of all abilities and comply with the Americans with Disabilities Act.

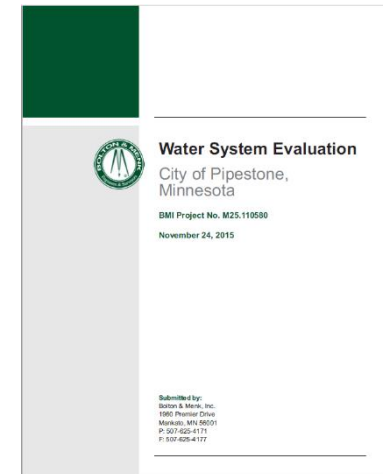
### **City of Pipestone Complete Streets Policy 2011 (resolution)**

Complete streets policies are a collection of policies and design approaches that encourage safe, convenient and comfortable travel and accessibility in the planning design and operation of streets. This does not equate to an “all modes for all roads” approach but rather a balanced

approach to recognizing a streets potential carrying capacity and serving the model demands of its users. This policy was adopted as a part of the Pipestone Bicycle and Pedestrian Master Plan 2011.

## Water System Evaluation 2015

This report was written by Bolten & Menk to provide he city of Pipestone with an in-depth analysis of the current waster system. The information is used to establish priorities, plan, and fund and implement future water system improvements. The report identified current and future water demands, ability of the current system to meet future water demands with desired water quality, an evaluation of various water treatment alternatives and financing options. The report recommend the construction of a new lime soda ash softening treatment facility.



## Pipestone County Comprehensive Plan *Including the County's Water Plan 2004 and 2015*

The most recent Comprehensive Plan for Pipestone County was written by SRDC and it also includes the County's Water Plan. The comprehensive plan for the County acts as a frame that surrounds the City of Pipestone. In order to facilitate orderly growth and investments, within the City of Pipestone, is it pertinent that the City of Pipestone's Comprehensive Plan is cohesive to the County's Comprehensive Plan.

Goals that arose form the latest Pipestone County Comprehensive Plan include:

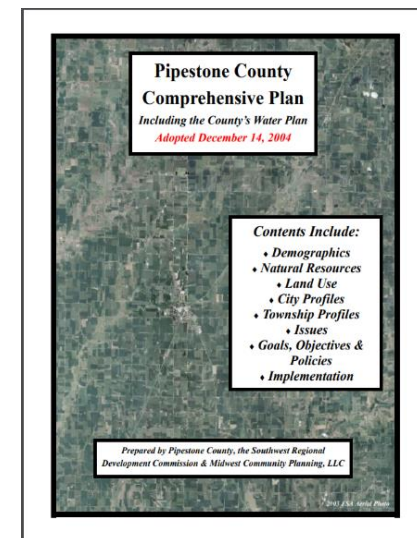
**Citizen Participation and Intergovernmental Cooperation**-To promote cooperation among citizens, governmental units and agencies to work toward the most efficient, cost-effective and successful delivery of services.

**Economic Development**-To create sustainable economic development strategies that retain, enhance and create economic opportunities.

**Natural Resources**-To protect, preserve and enhance the area's natural resources, including agricultural land, wooded areas, water (both surface and groundwater), native vegetation, scenic areas and significant historic sites.

**Housing**-To maintain and promote and adequate supply of housing for people of all ages and incomes.

**Transportation**-To provide and preserve a balance mix of transportation options that safely and efficiently move people and goods.

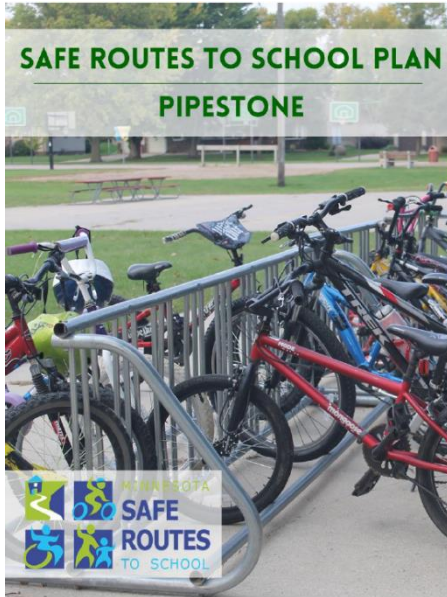


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**Land Use Planning**-To establish a community-based land use process that recognizes that we have the responsibility and tools to shape good land use decisions while setting clear guidelines and treating people fairly.

**Public Investments**-To account for the full environmental, social and economic costs of public investments while making the best use of existing infrastructure to minimize costs.

**Public Awareness**-To support research and provide information on the County’s important fiscal, environmental and social issues.



### **City of Pipestone Safe Routes to School Plan 2017**

Safe Routes to School planning grants are awarded by the Minnesota Department of Transportation to identify barriers and opportunities for youth to walk and bicycle to school. The process engages the community stakeholders and lays out a set of strategies that encourage safe walking and bicycling to school.

Strategies that came from the City of Pipestone Safe Routes to School Plan include:

**Policies**-Leverage policies to Pipestone’s benefit through adopting subdivision regulations that position Pipestone to be eligible for MNSRTS infrastructure funds when available.

**Inclusion**-Ensure all students in Pipestone are considered when making decisions about pedestrian bicycle, and other active transportation infrastructure and policies.

**Research**-Use data to inform SRTS decisions and effectiveness.

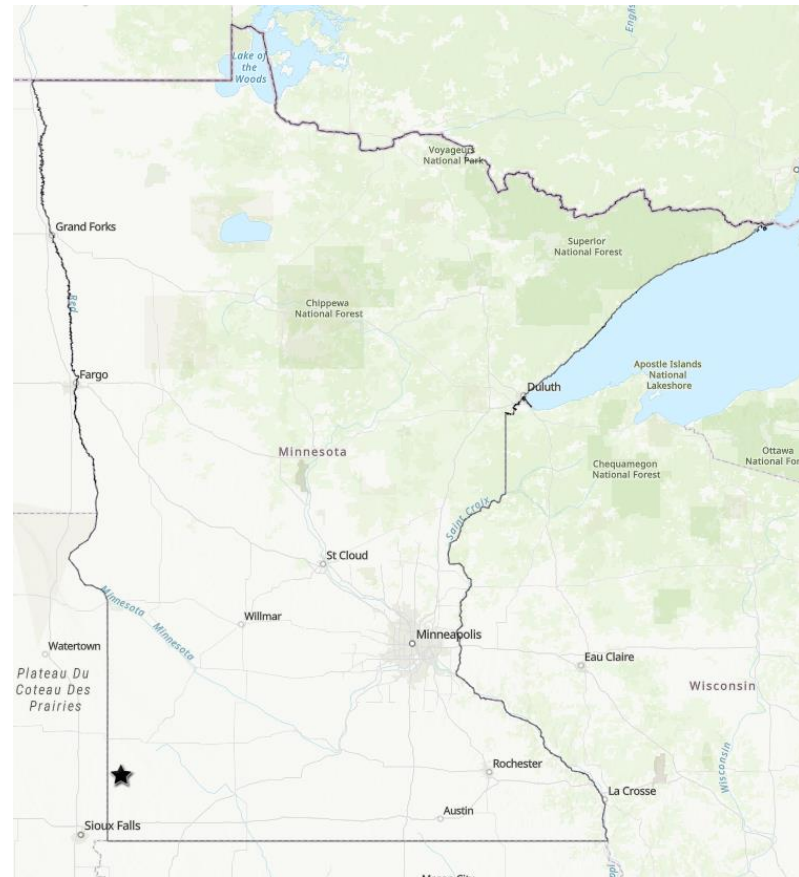
## SITE AND LOCATION

Situated in southwestern Minnesota, on the western slope of Coteau de Prairies, the City of Pipestone is located within Pipestone County and serves as the County Seat.

The county is bounded by Lincoln County to the North, Murray County to the east, Rock County to the south and the North Dakota/Minnesota boundary to the west. The City of Pipestone lies in the west-central portion of the county at an elevation of 1,740 feet. Pipestone is served by three state highways. Hwy 23 facilitates southwest/northeast travel, Hwy 30 east/west travel, and Hwy 75 north/south travel. These highways give the City of Pipestone making Pipestone’s industry, business and its residents readily accessible. Pipestone is also within 25 miles of Interstates 29 and 90.

**Table 2 Highway Miles between Pipestone and surrounding Metro Areas**

| Metro Area          | Highway Miles from Pipestone |
|---------------------|------------------------------|
| Sioux Falls, SD     | 45                           |
| Sioux City, IA      | 110                          |
| Mankato             | 131                          |
| Minneapolis         | 198                          |
| Rochester           | 204                          |
| St. Paul            | 205                          |
| Fargo/Moorhead      | 215                          |
| Source: Google Maps |                              |



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## **HISTORY**

The City of Pipestone and its region is considered to be part of the tall-grass prairie lands. Tall grass prairies were prominent throughout the American mid-west before the widespread use of the steel-plow allowed for the massive conversion of prairie lands for agricultural use. Prior to white settlement (as early as 1600-1605 AD), the area was known as a quarrying site used by the surrounding American Indian tribes such as the Oto. The American Indian tribes would travel to the area to quarry a scarce reddish stone used to carve ceremonial pipes that was vernacularly referred to as pipestone, lending the county and city its name. The site is still used by neighboring tribes to this day.

White settlement in the City of Pipestone occurred nearly a century after the United States purchased the land in the 1803 Louisiana Purchase. George Catlin, a noted American artist and writer is credited as the first white visitor. During this visit Catlin collected several samples of pipestone for geological study and it was determined that at the time, the unique rock could only be found in the area and the new material would go on to be named after Catlin himself. Two years later the Nicollete-Fremont Expeditions crossed through Pipestone as the westward exploration/settlement that happened after Louisiana Purchase.

The 1870's proved to be a significant decade in the unfolding of Pipestone City. C.H. Bennett, a druggist from Le Mars, Iowa, visited in September of 1873, determined to establish a city near the pipestone quarries. The following spring, in the month of May, C.H. Bennett, O. W. Bennett, D. C. Whitehead, Job Whitehead, D. E. Sweet, and John Lowry visited the site and soon thereafter, staked their claims. Nevertheless, it wasn't until October 17, 1876, that D. E. Sweet and C.H. Bennett formally platted the City of Pipestone in a grid pattern of 22 blocks. Development was sluggish for the first few years, but by 1878, many settlers had arrived, raising the population to around 50 people.

Pipestone's future was secured in 1879 when the town was designated as the county seat for the newly organized county. In the fall of the same year, the first railroad (the Southern Minnesota Railroad Company) pulled into the City. By the summer of the next year, census reports listed the City of Pipestone as having a population of 222 people. In 1889, Pipestone attracted its fourth railroad. The only other cities in Minnesota able to boast of more than four rail lines were Minneapolis and St. Paul. With the established railways and increasing business, more and more settlers arrived to the City. To augment the increasing population, additional facilities were constructed to house the many new service activities provided to the citizens. The most available building material was the Sioux quartzite stone found throughout Pipestone County. Quarries were opened and building began. Nearly 30 buildings were built from the hard stone, and many of these buildings remain standing today.

Four years after the arrival of its final railroad, the City of Pipestone was able to complete an endeavor that frequently met with debate and dissent. On February 22, 1893, the dreams became a reality when the first class arrived at the newly constructed Indian Training School. All of the school buildings were built out of the Sioux quartzite stone on a site overlooking the quarries. The institution developed into one of the most

popular schools of the kind and was, at one time, able to boast of an enrollment of 330 Native American students before the school was closed nearly five decades later.

The next event of historical significance occurred on August 25, 1937, when the U.S. Department of the Interior designated the Indian reservation adjacent to the City a national monument. The bill that gave Pipestone National Monument its legal reality recommended that certain boundary changes be made and that quarrying rights be given to Indians of all tribes. Today, the established monument encompasses 283 acres of natural prairie landscape surrounding the pipestone quarries.

Throughout the next 50 years, Pipestone progressed in much the same way as other communities of similar size have progressed. Being surrounded by a predominantly rural economy, the City became dependent upon agriculture and the businesses and industry associated with agriculture. For this reason, growth and development trends are often affected by the economic fluctuations associated with agriculture. As a trade center and service center for the declining farm families, the City of Pipestone must now look toward a more diversified economic base in order to maintain its population, service, and quality of life.

### ***Historic Preservation***

In the early 1960's, several members of the community informally began historic preservation in Pipestone. In 1974, a formal preservation effort began with the incorporation of Historic Pipestone, Inc. The objectives of this organization were to "promote preservation and restoration of Pipestone's historic buildings and to provide tourists an opportunity to learn of the City's history". Historic Pipestone, Inc. received funds through donations, matching grants, fundraisers, and City community development funds. The first Heritage Preservation Commission in Pipestone was appointed on August 17, 1978. The purposes of the Commission were to (1) safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, economic, political, or architectural history; (2) protect and enhance the City's attraction to residents, tourists, and visitors, and serve as a support and stimulus to business and industry; (3) enhance the visual and aesthetic character, diversity, and interest of the City; (4) foster civic pride in the beauty and notable accomplishments of the past; and (5) promote the use and preservation of historic sites and structures for the education and general welfare of the City. Among the first acts of the Heritage Preservation Commission was the recommendation to the City Council of several buildings to be designated as Heritage Preservation Sites. All of the buildings listed on the National Register of Historic Places were included in the local designation, and other buildings were recommended as well.

The list on Table 1-3 outlines the buildings included in the districts, the year they were built, and their locations.

**Table 3 Properties Listed Within the Historic Preservation Commission District and/or The National Register of Historic Places**

| <b><u>Building Name (Original/Present)</u></b> | <b><u>Year Build</u></b> | <b><u>Location</u></b> |
|--|--------------------------|------------------------|
|  |                          |                        |

|   |                     |   |
|---|---------------------|---|
| <u>Government</u>   |                     |   |
| Old City Hall/Museum  | 1896                | 113 South Hiawatha                      |
| <u>Religion</u>   |                     |   |
| Episcopal Church  | 1892                | 221 4 <sup>th</sup> Street SE           |
| <u>Industry</u>   |                     |   |
| NSP Warehouse/Harry Hansen  | 1901                | North Hiawatha Avenue                   |
| <u>Commercial</u>   |                     |   |
| Alton Building/Rasmussen Dental   | 1937                | 118 W Main Street                       |
| J.C. Penney Building/Monk's Secondhand                                  | 1939                | 213 W Main Street                       |
| MacKay Block/Clothier by Dawn   | 1898                | 110 E Main Street                       |
| Walker Block/Pizza Ranch  | 1896                | 106 W Main Street                       |
| Simenson Block/A & S Drug<br>Annex -Destroyed by Fire                   | 1900<br>ca. 1889-91 | 108 W Main Street<br>110 North Hiawatha |
| Masonic Temple/ Volunteers of Mercy                                     | 1892                | 122 W Main Street                       |
| Winter Implement/Hot Spot Tanning & Nails                               | 1936                | 221, 223W Main Street                   |
| J.A. Phelps Furniture/Anthony Koenders                                  | ca. 1879            | 123, 125 W Main Street                  |
| C.C. Drew Furniture/Health Seekers                                      | ca. 1883            | 109 W Main Street                       |
| Austin Block/This N That Card Shop                                      | 1901                | 124 W Main Street                       |
| Pipestone Tire/Ryan Tollefson   | 1919                | 113 3 <sup>rd</sup> Avenue SW           |
| Pipestone Auto Company/Koender's Storage                                | 1917                | 304 W Main Street                       |
| Goembel Garage/Quarry Theater   | 1912                | 204 E Main Street                       |
| Goembel Garage/Bread Basket   | 1920                | 214 E Main Street                       |
| Hick's Motor Company/Razed/New Fire Hall                                | 1938                | 215 E Main Street                       |
| Hirschy Garage/Carrows Hardware   | 1912                | 207 W Main Street                       |
| Calument Hotel/Calument Inn   | 1888                | 104 W Main Street                       |
| Keys Block/Knology/Geyerman's for Men                                   | 1916                | 110, 112 W Main Street                  |
| Pipestone Building/Curl Up & Dye  | 1928-29             | 112 E Main Street                       |
| McKeown Building/Argetsinger/SL & A<br>Properties (Jerry Kraft_Lismore) | 1936                | 201 South Hiawatha                      |
| Clymer Block/2 <sup>nd</sup> Edition                                    | 1890                | 114 W Main Street                       |
| Chattel Building/Kinner & Co.   | 1936                | 112 North Hiawatha                      |
| Ferris Grand Opera/Pipestone Performing<br>Arts Center/Masonic Lodge    | 1898                | 106 E Main Street                       |

|   |           |  |
|---|-----------|--|
| Opera House/Family Service  | 1884      | 119,121 W Main Street                  |
| Moore Block/Meadowlark Shop   | 1896      | 101 W Main Street                      |
| First National Bank (3 <sup>rd</sup> )/A & S Drug   | 1916      | 101 W Main Street                      |
| First National Bank (2 <sup>nd</sup> )/Edward Jones   | 1898      | 113 W Main Street                      |
| The Colonial/Dr. Vermeer  | 1919      | 105 W Main Street                      |
| Stiggard Jewelry/SoJo's   | 1939      | 107 W Main Street                      |
| Winters Music/Bethesda Christian Counseling   | 1934      | 219 W Main Street                      |
| Ober-Hubbard Block/Expressions Portrait Gallery   | 1899      | 111 W Main Street                      |
| I.O.O.F. Block/Downtown Hobby Shoppe  | 1889-1910 | 117 W Main Street                      |
| J.W. Cook Building/Pizza Ranch  | 1914      | 108 W Main Street                      |
| Morrill's Blacksmith/Razed  | ca. 1887  | 218 W Main Street                      |
| Syndicate Block/Geyerman's  | 1884      | 203 W Main Street                      |
| <u>Residential</u>  |           |  |
| Sweet/Williamson/Razed  | 1875      | 601 2 <sup>nd</sup> Avenue NE          |
| <u>Miscellaneous</u>  |           |  |
| Brown's Hospital/Vacant/HPI   | 1913      | 116 2 <sup>nd</sup> Avenue SE          |
| <u>Other Historic Sites Outside of Historic District</u>  |           |  |
| Pipestone County Courthouse   | 1900      | S Hiawatha Ave & 3 <sup>rd</sup> St SW |
| National Monument<br>(Designated by Dept. of the Interior)  | 1937      | North Pipestone                        |
| Pipestone Concrete Water Tower  | 1920      | 2 <sup>nd</sup> Street NE              |
| Rock Island Depot (Keeper of the Sacred Tradition of Pipemakers)                                  | 1890      | North Hiawatha Ave                     |
| Indian School (Superintendent's House)<br>(Keepers of the Sacred Tradition of Pipemakers)         | 1907      | North Hiawatha Ave                     |
| Source: Historic Preservation Commission District and/or The National Register of Historic Places |           |  |

# POPULATION

This chapter aims to better understand the City of Pipestone and those it aims to serve through an analysis of growth and demographic trends within a community. This analysis will aid the city in determining future demands for land-use, infrastructure, and schools.

### Historic Trends

The City of Pipestone was solidified as an entity when it was designated as the county seat for Pipestone County and attracted the Southern Minnesota Railroad Company in 1879. Upon incorporation in 1901, the City of Pipestone had a population of 2,539 according to the 900 decennial censuses. Ten years later, the City of Pipestone boasted four different rail services, which was matched only by Minneapolis and St. Paul within the state.

**Table 4 City of Pipestone Population 1990-2020**

The City of Pipestone lost an estimated 2.4% of its population after the first decade of incorporation. Pipestone had its period of greatest growth in the

| Year              | Population | Absolute Change in Population | Percentage Change in Population |
|-------------------|------------|-------------------------------|---------------------------------|
| 1900 <sup>1</sup> | 2536       | 1304                          | 105.8%                          |
| 1910              | 2475       | -61                           | -2.4%                           |
| 1920              | 3325       | 850                           | 34.3%                           |
| 1930              | 3489       | 164                           | 4.9%                            |
| 1940              | 4682       | 1193                          | 34.2%                           |
| 1950              | 5269       | 587                           | 12.5%                           |
| 1960              | 5324       | 55                            | 1.0%                            |
| 1970              | 5328       | 4                             | 0.1%                            |
| 1980              | 4887       | -441                          | -8.3%                           |
| 1990              | 4554       | -333                          | -6.8%                           |
| 2000              | 4280       | -274                          | -6.0%                           |
| 2010              | 4317       | 37                            | 0.9%                            |
| 2020              | 4215       | -102                          | -2.4%                           |

Source: Decennial Census

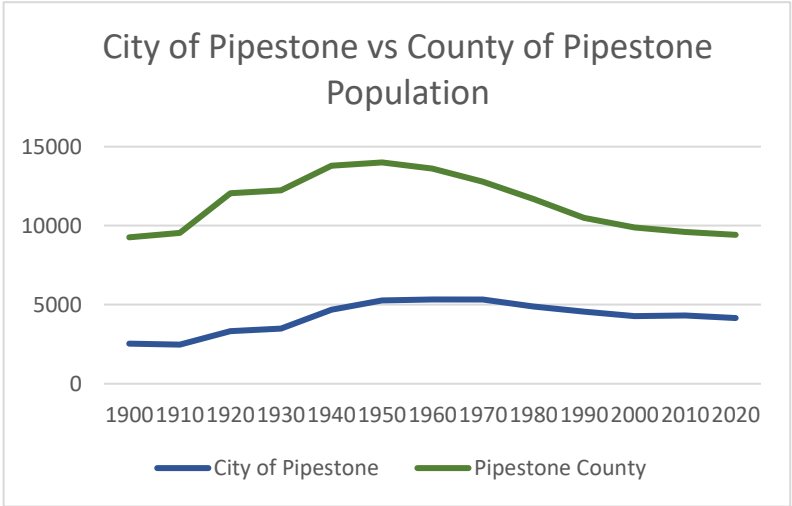
<sup>1</sup> Prior to Incorporation population of 1232 in 1890 according to 1890 Decennial Census

years between 1890 and 1890, with an increase of 1,304 (150.8%). Decennial growth rates started to level off after incorporation with the exemption of three periods, 1910-1920 (34.3%), 1930-1940 (34.2%), and 1940-1950 (12.5%). There was some modest growth in the years 1920-1930 of 164 or 4.9%.

The City of Pipestone has experienced a persistent pattern of either population loss or stagnant growth with the exemption of the few decades of population booms. After peaking in 1970 at 5,328, Pipestone's population decreased 1,048 (an estimated 19.7%) from the years 1970-2000. The latest data from the Minnesota Demographic Center estimates the City of Pipestone population to be 4,150 as of 2018, a 3.9% decrease from 2010.

Since 2010, the City of Pipestone lost 102 residents according to the 2020 Decennial Census. According to the 2018 ACS 3-Year Estimates there was a population loss of 167 between 2010 and 2018 followed by a marginal gain of 67 residents, suggesting that the community is recovering in its population.

**Figure 1 City of Pipestone and Pipestone County Population from Decennial Census 1900-2020**



## ***Population by Age and Sex***

The age distribution within the City of Pipestone illustrates the “brain drain” or the general migration of college-aged young adults from rural communities to cities. In the City of Pipestone those aged 20-24 make up only 1.7% of the entire population. Pipestone’s median age is 40.7 years according to the ACS 2020 5-year estimates. Pipestone County’s median age was estimated to be 42.3 and 38.1 for the State of Minnesota.

The largest age cohort was those aged 60-64 as seen below in Table 2-2 at 8.5% followed by those aged 5-9 (7.3%\_ and those under 5 years old (6.8%). This may imply that the population that consolidates within the City of Pipestone are slightly younger than those distributed throughout the county.

Those of retirement age (65 years and older) make up around 24.2% percent of the city’s population while those under 18 make up 23.6% of the Pipestone. When these cohorts are combined, 47.8% of the population is considered to be out o the workforce through age alone.

