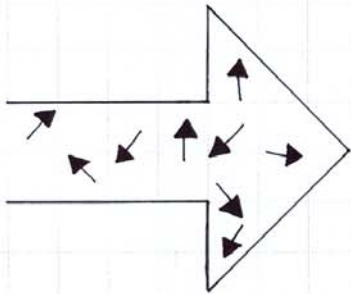


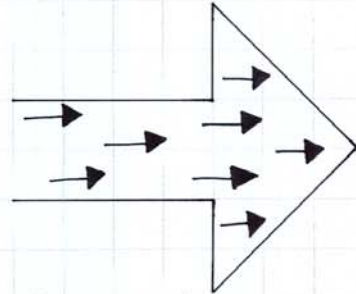
WHO ARE WE?



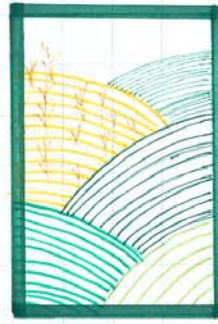
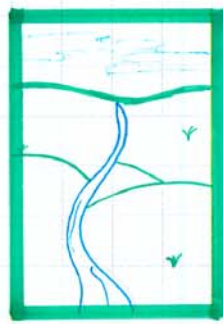
Imposed Vision



Many Visions



Shared Vision



"MANY SHADES OF GREEN"



Minnesota **IDENTITY**
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Le Sueur, MN
October 2007



2020

2007
NEW HIGH SCHOOL
MIDDLE SCHOOL
+
NEW HWY 169 BRIDGE

1999 (C.)
GREEN GIANT CANNING
CLOSED PLANT

2000

2002 - RADEMACHER'S
CAMBRIA OPEN

1979
GREEN GIANT
HEAD QUARTERS
MOVE

1960
CORN ON THE CURE
STARTED

1950

1973 - DOWNTOWN
MALL BUILT

1980s - DAVISCO
ASSUMES OWNERSHIP
OF CREAMERY

1925
GOPHER STATE
SILICA OPENS

1903
MINNESOTA CANNING
COMPANY OPENS

1900

1940 - LE SUEUR
FOUNDRY CO. OPENS

1909 - GUTERMAN
SHIRT FACTORY
OPENS

1867
THREE VILLAGES
MERGE TO
BECOME LE SUEUR

1860
WILLIAM
SCHLUETER
MILL BUILT

1850

1851 - TREATY
OF TRAVERSE
DES SIOUX
WITH DACOTAH

1862
U.S. - DACOTAH
CONFLICT

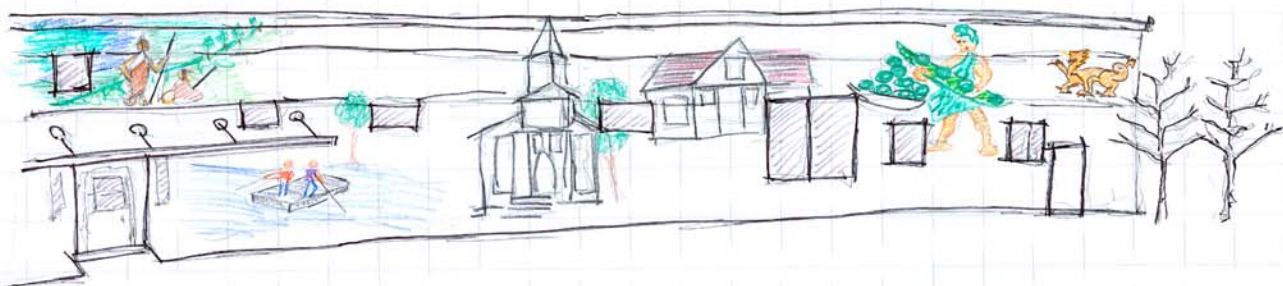
LE SUEUR
EXPLORES THE
AREA

1700



7,000 -
8,000 B.C.

GLACIER RIVER WARREN
BECOMES MINNESOTA
RIVER



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EXPRESSIONS OF TIME

N
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STRENGTHS

- Strong industrial base
- Positive history with Green Giant
- Strong education system
- Strong church communities
- Low unemployment

WEAKNESSES

- Reliance on industry for direction
- Weak incorporation of history
- Weak connections with natural env.
→ Savanna → River → Prairie
- Underdeveloped relationship to region
- Incomplete understanding of demographics & trends