**Table 5 City of Pipestone Population by Age and Sex in 2020**

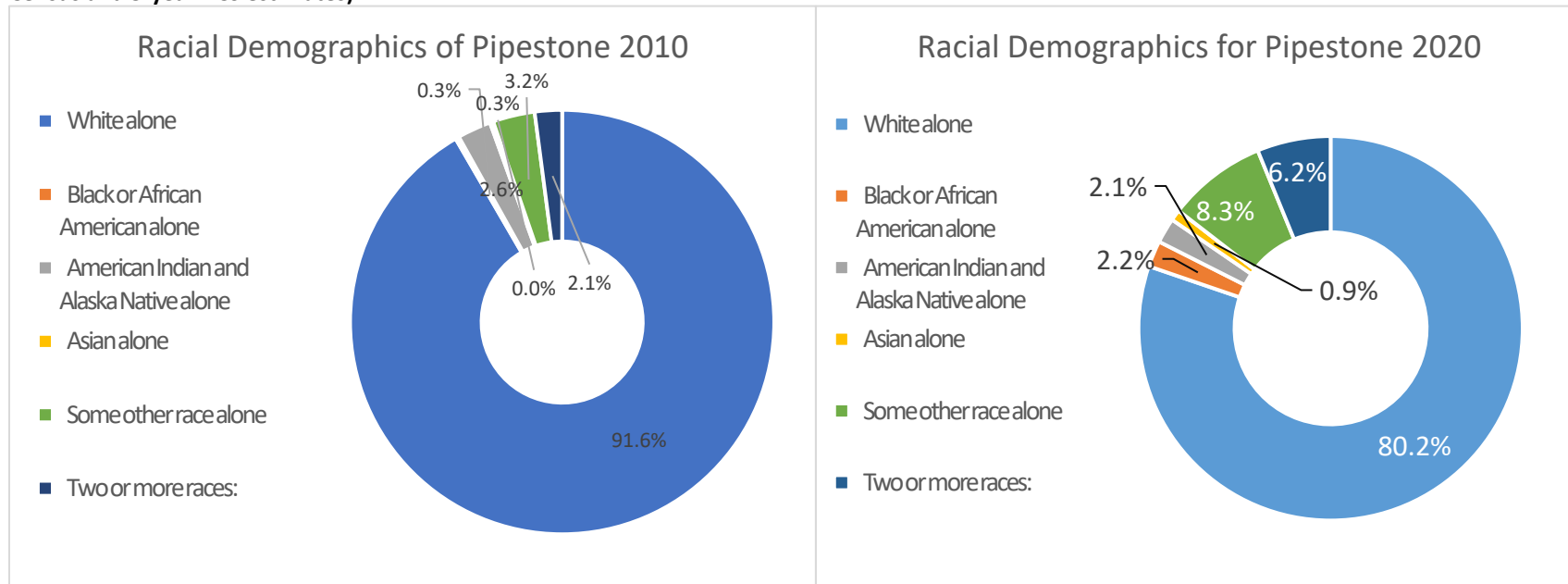
| Age Group                         | Male  | Female | Total |
|-----------------------------------|-------|--------|-------|
| Under 5                           | 118   | 158    | 276   |
| 5 to 9                            | 194   | 102    | 296   |
| 10 to 14                          | 99    | 172    | 271   |
| 15 to 19                          | 75    | 139    | 214   |
| 20 to 24                          | 73    | 102    | 175   |
| 25 to 29                          | 123   | 107    | 230   |
| 30 to 39                          | 131   | 105    | 236   |
| 40 to 49                          | 70    | 118    | 188   |
| 50 to 59                          | 117   | 74     | 191   |
| 60 to 69                          | 102   | 135    | 237   |
| 70 to 79                          | 95    | 92     | 187   |
| 80 and Over                       | 128   | 217    | 345   |
| Total                             | 1,873 | 2173   | 4046  |
| Source: 2002 ACS 5-year Estimates |       |        |       |

## Population By Race and Ethnicity

Figures 2-4 and 2-5 show the racial composition of the City of Pipestone in 2010 and 2020. The majority of the population within Pipestone is reported as white alone. In 2010, those considered White alone made up and estimated 91.6% of the total population and has decreased to 87.4 of the city's population. As figures 2-2 and 2-3 illustrate, the City of Pipestone's diversity is increasing. According to the 2020 Decennial Census those considered "White Alone" made up 80.2% of the cities total population.

The minority population that experienced the greatest growth were those considered of some other race (at 8.3% of total population) and Two or more races (6.2% of total population). There was also notable gains in the Black or African American population (from 0.3% to 2.2%).

**Figure 2 Racial Demographics for the City of Pipestone in 2010 and 2020 (Decennial Census and 5-year ACS estimates)**



### ***Family/Household Status***

Shifting demographics and changing personal preferences can be seen in Census reports of marital and family status. In 2010, there were 1,923 households in the City of Pipestone, an increase in 23 households from 2,000. The average family size is 2.9, slightly larger than the average household size of 2.2. Single person households are the most prevalent household type within the City of Pipestone and were estimated to make up 38.4% of all the households within the City of Pipestone. Households with children under the age of 18 make up 26.5% of the total households within the City of Pipestone and 49.5% of family households. Since the last comprehensive plan update, all family household types have decreased whereas single person and non-family households have increased.

The increase of non-family households can illustrate the social trends of unmarried couples living together and students living with roommates. However, it should be noted that nationally, less people are getting married. The U.S. Census Bureau estimates that the marriage rates decreased nationally from 17.9% in 2008 to 16.6% in 2018. Minnesota's marriage rates also decreased from 18% to 16.9% in 2018. One of the significant changes from the 2000 decennial census is that although total households had increased, family households have decreased. This change implies that the City of Pipestone may not be meeting the diverse set of needs or amenities that family households demand.

**Table 6 Household Information**

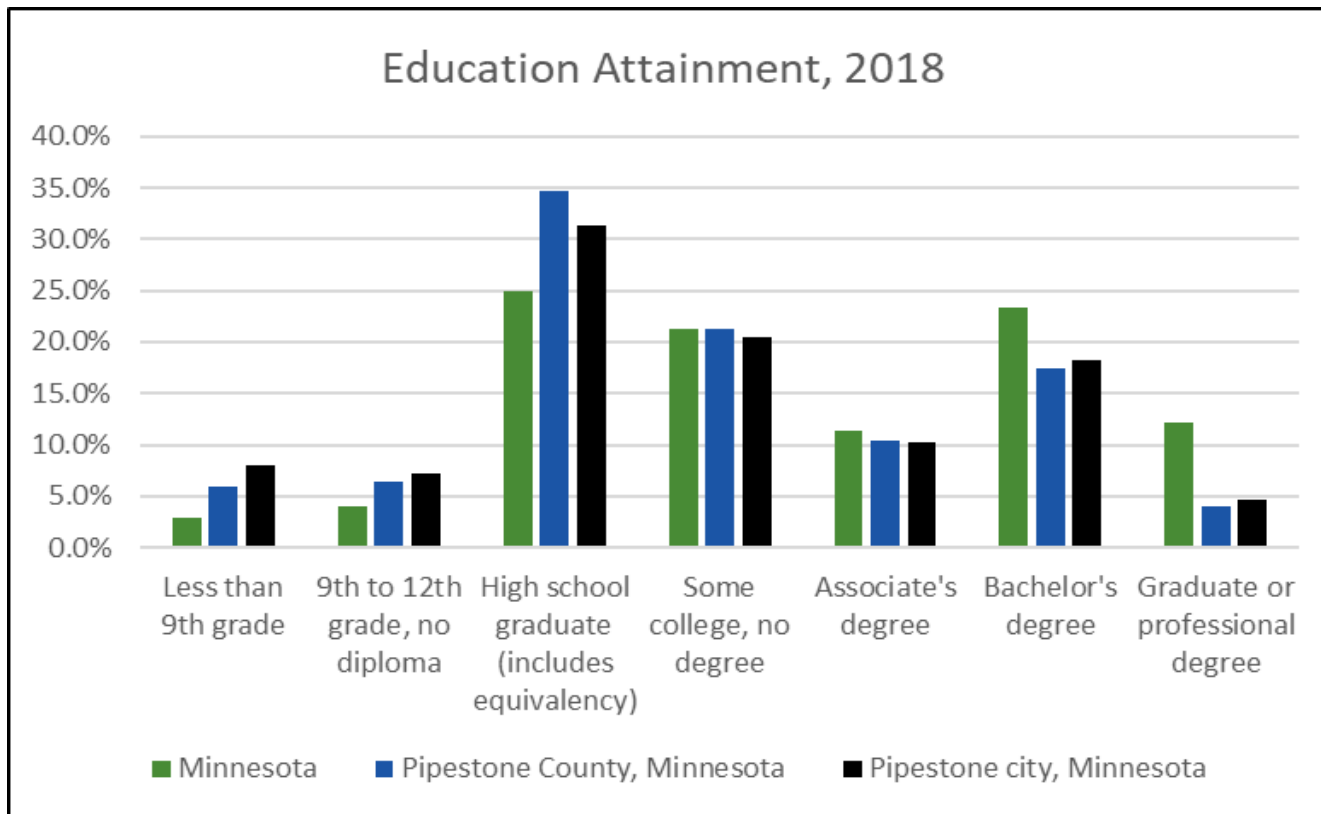
|                                   |       |
|-----------------------------------|-------|
| Total Households                  | 1,923 |
| Family Households                 | 1,084 |
| Non-Family Households             | 839   |
| Average household size            | 2.2   |
| Average family size               | 2.9   |
| Source: ACS 2018 5-year Estimates |       |

## Education Attainment

Educational attainment in the City of Pipestone is similar to Pipestone County however, they both differ from the state. As of 2010, 55.6% of Pipestone's residents aged 25 or older had some college or more. This figure decrease by 5.0% in 2015 eluding to a possible "brain drain" as a result of the housing crisis. There was slight recovery in post-secondary education by 2018 when 53.5% of the city's population had attended at least some college or more.

The City does out number both the county and the state in individuals aged 25 and older who do not have a high school diploma or it equivalence. As of 2018 this figure was 15.2% for the City of Pipestone, 12.4 for Pipestone County and 7% or the state.

**Figure 3 Educational Attainment for the City of Pipestone, 2018 5-year ACS estimates.**



## Population Projections

In order to plan for orderly growth and development, communities will often attempt forecast how their population will look in the future. Projecting future population can assist a community with determining future demand for community infrastructure, resources and land-use/housing needs.

The Minnesota State Demographic Center (SDC) is a department of the Minnesota Department of Administration and the main provider of demographic information and analysis. The SDC provided population estimates for years that do not end in a zero. SDC population projections for Pipestone County by age and sex are provided below in Table2-4

**Table 7 Pipestone County Population Projections**

| Age              | Female 2015 | Male 2015 | Female 2020 | Male 2020 | Female 2025 | Male 2025 | Female 2030 | Male 2030 | Female 2035 | Male 2035 | Female 2040 | Male 2040 | Female 2045 | Male 2045 | Female 2050 | Male 2050 |
|------------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|
| 00 to 04         | 300         | 268       | 243         | 216       | 246         | 219       | 273         | 244       | 289         | 257       | 278         | 248       | 254         | 227       | 238         | 213       |
| 05 to 09         | 309         | 329       | 262         | 278       | 210         | 224       | 214         | 228       | 238         | 253       | 254         | 270       | 250         | 266       | 230         | 245       |
| 10 to 14         | 325         | 327       | 303         | 305       | 256         | 257       | 205         | 206       | 210         | 211       | 236         | 238       | 256         | 258       | 254         | 255       |
| 15 to 19         | 275         | 304       | 315         | 348       | 294         | 323       | 249         | 274       | 203         | 224       | 209         | 231       | 237         | 261       | 257         | 284       |
| 20 to 24         | 256         | 256       | 311         | 311       | 348         | 348       | 324         | 324       | 279         | 279       | 235         | 235       | 244         | 244       | 274         | 274       |
| 25 to 29         | 227         | 216       | 203         | 193       | 258         | 246       | 295         | 281       | 275         | 262       | 237         | 226       | 198         | 189       | 209         | 200       |
| 30 to 34         | 228         | 260       | 195         | 223       | 174         | 198       | 221         | 252       | 255         | 290       | 240         | 274       | 210         | 240       | 177         | 201       |
| 35 to 39         | 223         | 234       | 234         | 245       | 200         | 211       | 179         | 187       | 225         | 237       | 262         | 275       | 251         | 264       | 222         | 234       |
| 40 to 44         | 248         | 247       | 213         | 213       | 224         | 223       | 191         | 190       | 170         | 170       | 220         | 219       | 260         | 258       | 251         | 251       |
| 45 to 49         | 256         | 263       | 232         | 239       | 199         | 205       | 208         | 214       | 179         | 183       | 161         | 166       | 212         | 217       | 252         | 259       |
| 50 to 54         | 326         | 325       | 235         | 234       | 211         | 211       | 180         | 179       | 190         | 189       | 164         | 163       | 150         | 150       | 201         | 201       |
| 55 to 59         | 344         | 348       | 306         | 311       | 219         | 223       | 198         | 200       | 169         | 171       | 181         | 183       | 158         | 161       | 146         | 148       |
| 60 to 64         | 287         | 299       | 322         | 334       | 285         | 297       | 204         | 212       | 184         | 191       | 160         | 166       | 174         | 180       | 153         | 160       |
| 65 to 69         | 268         | 223       | 303         | 251       | 337         | 280       | 299         | 247       | 214         | 178       | 196         | 163       | 173         | 143       | 189         | 157       |
| 70 to 74         | 193         | 168       | 246         | 214       | 276         | 240       | 307         | 268       | 273         | 239       | 199         | 174       | 185         | 161       | 164         | 144       |
| 75 to 79         | 197         | 147       | 192         | 144       | 244         | 182       | 273         | 204       | 305         | 228       | 275         | 206       | 204         | 152       | 191         | 142       |
| 80 to 84         | 183         | 104       | 182         | 103       | 177         | 100       | 223         | 127       | 252         | 143       | 285         | 162       | 261         | 148       | 194         | 111       |
| 85+              | 272         | 131       | 206         | 99        | 181         | 87        | 169         | 80        | 194         | 93        | 222         | 107       | 256         | 123       | 256         | 123       |
| Gender Totals    | 4717        | 4449      | 4503        | 4261      | 4339        | 4074      | 4212        | 3917      | 4104        | 3798      | 4014        | 3706      | 3933        | 3642      | 3858        | 3602      |
| Total Population |             | 9166      |             | 8764      |             | 8413      |             | 8129      |             | 7902      |             | 7720      |             | 7575      |             | 7460      |

Source: Minnesota State Demographic Center

## Population Projections for the City of Pipestone

There are a variety of methods used to project a community's future population.

### Arithmetic Method:

One method used to project future population in the City of Pipestone is the arithmetic projection method. This method assumes that annual change in population between the latest Census reports and applies the growth to the future.

$$\text{Future Population} = Pt + \frac{n(Pt - P1)}{N}$$

Where:

$Pt$ = Present or base year population

$n$ =years between projections year and the previous census

$P1$ =Population from previous census

$N$ =Total numbers of years between the recent and previous census.

For our purposes, 2015 will be considered the base year will use the population from the 2015 ACS 5-year estimates. This means that  $Pt$  will equal 4,186,  $P2=4,317$ ,  $N=5$  (years between ACS estimates and 2010 decennial census) and  $n= \text{projection year} - 2015$ .

Table 8 Pipestone Population Projections Arithmetic Method

| Year | Projected Population |
|------|----------------------|
| 2015 | 4,186                |
| 2020 | 3,924                |
| 2025 | 3,793                |
| 2030 | 3,662                |
| 2035 | 3,531                |
| 2040 | 3,400                |
| 2045 | 3,269                |
| 2050 | 3,138                |

## Geometric Method

Another mathematical methods used to project future population is the geometric method. In the geometric method, one finds the mean annual change in population over a selected period. 10-year and 15-year rates are commonly used to project future population.

$$\text{Future Population} = Pt * (1 + r)^n$$

Where:

$Pt$ =Present or base year population

$r$ =Annual rate of change of population

$n$ =number of years from base year

Just as before, 2015 will be considered the base year thus,  $Pt=4,186$  and  $n$ =projections year-2015. In this method  $r$  is determined by finding the average annual rate of change over a set period of time. For our purposes population projections use two different values for  $r$  or annual rate of change, one that was determined using a 10-year period and another using a 15-year period.

$$r = \frac{\frac{Pt - P1}{P1}}{N}$$

Where:

$Pt$ =Population at base year

$P1$ =Population at previous census

$N$ =years between the  $Pt$  and  $P1$

**Table 9 Pipestone Population Projections Geometric Method**

| Year | 10-year annual growth rate (0.1%) | 15-year annual growth rate (-0.1%) |
|------|-----------------------------------|------------------------------------|
| 2015 | 4186                              | 4186                               |
| 2020 | 4204                              | 4155                               |
| 2025 | 4222                              | 4125                               |
| 2030 | 4241                              | 4095                               |
| 2035 | 4259                              | 4065                               |
| 2040 | 4277                              | 4035                               |
| 2045 | 4296                              | 4006                               |
| 2050 | 4315                              | 3977                               |

## Share of growth Method

The share of growth method typically projects a municipality's change of population based off its surrounding context. For our purposes, projections for the City of Pipestone are based off the projections for Pipestone County provided by the SDC. This method assumes that City of Pipestone becomes a greater share of the county at a steady rate, derived from the annual change in county share since 1900.

$$\text{Future population} = Cp * (Cs + (Cg * n))$$

Where:

Cp=County population provided by the State Demographic Center

Cs=City of Pipestone population as a percentage of Pipestone County as of 2015

Cg=Annual change in Cs

n=years between first decennial census and 2015

County projections (Cp) are provided by the Minnesota state demographic center. Cs=46% was found by dividing the City of Pipestone population by Pipestone county population in 2015. Cg=.013% was found by averaging decennial rate of change and it dividing by 115 (the number of years between incorporation and 2015)

**Table 10 Pipestone Population Projections Share of growth Method**

| Year | Pipestone County | City of Pipestone | City as a percentage of County Population |
|------|------------------|-------------------|---|
| 2015 | 9,100            | 4,186             | 46.0%                                     |
| 2020 | 8,764            | 4,037             | 46.1%                                     |
| 2025 | 8,413            | 3,881             | 46.1%                                     |
| 2030 | 8,129            | 3,756             | 46.2%                                     |
| 2035 | 7,902            | 3,656             | 46.3%                                     |
| 2040 | 7,720            | 3,577             | 46.3%                                     |
| 2045 | 7,575            | 3,515             | 46.4%                                     |
| 2050 | 7,460            | 3,467             | 46.5%                                     |

### ***Issues***

The following issues pertaining to population have been identified:

- The City of Pipestone is losing population and actively aging.
- The City of Pipestone has a population that is actively changing in composition and needs.

### ***Goals***

- Attract families to the City of Pipestone to promote intergenerational population growth.
- Promote community facilities and amenities that make the City of Pipestone a livable and thriving communities for all of its residents.
- Work with the Civil Rights Group, Pipestone Community Members, PAS and other groups to meets needs of all its community members. Including those that belong to BIPOC, Disabled, Aging, and Veteran community.

## HOUSING

Housing is a vital component in a community’s ability to retain and attract community members. The availability of dwellings and a variety of types of housing are equally important. Factors such as housing costs, the age of the housing stock and the age of the population are only a couple of the factors that determine need. Possible constraints on land and the cost of development will determine, to some extent, where development occurs.

The city’s Economic Development Authority (EDA) is instrumental in the economic, commercial, and industrial development/redevelopment within the city. To address housing issues within the city, the EDA adopted a program that allows them to purchase blighted property and replace it with newly built units for purchase. New home construction is provided by carpentry students of Minnesota West Community & Technical College. Students are provided with college credits and hands-on experience in the field. This mutually beneficial partnership between the cities EDA and the college allows for homes to be purchased at a competitive rate, resuscitated the carpentry colleges program, and invested in the future of the city’s tax base.

### ***Housing Stock***

Single-family detached dwellings make up a bulk of the total housing stock within the City of Pipestone. As of 2018, 70.60% of the total housing stock was single-family detached housing. 21.10% of the housing stock consisted of apartments with five or more units. Since 2010 there has been an overall decrease of 42 total units.

Most housing units are occupied by those who own the unit itself. However, owner-occupied tenure has decreased by 140 units. This shock in tenure can be largely attributed to the 2007-2009 housing crisis. Vacant units increased by 13 between the years 2000 and 2010. Levels remained relatively consistent between 2010- 2018 with the decrease of just one unit.

**Table 11 Occupied/Vacant Housing Units Characteristics for 2000, 2010 and 2018**

| Tenure                  | Total Units<br>2000 | Share | Total units<br>2010 | Share | Total Units<br>2018 | Share |
|-------------------------|---------------------|-------|---------------------|-------|---------------------|-------|
| Total Units             | 2,098               |       | 2,134               |       | 2,092               |       |
| Vacant Units            | 198                 | 9%    | 211                 | 10%   | 210                 | 10%   |
| Total Occupied<br>Units | 2098                | 91%   | 1,923               | 90%   | 1,882               | 90%   |
| Owner-Occupied          | 1,310               | 69%   | 1,255               | 65%   | 1,170               | 62%   |
| Renter-Occupied         | 590                 | 31%   | 668                 | 35%   | 712                 | 38%   |

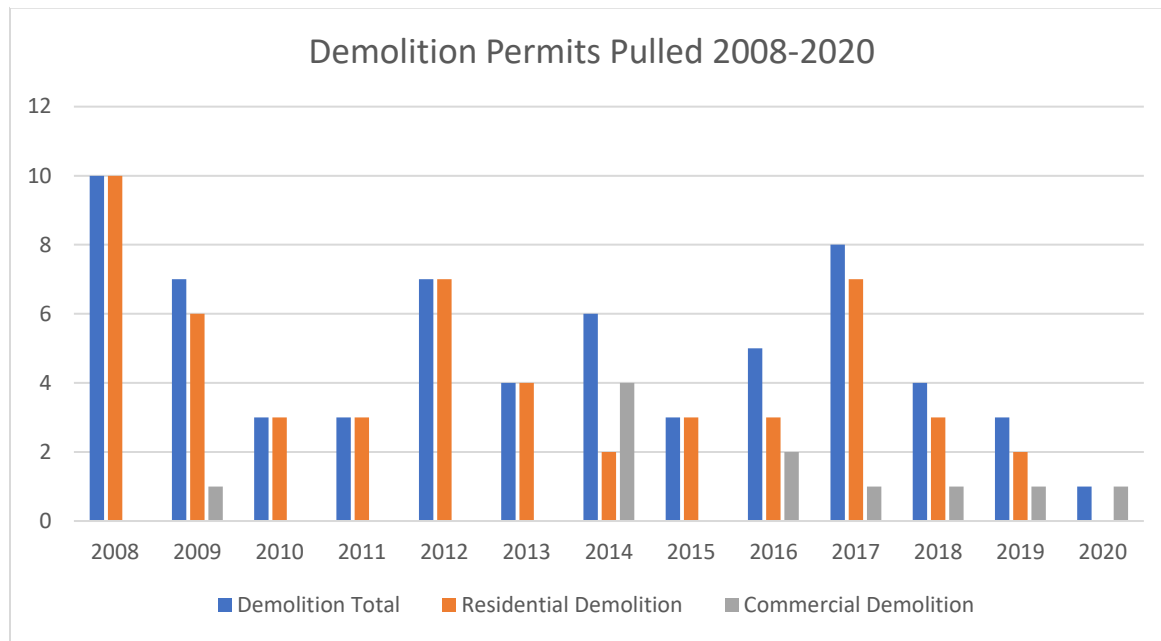
Source: Decennial Census and ACS 5-year estimates

### Demolition and New Residential Construction

Demolition plays a role in investing in quality structures within a community. If structures are allowed to age without proper upkeep, they can negatively impact property values, reduce community character, and become a health and safety detriment.

Demolitions within the city help clear up lots for newer structures to be built. New residential permits have been pulled almost every year since 2008 for a variety of housing types. In general, most of these permits have been for the construction of single-family homes. There have been some new multi-family construction projects in 2013, 2017, and 2018 in the form of apartments, townhomes.

**Figure 4 Demolition Permits Pulled 2008-2020, City of Pipestone**



Almost one-third of the housing units in the City of Pipestone were constructed in 1939 or earlier. During the 1950s, 1960’s and 1970’s housing construction boomed in response to the population growth during the 1930s and 1940s. Residential construction for each decade between 1980 and 2010 leveled off to comprise between 4.0% and 5.9%. Units built from 2010-2020 are projected to make up 5.8 % of the total housing available. This percentage may grow as 2020 decennial census data becomes available

**Table 12 Age of Housing Units in Pipestone for 2018**

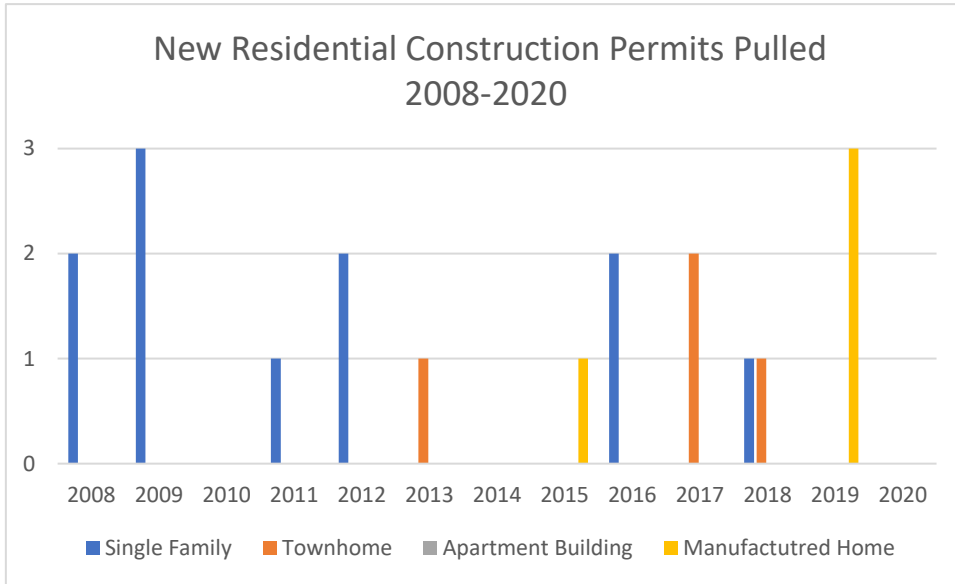
| Year Structure Built  | Percentage of Total Units |
|-----------------------|---------------------------|
| Built 2014 or later   | 1.8%                      |
| Built 2010 to 2013    | 3.8%                      |
| Built 2000 to 2009    | 5.9%                      |
| Built 1990 to 1999    | 4.0%                      |
| Built 1980 to 1989    | 5.0%                      |
| Built 1970 to 1979    | 14.6%                     |
| Built 1960 to 1969    | 13.1%                     |
| Built 1950 to 1959    | 13.1%                     |
| Built 1940 to 1949    | 9.7%                      |
| Built 1939 or earlier | 28.9%                     |

Source: ACS 5-year estimates

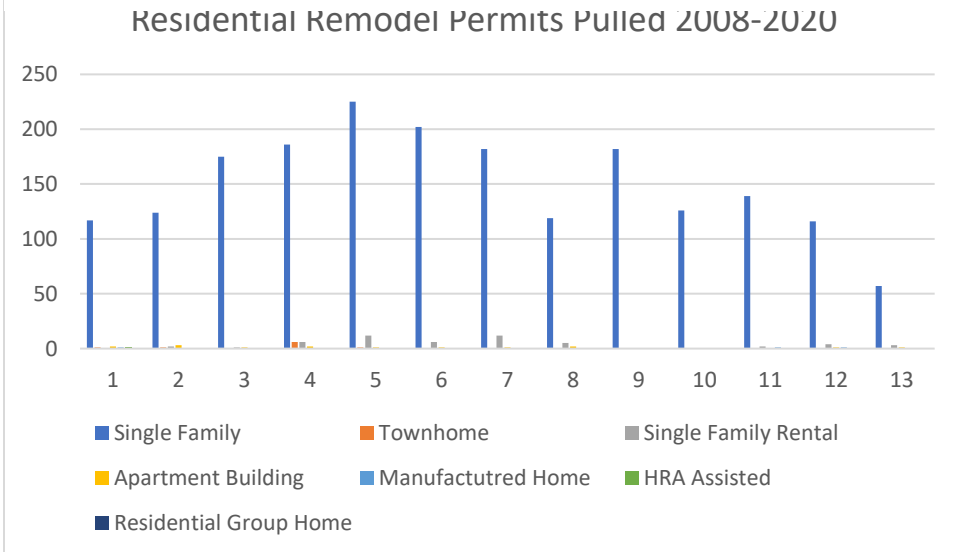
The age of housing stock is just one indicator of the housing quality available to current and prospective residents. Residential remodels serve to bring older housing units up to building code, meet current consumer demand, and mitigate against the decrease in home value due to age alone.

Residential remodel permits pulled are similar to the new residential permits as they are primarily focused on single-family homes.

**Figure 5 New Residential Construction Permits Pulled 2008-2020, City of Pipestone**



**Figure 6 Residential Remodel Permits Pulled 2008-2020, City of Pipestone**



**Housing Values**

Trends with the values of owner-occupied housing units with a mortgage reflect the efforts of the city is investing in its housing stock. Median home values did take a dive of \$11,500 between the years 2010 and 2015. As of 2018 median home values recovered by \$6,400. Homes with active mortgages within the city valued between \$50,000 and \$99,999 have remained the most prevalent making up 50.10% of the total housing stock. Homes valued at less than 50,000 have significantly decreased in composition between the years 2015-2018 after a slight increase between the years 2010-2015. According to the 2018 ACS 5-year estimates there has been an increase in homes valued at more than \$300,000 whereas they were not present before 2015.

**Table 13 Home Values in Pipestone in 2010, 2015 and 2018**

| Home Value   | 2010     | Home Value             | 2015     | 2018     |
|--|----------|------------------------|----------|----------|
| Less than \$50,000                                 | 17.8%    | Less than \$50,000     | 21.3%    | 8.4%     |
| \$50,000 to \$99,999                               | 44.1%    | \$50,000 to \$99,999   | 41.3%    | 50.1%    |
| \$100,000 to \$149,999                             | 19.4%    | \$100,000 to \$299,999 | 37.4%    | 36.3%    |
| \$150,000 to \$199,999                             | 11.9%    | \$300,000 to \$499,999 | 0.0%     | 2.9%     |
| \$200,000 to \$299,999                             | 6.7%     | \$500,000 to \$749,999 | 0.0%     | 2.2%     |
| \$300,000 to \$499,999                             | 0.0%     | \$750,000 to \$999,999 | 0.0%     | 0.0%     |
| \$500,000 or more                                  | 0.0%     | \$1,000,000 or more    | 0.0%     | 0.0%     |
| Median (dollars)                                   | \$92,600 | Median (dollars)       | \$81,100 | \$87,500 |
| Source: Decennial Census and ACS 5-year estimates. |          |                        |          |          |

**Rental Rates**

Rental rates in The City of Pipestone have remained quite affordable since 2010.

The median monthly rental cost in the city of Pipestone was \$516 as of 2018. This is an overall decrease from 2010 when the median rental rate was \$543. Although there is a noted proportion of units that rent for less than \$500 it does not denote that there are affordable rentals for the entire income spectrum.

Those that are of moderate income may have challenges in acquiring rental housing in Pipestone that suits their demands. This can lead to two equally detrimental scenarios. The first scenario is that households of moderate-income, settle for rental units that better meet the needs of low or fixed-income households. This can lead to a shortage of units for those of low or fixed income. The second scenario is that moderate-income households find the rental housing that meets better meets their demands outside of city limits.

**Issues**

- Overall housing stock in Pipestone does not meet the demands of the current population.
- Housing units available may not reflect the demands of households on all levels of income, including the households of moderate income.

**Goals**

- Attract rental opportunities for households with moderate income.
- Continue the mutually beneficial partnership between the cities EDA and the Minnesota West Community & Technical College to provide quality housing at a lower cost.
- Increase the overall housing stock.

## Economy

### ***Economic Base Theory***

Economic base theory is a theory that aims to categorize local economies into two general sectors: 1) a basic (or non-local) sector or 2) a non-basic (or local) sector. Both sectors are necessary to ensure a viable economy within a community.

The *basic* sector is comprised of local business that provide more goods or services than can be circulated in the immediate region. The goods and services that are produced are traded for income that can in turn, injected into the local economy. For example J&B Meat Group in Pipestone processes more meat than can be consumed by Pipestone residents thus its income is largely export-based. Businesses in the basic sector are typically reactive to market conditions and economic disturbance outside of the region, but robust to local market conditions.

The *non-basic* sector is comprised of local business that provide good and service to those within their physical region. The goods and services are produced by business in this sector are typically traded for income that is then circulated within the community. An example of a basic sector business in Pipestone would be Coborn's a grocery store that provides groceries for the immediate community. Business in the non-basic sector are not entirely constrained in the markets that they may serve. Businesses in the non-basic sector are highly susceptible to local market conditions and experience delayed impacts from national economic disturbances or industry conditions.

Definitions are general for both sectors and there can be some overlap. Businesses that are characterized as non-basic can also bring in money from outside the community through regional tourism and basic sector business can be impacted by local workforce shocks. Banks and financial services can be consider to be both. In general, banks and financial services in a rural community served the residents within the community but may serve those that live in nearby townships or smaller communities with less options. They also serve dual purposes as they bring money in community and circulate it within the community.

### ***Employment***

The City of Pipestone website houses major employer data within the city and is displayed in the table below All together the 19 largest employers in the City of Pipestone employ approximately 1,339 people. As noted in the table below the City of Pipestone's largest employers are a mix of basic, non-basic and some that fall somewhere in between.

**Table 14 Largest Employers in Pipestone**

| Employer                        | NAICS Industry                         | Basis vs. Non-Basic   | Product or Service       | Number of Employees |
|---------------------------------|--|---|--------------------------|---------------------|
| Pipestone Area Schools          | Educational and Health Services        | Basic-Educational   | Education                | 261                 |
| Pipestone System                | Farm Management Services               | Basic-Regional service  | Farm management services | 225                 |
| Pipestone County Medical Center | Educational and Health Services        | Basic-Regional Service  | Health Care              | 194                 |
| JBS                             | Manufacturing                          | Basic   | Meat Processor           | 140                 |
| Good Samaritan Village          | Educational and Health Services        | Non-Basic   | Health Care              | 150                 |
| The City of Pipestone           | Public Administration                  | Non-basic   | Government               | 107                 |
| County of Pipestone             | Public Administration                  | Non-Basic   | Government               | 92                  |
| Pipestone Veterinary Clinic     | Veterinary Services                    | Basic   | Veterinary Services      | 70                  |
| Hank's food                     | Super Markets and other Grocery Stores | Non-Basic-Also provides for those just outside of city limits | Grocery Store            | 60                  |
| Total Employee Count            |  |   |                          | 1,339               |

Source: City of Pipestone

***Inflow-Out Flow analysis***

The inflow-outflow analysis is a product provided by the Census Bureau's On the Map Web application. This analysis attempts to track the dispersion of Pipestone's workforce, where they live and where they work. The three categories are as follows:

- Those who work in the City of Pipestone but live outside of city limits.
- Those who work and live within the City of Pipestone.
- Those who live in the City of Pipestone but work outside of city limits.

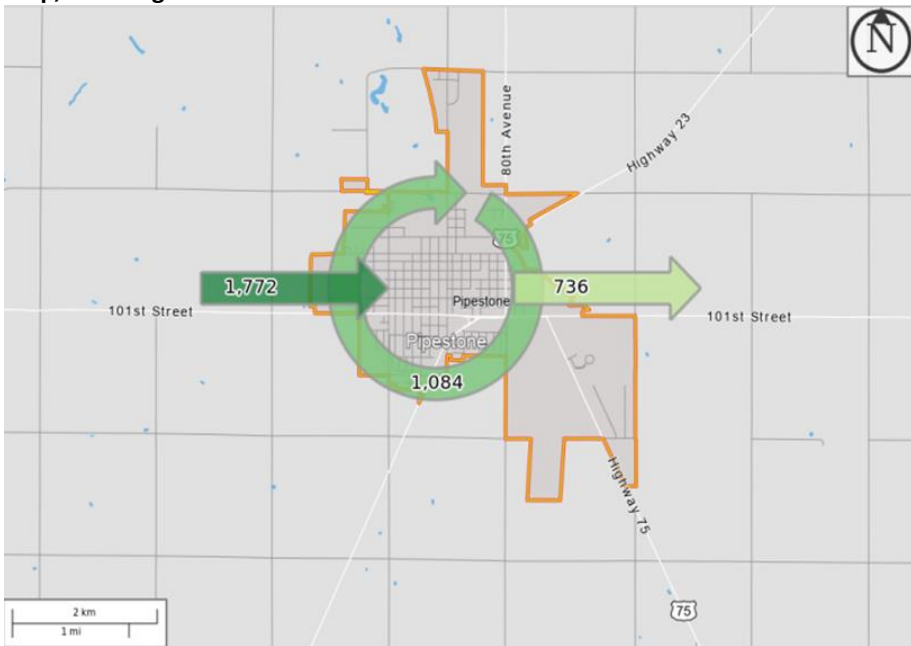
According to the 2017 inflow-outflow analysis 1,772 people who live outside city limits were employed within Pipestone, 1,084 work and live within the City of Pipestone, and 736 people live in the City of Pipestone and are employed elsewhere.

Intuition does suggest that because the largest group of employees analyzed live outside of city limits, the City of Pipestone is losing out on revenue as payroll is exported. However, the regional draw can be an asset in attracting employers to the city in the near future.

Ensuring that quality of life and employer amenities are complementary is crucial in balancing the inflow/outflow of Intuition does suggest that because the largest group of employees analyzed live outside of city limits, the City of Pipestone is losing out on revenue as payroll is exported. However, the regional draw can be an asset in attracting employers to the city in the near future.

Ensuring that quality of life and employer amenities are complementary is crucial in balancing the inflow/outflow of employees and payroll within the city by capturing the employees who already travel the City of Pipestone regularly.

**Figure 7 Inflow/Outflow of Pipestone Workforce in 2018 According to the On the Map, Census.gov**



**Employment by Industry**

The largest employment industry for residents of the City of Pipestone is Education and Health Services. This industry experienced significant changes between the years of 2010-2015 (-11%) and 2015-2018 (5.95%). Gaining half of the industry loss in three year implies that although the Education and Health Services industry did suffer, it is able to recover. The manufacturing industry was the second most popular industry of employment until it was out-paced by Retail in 2018. The Retail industry did experience growth between the years of 2010-2015 at 5.07% and the years of 2015-2018 at 3.34% illustrating an estimated yearly growth just over 1%.

**Table 15 Share of Employment by Industry**

| NAICS Industry Code  | 2010   | 2015   | 2018   | 2015-2018 Percentage Change |
|--|--------|--------|--------|-----------------------------|
| Agriculture, forestry, fishing and hunting, and mining                                     | 3.79%  | 4.11%  | 4.04%  | -0.07%                      |
| Construction   | 4.49%  | 11.11% | 8.85%  | -2.26%                      |
| Manufacturing  | 14.19% | 13.75% | 12.90% | -0.86%                      |
| Wholesale trade  | 3.32%  | 3.62%  | 3.06%  | -0.56%                      |
| Retail trade   | 11.28% | 16.35% | 13.01% | -3.34%                      |
| Transportation and warehousing, and utilities  | 6.32%  | 6.36%  | 5.36%  | -1.01%                      |
| Information  | 1.08%  | 2.20%  | 0.66%  | -1.55%                      |
| Finance and insurance, and real estate and rental and leasing                              | 5.90%  | 3.96%  | 2.46%  | -1.51%                      |
| Professional, scientific, and management, and administrative and waste management services | 3.32%  | 3.03%  | 4.54%  | 1.50%                       |
| Educational services, and health care and social assistance                                | 33.52% | 22.52% | 28.47% | 5.95%                       |
| Arts, entertainment, and recreation, and accommodation and food services                   | 8.47%  | 8.17%  | 10.27% | 2.10%                       |
| Other services, except public administration   | 2.95%  | 3.48%  | 3.99%  | 0.51%                       |
| Public administration  | 1.36%  | 1.32%  | 2.40%  | 1.08%                       |
| Source: Decennial Census and ACS -year Estimates   |        |        |        |                             |

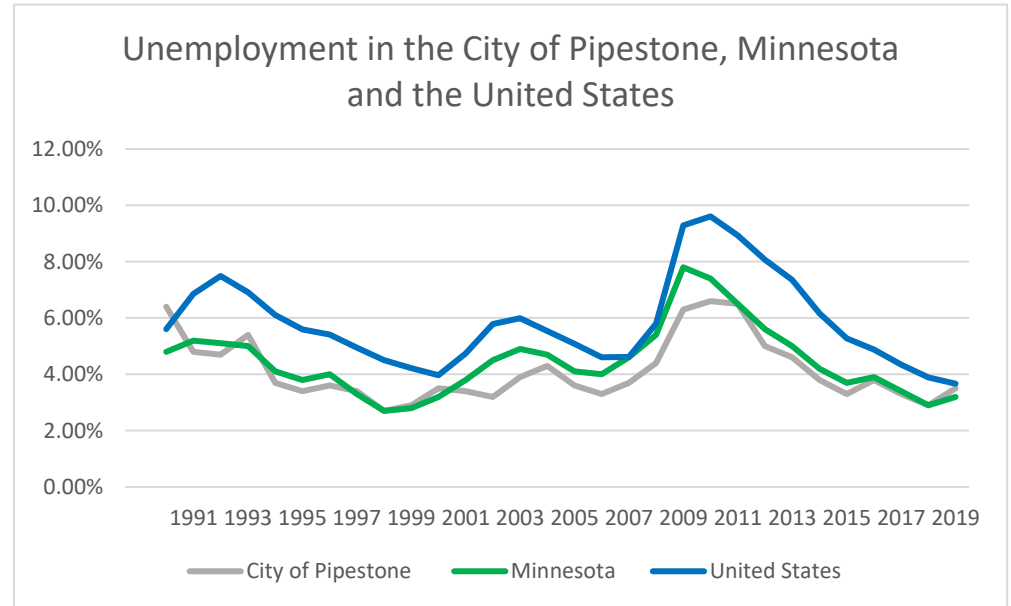
**Historical Employment**

In general, The City of Pipestone’s historical unemployment rate since 1990 has remained below that national and county rates. There are at times when the City’s average unemployment exceeded that of the State of Minnesota and the United States. These moments are correlated with delayed impact following national economic recessions. It is not uncommon for rural communities to experience delayed impacts from national economic disturbances as they are often the receiver of the trickle-down effects as industries adapt and try to recover their losses.

This implies that in general, The City of Pipestone has a robust workforce despite the loss of some major employers in the area, and its declining/aging population.

Low unemployment rates may mean that there are fewer people without a job, but they also elude to constraints in producer expansion and employer attraction.

**Figure 8 Unemployment Rates for the Nation, State and City of Pipestone 1991-2019 According to the Bureau of Labor Statistics.**



**Income**

Residential income of a community is an indicator of the economic vitality of the City of Pipestone. Historically, US Census income figures the city closely matched the County. Since 2000, the disparity between the City of Pipestones and Pipestone County median and mean household incomes have increased. According to the 2018 ACS 5-year estimates median and mean households' incomes in the City of Pipestone are lower than Pipestone County. Both Pipestone County and the City of Pipestone have significantly lower mean and median incomes when compared to the State of Minnesota. This is typical of rural communities when compared to State statistics due to the population concentration in the Metropolitan areas.

Household income distribution further illustrates the how there are more housed present in lower to modern income cohorts. For both the City of Pipestone and Pipestone County the most popular household cohort is the \$50,000-\$64,000 bracket. For the State of Minnesota, the most popular cohort is the \$75,000-\$99,999 category. This demonstrates how the how metro areas tend to attract both those with college education and specialized training from rural communities.

**Table 16 Median and Mean Incomes for Pipestone, Pipestone County, and the State of Minnesota**

| Earnings                     | City of Pipestone | Pipestone County | State of Minnesota |
|------------------------------|-------------------|------------------|--------------------|
| Median earnings (dollars)    | \$38,864          | \$65,521         | \$86,204           |
| Mean earnings (dollars)      | \$45,947          | \$81,973         | \$109,028          |
| Source: ACS 5-year estimates |                   |                  |                    |

### ***Issues***

- The City of Pipestone is a regional employment draw. Those that travel from outside of the City of Pipestone to work within city limits are potential residents that can contribute to Pipestone's economy.
- Lower median income illustrates part of the "brain-drain" phenomena.
- There is potentially little return on investment with H.S graduates and those with some sort of secondary training.

### ***Goals***

- Provide more employment opportunities for those with H.S diplomas or higher.
- Attract employers that require higher educational attainment or trade skill.
- Increase the proportion of people employed in Pipestone that live within the city limit.

## PARKS AND RECREATION

The Parks and Recreation system is composed of all those facilities (public and private) designed to allow and encourage the public to participate in activities that are passive and active. The areas in Pipestone devoted to parks and open space can most easily be labeled as playgrounds, playfields, or parks. Generally, a playground will promote active use that is geared towards children. A playfield requires a much larger area than a playground due to the fact that the facilities are developed for particular forms of active use such as team sports. A park may require a small or large area of land and may be devoted to either passive or active uses.

The following paragraphs briefly describe the various parks, playgrounds, playfields, and other recreation facilities in the city. In addition, recommendations are provided that would enhance the scope and quality of the overall Parks and Recreation system in the City of Pipestone.

### *Parks, Playfields, and Playgrounds*

#### **1. Southwest Park**

Southwest Park is located at 8<sup>th</sup> Avenue and 5<sup>th</sup> Street Southwest. It contains 1.6 acres of land and occupies an entire City block. The playfield possesses playground equipment, a shelter, one backstop, restrooms, and three basketball courts. The playfield abuts County State-Aid Highway (CSAH) 15 giving it excellent vehicular access, but at the same time, it poses pedestrian access problems due to a relatively high volume of traffic. The facility is heavily developed with active park uses, and small scale landscaping has been done to create a passive atmosphere. Other than street closings, the park allows little opportunity for expansion. Although Southwest Park has been over emphasized as an active recreation area, it serves its neighborhood well.



#### **2. Harmon Park**

Harmon Park sits at the intersection of Trunk Highways 30 and 75 and acts as a focal point for the City when entering from the east. The parks location ensures that there is excellent vehicular access and pedestrian/cyclist access via 6<sup>th</sup> SE. The park contains 6.3 acres of land and houses an aquatic facility, playground equipment, six tennis courts, sand volley courts, picnic facilities, shelter, one lighted ball diamond, and a parking lot. Drainage tile has been installed to alleviate flooding on the lighted ball diamond.

The restroom facilities available to park patrons are located within the bathhouse found in the northwest corner of the park.

### **3. Leon H. Moore Park**

Located just north of 4<sup>th</sup> Street NW and to the west of Hiawatha Avenue is Leon H. Moore Park, one of the larger parks in Pipestone encompassing 8.9 acres. The playfield contains a picnic area, playground equipment, basketball court, restrooms and the District 3 schoolhouse (the first schoolhouse in Pipestone County). This site lies along a major thoroughfare offering good access; however, it inhibits safe pedestrian crossing. The physical constraints of this long, narrow shaped site cause some use restrictions. The site is restricted from expansion due to the drop off of the quartzite ledge on the west and the joining of the northern boundary with the Hiawatha Pageant grounds.

Being in sight of the National Monument, this facility can be expected to bear the pressure of tourist use. Adequate picnic and shade areas should be available to accommodate the additional users. The parking lot should also be expanded. The City may consider placing a map of Pipestone's historic sites, along with other information about the City, in a visible area of the park. This may encourage users that normally bypass the business district to visit the many historic sites and areas in the city. The Rock Island Depot is immediately south of Leon H. Moore Park, and would make for an excellent starting point for self guided tours through the City.

### **4. Paulsen Field**

Encompassing nearly 38 acres, Paulsen Field is the largest of the recreational sites in the City. The athletic complex/recreational area is located on the western fringe of the City and functions as a major playfield. Its facilities include a football stadium, 1/4 mile track, baseball diamond, two lighted little league/softball fields, practice fields for both football and baseball, shelter, two concession stands, two restroom facilities, storage buildings to house equipment, and off street parking in the southwest and northeast corners. This facility is used primarily as an athletic complex and lacks the playground equipment necessary to make it a playfield. The park lies on relatively flat land, broken by a drainage ditch that helps to control flooding.