WITHOUT IDENTITY

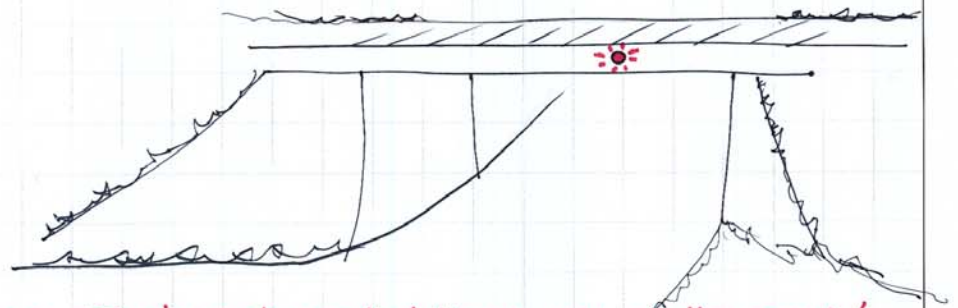
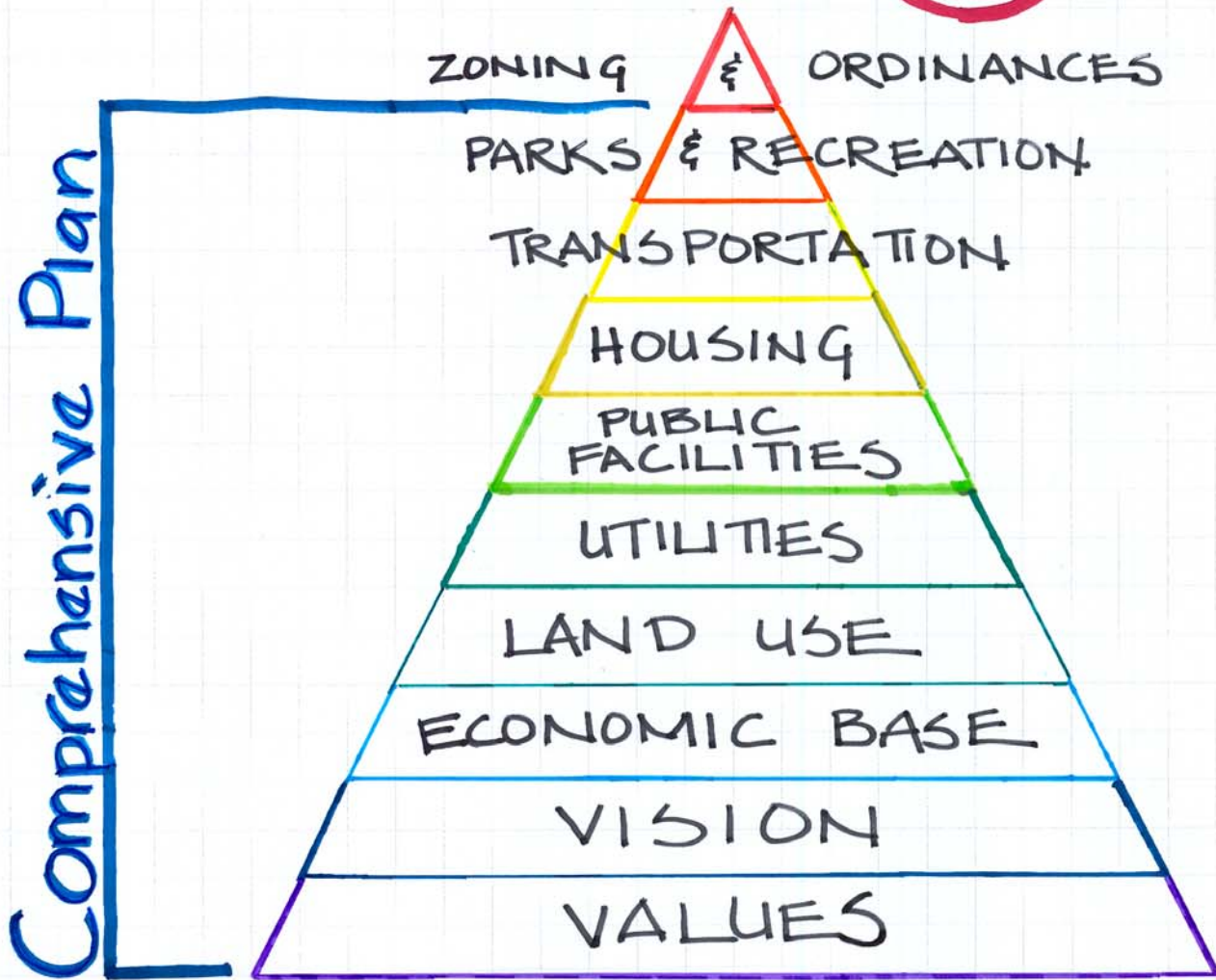
- Lack of vision - difficult to move forward
- Lose out on regional opportunities
→ Economic → Recreation → Tourism
- Things can/will happen to you
- No shared identity - connecting disparate groups & newcomers
- Hard to attract visitors, new residents & new businesses
- Who is the next generation?

WITH IDENTITY

- Preserve assets
- Companies & new residents attracted to a place that meets their needs
- Improve town's look & functions



AVOID UPSIDE-DOWN PLANNING



Comprehensive planning — The laser beam that keeps you on the road!