Additional trees should be planted around the outfield fences of the ball diamonds and periodically placed throughout other open areas to separate activities and enhance the aesthetics of the area. Playground equipment would increase use by children and encourage parents to bring their children to athletic events. To promote a more passive environment, benches, picnic tables, and other landscaping activities should also be considered. Attention should also be given to the two parking areas at both ends of Paulsen Field. Both lots lack definition, which often times allows for sporadic and awkward parking conditions to occur. To prevent this from happening, the parking areas should be better defined so that patrons have no problems identifying the boundaries – bituminous paving would be helpful.

It should be noted that the ball fields at Paulsen Field were built with the assistance of State and Federal grant monies (LAWCON). LAWCON requirements state that once a facility has been constructed with LAWCON monies it must forever remain that same facility.

## **5. Westview Park**

A welcome addition to the City of Pipestone is Westview Park. The park incorporates a total of 20 acres-14.5 of the 20 acres has been developed while the remaining 5.5 acres will be left as open space. Located along 2<sup>nd</sup> Street NW, just north of Paulsen Field, the park has good accessibility for both vehicles and pedestrians. The facility is comprised of a variety of activities and equipment to satisfy all ages. The following facilities are available: one lighted regulation baseball field, a 1/2 mile walking/bicycling exercise trail, one lighted regulation softball field (300 feet in length), picnic shelter, playground area, two restrooms, sand volleyball court, two parking lots (one paved), tubing hill, cross country ski trails, trees, bushes, and landscaping. This facility provides excellent opportunities for residents to participate in winter activities. The topography is relatively flat with the exception of the creek running lengthwise through most of the area. Not only will the creek sustain a more pleasant environment, it will also provide excellent drainage, allowing little potential for flooding during normal rainfalls.

Since the site is relatively new, the next decade should be devoted to developing and maturing the park and tying it into the Pipestone/Jasper School District #2854 building development. It should be noted that partial funding for this park was provided through Federal and State grant monies (LAWCON).

## **6. Water Tower Wayside Rest Area**

This site is approximately 2 blocks off of Trunk Highway 23 and 75 on 2<sup>nd</sup> Street NE. The park rest under a historic concrete water tower that was built in 1921 and restored in 1990 with Celebrate 1990 grant assistance. The water tower is one of the two towers designed by L.P. Wolfe. Its sister tower, is the Brainerd Water Tower located in Brainerd Minnesota. The water tower was built in 1921 and restored in 1990 with Celebrate 1990 grant assistance. The 1.3 acres (approx.) houses a parking area that RV accessible, and has the following facilities: picnic tables, heated restrooms, an RV dump site, small shelter, and minimal small playground equipment. Trees have been added to the area to provide adequate shade to patrons.

[Image 5-2](#)

## **7. Erickson Park**

Erickson Park is a small neighborhood playground serving residents on the eastern fringe of the City at the intersection of 4<sup>th</sup> Street and 9<sup>th</sup> Avenue SE. The playground is approximately 1.2 acres in size. Expansion is limited as all encompassing areas have been developed. The site is primarily equipped with playground equipment but possesses 3 park benches that help to provide a more passive environment. The land is relatively flat and drains well during normal rainfall. The facility has limited pedestrian access from the west due to Trunk Highways 23 and 75; but nonetheless, serves its neighborhood well.

Because of its size and limitations there is little that could be done to improve this park.

## **8. Veterans Park**

As a beautification effort, Veterans Park was located in the Business District to make use of the vacant land in between two buildings. The site is extremely small (approximately 1/4 acre) and is entirely passive in nature. There exists a drinking fountain, flower beds, trees, benches, and a veterans memorial with flag pole. Security lighting has been added to provide a safe area.

This mini-park is unable to expand in any direction.

## **9. C.H. Bennett Park**

Named after C.H. Bennett, one of the early settlers in Pipestone, this 1/2 acre mini-park houses a flag pole, a stone bearing Bennett's name, a plaque dedicating this site, and landscaping. Like Veterans Park, this area was developed to beautify the area. The site is located at the junction of Trunk Highways 23 and 75 and has off-street parking shared with the Cenex convenience store/gas station.

Adding a picnic table and bench would allow travelers a more comfortable place to rest and picnic. However, this area does not need significant development to attract travelers because of its close proximity to the Water Tower Wayside Rest Area.

## **10. Hiawatha Pageant Park**

The Hiawatha Pageant Grounds were gifted to the city in 2015, adding 43.2 acres of park space to the cities total park lands. The property is located on North Hiawatha Avenue immediately north of Leon H. Moore Park. The premises includes amenities for hiking, a small pond for fishing, and buildings that were previously used for the Productions of the Song of Hiawatha Pageant. Historically, the majority of its use has occurred during the Song of Hiawatha Pageant Program. The Hiawatha Lodge found on the property serves a revenue source as the building and surrounding grounds can be rented out as a venue for outdoor weddings and receptions and in 2019 the area was rented out 72 times.

## **11. Ewert Community Recreation Center**

Ewert Community Recreation Center is located within the business district on North Hiawatha Avenue. The Center serves as an excellent recreation complex for all ages, especially during the winter months when recreation activity is limited. The facility houses a swimming pool, steam room, racquetball/handball courts, weight exercise room, gymnasium (six basketball hoops), aerobics room, lounge area, whirlpool, and tanning bed. The complex is neatly landscaped with a bed, trees and shrubs, brick sidewalks, antique street lights, park benches, and a parking lot. Use of the facility is supplemented by a daily fee or membership.

Expansion for this facility is limited to adding new programs and equipment which is done when monies become available.

## **12. Tree Claims**

The City owns two tracts of land which are utilized as tree nurseries. The saplings are used by the City to replace damaged trees and for landscaping. The two tree claims are located just west of the Trunk Highway 30 and Trunk Highway 23 intersection, and along the north side of Paulsen Field. The Paulsen Field tree claim is used as a buffer zone delineating the north side of the facility. The City alternates use between the two sites to insure an adequate supply of trees for years to come.

### ***Other Recreational Facilities***

#### **1. Thompson Field**

Thompson Field is located on the Minnesota West Technical and Community College campus. An under developed, poorly lit softball diamond is the only recreational development that has occurred at this facility. The site is occasionally used by the City as an overflow park during tournaments, or as an alternative site because of wet conditions at the other fields.

The ball diamond could be improved by moving the side fences further away from the base lines and cutting the infield deeper into the outfield in order to comply with field standards. Shade trees and landscaping would make the relatively flat, bare area much more attractive to park users, as well as enhance the campus. Since this area is part of the college campus, other equipment and facilities should be addressed by the college and the needs of the students. Nevertheless, if the area were to receive increased usage, additional facilities such as restrooms and a concession stand may be appropriate.

## **2. Pipestone Country Club**

Pipestone Country Club lies in the southeastern section of the City along County Road 56. The 9-hole privately owned golf course covers 56 acres of flat land. Other facilities include a clubhouse, pro shop, storage sheds, and parking lot. Use of this club is supplemented by membership or an amount based on the number of holes golfed. The Country Club has purchased land from the City to be used as a driving range.

The undeveloped land surrounding the golf course offers an excellent opportunity for the creation of a public course or expansion into an 18-hole facility if the demand would call for it. The golf course would also serve as an excellent facility for cross country skiing during winter months if allowed by the owners of the club.

## **4. Pipestone County Fairgrounds**

This site is located on the eastern edge of the City just off the intersection of Trunk Highway 30 and 75. The 19.5 acres of flat land house a lighted auto track, grandstand, and various buildings used during fair functions. The area lacks adequate parking facilities and buffer zones between the residential area to the west, and along Trunk Highway 30. Due to relatively little use, this area would not require any significant improvements.

## **5. Pipestone Family Aquatic Facility**

The Pipestone Family Aquatic Center opened in July of 1997 replacing the t-shaped aluminum pool built in 1969. This 2.4 million dollar facility consists of 9,443 square feet of surface area. It has a water holding capacity of 256,100 gallons and a bather load of 573.

Amenities include a new 3,360 square foot bathhouse for the men's and women's locker rooms and shower facilities. Also included are (2) family changing rooms for single-family parents. A guardroom and storage area along with the front desk area complete this buildings features. An outside concession area is located adjacent to the bathhouse with vending machines. This area has the potential to someday become enclosed.

The design team utilized the historical initial bathhouse and renovated this building for all of the mechanical equipment needed to run this facility. All state of the art, high-rate sand filters and commercial heaters make for a clean, warm water attraction for the residents of our community.

The swimming area features a zero-depth apron which gradually proceeds to a 3 to 5 feet swimming area. The diving area is 12 feet deep and features a one-meter diving board and a 22.5-foot full enclosed drop slide. A 126-foot body slide, mushroom water fall, 6 spray geysers, small children's turtle slide, wet and dry sand play areas, 2 sand volleyball courts, spacious decking, and large grass areas are all features of this fine facility.

***Issues***

- The City of Pipestone provides ample access to parks and recreational land use throughout the city. This can be enhanced through an addition of park space south of 7<sup>th</sup>.
- There are several potential projects identified that can enhance the already present recreational facilities.

***Goals***

- Continue to develop parks and recreational spaces using community input to guide those initiatives.
- Offer programs and events for all age groups through partnerships with local businesses and using their involvement to leverage funding.
- Increase the amount of Park Space available to residents that live south of 7<sup>th</sup>.

## COMMUNITY FACILITIES

Community facilities include public and semi-public services and/or structures which are provided for the community. Community facilities help in determining the degree to which health, safety, and welfare can be insured to residents.

The following descriptions of the various community facilities will not be detailed, but will give an overview reflecting the qualities and conditions of existing structures:

### ***City Hall***

The city administrative offices are in a centrally located building found within the Central Business District. The building was constructed in 1964 with an addition made four years later. The interior of the building is designed around a courtyard that provides a common area for all tenants enabling public use of the building facilities.

The building houses several offices from both the public and private sector with city offices occupying the majority of the office space. The council chambers are of sufficient size to conduct regular council meetings and for holding public hearings.

Additional office space is rented out to other governmental agencies and private practices. Currently found within the building is the County Extension Office, Farm Service Agency, Soil and Water Conservation District (SWCD), Soil Conservation Service (SCS), County Zoning Office, Southwest Minnesota Crisis Center, and Bolten and Menk office. The nearby parking lot, along with street parking, allows for sufficient parking space most of the time. Access is adequate for both pedestrians and handicapped persons.

### ***City of Pipestone Website and Pipestone Public Access Channel: [progressivepipestone.com](http://progressivepipestone.com)***

The City of Pipestone's website houses many resources for residents, visitors, and business partners within the City of Pipestone. Permit applications, council meeting agendas and minutes, information regarding all the City Departments and city services, city ordinances and much more can be found online. Residents are also able to report concerns and submit request for services. The website also contains a link to the City of Pipestone public access channel. This channel is housed on YouTube and enables residents to view the most recent City Council meetings and other important updates.

<https://www.youtube.com/channel/UCisXS6hZGIIQkPEpkmAMt7w/featured>

### ***Fire Hall***

The Pipestone Volunteer Fire Hall was constructed in 1959 at the intersection of 2<sup>nd</sup> Street and 2<sup>nd</sup> Avenue Northeast, one block from the Central Business District. The building lies at the intersection of two major thoroughfares which provides easy access to the rest of the community. The original facility was 62 feet x 80 feet but has since received an additional 24 x 48 foot storage area attached. This houses the Department's 1941 Buffalo Fire Truck for display. The main building contains fire equipment storage, vehicle storage, showers, boiler room, and a meeting/training room. The vehicles and equipment stored within the building include: two pumpers, one aerial ladder truck, one ERV (Emergency Response Vehicle), one rural pumper and one rural tanker. In 2008, the city purchased the Hicks Motor Company building site located South of the current Fire Hall. The city remodeled the Fire Hall and constructed a new addition onto the south end of the existing building to provide more space. The Volunteer Fire Department has served the community for over 100 years.

### ***Airport***

Pipestone Municipal Airport is described in the Transportation Section of this plan.

### ***Public Works Garages***

The City Public Works Department and Water/Wastewater Department are located on 2<sup>nd</sup> Street and 5<sup>th</sup> Avenue Northeast, encompassing approximately 2.5 acres. The site includes office space, storage space (heated and cold), and sand and gravel storage behind the buildings. The heated storage building, used as a maintenance shop and equipment storage facility, was constructed in 1988. With the new addition complete, expansion has become somewhat limited. Attention should be given to the Water/Wastewater Department building adjacent to the ground storage tank. It appears that structural deterioration may be occurring at various points around the building.

### ***Municipal Liquor Store***

The Pipestone Municipal Liquor Store has an excellent location at the intersection of Trunk Highway (T.H.) 23 and 75 and 2<sup>nd</sup> Street Southeast. The store began operation at this site in 1977, after the structure had been remodeled. A 12 x 27 foot expansion was completed in 1988 to make room for additional cooler space. Additional room should be added when the need arises.

### ***County Highway Engineer Shop***

The County Highway Engineer Shop is located on the six hundred block of 4<sup>th</sup> Street NW. A recent addition to the building built in 1981 now encompasses the State Highway Maintenance Shop to the east of the original building. A common office area adjoins both buildings. This facility stores all equipment and material utilized by the maintenance staff. This staff consists of the engineer, assistant engineer, sign technician, shop foreman, survey crew and employees.

The site is located within the center of the County allowing excellent access to roads, cities, etc. in all directions. The addition of the State Highway Maintenance Shop to this facility will assist in providing additional manpower and equipment when needed for special projects and emergency situations.

### ***Minnesota State Highway Maintenance Shop***

The Minnesota State Highway Maintenance Shop, built in 1999, is located along 4<sup>th</sup> Street NW. This new facility is connected and adjacent to the Pipestone County Maintenance Facility. Much like the County Highway Engineer Shop, this facility is used to store vehicles, materials, and other equipment utilized by the State. This new state of the art facility enables the assistance of manpower and equipment between the two governing bodies. A possible long range purchasing agreement could have an economical impact on both budgets. Currently, four employees make up the workforce for this facility.

### ***Law Enforcement Center***

The City of Pipestone contracts with the Pipestone County Sherriff's Office for law enforcement services. The Law Enforcement Building was built as an addition to the Pipestone County Courthouse in 1978. The building is occupied by the County Law Enforcement Department. The Sherriff's staff includes 25 permanent employees. The law enforcement agency has about a dozen different vehicles used for patrolling and other transportation needs. The county-wide 911 service is operated from the Law Enforcement Building. In 2007-2008, Pipestone County constructed a new Emergency Services building to house the County Ambulance and Emergency Services/VSO personnel and equipment, east of TH 23/75 a block north of TH 30.

### ***Pipestone County Courthouse***

The Pipestone County Courthouse was constructed in 1900 on a square of land donated by Daniel Sweet (an early settler in Pipestone) and is listed on the National Register of Historic Places. The interior has been altered a number of times, with major interior remodeling completed in 1996. New fire alarms and sprinkler system were installed and the electrical wiring system was updated to meet code. The exterior, however, has remained relatively unchanged. The courthouse is totally handicapped accessible.

### ***Pipestone County Museum***

The Pipestone County Museum is located on South Hiawatha Avenue directly east of the Calumet Hotel. The facility was originally constructed in 1896 to house the City government, fire department, and police department. The three-story structure also contained the first public library, a community room and a gymnasium. The City moved out of the facility in 1960 when the building no longer suited their needs. In

1967, the Pipestone County Historical Society purchased the structure to house the County Museum. The facility has functioned as an historic site and is listed within the National Register of Historic Places.

### ***Water/Sewer Department Building***

Prior to August 1989, the City’s sewage was treated by a sewage treatment plant located on the west side of the City. The facility has since been replaced by a sewage pond system. The effluent from the entire collection system is directed toward the main lift station where force main lines then advance the sewage to the four pond system located along Highway 30, approximately 1 1/4 miles west of the City. The system is regulated by controlling the amount of sewage flowing into the designated pond or ponds. By controlling the water flow between the ponds, the sewage water is able to naturally “purify” itself, at which point, it is emptied into Pipestone Creek. The new pond system has been very efficient and has served its purpose extremely well. The site should maintain high standards and regular maintenance checks to insure the pond’s effectiveness. A flow meter was installed in the main lift station in 1999. Expansion of the sewage pond facility has been identified by the City Council for improvement in the next twenty (20) years.

### ***Cemeteries***

There exists within the City of Pipestone, three cemeteries. Two are owned by the City (Old Woodlawn Cemetery and New Woodlawn Cemetery) while the Catholic Cemetery is privately owned. All three cemeteries are located within 1/2 mile of each other in the northwest section of the City, just west of the National Monument. Old Woodlawn has already reached its capacity and thus has no space available for additional grave sites. New Woodlawn is approximately 2/3 full and quickly nearing its capacity. There is open land in all directions surrounding the cemeteries which provides an excellent opportunity for expansion. The City should begin making considerations for expansion of the facility or begin looking for alternative locations while there is still an adequate amount of time to do so.

### ***Library***

The City of Pipestone and the Pipestone School District #583 developed a joint library facility in 1975. The library was connected with the Central School Building on the north side of the facility. The utilization of a common facility has worked extremely well. In 1991, the facility changed its status from a community library to a public library. This has increased and expanded the library’s service area to include areas outside local boundaries. The library is part of the regional Plum Creek networking system. After passage of a new school bond referendum, a new library facility was constructed along with the new middle/high school at the new location on West Highway 30.

### ***National Guard Training and Community Center (Armory)***

The National Guard Training and Community Center is located three blocks south of the Central Business District and offers a large building space for various groups in the community. The TACC has also had its restrooms remodeled to fall in compliance with the American Disabilities Act. The building is now handicap accessible. The building has had continued building investments, making it a valuable building asset to the city. The Training and Community Center's location maximizes parking the County Courthouse area.

### ***Pipestone Area Chamber of Commerce***

The Pipestone Area Chamber of Commerce and Visitors Bureau are located on T.H. 23 and 75. The Chamber and Visitors Bureau employs two permanent staff members that work along with a cross-section of local citizens representing the City's businesses, industries, and education systems. The Pipestone Area Chamber of Commerce and Visitors Bureau is a community membership organization promoting commerce, tourism, education, agriculture and professional interest in the Pipestone area. The Chamber works to enhance the overall environment of the City by appointing representatives to various committees who offer expertise from their areas. These committees then work to develop new ideas and programs that will help the community. The Convention and Visitors Bureau is the tourism arm of the Chamber of Commerce in promoting Pipestone and working to get "more heads on beds." The two organizations work together to promote community events such as: Watertower Festival, Civil War Days, Pow Wow, Opera on the Farm, Tram and many retail events. A visitor's center is located at the intersection of 2<sup>nd</sup> Street and Hwy 23 & 75. The Pipestone Area Chamber of Commerce and Convention and Visitors Bureau is a valuable asset to the community and will continue to promote the City and its services.

### ***Pipestone Senior Center***

The Pipestone Senior Center is centrally located in the City on the two hundred block of South Hiawatha Avenue. The building was built in 1904, originally functioning as the County Library. The city-owned building was designed as the Senior Center in 1977, at which time, it was made totally handicapped accessible. New steps were replaced at the front entrance of the Center in 1999. The Center is in an excellent location as the Nokomis Apartments, a high-rise complex for the elderly and the handicapped, is only one and one-half blocks away from the facility. The building serves the community as a multi-purpose senior center.

As a joint effort with the City, the Senior Center has proven very successful. The facility is lacking adequate space for certain activities and equipment. However, expansion would not be feasible due to the age and condition of the building. This building does contain a considerable amount of historical significance. Future uses of the space will be determined through a balance feasibility and historical preservation.

### ***Recycling Program***

The County of Pipestone coordinates a voluntary recycling program which includes curbside recycling. A compost pile also exists along North Hiawatha Avenue. The City currently offers a clean-up week program whereby residents are able to dispose of large amounts of unwanted items to be hauled by the City to the landfill. The Boy Scouts also operate a recycling trailer for donations.

### ***Pipestone County Medical Center***

The Pipestone County Medical Center, currently managed by Avera Health Systems, is located in the southwest section of the City on the nine hundred block of 4<sup>th</sup> Avenue Southwest. The present facility was built adjacent to the older hospital. Eleven medical providers are on staff with additional specialists available through the Avera system. The Intensive Care Unit in the hospital was remodeled in 1987, the clinic was remodeled in 1996, and the hospital unit had a major interior update in 2003. There was a new surgical and rehabilitative services addition constructed in 2002, and an MRI unit added in 2006. A hospice house was also added in 2006 at 309-10<sup>th</sup> Street Southwest across from the Medical Center.

The hospital has adequate room and staff to accommodate patients. The medical center has undergone significant building updates and expanded its facilities to provide cares and treatments to patients who would have had to travel to Sioux Falls for the same treatments in the past.

### ***Public Schools***

The Pipestone/Jasper Consolidated School System is located within District #2689 which includes 240 square miles, stretching 36 miles north-to-south across the county. The three school complexes that exist in the City are Hill Elementary in the southwest section of the City, Brown Elementary in the southeast section, and the new high/middle school. Student enrollment-1,188 for 2006-2007-varies slightly from year to year. A school bond referendum was passed in 1999 to construct a grades 6 – 12 Middle School/High School along west Highway 30, which opened for classes in January 2003.

### ***Community and Technical College***

Minnesota West Community and Technical College, Pipestone campus, is located on 20 acres of land north of the City. The site was once occupied by the Indian Training School which closed in the 1940's. The college came into existence in 1967, offering training in 10 technical areas to approximately 160 students. At the turn of the 21<sup>st</sup> century, it is now a comprehensive community and technical college offering both liberal arts and technical programs. It is one of five campuses of Minnesota West. Through its Custom Training division, it provides training directly to business and industry throughout the southwest part of the state.

The college has had many expansions, additions, and renovations over the years. Most recently it completed a Conference Center that is used extensively by the community for a variety of meetings and exhibitions. The college also has two high-tech interactive television studios that make it possible to bring training in from all over the country. It is also expanding its offerings in on-line education.

### ***Performing Arts Center***

The Pipestone Performing Arts Center is located in Pipestone’s beautiful Historic District at 104 East Main (the former Farris Grand Opera House). This 300-seat theater with stadium seating and a thrust stage provides entertainment throughout the year with a wide venue to over 12,000 people. The venue includes community theater, adult and children; a local singing group; a presenters series; a travelogue series; visual arts; as well as conferences and lectures.

The Pipestone Performing Arts Center, Inc. is a 501.c3, non-profit organization governed by a board of directors whose goal is to stimulate and encourage theatrical activities in the region as a contribution to its cultural life, and to produce and present special dramatic events for the aesthetic entertainment and education of the general public.

### ***Ridgeview Estates and Falls Landing***

Located at 903 2<sup>nd</sup> Avenue SE, Ridgeview Estates is a 28 apartment unit, independent congregate care facility, owned and operated by the Good Samaritan Village. A new private assisted-living facility, Falls Landing, is located 1101 North Hiawatha, south of Good Samaritan Village.

### ***Good Samaritan Village***

The Pipestone Good Samaritan Village is a 126 bed skilled nursing facility that also offers home health care services to the surrounding area. The Village staffs 170 employees.

### ***American Legion***

The American Legion is located at 117 S. Hiawatha Avenue. The Legion was chartered in Pipestone in 1920 and currently has 350 members. The Legion honors veterans of past wars and also maintains active participation in youth programs and activities in the community.

### ***Keepers of the Sacred Tradition of Pipemakers***

Located at 4<sup>th</sup> Street Northwest and Hiawatha Avenue North, the Center was purchased in 1997 by the Keepers of the Sacred Tradition of Pipemakers to research and plan stories and histories of pipes and their uses by various Indian tribes in North America.

### ***Pipestone National Monument***

The Monument, an area of 281.78 acres, provides a topographic relief from the plains of the surrounding region. Sioux quartzite, the rock overlying the pipestone seam, is exposed along the creek running through the property. There is evidence pipestone was quarried, at least, since the time of European exploration and probably long before that. Today, only Native Americans with recognized tribal affiliations are allowed to quarry pipestone at the Monument. Approximately 53 quarries are actively worked while others remain dormant, used many years ago.

According to the National Park Service (NPS), “The mission of Pipestone National Monument is to continue to provide for American Indian use and access for the quarrying of the pipestone and cultural uses, to preserve and protect cultural and natural resources, and to provide for the public use, enjoyment, and understanding of Pipestone National Monument.” Attractions at the Monument include operating quarries, a picnic area, a three-quarter mile handicap accessible trail that leads past quarries, native plants, and rock formations. Special attractions include Winnewissa Falls and Leaping Rock. A natural resource program is returning the native tallgrass prairie and plants.

The Visitor Center includes interpretive displays, films, and information. A Cultural Center helps to explain the art of pipe making and Native American work. Native Americans can be observed making pipes and other craft items. A small gallery displays many outstanding examples of pipestone carving and artwork. Many Native Americans regard the Monument as a spiritual center, and several ceremonies are held annually at the Monument.

The NPS *General Management Plan/Environmental Impact Statement* process considered alternatives for management of the Monument for the next 15-20 years. These alternatives included:

The No Action Alternative, continuing management as currently practiced.

Alternative One, with generally reduced development in the heart of the monument, with Administration, maintenance, and visitor center facilities would also be removed and relocated off-site. There is concern about the visitor center’s location in the floodplain, and with disturbance of Native American ceremonial use at the quarry locations.

Alternative Two would enlarge the monument, yet rehabilitate the existing visitor center at its present location.

Alternative Three, combining elements of the first two alternatives.

According to the Monument website, “In the 2007 draft GMP, the Monument had selected Alternative 3 as its preferred alternative. However, during the review period and based upon consultation with its affiliated tribes, a change was made to Alternative 1. Alternative 1 reflects the

respect and reverence for the area as a site of great spiritual importance.” The General Management Plan was approved by the National Park Service in September 2008.

### ***Pipestone RV Campground***

The Pipestone RV Campground is located on North Hiawatha Avenue directly across the street from the Pipestone National Monument and the famous “Song of Hiawatha” pageant grounds. The campground is open May through October and has been distinguished a Good Sam Park. The 6-acre facility offers 53 level RV sites and an additional 28 large pull through units. Two large tipis are also available creating a fun environment for adults and kids alike. This clean, modern campground has ample tent camping areas with grills and/or fire rings nearby. Sites are also available with water and electricity 20/20 amp hookups.

A fully stocked camp store including RV necessities, souvenirs, and crafts is situated in the center of the campground for your convenience. Bathrooms, showers and laundry facilities are also located within this building. Activities available include a heated swimming pool, playground, horseshoes, volleyball, and tetherball. A large enclosed pavilion is available for group meetings and parties.

**Issues**

- As technology advances, community facilities are starting to be increasingly available or accessible online. Some permits forms and other communications can be found online, but may be difficult to navigate or it may still require an additional visit to the Facility itself.
- The City has a mutually beneficial working relationship with the Minnesota West Community and Technical College and this relationship can be extended beyond the carpentry program.
- As the City's population actively ages they are doing so either at home or semi-independently. The city will need to plan for the future of those facilities.

**Goals**

- Continue to invest in online accessibility and information dissemination. Work towards being able to accept payments, and permit applications online.
- Find ways to further the working relationship with Minnesota West Community and Technical College to update the community facilities and invest in the labor force within the City of Pipestone.
- Plan for either the construction of a new senior center, or finding a suitable property to relocate to.

## INFRASTRUCTURE

Pipestone's infrastructure is the foundation for the City's future growth and development. The term infrastructure refers to the basic facilities, equipment, and installation needed for the functioning of a City; such facilities would include streets, water, sewer, electricity, gas, etc. (Although streets are a part of the infrastructure, they are addressed in greater detail under the transportation section.) Conformance to high standards of economy and service should be encouraged in every aspect of the infrastructure system whether private or public.

### ***Water System***

The original water distribution system in Pipestone was constructed in the late 1880's, but was abandoned around 1920 when additional wells and high and low storage tank systems were erected. A Revised Water Supply and Distribution Plan was done in 1998 and can be found at City Hall. The following is a brief description of the existing water system. The system is divided into four categories (supply, storage, treatment, and distribution).

### **Supply**

The water supply in Pipestone is served by a series of five wells varying in depth from 400 to 700 feet. All of the wells in the City have been in use for a number of years. The most recently constructed well was built in 2017.

Well #1 is located on east side of the old water department building on 2<sup>nd</sup> Street Northeast. It was constructed in 1919 containing 90' of 12" diameter casing, this well is 500' deep. In 2019 the casing was relined with an 8" casing as part of the new Water Plant Project. Water is pumped at a rate of 450 gallons per minute (gpm) directly into a line that goes to a meter building which is located between well #1/2 in the city park, and then goes through a 12" transmission line to the new Lime Softening Plant north of town. This particular well is controlled by telemetry. It should also be noted that the city will be installing a new diesel-powered generator alongside the new meter building in 2020 to have back up power for both Wells 1 & 2.

Well #2, constructed in 1924, is located approximately 300 feet east of the water department building. This well contains 93' of 12" diameter casing, this well is 500' deep. In 2019 the casing was relined with an 8" casing as part of the new Water Plant Project. Water is pumped at a rate of 450 gallons per minute (gpm) directly into a line that goes to a meter building which is located between well #1/2 in the city park, and then goes through a 12" transmission line to the new Lime Softening Plant north of town. This well is also controlled by telemetry.

Well #3 has been abandoned for more than 20 years. It has been properly sealed and presents no environmental threats.

Well #4, constructed in 1938, is located on the north side of Minnesota West Technical and Community College. This well contains 42' of 10" diameter casing, this well is drilled to 430 feet deep. In 2019 the casing was relined with a 6" casing as part of the new Water Plant Project. Water

is pumped at a rate of 200 gallons per minute (gpm) directly into an 8” transmission line that goes to the new Lime Softening Plant. The water pumped from this well is controlled by telemetry.

Well #5, constructed in 1965, and is located north of the airport, immediately west of T.H. 75. This well has 12” diameter casing, and is drilled to 500’. The well is controlled by telemetry and pumps directly into the system at a rate of 300 gpm. This well is only used in an emergency situation.

Well # 6 is the most recently drilled well in the City, constructed in 2017, and is located south of the new Lime Softening Plant. The well has 8” diameter casing and is cased to 80’, and is drilled to 700’ deep.

The Minnesota Dept. of Health (MDH) works with local communities to safeguard their public water supply. The latest Wellhead Protection Plan was written during 2015. With the addition of Well #6 a new wellhead protection plan will be necessary. When these plans are complete the City should be vigilant in implementing their recommendations for source water protection.

### **Storage**

Currently existing in the City are two elevated storage tanks and one ground storage tank that was replaced when during the construction of the new water treatment plant. The three tanks combined have a capacity of 1,250,000 gallons.

Adjacent to the hospital, at the intersection of 9<sup>th</sup> Street and 5<sup>th</sup> Avenue Southwest, is an elevated storage tank with an ellipsoidal (legged) design with a capacity of 250,000-gallons, was constructed in 1957. There has been repair work completed on it in the 80’s, 1999, and now again in 2020.

The newest storage tank is located in the southeastern section of the City, adjacent to the industrial park. The hydro-pillar designed tower, with a capacity of 500,000 gallons, was constructed in 1970. There has been repair work completed on it in the 80’s, 1999, and now again in 2020.

Control of the storage system is fairly straightforward. The newly constructed ground storage tank receives water directly from the Lime Softening Plant based on demand. High service pumps then pump water out of the ground storage tank to fill both the hospital and industrial park towers and pressurize the system simultaneously. When the water elevation in the towers reach a predetermined level, the sensor, which is connected by telemetry, communicates when to shutoff and turn on the pumps.

### **City of Pipestone Water Treatment Plant**

The City of Pipestone’s new water treatment plant was officially operational in September 2019. The facility is a lime soda ash water softening treatment facility and it was constructed to soften Pipestone’s hard water and to reduce the levels of gross alpha and chlorides that exceeded the standards set by the Environmental Protection Agency (EPA) which are both enforced by MPCA and MDH. To maintain the reduction of chlorides

in the water the city and home and business owners will be working together to ensure that the owners' softeners are set properly. The plant treats 400,000-500,000 gallons of water daily.

### **Distribution**

The distribution system is characterized by a large number of 4" mains but has made progress installing larger sizes. In order to provide proper fire protection larger mains are recommended. The City of Pipestone replaces these water mains in coordination with any construction or other utility projects.

### **Fire Demand**

Water usage for fire demand is also a vital consideration in the design of a water supply and distribution system. Fire demand varies greatly from normal usage in that an extremely large quantity of water is required from a single demand point in a very short time. The quantity of water used for fires is almost negligible when compared to other annual usage categories, but because of the extreme rate of usage during an emergency situation, fire demands frequently govern design.

The Insurance Services Office (ISO) recommends that a system the size of Pipestone's be capable of delivering a fire demand of 500 gpm to 3,500 gpm for varying durations, depending on the rate of demand. Recent experience with many commercial and industrial users has shown that 2,000 gpm is usually a sufficient flow rate to operate their sprinkler systems. Residential areas require a flow rate of 500 gpm to 1,500 gpm, dependent upon the housing spacing. Available fire flows were checked at various locations in the system for both the existing system and the saturation design system.

### **Future Needs**

#### **Near Term Improvements (Water System)**

Larger mains should be installed in several areas to provide proper fire protection. The following improvements are recommended:

#### **Ultimate System Improvements**

Well #5 that is currently serving as an emergency only well because of the high gross alpha and hardness of the water. The city needs to at some point in the future hook this well up to the raw line that goes to the Lime Softening Plant. Doing this would set the city up for future wells to be drilled in this area for any increasing water demand.

Several areas in the existing distribution system need to have the existing 4-inch water mains replaced with larger water mains to provide sufficient fire protection.

### ***Sanitary Sewer***

Pipestone's original sewer collection system was constructed in the 1940's and expanded upon to the present system. Today, the system consists of approximately 350 manholes and 32 miles (168,960 feet) of mains ranging in size from 6" to 36". Sanitary sewer service is generally available to all parts of the City, however, there are a few remaining structures that continue to use septic tanks on the outskirts of the community. Sanitary sewer lines range in depth from 3 feet to over 20 feet with an average depth of approximately 9 feet. The older lines are constructed of vitrified clay, new lines of PVC plastic.

Seven primary lift stations currently serve the City of Pipestone. Two stations are located in the northwest area; one to serve the Pipestone National Monument area, and a second to serve residential homes in the DeVries Addition. Three stations are also located in the northeast area; one to serve the Technical College area, one to serve the Condo's area, and one to serve the 4<sup>th</sup> St. NE area. One lift station is used to serve the Industrial Park area. One lift station is used to serve the High School Area. The following descriptions provide a more detailed description of the existing lift stations in Pipestone.

### **Main Lift Station**

One main lift station exists in Pipestone. The building, located in the northwestern section of the City on 2<sup>nd</sup> Street NW, was constructed in 1989. The structure housed 3, two-speed pumps (Fairbanks Morse). In 2011 the city completed project that consisted of adding two new ponds at that time the 3 Fairbanks pumps were updated to Flygts. Also, there exists a diesel powered, standby generator. The main lift station receives influent from all existing lines in the City. At this point, the sewage is pumped through a 16" force main line to the storage ponds located west of the City.

### **Primary Lift Stations**

DeVries Lift was constructed in 1977. The station is powered by two, 7.5 H.P. Meyers Pumps installed in 2016 with a new control panel in 2010. Monument Lift was constructed in 1973. This facility uses two, 3 H.P. Hydromatic. New pumps and a control panel were installed the spring of 1991. North Hiawatha Lift was constructed in 1973. The station is powered by two 5 H.P. Flygt pumps replaced the existing pumps in 1980 and a new control panel installed in 2009. The construction date of 4<sup>th</sup> Street NE Lift is unknown. Two, 10 H.P. Flygt pumps were installed in 1987, along

with a new control panel in 2015. Industrial Park Lift Station was construction in 1968 since new control panel installed in 2009 and new pumps in 2014. Condo's Lift was constructed in 2007 with two 3 H.P. Flygt pumps and a Sweeny Control Panel. High School Lift was constructed in 2000 with two 5 H.P. Hydromatic pumps and a SJE Rhombus control panel

### **Secondary Lift Stations**

There are two secondary lift stations in Pipestone. One is located at the Brady residence on 4<sup>th</sup> Avenue NW on the 300 block. The station consists of one, 1/2 H.P. pump. Construction date is unknown. A second station is located at S & S Truck Repair on East Highway 30. The station consists of one, 1/2 H.P. pump. The facility was constructed in 1988.

### **Sewage Ponds**

Prior to August 1989, the City's sewage was treated by a sewage treatment plant located on the west side of the City. The facility has since been replaced by a sewage pond system. The influent from the entire collection system is directed toward the main lift station where force main line then pumps the sewage to what was a four-pond system which is located along Highway 30, approximately 1 1/4 miles west of the City. In 2011 the City completed a construction project that built 2 new ponds and also updated the 4 existing ponds gates and pumps at Main Lift Station. The system is regulated by controlling the amount of sewage flowing into the delegated pond or ponds. By controlling the water flow between the ponds, the sewage water is able to naturally "purify" itself, at which point, it is emptied into Pipestone Creek at certain times of the year.

### **Infiltration/Inflow**

Infiltration/Inflow exists to some degree in all sanitary sewer systems. Infiltration is a result of either groundwater entering the sanitary sewer system through leaking pipes and manholes or rainfall percolating through the ground and entering the sewer system through sumps, foundation drains, and poorly constructed service connections.

Infiltration/Inflow can have a number of effects on a sewer system. Grit can be carried into the system, dilution can hinder treatment, and overloading can damage process equipment. Extensive inflow can quickly exceed the capacity of the sewer system causing backup of wastewater in basements. Infiltration/inflow should be a concern to the City of Pipestone. Elimination of excess infiltration/inflow in addition to saving tax dollars, can lower power costs, eliminate excessive grit from the system, reduce the threat of basement flooding, and eliminate the need for bypassing.

An effective way to test for infiltration/inflow is by televising the sewer system or by introducing smoke into the system. If any leaks are present within the test area, the smoke will seep through, thus exposing the flawed areas. The City used this process for the first time in 1985, in the 90's,

and 2000's and found it to be highly beneficial. It would be in the best interest of the City to continue a regular maintenance schedule for smoke testing in order to identify problems before they have a chance to mushroom.

As mentioned previously, there are a few structures located at various sites on the outskirts of the community that operate on individual septic systems. It should be noted that future regulations concerning septic systems are currently being revised at all levels of the government in order to protect the environment; particularly protection from ground water contamination. In an effort to comply with the foreseen regulations, the City should consider expanding sanitary sewer service to include these structures. The City has updated 5 septic systems to the City sewer system through the Wellhead protection plan and working with the home owners.

### ***Storm Sewer Collection System***

The storm sewer collection system is an important utility and should not be neglected in the planning of the community. Poor or improper storm drainage not only results in flood damage, but is a critical determinant of the quality of the neighborhood. Those neighborhoods without adequate drainage will eventually develop irregular overgrown ditches, eroded side slopes, and streets usually in need of repair due to excess moisture beneath the road surface.

Pipestone's storm drainage system serves nearly the entire City. The system is comprised of a network of lines varying in size from 8" to 60" in diameter. The majority of the water collected in the drainage system is deposited into a drainage ditch on the west end of the City. Drainage ditches in the northeast and southeast sections of the City are used as well. There are approximately 130 manholes in the storm sewer system. Manholes in older parts of town are constructed of mortar and brick, while newer manholes are of precast concrete.

The storm sewer system has, for the most part, served the City adequately. Nonetheless, there are areas that periodically flood during heavy rainfalls. The primary area of concern was at the intersection of the Burlington Northern Santa Fe tracks and Highway 30. The roadway leading under the railroad bridge is naturally low, which during heavy rainfall, caused the area to act as a natural collection point for water runoff. When reviewing the storm sewer collection map, one can see the 24" line running east to west from the intersection of Highway 30 and the Burlington Northern Santa Fe tracks. This same 24" line is connected with two, 12" lines serving a portion of the southwestern section of the City. The water collected in this area then flows into the 20" line located at the five and six hundred blocks on 4<sup>th</sup> Avenue SW. The 20" line is unable to adequately handle the higher amounts of water entering from the 24" line. Inevitably, the water is backed up and flooding occurs. To better control the flooding in this area, the 20" sewer line should be upgraded to a 24" or 36" line. This would enable the higher volumes of water to pass through the pipes, thus creating less backup and flooding. In 2007 and 2016 the City completed a utility projects and installed adequate size pipe which has alleviated the problem.

Flooding has also occurred during various occasions near the intersection of Highway 30 and 7<sup>th</sup> Avenue SW. The majority of runoff from the southwestern section of the City flows into the 24" line at this intersection. Similar to the previous case, the size of the line is not large enough to

adequately handle the amount of water that flows from the area. Flooding in this area could be most easily eliminated by increasing the size of the 24" line along 7<sup>th</sup> Avenue SW to either 36" or 48". The larger pipe line would enable more water to flow than before, thus eliminating flooding and backup from occurring as it has previously. In 2017 a larger storm sewer pipe was installed to alleviate the flooding problem at this intersection.

There are other areas in the City, that during times of extremely heavy rainfall, have experienced basement flooding and water levels above the street gutters. However, such instances occur rather infrequently and for the most part, require no special attention.

Apart from the aforementioned cases, the overall storm sewer collection system is in relatively good condition and shows no pressing need for improvements. Nevertheless, the City should maintain high standards and plan for future expansion of the storm sewer as new development occurs. Such planned action will help prevent many unforeseen problems that may normally occur in areas not served by a storm sewer collection system.

### ***Gas and Electric Utilities***

The City of Pipestone is served by one natural gas company, Counterpoint Energy/Minnegasco, and two electric companies, Xcel Energy (formerly Northern States Power Co) and the Sioux Valley Energy Co-op. The rural electric cooperative, however, only provides service to small portion of the City.

The majority of the City is served by gas lines that are two inches or less in size. The largest line is 6 inches in size and runs along County Road 15 with two extensions; one on 5<sup>th</sup> Street SW and another on 2<sup>nd</sup> Street SW. Four-inch lines are located at the north and south ends of the City, extending to the Technical College and Industrial Park.

The larger electrical distribution lines (115kv and 69kv) are located in the north sections of the City and serve the substation only. The 4kv lines are proportionately placed throughout the City. The majority of Pipestone, however, is served by 1-1/2kv lines.

The gas and electric systems in Pipestone are both served by private service providers. At present, the City has adequate service and is in no immediate need for significant improvements, repairs, and or expansion. As private utilities, the companies will be expected to provide acceptable service to the City and individual customers alike. It would be in their best interests to maintain high standards and address problems as needs arise.

### ***Issues***

- Well #5 that is currently serving as an emergency only well because of the high gross alpha and hardness of the water. This can be remedied by hooking the well up directly the raw line that feeds to the Lime Softening Plant.
- Several areas in the existing distribution system need to have the existing 4-inch water mains replaced with larger water mains to provide sufficient fire protection.
- Sanitary sewer service is generally available to all parts of the City, however, there are a few remaining structures that continue to use septic tanks on the outskirts of the community
- A few structures located at various sites on the outskirts of the community operate on individual septic systems. Regulations concerning septic systems are being revised at all levels of the government in order to protect the environment; particularly protection from ground water contamination.
- In general, the City of Pipestone is served by an adequate storm water drainage system. There are areas that periodically flood during heavy rainfalls. The primary area of concern was at the intersection of the Burlington Northern Santa Fe tracks and Highway 30. The roadway leading under the railroad bridge is naturally low, which during heavy rainfall, caused the area to act as a natural collection point for water runoff.

### ***Goals***

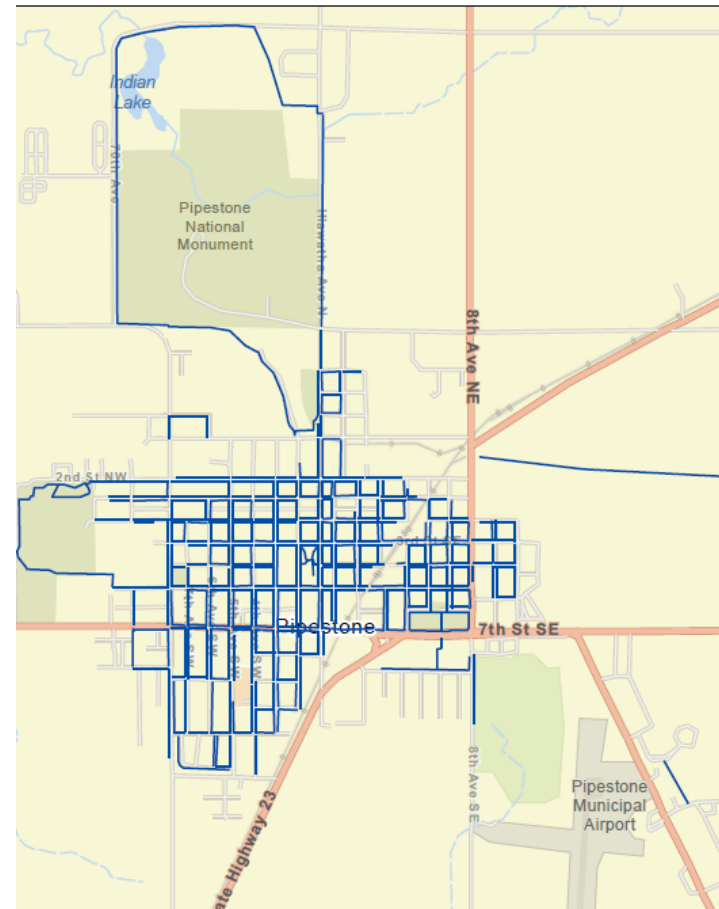
- It would be in the best interest of the City to continue a regular maintenance schedule for smoke testing in order to identify problems before they have a chance to mushroom.
- In an effort to comply with the foreseen regulations regarding subsurface sewage water treatment, the City of Pipestone should consider expanding sanitary sewer service to include structures that are currently using underground septic tanks.
- To better control the flooding in the area at the intersection of the Burlington Northern Santa Fe tracks and Highway 30, the 20" sewer line should be upgraded to a 24" or 36" line. In 2007 and 2016 the City completed utility projects and installed adequate size pipe which has alleviated the problem.
- Larger mains should be installed in several areas to provide proper fire protection.

## Transportation

A municipality's transportation system does not exist on its own but rather, exist as a collection of interrelated systems that facilitate several modes of travel and is vital to the economic stability of a community. Communities that cannot attract economic activities due to the lack of and/or deficiencies in their transportation facilities find themselves in a feedback loop where they are unable to build a tax base to pay for facility improvements. However, the expansion or reconstruction of a transportation system could in effect improve the economic stability of a city and at the same time improve its chances to expand its economic community and thus the opportunity to provide jobs for people. The City of Pipestone has made deliberate and strategic investments in an effort to facilitate travel for a wide range of users and their preferred methods of travel.

### ***Sidewalks and Trails***

There are a variety of terms used when referring to paved, off-road facilities that enable pedestrian (and at times cyclist) travel. Sidewalks and Trails are the most common terms used with the general understanding that trails provide a higher order of connectivity between destinations whereas sidewalks provide a wider range of accessibility with many potential destinations. Both features may support different types of travel, or travelers, however, an interconnected system is ideal in promoting safe, healthy, and efficient non-vehicular travel.



## Roadways

The U.S. Department of Transportation’s Federal Highway Administration (FHWA) defines a functional classification system for all roads and highways in the United States. This system is then administered by the Minnesota Department of Transportation (MnDOT) and the Pipestone County Highway Dept. The functional classification system as it relates to the City of Pipestone can be summarized as follows:

**Arterials:** Primarily connect large cities and corridor with-long trip lengths and high-density characteristics. Such roadways have controlled access and provide connections to out-state areas. Arterials in the City of Pipestone include:

**Minnesota Highway 23-** This primary arterial stretches from the southwest corner of Minnesota at I-90 to Duluth Minnesota. Major cities along this route include Marshall, Wilmar and St. Cloud.

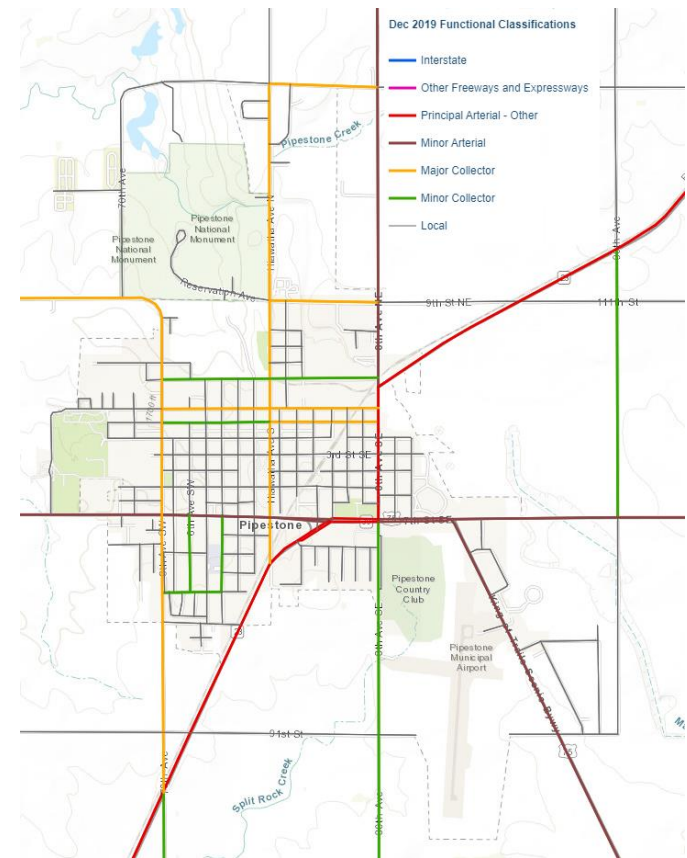
**Minnesota Highway 75-**This primary arterial is a designated scenic by-way and is known as the “King of Trails”. This primary arterial stretches from the Iowa/Minnesota border to Winnipeg in Canada. Major cities and destinations along this route include Luverne, Lake Benton, and the Fargo South Dakota/Moorhead Minnesota metro area.

**Minnesota Highway 30-**This minor arterial stretches from the Minnesota/South Dakota border and terminates in Nelson Township five miles North of St. James in Watonwan County. There is a slight interruption where travelers use Highway 59 for five miles if they wish to stay on Highway 30. Slayton is the largest city on this route suggesting that this arterial is primarily used for intra-county travel.

**Major Collectors** Orient land access toward public streets and major traffic generators. Such roads carry a high percentage of intra-city movements connecting with arterials and other collectors. Driveway access should be discouraged. Major collectors in the City of Pipestone include:

**County road 67-**This roadway stretches westerly from Highway 75 and changes directions just North of Minnesota West Community and Technical College Monument. Within city limits the road is known as Hiawatha Ave.

**111<sup>th</sup> street-** This roadway connects Hiawatha Ave. to Highway 75 just south of the Pipestone RV Campground  
2<sup>nd</sup> street from 8<sup>th</sup> highway 75 to N. Hiawatha Ave.



**9<sup>th</sup> St. NW/ 8<sup>th</sup> Ave and NW/8<sup>th</sup> Ave SW-** This roadway changes names as it changes travel direction and crosses highway 30. This route facilitates travel to the Paulsen Athletic Field and the Pipestone Area Public School on the west side of town.

**Minor Collectors** Provide local mobility and vehicle access to commercial, industrial, and high density residential development. General they will connect collectors or other minor collectors.

**4<sup>th</sup> street-**This roadway connects highway 75 to 8<sup>th</sup> Ave, facilitating though east-west travel and distributes traffic into the City from the north.

**2<sup>nd</sup> St. SW-**This roadways connects N. Hiawatha Ave to 8<sup>th</sup> Ave SW.

**11<sup>th</sup> St. SW/6<sup>th</sup> Ave SW/ 4<sup>th</sup> Ave SW-** These roadways are in the southwest side of The City of Pipestone. These roadways have a few traffic generators in proximity. These include the Out Savior’s Lutheran Church, the Dolson Hill Elementary School, and the Pipestone County Medical Center & Family Clinic.

**County Road 56-** This road facilitates travel south of Pipestone and connects the City to the Pipestone Country Club.

**Local Roads** Provide the greatest degree of neighborhood circulation and direct land access. It comprises the largest percent of total street mileage. Local roads are assigned classification by default when they do not fall into any of the higher-order roadway classification.

## ***Aviation***

Pipestone Municipal Airport was established in 1945 and is the only facility providing air transportation in the City of Pipestone. This publicly-owned facility is located in the southeast part of the City adjacent to the Industrial Park on approximately 350 acres.

Pipestone’s airport can be used by single-engine and light to medium-sized multi-engine aircraft and light jets. Pipestone Municipal Airport utilizes two runways; a north/south paved, lighted runway 4,312’ in length and 75’ in width; and a sod crosswind runway 2,359’ in length and 221’ in width. The airport is equipped with a rotating beacon, wind sock, REIL’s (Runway End Identification Lights), VASI’s (Visual Approach Slope Indicators), SDF (Automatic Direction Finder Instrument Approach), AWOS (Automatic Weather Observation Station) and a newly constructed arrival/departure building (opened April 2008.)

The City of Pipestone has adopted Airport Zoning to protect adjacent land use from conflicts with airport traffic. MnDOT also reviews applications within a certain distance of the airport to reduce the chance of future use conflicts.

## ***Rail***

The coming of the railroad in the late 1800's played a significant role in the development of the City of Pipestone. The City is now left with one operating rail line. The BNSF (Burlington Northern Santa Fe) Railway passes through the City between 6 and 21 times a day, 7 days a week. The track running through Pipestone is classified as a "mainline". The BNSF mainline has received the highest Federal Railroad Administration (FRA) track classification, which is Class 4. FRA track classifications are based upon the physical characteristics of the roadbed, track geometry, and track structure. These characteristics determine the maximum allowable operating speeds on a line. With a Class 4 ranking, operating speeds are limited to 40 mph for freight trains.

The majority of trains passing through Pipestone are en-route to/from Sioux City, Iowa, and Willmar, Minnesota. The main cargo carried on the line includes grain, coal, and general merchandise. New Horizon Feed LLC is grain elevator that operates on the BNSF line within city limits and approximately four miles south of the City is the Split Rock Elevator (Cargill, Inc.). BNSF also transports oil, lumber, and agricultural products to merchants in the City of Pipestone.

### ***Transit***

The City of Pipestone's Transit Program was established in the late 1970s. Pipestone County Transit is administered by Western Community Action and is located at 811 5<sup>th</sup> SE, Pipestone Mn.

The County provides dial-a-ride, door-to-door, and curb-to-curb pick-ups. All trips are coordinated to include as many passengers as possible. Riders have to call 507-825-1180 (or 1-888-735-2537) at least 24 hours in advance to schedule their rides.

Hours of operations are 7:00am-4:45pm Monday-Friday, 9:00 am-2:45pm on Saturdays and 8:00am-12:45pm on Sunday.

In 2007, the County provided 38,504 dial-a-ride trips in the City of Pipestone, 3,512 trips in the remainder of Pipestone County, and coordinated 632 volunteer trips outside the county. There are four buses in the County fleet, all handicap accessible with with wheel chair lifts, with demand for an additional vehicle forecasted by 2009. Transit services are operated from an office and garage on 8<sup>th</sup> Ave SE in Pipestone.

**Issues**

- The City of Pipestone have an overall well-connected network for most destinations and modes. Some portions of Pipestone, however, are not served with some exceptions. Specifically, the neighborhood on 8<sup>th</sup> Ave NW and 4<sup>th</sup> St. NW and the City of Pipestone south of 101<sup>st</sup> Street.

**Goals**

- Maintain city streets in a manner that allows safe effective travel in and through the City when replacing underlying infrastructure.
- Maintain Pipestone’s role as a transportation hub to benefit local businesses and facilitate assigned to maintaining and improving the highways passing through Pipestone commuters traveling to Pipestone to work
- Increase overall connectivity in Pipestone for non-vehicular traffic.

## FUTURE LAND USE

The Future Land Use section can be considered one of the most important features of the Comprehensive Development Plan. The ideas and concepts derived from each specific area of the plan are used to determine the most appropriate spatial distribution of land within the City and surrounding area. The Land Use section is not only used as a means for developing land on the City's fringes; it is also used as a way of achieving stability and orderly land use transitions in established areas of the City. If the momentum of new development is entirely focused on open space and other vacant areas around the City's outskirts, it will become more likely that private sector disinvestments and blight will occur in the older areas of the community. A concentrated effort should be made to beautify all blighted areas either through natural screening or elimination of the problem, with a special emphasis on main traffic patterns. The land use plan is a tool to simply depict the general arrangement of land uses which the City should seek to achieve over the long term.

In order to address the land use issues in Pipestone, brief descriptions and recommendations are given for each neighborhood in the City. The boundaries of each neighborhood are outlined in Section III. As the City grows and annexes more territory, it is expected that neighborhood boundaries will grow along with the City.

### ***Neighborhood 1***

The majority of land in this neighborhood is occupied by the National Monument and adjacent wildlife refuge. The City controls only the area occupied by New and Old Woodlawn Cemeteries; the Catholic Cemetery is located within this same vicinity. The remaining land in Neighborhood 1 is used for agricultural purposes.

### **Recommendations:**

Due to the physical nature of this neighborhood, it is obvious that this area should remain unchanged. The wildlife refuge and National Monument provide the natural setting that attracts visitors to the area. The City will need to consider acquiring additional land for cemetery development.

### ***Neighborhood 2***

This area had remained relatively undeveloped due to its natural setting and proximity to the National Monument. Good Samaritan Village and Minnesota West Community and Technical College are located in the northern section of this neighborhood.

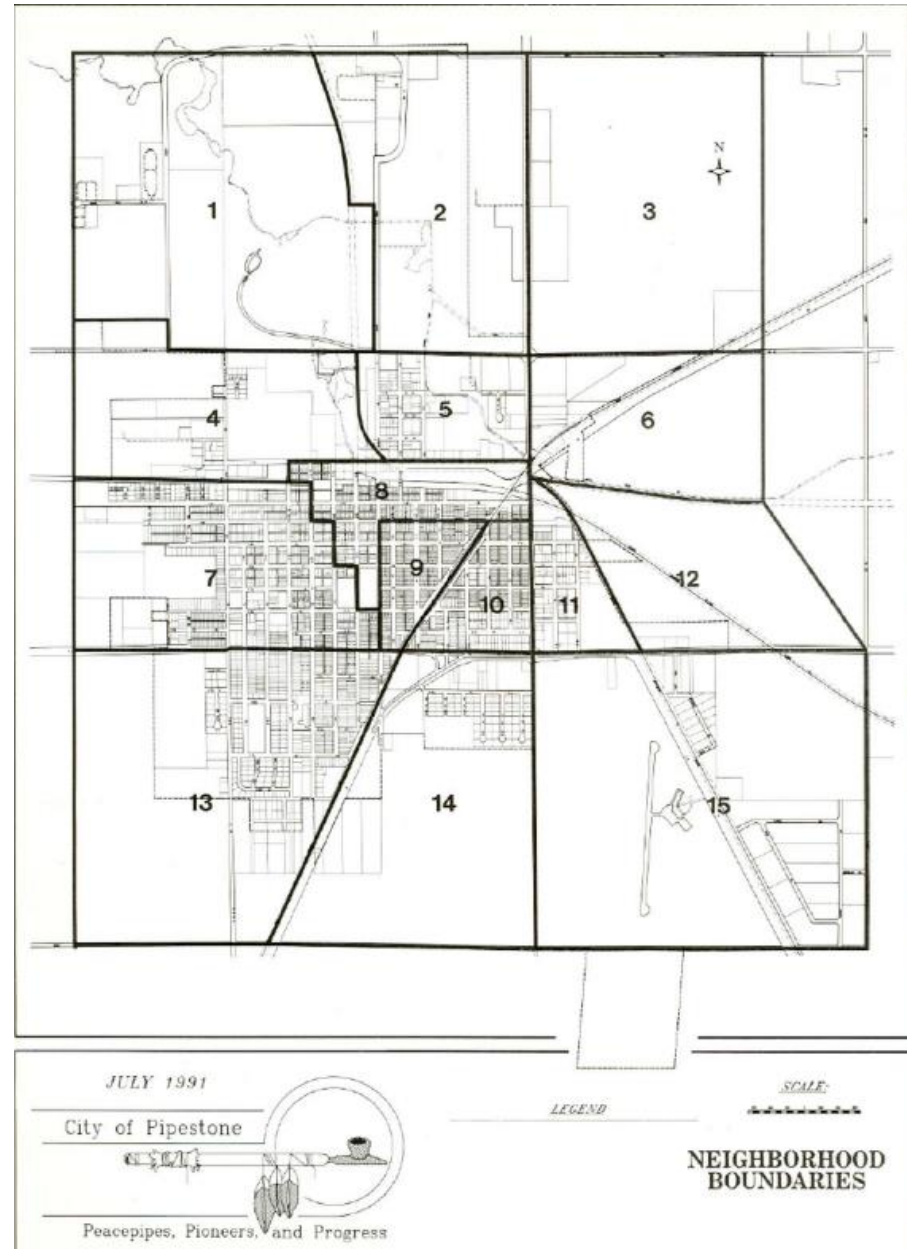
A large portion of the southern section of this neighborhood is found within the boundaries of the judicial ditch flood plain. The ditch enters the southeast corner of the neighborhood and flows northerly through the central portion to the west boundary line. An area south of the judicial ditch was once used as the City landfill. The majority of this area is still utilized by the City’s Public Works Department as a composting site. This site is no longer a burning site for the City. The State burning permits expired in 2006. The remaining space in this neighborhood includes Pipestone Campground and several residences scattered along the most southern boundary with Falls Landing Assisted Living Facility and farm land in the central and northern portions.

**Recommendations:**

Future development in this neighborhood needs to take several existing conditions into account. Foremost is the physical make up of the area. The portions of land located in the judicial ditch floodplain can not be built on at all. Areas in the designated flood fringe need to incorporate required construction designs to minimize property damage when a 50-year flood event occurs. Street construction will require good design in this area also.

The former sanitary landfill should not be developed for residential or commercial purposes due to the unseen soil problems and should remain to be utilized by the Public Works Department.

This neighborhood’s proximity to the National Monument creates more design challenges. The National Monument has expressed concerns about visual impacts and drainage conflicts; surveys may



be required in the area for cultural artifacts. Development in the central and northern portions of this neighborhood must be planned properly to not present any visual or noise conflict with the Monument. Close attention to drainage design needs to be incorporated into development of this area so as to not adversely affect the National Monument which receives the water passing through this neighborhood.

Overall, recent and upcoming improvements to this neighborhood make it very attractive for residential development. 2006 water and sewer improvements to the area by the City and the County's 2007 North Hiawatha upgrade connecting it directly to Trunk Highway 75, are reasons for the change in this neighborhood. Utilizing proper design standards to accommodate drainage issues will allow for residential development to occur in the northern portion of the neighborhood without detrimental effects to the National Monument.

### ***Neighborhood 3***

This neighborhood is primarily farmland. There are several non-farm residents, but nearly all of the area is actively being used for farming purposes.

#### **Recommendations:**

This area is quite removed from existing public facilities. The expense of development would be rather high due to the investment necessary to provide water and sewer service to the area. The area does possess pockets of soil compatible for residential development using septic tank sewage disposal. If proposals develop for a rural, non-farm housing development, the homes should be clustered, utilize common roadways, and be as close to paved roadways as possible.

The foreseeable use for this neighborhood would be to continue as a farming area, with possible small clustered non-farm residential developments.

### ***Neighborhood 4***

There are several different land uses found within this area. The Hiawatha Pageant grounds along the eastern boundary have ensured that this area of the neighborhood remain relatively undeveloped. The developed DeVries Addition has about a dozen homes located in the center of the neighborhood. Construction in this area followed the installation of a sewer lift station in 1977. Other land uses include agriculture, commercial, public/semi-public, and light industrial.

#### **Recommendations:**

Buffer zones should be incorporated and maintained along the entire northern boundary of the neighborhood to separate the monument area from surrounding development and better define the residential areas.

The area between 4<sup>th</sup> Street NW and the uprooted Chicago, Milwaukee, St. Paul Pacific Railroad, west of 2<sup>nd</sup> Avenue NW has industrial, commercial, and residential land uses intermixed. Any further development that does occur must include good design and landscaping practices due to its relative closeness to potential residential sites.

### ***Neighborhood 5***

Single-family residential development is predominant along the western boundary of this neighborhood. There is additional residential development extending off T.H. 75 including single-family, condominium units, and a mobile home park. As indicated in the housing analysis, the residential area in the west part of this neighborhood incorporates one of the oldest subdivisions in the City.

Farmland occupies much of the land between T.H. 75 and residential development to the west. Nearly all of this land is located within the floodplain of Pipestone Creek. The creek travels a diagonal path through the neighborhood bordered mostly by farmland. This area is generally low which can allow for seasonal flooding and a high water table.

There is some strip commercial development along T.H. 75 and some warehousing along 4<sup>th</sup> Street NE. The warehousing area offers potential for further expansion.

#### **Recommendations:**

Poor soil types, coupled with the location of the floodplain indicate that development in this area should utilize the proper construction techniques to offset the potential hazards that can be experienced in such an environment. Residential development on the west should be limited in expansion to the east. Any further development that does occur in this neighborhood should be required to comply with the amended floodplain ordinance. For many years, residential development was limited in this area due to restrictions found within the floodplain ordinance. However, because of changes in the ordinance, residential structures are now permissible sections of this neighborhood where they were not permitted previously.

### ***Neighborhood 6***

Less than one half of this neighborhood lies within the city limits. Strip commercial development is found along both Trunk Highways 75 and 23. The majority of land, however, is used for farming and other agriculture related activities. The BNSF Railway runs diagonally from southwest to northeast, adjacent to T.H. 23. The dredged Pipestone Creek outlines the southern boundary of this neighborhood.

#### **Recommendations:**

This particular area occasionally experiences some water problems due to the low topography and slow drainage into the dredged Pipestone Creek. Access to T.H. 23 is limited due to the low ground level conditions and the close proximity to the railroad line. The strip commercial activity along Trunk Highways 23 and 75 should be required to occupy available open areas and discourage outward commercial expansion. The utilities

are rather limited in this area and would need to be upgraded and extended to handle any new development. It is also evident that there are a few structures inside city limits that are operating with septic systems. These structures should be connected to sanitary sewer in order to comply with city ordinance. Overall, the majority of this neighborhood should be left to farming activities due to the area's physical makeup and lack of utilities for further development.

### ***Neighborhood 7***

This neighborhood primarily consists of single-family homes. There are small isolated areas of commercial development and multi-family development that are intermixed. The remaining land area is used for park and open space and agriculture purposes.

The northwest area of this neighborhood has experienced significant improvements in recent years. The salvage yard which was located off 2<sup>nd</sup> Street NW was phased out of existence. With the aid of LAWCON grant monies, the western section of West Lawn Addition was cleared of its refuse and planned for park and single-family development.

#### **Recommendations:**

Much of this neighborhood is limited in making large scale changes due to its location and surrounding developments. A strong effort should be made to continue good home maintenance to keep the neighborhood strong and attractive. Detailed planning will be required prior to redevelopment of the former Central School building in the future.

The majority of area that is available for expansion is located in the vicinity of the Paulsen Field Athletic Complex. The south branch of Pipestone Creek flows through the northern and eastern sections of the complex which discourages development in some places.

The City also must consider future business and residential expansion with the new school facilities located in this area. Development has a tendency to follow newly constructed public facilities. The entire western fringe of the City has adequate open space and agricultural land capable of incorporating business and residential development.

### ***Neighborhood 8***

This area primarily entails the Central Business District and adjacent limited industrial area. The retail service businesses have not expanded outside these unofficial boundaries for several years. New businesses began to evolve along 2<sup>nd</sup> Street North. There are also scattered residences in this district that are intermixed with commercial and industrial land uses.

**Recommendations:**

This area should remain as the commercial focal point for the community. Businesses should be encouraged to occupy vacant buildings in the Central Business District before locating along the highways or in other areas of the city. The City should continue upkeep and maintenance as they have in the past in order to heighten the aesthetics of the commercial historical district. Many of the homes surrounded by businesses or office buildings should be phased out to make room for expansion when the need arises, which will also diminish areas of conflicting land use.

***Neighborhood 9***

This neighborhood is one of the oldest in the City. It is bounded on the east by the BNSF Railway and on the west by Hiawatha Avenue. The neighborhood primarily consists of large, single-family homes. There are a few commercial structures sporadically located along Main Street East which also create some land use conflicts.

**Recommendations:**

This area is a stronghold of residential development. The mixed commercial use along Main street should be controlled and not allowed to expand further along the street in order to avoid another area of strip commercial development.

***Neighborhood 10***

This neighborhood contains a large mixture of land uses. The majority of the area is comprised of single-family housing, however, there is also commercial, industrial, multi-family, park and open space use. T.H. 23 and 75 forms the east boundary which contains mostly strip highway commercial development. Harmon Park occupies the southeastern corner of this neighborhood, and the BNSF Railway outlines the west boundary. The stretch of land adjacent to the railway is lined with industrial land use.

**Recommendations:**

The strip highway commercial development should be required to maintain high standards of maintenance and design in order to keep adjacent residential property from declining in value. The implementation of a buffer zone between businesses and nearby homes would be beneficial to the area as well. New commercial development may be appropriate in the area between Harmon Park and 2<sup>nd</sup> Street NE. Currently, there are a few residential structures intermixed with the commercial development.

As commercial businesses locate along T.H. 23 and 75, particular attention needs to be paid to the number of highway access points. The high volume of traffic carried along this thoroughfare, coupled with numerous access points from collector streets and adjacent businesses, will greatly increase traffic congestion and confusion for motorists.

The industrial businesses located along the railroad should be encouraged to implement good maintenance and landscaping practices to reduce the noise and dust problems that can carry over to the adjacent residential areas.

***Neighborhood 11***

This neighborhood also contains a mixture of land uses. A majority of the eastern and southern fringes contain highway commercial development. A small portion of land in the north is used for industrial purposes. The Pipestone County Fairgrounds occupy much of the eastern border of the neighborhood. The remaining area is primarily developed with single-family and duplex homes.

**Recommendations:**

Similar to Neighborhood 10, the strip highway commercial development area should be encouraged to employ screening between the businesses and adjacent residential neighborhoods. Concern should also be given to the number of highway access points along T.H. 23 and 75 for both future and current development.

The Pipestone County Fairgrounds could benefit by improving buffer zones and entrances to the grounds. Adjacent residential areas would be somewhat screened from the traffic and activity that takes place during fairground functions.

***Neighborhood 12***

This neighborhood is largely undeveloped due to high water table conditions and lack of adequate utilities for further development. The south boundary is T.H. 30 which is mostly developed with equipment and yard businesses. The remaining area is used for farming and agricultural purposes.

**Recommendations:**

The businesses in this area require large amounts of space for machinery display, storage, etc. Many of the businesses located along the highway are limited in space, and machinery cannot be placed behind normal building set back limits. As a primary entrance to the City, these businesses should be encouraged to display machinery and other products in an orderly manner to visually improve the area. Landscaping would help soften the impact of sporadically placed equipment at the City's entrance.

Due to the extremely wet conditions found in the northern portions of this neighborhood, it is recommended that this area remain in farm production. Development of this area would be greatly affected by the soil conditions. It should also be recognized that a portion of the area is restricted by the airport clear zones necessary for airport runway safety.

***Neighborhood 13***

Neighborhood 13 is a residential area which includes only a small portion of commercial development along T.H. 30. The BNSF Railway comprises the eastern boundary and T.H. 30 the northern boundary. The Pipestone County Medical Center and Hill Elementary School are also located in this neighborhood.

**Recommendations:**

Proximity to Hill Elementary School and the county hospital, coupled with the availability of vacant land makes the southwest section of the City attractive for future development. Proper conditions of public utility easements, streets, and the acquisition of neighborhood park areas should all be controlled and exercised through subdivision regulations.

As noted for Neighborhood 7, residential development tends to follow when new infrastructure is built. The new school north of T.H. 30 provides a draw for new development. This area may prove suitable for mixed neighborhood development, incorporating a carefully planned mixed-use node with single-family, multi-family, and neighborhood commercial uses. Any new development must carefully buffer existing residences and control traffic, especially during school peak hours.

***Neighborhood 14***

The land uses in Neighborhood 14 include public and semi-public, limited commercial activity, single-family residential, multi-family residential, and congregate living. The northern boundary is T.H. 30 and 23. The east boundary follows 8<sup>th</sup> Avenue SE, and T.H. 23 is the west boundary.

The Brown Addition expansion provided a large number of single-family homes. The southern two-thirds of the area is undeveloped and being utilized as farm land. This area, similar to many other areas in Pipestone, has some problems with poor soils and high water table. Nevertheless, the area south of Brown Addition remains well suited for residential development if precautions are taken to address the area's physical problems.

**Recommendations:**

This area of the City should remain as a single-family residential area north of the airport clear zone. There is a small area immediately west of Brown Elementary School on T.H. 30 and 23 that is utilized for commercial purposes creating conflicting land uses with surrounding development. Future development opportunities in this area are generally limited by the expense of extending utilities. With the proximity of the airport's protected flight path, commercial or industrial development may be appropriate in the long term with proper investments in infrastructure and buffering of existing residences.

***Neighborhood 15***

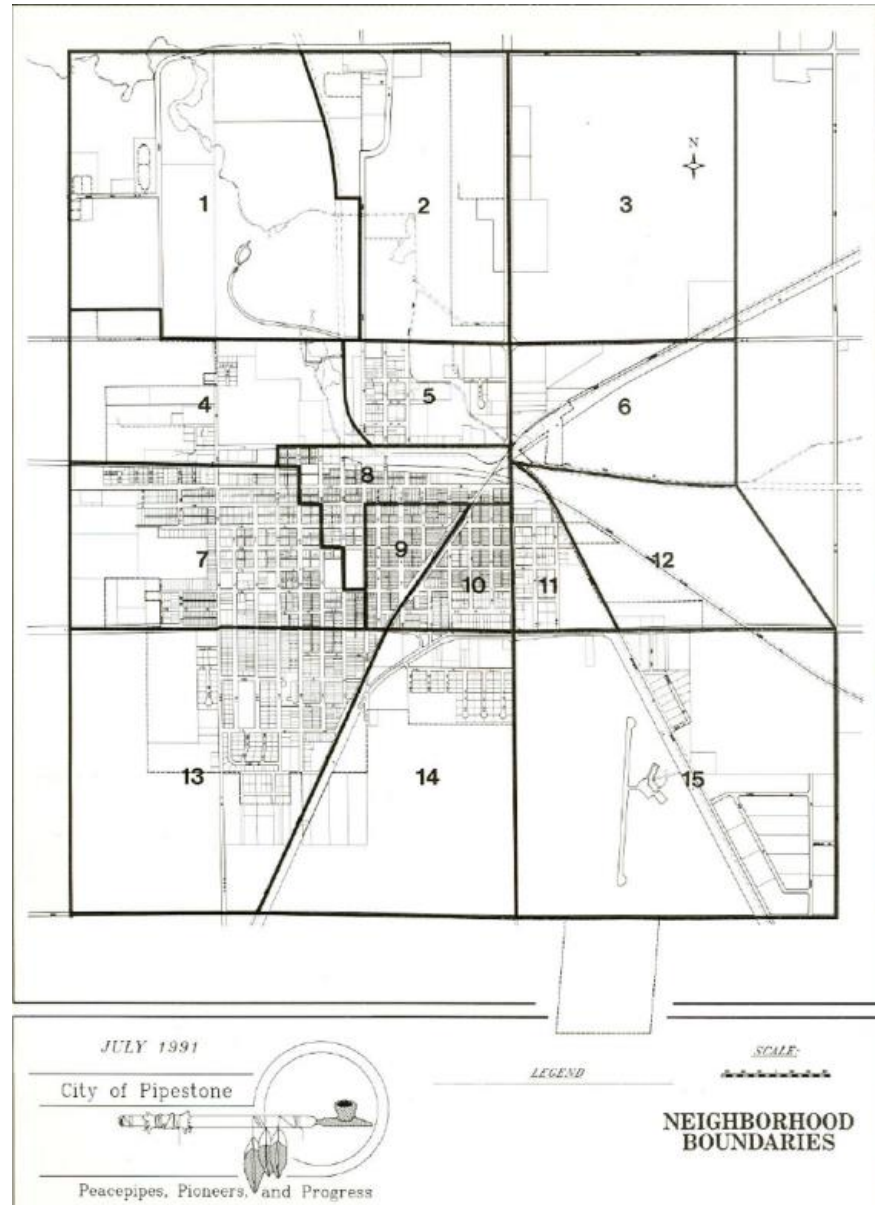
Neighborhood 15 contains the entire southeastern section of Pipestone. This area possesses a variety of different land uses and activities. Pipestone Country Club occupies a significant amount of land in the northwest section of the neighborhood. Commercial activity is scattered along T.H.'s 30 and 75; however, this area of the City is best recognized for its industrial land use which occupies the entire southeast section of this area. Residential development includes the Prairieview Mobile Home Park and limited single-family structures scattered throughout the area.

Pipestone Municipal Airport also comprises a large portion of the land in this neighborhood (approximately 300 acres). Clear zones extend into developed areas to the east and to the north. Any new development that does occur will need to comply with clear zone restrictions to ensure FAA accreditation.

**Recommendations:**

With excellent utilities for future expansion, the Skyway Industrial Park has transformed into an excellent industrial site. The Industrial Park has only two 5-acre sites available at this time. Future industrial businesses should be located within the park to make use of services and utilities that are already in place. Additional land should be acquired to ease construction for new businesses to come to the Industrial Park.

Future residential development should be discouraged in this area except for mobile home park expansion with implementation of buffer zones.



## Goals

It is the goal of the City of Pipestone to:

- Strive to make Pipestone a more attractive City through efficient utilization and enhancement of the City's social, economic, natural, and cultural assets.
- Improve the community as a place for industry, service, and commerce through the efficient, and orderly distribution of services and goods to provide adequate space for all types of economic businesses and facilities.
- Provide for a healthy urban environment.
- Attempt to minimize conflicting land uses through strong enforcement of zoning and subdivision ordinances.
- Provide for the diversification of the community's economy.
- Provide for the efficient land use by encouraging compact growth, and avoid scattered, leapfrog development.

## IMPLEMENTATION

The goals and policies found within this Comprehensive Plan are the guide for the City Council in its decision-making process. The existence of a sound development plan does not, in itself, ensure that the recommendations will be implemented. In order to carry out the goals and policies, a firm commitment must be made by City government through the City Council to achieve orderly, efficient development throughout the coming decades.

The Comprehensive Plan serves as the basis for the City's zoning ordinance and other official controls such as subdivision regulations, building and housing codes, and special purpose ordinances. The Pipestone Comprehensive Plan will be implemented through the use of these controls. In addition, other tools should be used to carry out the Plan, including the Capital Improvements Program and the Economic Development Program. The City should consider the following during the implementation of the Plan, and revise and update as needed:

- Area plans
- Zoning ordinance
- Zoning map
- Subdivision regulations
- Annexation program
- Capital improvements program

The administration of the Comprehensive Plan is very important in eliminating future problems and other unforeseen conflicts. The Pipestone City Council has the ultimate responsibility for the administration of the Comprehensive Plan. The Pipestone Planning and Zoning Commission will maintain its position as an advisory board; however, final decisions on matters related to the Comprehensive Plan are the responsibility of the Pipestone City Council.

### ***Implementation Methods***

#### **Area Plans**

Sometimes it is too difficult to look at all aspects of a community in one comprehensive plan. More detailed area plans can provide additional details about specific neighborhoods. For example, a Downtown Development Plan, could take a parcel-by-parcel examination of a defined area of the community and provide much more detailed on preferred implementation actions. Typical locations for an area plan would be growing (or redeveloping) residential neighborhoods, areas with substantial new public facilities (such as the area around a new high school or industrial plant), areas with known environmental issues such as flooding, or transportation corridors with traffic conflicts.

## **Zoning Ordinance and Map**

Zoning is the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings. Minn. State. §462.357 authorizes a City to institute zoning controls “for the purpose of promoting the public health, safety, morals, and general welfare”. In the 20<sup>th</sup> century, most zoning ordinances strictly separated uses. However, current best practices consider connections between land uses as well. We protect residential areas from industrial noise and odors, yet also provide places where people can build homes near enough to walk to work, school and parks. A city will seldom need to grant dimensional variances to a well-crafted zoning ordinance that is consistent with the vision of residents in the community’s comprehensive plan.

Different use zones within the city are represented on a zoning map. Modern zoning maps can utilize Geographic Information Systems (GIS) for digital representations of zoning by individual parcel.

## **Subdivision Regulations**

Where the Zoning Ordinance regulates the use of land and buildings, the City’s Subdivision Regulations set standards for the division of a lot, tract, or parcel of land, including divisions of land for sale, development or lease. Minn. State. §462.358 authorizes a City to institute subdivision controls. Care should be taken so that subdivision regulations are consistent with this comprehensive plan.

## **Annexation Program**

A city can increase its jobs, housing and population by growing up—becoming more dense—or growing out—annexing new lands into municipal boundaries. While there are always opportunities to redevelop existing areas of the community, new “greenfield” development is important to the growth of any city.

Minnesota has a defined system for annexation of properties into a city (Minn. Stat. Chapter 414 Municipal Boundary Adjustment). This process is more likely to work well if the City, County and adjacent property owners work cooperatively to define expectations for growth areas, extension of infrastructure, and responsibility for costs and benefits related to future growth.

## **Capital Improvements Program**

Capital Improvement Plans (CIP) outline the timing and nature of a community’s major investments in infrastructure and public facilities. All these investments have ongoing operation and maintenance costs, in addition to initial capital costs. The criteria used in making these investments may significantly affect the total lifetime costs they impose. The scope of a CIP can range from the minimal requirements for borrowing funds to detailed strategic analysis and investment schedules for public facilities.

## ***Review and Update***

A comprehensive plan is intended to be a living document that changes as the community progresses towards its goals. It is recommended that the planning commission, along with city departments and community organizations review the goals highlighted in this plan every year. Then

community organizations, city departments and the planning commission are encouraged to incorporate this goal into their workplan, to be evaluated the following year.

**Table 17 Implementation Matrix**

| Chapter/Area of Interest | Issues Identified   | Goals  | Action Item/Responsible Party (to be reviewed annually)                                 |
|--------------------------|---|--|---|
| Population               | <p>The City of Pipestone is losing population and actively aging.</p> <p>The City of Pipestone has a population that is actively changing in composition and needs.</p>   | <p>Attract families to the City of Pipestone to promote intergenerational population growth.</p> <p>Promote community facilities and amenities that make the City of Pipestone a livable and thriving community for all of its residents.</p> <p>Work with the Human Rights Commission, Pipestone Community Members, PAS, and other groups to meet the needs of all its community members. Including those that belong to BIPOC, Disabled, Aging, and Veteran community.</p> | <p>Pipestone EDA<br/>Pipestone Area Chamber of Commerce<br/>Pipestone Senior Center</p> |
| Housing                  | <p>Overall The overall housing stock in Pipestone does not meet the demands of the current population.</p> <p>Housing units available may not reflect the demands of households on all levels of income, including the households of moderate income.</p> | <p>Attract rental opportunities for households with moderate income.</p> <p>Continue the mutually beneficial partnership between the cities EDA and the Minnesota West Community &amp; Technical College to provide quality housing at a lower cost.</p> <p>Increase the overall housing stock.</p>  | <p>Pipestone City Council<br/>Pipestone EDA</p>   |
| Economy                  | <p>The City of Pipestone is a regional employment draw. Those that travel from outside of the City of Pipestone to work within city limits are potential residents that can contribute to Pipestone’s economy.</p>  | <p>Provide more employment opportunities for those with H.S diplomas or higher.</p> <p>Attract employers that require higher educational attainment or trade skill.</p>  | <p>Pipestone EDA<br/>Mn West<br/>Pipestone City Council</p>                             |

|                      |  |  |  |
|----------------------|--|--|--|
|                      | <p>Lower median income indicates that the current workforce may be under-trained.</p> <p>There is potentially little return on investment with H.S graduates and those with some sort of secondary training.</p>   | <p>Increase the proportion of people employed in Pipestone that live within the city limit.</p>  |  |
| Parks                | <p>The City of Pipestone provides ample access to parks and recreational land use throughout the city. This can be enhanced through addition of park space south of 7th.</p> <p>There are several potential projects identified that can enhance the already present recreational facilities.</p>  | <p>Continue to develop parks and recreational spaces using community input to guide those initiatives.</p> <p>Offer programs and events for all age groups through partnerships with local businesses and use their involvement to leverage funding.</p> <p>Increase the amount of Park Space available to residents that live south of 7th.</p>   | <p>Pipestone City Council<br/>Pipestone Park &amp; Rec committee</p> |
| Community Facilities | <p>As technology advances, community facilities are starting to be increasingly available or accessible online. Some permits forms and other communications can be found online but maybe difficult to navigate or it may still require an additional visit to the Facility itself.</p> <p>The City has a mutually beneficial working relationship with the Minnesota West Community and Technical College and this relationship can be extended beyond the carpentry program.</p> | <p>Maintain and improve the accessibility of resources, services, and information available to Pipestone residents.</p> <p>Finds ways to further the working relationship with Minnesota West Community and Technical College to update the community facilities and invest in the labor force within the City of Pipestone.</p> <p>Support recommendations made by community member groups regarding the reconstruction or relocation of a new Senior Center.</p> |  |

|                       |  |  |   |
|-----------------------|--|--|---|
|                       | <p>As the Cities population actively ages they are doing so either at home or semi-independently. The city will need to plan for the future of those facilities.</p>   |  |   |
| <p>Infrastructure</p> | <p>Several areas in the existing distribution system need to have the existing 4-inch water mains replaced with larger water mains to provide sufficient fire protection.</p> <p>A few structures located at various sites on the outskirts of the community operate on individual septic systems. Regulations concerning septic systems are being revised at all levels of the government in order to protect the environment; particularly protection from water groundwater contamination.</p> <p>In general, the City of Pipestone is served by an adequate stormwater drainage system. Some areas periodically flood during heavy rainfalls. The primary area of concern was at the intersection of the Burlington Northern Santa Fe tracks and Highway 30. The roadway leading under the railroad bridge is naturally low, which during heavy rainfall, caused the area to act as a natural collection point for water runoff.</p> | <p>It would be in the best interest of the City to continue a regular maintenance schedule for flood smoke testing to identify problems before they have a chance to mushroom.</p> <p>To comply with the foreseen regulations regarding subsurface sewage water treatment, the City of Pipestone should consider expanding sanitary sewer service to include structures that are currently using underground septic tanks.</p> | <p>The city will continue to reconstruct its distribution system as they proceed with infrastructure projects in the adjacent area.</p> |

|                        |  |  |  |
|------------------------|--|--|--|
|                        | <p>Another area of concern continues to be the judicial ditch that runs through the north end of the city. This issue is to be addressed by the county in accordance with the County's Comprehensive Plan.</p> |  |  |
| <p>Future Land Use</p> | <p>No new issues noted</p>   | <p>Strive to make Pipestone a more attractive City through efficient utilization and enhancement of the City's social, economic, natural, and cultural assets.</p> <p>Improve the community as a place for industry, service, and commerce through the efficient, and orderly distribution of services and goods to provide adequate space for all types of economic businesses and facilities.</p> <p>Provide for a healthy urban environment.</p> <p>Attempt to minimize conflicting land uses through strong enforcement of zoning and subdivision ordinances.</p> <p>Provide for the diversification of the community's economy.</p> <p>Provide for the efficient land use by encouraging compact growth, and avoid scattered, leapfrog development.</p> |  |

## Appendix 1: EXISTING LAND USE

The data presented in previous chapters provides the building blocks necessary to understand the population and economy, as well as the physical and built environment of the City of Pipestone. Our history and current trends are seen every day in how each of us use the land in our community. This information provides the foundation for future land use goals and policies, and helps determine the suitability of future growth areas

Existing land use in Pipestone will be analyzed within the following district and use classifications:

### Residential Districts

Residential Districts are designed for residential use and regulated to limit uses, and structures to those that support residential land-uses, property values, safety and Aesthetics.

Residential Districts can be classified by the following uses:

- R-1: Single-Family Residential District- Lowest Population Density. Supports single-family, detached housing within a community.
- R-2: Urban Residential District-Low to moderate population density. Supports single-family detached and attached housing within a community. This may include mixed housing stock comprising of duplexes, codes and sing-family units.
- R-3: Multi-Family Residential District-Moderate to high density. Supports larger multi-family housing units such as apartment buildings and mobile home parks.

### Commercial Districts

Commercial Districts are designed for commercial uses and limited to business activities and certain residential uses. By establishing compact commercial districts, the City of Pipestone is able to provide City Utilities and Services in an efficient manner.

Commercial Districts can be classified by the following uses:

- B-1: Neighborhood Business District- Areas zoned as a Neighborhood Business Districts allow commercial activities as long as there are no impacts on the surrounding land uses. These districts are typically adjacent to Residential Districts and act as a segue to uses of higher-intensity, such as the Center Business District.
- B-2: Central Business District-The Central Business District within the City of Pipestone encompasses the Heritage Preservation District and the National Register Historic District in Downtown Pipestone.
- B-3: Highway Business District-The Highway Business Districts are business districts along highways 23 and 75 within Pipestone.

### Industrial District

Industrial Districts are lands used primarily for the manufacturing, assembling, or warehousing of goods. These districts provide suitable space for future industrial development performance standards, parking specifications and yard regulations to ensure safe industrial development that is compatible with adjacent uses.

Industrial Districts can be classified by the following uses and intensities:

- I-1: Light Industrial District:
- I-2: General Industrial District:

The following land uses can also be facilitated in any of the above districts.

Public/Semi-Public

land used for schools, churches, hospitals and clinics, museums, community centers, clubs or lodges, cemeteries, utilities, and all governmental and institutional buildings, structures or facilities.

Conservation Districts:

Land used to provide for uses in environmentally sensitive areas. The purpose of this district is to prevent development of land that is unsuitable for development due to periodic flooding or wetland designation, and to regulate the intensity of land use in those areas that are suitable for development.

Parks and Recreation

Land used for the purpose of providing recreation, including uses such as tennis courts, ballfields, picnic areas, etc.

***Residential***

The City of Pipestone, like most small cities in the United States, is dominated by residential land use. The Housing Analysis detailed in the Housing section of this plan indicates that there are approximately 1,600 single family housing units within Pipestone city limits. Other residential land use includes multi-family and manufactured home parks.

There are basically three residential densities in Pipestone’s urbanized area. These densities are commonly referred to as “low density”, “medium density”, and “high density”. The general rule used to determine an area’s density is outlined as follows:

|                |                          |
|----------------|--------------------------|
| Low Density    | 2.6 dwelling units/acre  |
| Medium Density | 7.0 dwelling units/acre  |
| High Density   | 12.0 dwelling units/acre |

The majority of low density development in Pipestone is located along the City’s urban fringe, particularly within contemporary subdivisions. These areas are identified by the uniform lot sizes; wide widths and relatively large lot areas. Average lot sizes in these areas are approximately 80 to 105 feet wide and between 135 and 150 feet deep.

Medium density development is common throughout the entire City, especially in the older subdivisions. Typical lot size is usually 50 feet by 150 feet.

High density development normally occurs in areas where multi-family structures are dominant. Apartment complexes, duplexes and older homes converted into apartments will concentrate a significantly higher number of individuals than do single family dwelling units. In Pipestone it is common to find multi-family structures located throughout the community. The Nokomis and Storybrook apartment buildings are located within two blocks of the Central Business District which provides easy access to the City’s functional center.

Historically, residential development in Pipestone produced a somewhat irregular growth pattern due to various barriers. Ordinarily, a City will develop around a central focal point, like the Central Business District, and continue to expand in all directions. However, this was not the case in Pipestone. The City’s development pattern has consistently pushed eastward, westward, and primarily to the south. Development in the north was hindered by the national monument, flood plain and low soil levels. The City’s residential development pattern was rather compact until the early 1950’s when a large number of homes were built in the Nobles addition which was annexed into the Southwest portion of the City. Winter Park Addition is now fully developed with single-family dwellings.

A Housing Analysis was conducted for the purpose of identifying areas or neighborhoods in the City that are in need of repair or rehabilitation. A detail of this analysis can be found within the Housing section of this plan.

***Commercial***

The City of Pipestone has a strong Central Business District (CBD) that is attractive and appealing to customers. Pipestone should make strong efforts to keep the retail core within the CBD as well as along the City’s fringes. The City must continue its pursuit to keep the Central Business District occupied with existing businesses and encourage prospective businesses to make use of available commercial buildings.

To accommodate the needs of the high volumes of traffic, many service businesses have developed along Trunk Highways 23 and 75. These highway-oriented businesses have traditionally been pushing strip development further from the center of activity. Highway commercial development should be kept compact to make efficient use of public utilities and valuable land.

## ***Industrial***

There are primarily three areas in Pipestone available for industrial use. The first and oldest industrial area is located to the north of the Central Business District. Remaining in the area are a few buildings that have been abandoned and are deteriorating at a rapid pace. These buildings need to be renovated or demolished before they begin to pose health and safety problems.

The second area is located along the BNSF railroad tracks between Third Street SE and Seventh Street SE. The linear pattern of development is entirely surrounded by residential property which creates conflicting land uses as well as traffic congestion, noise, dust, etc. The industrial businesses need to be encouraged to continue good maintenance and landscaping practices in order to reduce the noise and dust problems that can affect surrounding residential areas.

Pipestone's largest industrial area is located south on US 75, immediately east of the airport. The developed park has rail, sanitary sewer, electricity, storm sewer, gas, paved roads, and treated water available. The park's excellent facilities and vehicular transportation availability could have a positive effect in the attraction of industrial businesses for years to come. The area is more less accessible for those who may have to travel by bike or foot. There is some room for a pedestrian to use on US 75, however it is interrupted by turning lane and may impact pedestrian safety. Alternative areas should be looked at for future industrial development.

## Appendix 2: PHYSICAL FEATURES

Physical features – soils, topography, and floodplains – play a significant role in land use planning. Virtually every development which takes place is affected by the natural environment, which in turn affects our social and economic environments. Planning with these elements in mind is essential to the orderly and best use of the land. If one pays little heed to the characteristics of the community’s physical make-up, unwise land uses may cause physical, social and economic hardships.

### ***Geology and Soils***

Pipestone County lies on the western slope of the Coteau des Prairies, a stretch of elevated prairie country nearly 200 miles in length. The western slope of the Coteau is about fifty miles in width and comprises all of Pipestone County. The contour of the surface of Pipestone County is the result of glacial activity. The major material at the surface is glacial till, a non-stratified sediment deposited by the Wisconsin glacier 10,000 years ago. Most of this till has been covered by loess, fine particles of glacial outwash sediments that were blown off the flood plains and stream terraces along the valley of the Big Sioux River. This material has a silty clay loam texture and does not have the stones and pebbles that are common in glacial till. The deposition of loess tended to smooth and fill in valleys in the surface of the glacial ground moraine.

The elevation of Pipestone County is among the highest in Minnesota. The highest area in the County is approximately 1950 feet above sea level. This area is found along the Bemis moraine, a ridge that crosses the northeastern part of the County from northwest to southeast. From the top of the Bemis moraine to the southwestern corner of the County, the elevation drops approximately 325 feet in about 25 miles. The gradual descent is due to the elevation of the underlying Sioux quartzite bedrock. The crest of the Bemis moraine forms the divide between the Mississippi and Missouri River basins.

The *Soil Survey of Pipestone County* conducted by the United States Department of Agriculture Soil Conservation Service (1971) contains an index to suitability of soils for selected land uses. The “Engineering Interpretations of the Soils” indicated suitability in degrees of hazards or limitations – Slight, Moderate or Severe, and one or more of the limiting soil characteristics or qualities are cited. A severe limitation does not mean that the



soil is excluded from a specific land use. It does indicate that these limitations require more inputs or modifications to overcome hazards for some land uses.

In selecting a site for a particular use, the soil limitation rating given a kind of soil, while important, is only one of the criteria a user considers. Location, land values, aesthetic values etc., are examples of other criteria. In some circumstances, soil limitations can be modified or removed so that the soil can be used safely for the desired use. For this reason, some soil types rated as severe should not be regarded as entirely unusable. This is especially important when ideal soils are scarce.

The Pipestone County Soils Table contains selected information useful for planning the construction of local roads, streets, foundations, excavations, sanitary landfills, sewage lagoons, and sewage systems. Detrimental or undesirable features are emphasized. The ratings and other interpretations in this table are based on estimated engineering properties of the soils, on available test data, and on field experience. The information is reasonably reliable to depths of about 5 feet.

More detailed information on the Engineering tables can be found in the *Pipestone County Soil Survey*.

Soils identified in the Survey as “Severe – Dwellings with Basement” refers to foundations for single family dwellings and other buildings with similar foundation requirements. While the main emphasis is on evaluation for foundations, other features affecting these sites are also considered. These include slope gradients, flooding and seasonal wetness, and depth to bedrock and gravel. The properties affecting foundation include sheer strength, bearing capacity, shrink-swell, plasticity and density. The areas marked in red are areas that should be avoided if possible for residential type construction activity. If construction in these areas occur due to various social and utility oriented factors, then special efforts must be made to overcome problems with these soils. Such efforts would be heavily reinforced basement walls, gravel backfill around basements, sump pump drainage tile, etc. The importance of sensitivity to soils cannot be overlooked due to the effect the soils will have over time on structures.

Soils labeled “Severe – Dwellings with Septic Tanks” indicated the problems for individual sewage disposal using a subsurface treatment system. Predominant features affecting the rate and uniformity of distribution of effluent are permeability of soil, depth of bedrock, seasonal flooding and annual high ground water, and soil slopes. Most of the problems experienced in our study area involve permeability of the heavy clay loam soils, and the seasonal high water table. Both of these will affect septic tank systems, and there is little that can be done to alter these limitations. Therefore, these areas should be avoided for residential development that would require septic tank sewage disposal.

Soils labeled “Severe – High Water Table” indicated those soils that possess seasonal and annual ground water level problems. These areas possess the greatest difficulty for residential dwellings with basements. Also combined with this is the problems experienced with wetness of yards, poor drainage, and inflow into utilities such as sanitary sewer. These areas should be looked at closely due to the amount of modification to construction structures, etc., necessary to overcome water problems.

## ***Topography***

The topography of an area has particular implications for site development; the topography itself sometimes determines a plan. The gradient of paths, the flow of utilities, the use of areas, disposition of buildings, and the visual aspect are all affected by topography.

The form of an area is critical to how it may be used. Ground slope is one of the more aspects of the topography, since land use and service maintenance are dependent on it. This relationship will vary according to the pattern of activity, but the following is a general classification worth remembering. Slopes under 4 percent seem flat and are usable for all kinds of intense activity. Slopes between 4 and 10 percent appear as easy grades, suitable for informal movement and activity. Slopes over 10 percent seem steep and can be actively used only for hill sports or free play. Pipestone possesses topography between 2 and 5 percent, relatively flat and useful for nearly all land uses.

Slope also has a bearing on drainage, erosion, and maintenance. Slopes under 1 percent do not drain well unless they are paved and carefully finished. The steeper the land and the more impervious its soil, the more the rain will run off its surface instead of seeping into the ground. This means a liability to erosion and the flooding of surface channels.

As mentioned in the earlier section on Geology and Soils, Pipestone possesses tight soils, and penetration of soils by moisture is limited in certain places in the study area. There are several surface drainage channels, Pipestone Creek, and the intermittent stream South Branch Pipestone Creek in the west section of the City. These channels become flooded easily due to the flat terrain and lack of slope in the creek bed. These areas will be discussed later in the land use section.

Another critical aspect of a ground form is the way in which it limits circulation by means of roads and gravity-powered utilities such as sewers. Here, concern is not only with local slopes but with the way in which the total system of slopes allows continuous lines of suitable grade to be connected.

The topography of the Pipestone area indicated several areas as being flood prone or experiencing standing water during heavy precipitation. The flood prone areas have been so designated from hydrology studies, previous flood records and topography, as areas having flood waters or high water at various flood stage periods. Conditions of water runoff, septic tank drainage and soil stability are areas that must be observed if potential development seeks to locate in such areas.

## ***Floodplains***

Floodplains provide a buffer between waterways and other land uses. Development within floodplains is known to be disastrous during times of rapid snow melt and heavy rains. Generally, development within floodplains should be limited to uses that would receive the least amount of damage during periods of flooding.

Typically, frozen and saturated ground, rapid snow melt, and heavy rain, lead to seasonal and flash flooding in this region. Principle flood hazards are related to ice accumulations at bridges and overbank flow, where velocities are relatively low. Flooding in the City of Pipestone is primarily caused by snow melt and intense rainfall. The flat topography of the areas east and north of the City makes them flood prone. Generally, some flooding will occur each spring. Many areas experience flooding as a result of trapped drainage and backup of floodwater along small drainage-ways.

According to the Federal Emergency Management Agency (FEMA) , flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. FEMA maps floodways and flood plains” to help determine risk of flood events. The City of Pipestone participates in FEMA’s National Flood Insurance Program (NFIP). The current Flood Insurance Rate Map (FIRM) went into effect in 1991.

FEMA’s term “100-year floodplain” represents the long-term average floods of a specific magnitude. It is possible that rare floods could occur at shorter intervals or even within the same year. A 100-year flood has a 1% chance of being equaled or exceeded during any year. A 500-year flood has a 0.2% chance of being equaled or exceeded in any given year. FEMA is currently undertaking a national multi-year effort to update Flood Insurance Rate Maps (FIRMs) in digital format; however, no update activity is scheduled for Pipestone currently.

Current land use found within the 100- and 500-year floodplain boundaries include agriculture, single and multi family residential, mobile home residential, and highway business districts. The City’s adopted Floodplain Ordinance was reviewed in 2007. Flooding is a severe hazard to the public that can be prevented, or at least mitigated. This can be accomplished by eliminating or reducing the hazard, removing or decreasing population and property threatened by the hazard, or a combination of both.

No further development should be allowed in floodplains, and measures should be taken to reduce the incidence of flooding within the mapped floodplains and other areas which experience flooding.

### ***Public and Semi-Public***

Public or semi-public facilities include schools, private golf course, parks, airport, churches, hospitals, senior citizens center, municipal buildings, county courthouse and other buildings, all streets, alleys, and highways. These facilities and their governing bodies exert a tremendous influence on the development and renovation of a community. Other facilities include public utilities, swimming pools, streets, sanitary sewer, and water utilities. The acquisition of public right-of-ways through the subdivision regulation procedure is a public-oriented land use function, and the start of a well-organized community begins with the proper planning of public easements and right-of-ways. The various institutions such as churches and hospitals have special needs such as parking that must be coordinated in order to avoid land use conflicts.

### ***Parks and Recreation***

Pipestone's overall recreation system includes all parks, aquatic center, recreation center, pageant grounds, National Monument, country club, fairgrounds, roadside rest areas and all school playgrounds. These facilities are scattered throughout the community and contain a wide variety of activities for public use.

### ***Conservation***

Pipestone has a moderate amount of cultivated farmland and vacant land within the city limits. Much of the land is unavailable for further development due to its natural setting and its occupancy, i.e., National Monument, airport, and Hiawatha Pageant grounds.

**Appendix 3: Survey Results**

**Q1 Do you live in the City of Pipestone?**

| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Yes            | 86.76%    | 118        |
| No             | 13.24%    | 18         |
| <b>TOTAL</b>   |           | <b>136</b> |

**Q2 How long have you lived in the City of Pipestone?**

| ANSWER CHOICES      | RESPONSES |            |
|---------------------|-----------|------------|
| Less than a year    | 3.45%     | 4          |
| 1-5 years           | 16.38%    | 19         |
| 6-10 years          | 13.79%    | 16         |
| More than ten years | 66.38%    | 77         |
| <b>TOTAL</b>        |           | <b>116</b> |

Q3 What are some of your favorite things about living in Pipestone?



Q4 Have you considered living in the City of Pipestone?

| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Yes            | 50.00% 9  |
| No             | 50.00% 9  |
| TOTAL          | 18        |

Q5 What obstacles prevent you from relocating to the City of Pipestone?

| ANSWER CHOICES                        | RESPONSES |
|---------------------------------------|-----------|
| None of the above                     | 71.43% 5  |
| Housing availability                  | 28.57% 2  |
| Distance from work                    | 0.00% 0   |
| Lack of amenities offered in the city | 0.00% 0   |
| School quality                        | 0.00% 0   |
| Distance from family                  | 0.00% 0   |
| <b>TOTAL</b>                          | <b>7</b>  |

**Q6 If you moved to the City of Pipestone, would you prefer to rent or buy a home?**

| ANSWER CHOICES            | RESPONSES |
|---------------------------|-----------|
| Rent                      | 11.11% 1  |
| Buy                       | 66.67% 6  |
| I don't have a preference | 11.11% 1  |
| Other (please specify)    | 11.11% 1  |
| <b>TOTAL</b>              | <b>9</b>  |

**Q7 What type of housing would you search for in the City of Pipestone.**

| ANSWER CHOICES                                    | RESPONSES |   |
|---|-----------|---|
| Single family home                                | 66.67%    | 6 |
| Duplex or condo (2-4 units)                       | 11.11%    | 1 |
| Multi-family housing/apartments (4 or more units) | 0.00%     | 0 |
| Other (please specify)                            | 22.22%    | 2 |
| TOTAL   |           | 9 |

**Q8 Identify if you Strongly Agree, Somewhat Agree, Neither Agree nor Disagree, Somewhat Disagree, or Strongly Disagree.**

City of Pipestone Comprehensive Plan

|  | STRONGLY DISAGREE | SOMEWHAT DISAGREE | NEITHER DISAGREE OR AGREE | SOMEWHAT AGREE | STRONGLY AGREE | TOTAL |
|--|-------------------|-------------------|---------------------------|----------------|----------------|-------|
| ▼ The City of Pipestone has and interesting cultural and historical connection to southwest Minnesota. | 3.36%<br>4        | 1.68%<br>2        | 17.65%<br>21              | 42.02%<br>50   | 35.29%<br>42   | 119   |
| ▼ The City of Pipestone is a community that stands out.  | 8.47%<br>10       | 16.95%<br>20      | 32.20%<br>38              | 30.51%<br>36   | 11.86%<br>14   | 118   |
| ▼ Living in the City of Pipestone is affordable.   | 6.72%<br>8        | 19.33%<br>23      | 18.49%<br>22              | 32.77%<br>39   | 22.69%<br>27   | 119   |
| ▼ The City of Pipestone feels like a tight-knit community.   | 11.02%<br>13      | 19.49%<br>23      | 22.88%<br>27              | 35.59%<br>42   | 11.02%<br>13   | 118   |
| ▼ I can purchase most or all of the goods I need in the City of Pipestone.                             | 25.96%<br>27      | 31.73%<br>33      | 8.65%<br>9                | 25.96%<br>27   | 7.69%<br>8     | 104   |
| ▼ I am able to work and live in the City of Pipestone.   | 10.08%<br>12      | 10.92%<br>13      | 14.29%<br>17              | 30.25%<br>36   | 34.45%<br>41   | 119   |
| ▼ The City of Pipestone is a great place to place to raise kids.                                       | 3.42%<br>4        | 7.69%<br>9        | 22.22%<br>26              | 40.17%<br>47   | 26.50%<br>31   | 117   |
| ▼ All individuals are welcomed and accepted in the City of Pipestone .                                 | 13.45%<br>16      | 23.53%<br>28      | 25.21%<br>30              | 25.21%<br>30   | 12.61%<br>15   | 119   |
| ▼ I am aware of resources and opportunities in the City of Pipestone.                                  | 4.20%<br>5        | 15.13%<br>18      | 17.65%<br>21              | 35.29%<br>42   | 27.73%<br>33   | 119   |

Q9 Overall, what three words would you use to describe the City of Pipestone?

NiCE Expensive **Drugs** Cultural town Family **clean** Lacking **Quiet** active  
**friendly** friendly affordable **Small** Old **Safe** low Boring  
 Taxes **Historic** Traditional **Dying** Historical friendly Quaint beautiful

Q10 In your opinion, what areas of concern have the largest negative impacts on the City of Pipestone? (Select all that apply)

| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Properties and buildings that are in disrepair.                 | 65.25%    | 77 |
| Population loss.  | 52.54%    | 62 |
| Lack of recreational options for youth and adults in Pipestone. | 48.31%    | 57 |
| Condition of roadways.  | 16.10%    | 19 |
| Lack of diverse small business community.                       | 31.36%    | 37 |
| Safety issues.  | 10.17%    | 12 |
| Other (please specify)  | 43.22%    | 51 |
| Total Respondents: 118  |           |    |

## Q11 How often do you visit the following parks in the City of Pipestone?

|                       | NEVER        | ONCE EVERY COUPLE MONTHS | ONCE A MONTH | ONCE A WEEK  | TWICE OR MORE A WEEK | TOTAL |
|-----------------------|--------------|--------------------------|--------------|--------------|----------------------|-------|
| Harmon Park           | 33.64%<br>36 | 33.64%<br>36             | 18.69%<br>20 | 11.21%<br>12 | 2.80%<br>3           | 107   |
| Hiawatha Pageant Park | 16.98%<br>18 | 38.68%<br>41             | 23.58%<br>25 | 16.04%<br>17 | 4.72%<br>5           | 106   |
| Leon H. Moore Park    | 56.19%<br>59 | 19.05%<br>20             | 17.14%<br>18 | 3.81%<br>4   | 3.81%<br>4           | 105   |
| Southwest Park        | 42.45%<br>45 | 29.25%<br>31             | 16.98%<br>18 | 4.72%<br>5   | 6.60%<br>7           | 106   |
| Watertower Park       | 76.42%<br>81 | 13.21%<br>14             | 6.60%<br>7   | 3.77%<br>4   | 0.00%<br>0           | 106   |
| Westview Park         | 46.23%<br>49 | 21.70%<br>23             | 15.09%<br>16 | 5.66%<br>6   | 11.32%<br>12         | 106   |

**Q12 Rank in order your favorite Parks in the City of Pipestone with 1 being your favorite and 10 being your least favorite.**

|                       | 1            | 2            | 3            | 4            | 5            | 6            | TOTAL | SCORE |
|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Harmon Park           | 20.83%<br>20 | 28.13%<br>27 | 27.08%<br>26 | 18.75%<br>18 | 5.21%<br>5   | 0.00%<br>0   | 96    | 4.41  |
| Hiawatha Pageant Park | 47.42%<br>46 | 27.84%<br>27 | 12.37%<br>12 | 7.22%<br>7   | 5.15%<br>5   | 0.00%<br>0   | 97    | 5.05  |
| Leon H. Moore Park    | 6.59%<br>6   | 10.99%<br>10 | 19.78%<br>18 | 18.68%<br>17 | 32.97%<br>30 | 10.99%<br>10 | 91    | 3.07  |
| Southwest Park        | 12.09%<br>11 | 19.78%<br>18 | 14.29%<br>13 | 26.37%<br>24 | 21.98%<br>20 | 5.49%<br>5   | 91    | 3.57  |
| Watertower Park       | 1.10%<br>1   | 1.10%<br>1   | 6.59%<br>6   | 8.79%<br>8   | 15.38%<br>14 | 67.03%<br>61 | 91    | 1.63  |
| Westview Park         | 15.22%<br>14 | 15.22%<br>14 | 17.39%<br>16 | 17.39%<br>16 | 17.39%<br>16 | 17.39%<br>16 | 92    | 3.41  |

Q13 What would you like to see added to the parks in the City of Pipestone?

Keep Update playground equipment Nothing play kids soccer  
equipment Splash pad park playground equipment  
Better play equipment area seating pool Handicap accessible weeds

Q14 What recreational options or programs would you take part in if offered in Pipestone?

people adults club anything area Yoga park classes programs  
NONE kids needs sure soccer walks activities community  
already youth

**Q15 Which of the following recreational opportunities have you or your child participated in? (Check all that apply)**

| ANSWER CHOICES                        | RESPONSES |    |
|---------------------------------------|-----------|----|
| Golf Lessons                          | 23.94%    | 17 |
| Tennis Lessons                        | 25.35%    | 18 |
| Soccer                                | 23.94%    | 17 |
| Youth Basketball Skills               | 46.48%    | 33 |
| Volleyball                            | 30.99%    | 22 |
| Track & Field Pee Wee Track           | 29.58%    | 21 |
| Gymnastics                            | 47.89%    | 34 |
| Fundamentals of Baseball-Skills       | 38.03%    | 27 |
| Fundamentals of Softball-Skills       | 25.35%    | 18 |
| American Red Cross Swimming Lessons   | 59.15%    | 42 |
| Preschool Aquatic Swimming Lessons    | 28.17%    | 20 |
| Parent/Child Aquatic Swimming Lessons | 15.49%    | 11 |
| Summer Time Fun                       | 39.44%    | 28 |
| Total Respondents: 71                 |           |    |

**Q16 Which of the following facilities have you visited in the past? (Check all that apply)**

| ANSWER CHOICES                  | RESPONSES |    |
|---------------------------------|-----------|----|
| Ewert Recreation Center         | 83.84%    | 83 |
| Pipestone Family Aquatic Center | 79.80%    | 79 |
| Meanders Community Library      | 80.81%    | 80 |
| Hiawatha Lodge                  | 76.77%    | 76 |
| Pipestone County Museum         | 60.61%    | 60 |
| Other (please specify)          | 9.09%     | 9  |
| Total Respondents: 99           |           |    |

## Q17 Rank your satisfaction with the following facilities.

|                                 | I WAS DISSATISFIED WITH MY EXPERIENCE. | I WAS NEITHER DISSATISFIED OR SATISFIED WITH MY EXPERIENCE. | I WAS SATISFIED WITH MY EXPERIENCE. | TOTAL |
|---------------------------------|--|---|-------------------------------------|-------|
| Ewert Recreation Center         | 24.49%<br>24                           | 27.55%<br>27  | 47.96%<br>47                        | 98    |
| Pipestone Family Aquatic Center | 16.13%<br>15                           | 23.66%<br>22  | 60.22%<br>56                        | 93    |
| Meanders Community Library      | 0.00%<br>0                             | 23.91%<br>22  | 76.09%<br>70                        | 92    |
| Hiawatha Lodge                  | 1.08%<br>1                             | 30.11%<br>28  | 68.82%<br>64                        | 93    |
| Pipestone County Museum         | 0.00%<br>0                             | 34.83%<br>31  | 65.17%<br>58                        | 89    |

Q18 What improvements would you like to see in the before-mentioned facilities?

EWERT open hours family cities work None aquatic center good  
 needs time community Ewert Center rec center  
 open pool Rec use longer library price hours bigger facility  
 open longer kids Family Aquatic Center Center

Q19 Are there any new facilities that you would like to see come to the City of Pipestone?

building Teen park range good jobs **Splash pad** rec center  
 Need place facilities None kids gun  
 Movie theater pool store Ice skating community center

Q20 How often do you visit the downtown area of Pipestone/Pipestone's Historic District?

| ANSWER CHOICES       | RESPONSES |     |
|----------------------|-----------|-----|
| Never                | 1.00%     | 1   |
| Once a month         | 19.00%    | 19  |
| twice a month        | 14.00%    | 14  |
| Once a week          | 22.00%    | 22  |
| Twice or more a week | 44.00%    | 44  |
| TOTAL                |           | 100 |

## Q21 Why do you visit downtown Pipestone? (Check all that apply)

| ANSWER CHOICES                                    | RESPONSES |    |
|---|-----------|----|
| To shop locally                                   | 66.67%    | 66 |
| To go out to eat                                  | 81.82%    | 81 |
| To access salon and beauty services               | 40.40%    | 40 |
| To access other personal services                 | 31.31%    | 31 |
| To visit the Pipestone Center For Performing Arts | 20.20%    | 20 |
| To meet up with friends                           | 38.38%    | 38 |
| Other (please specify)                            | 19.19%    | 19 |
| Total Respondents: 99                             |           |    |

## Q22 What do you like about Pipestone's downtown area?



## Q23 What would you like to see brought into Pipestone's downtown? (check all that apply)

| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Cafes or coffee shops   | 56.04%    | 51 |
| Personal services   | 25.27%    | 23 |
| Shared vendor space for local and regional producers.   | 47.25%    | 43 |
| Shared community space that can be reserved by individuals or groups for classes, events or other activities. | 35.16%    | 32 |
| Spaces to showcase art pieces commissioned by local or regional artists.                                      | 29.67%    | 27 |
| Shared Outdoor seating or gathering spaces for patrons of downtown businesses.                                | 53.85%    | 49 |
| Other (please specify)  | 31.87%    | 29 |
| Total Respondents: 91   |           |    |

## Q24 What other improvements would you like to see in Downtown Pipestone?

open empty buildings stores cares Clean benches shopping downtown  
 buildings rid businesses calumet park new fix  
 take old people

## Q25 What is your age?

| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| Under 18       | 0.00%     | 0         |
| 18-24          | 4.08%     | 4         |
| 25-34          | 14.29%    | 14        |
| 35-44          | 24.49%    | 24        |
| 45-54          | 18.37%    | 18        |
| 55-64          | 19.39%    | 19        |
| 65+            | 19.39%    | 19        |
| <b>TOTAL</b>   |           | <b>98</b> |

## Q26 What is your gender?

| ANSWER CHOICES    | RESPONSES |           |
|-------------------|-----------|-----------|
| Male              | 36.73%    | 36        |
| Female            | 62.24%    | 61        |
| Other/ Non-Binary | 1.02%     | 1         |
| <b>TOTAL</b>      |           | <b>98</b> |

## Q27 What is the highest level of education you have completed?

| ANSWER CHOICES             | RESPONSES |           |
|----------------------------|-----------|-----------|
| Did not attend school      | 0.00%     | 0         |
| 1st grade                  | 0.00%     | 0         |
| 2nd grade                  | 0.00%     | 0         |
| 3rd grade                  | 0.00%     | 0         |
| 4th grade                  | 0.00%     | 0         |
| 5th grade                  | 0.00%     | 0         |
| 6th grade                  | 0.00%     | 0         |
| 7th grade                  | 0.00%     | 0         |
| 8th grade                  | 0.00%     | 0         |
| 9th grade                  | 0.00%     | 0         |
| 10th grade                 | 0.00%     | 0         |
| 11th grade                 | 0.00%     | 0         |
| Graduated from high school | 16.16%    | 16        |
| 1 year of college          | 12.12%    | 12        |
| 2 years of college         | 13.13%    | 13        |
| 3 years of college         | 4.04%     | 4         |
| Graduated from college     | 41.41%    | 41        |
| Some graduate school       | 2.02%     | 2         |
| Completed graduate school  | 11.11%    | 11        |
| <b>TOTAL</b>               |           | <b>99</b> |

## Q28 What is your race/ethnicity?

| ANSWER CHOICES                            | RESPONSES |    |
|---|-----------|----|
| White or Caucasian                        | 95.92%    | 94 |
| Black or African American                 | 3.06%     | 3  |
| Hispanic or Latino                        | 1.02%     | 1  |
| Asian or Asian American                   | 1.02%     | 1  |
| American Indian or Alaska Native          | 2.04%     | 2  |
| Native Hawaiian or other Pacific Islander | 2.04%     | 2  |
| Another race                              | 1.02%     | 1  |
| Other (please specify)                    | 3.06%     | 3  |
| Total Respondents: 98                     |           |    |

## Q29 What is your employment status?

| EMPLOYEDFULL-TIME | SELFEMPLOYED | UNEMPLOYED | EMPLOYEDPART-TIME | RETIRED | TOTAL |
|-------------------|--------------|------------|-------------------|---------|-------|
| 66.33%            | 5.10%        | 4.08%      | 7.14%             | 17.35%  |       |
| 65                | 5            | 4          | 7                 | 17      | 98    |

## Q30 Would you like to be contacted in the future regarding the City of Pipestone's Comprehensive Planning Process?

| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 19.28%    | 16 |
| No             | 80.72%    | 67 |
| TOTAL          |           | 83 |