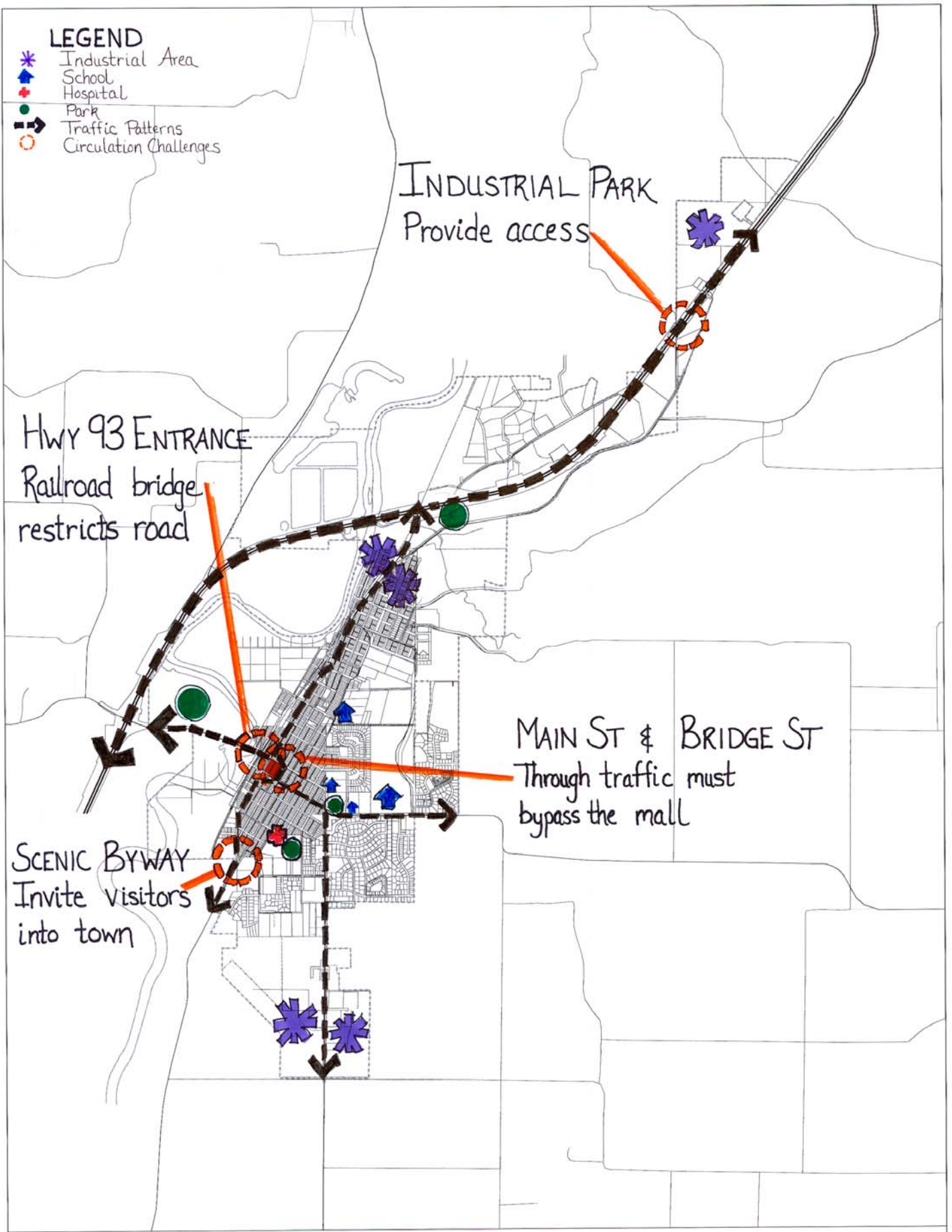
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COMPREHENSIVE
PLANNING

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LEGEND

- * Industrial Area
- ▲ School
- ⊕ Hospital
- Park
- Traffic Patterns
- Circulation Challenges



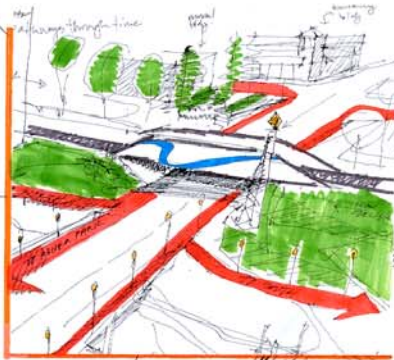
CIRCULATION CHALLENGES

1 inch equals 1000 feet

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Create overpass to manage access



Create safe & welcoming entrance into town



Open Main Street to through traffic; guide traffic using most direct route



Carry "feel" of scenic byway through town

1 inch equals 1000 feet



CIRCULATION SOLUTIONS

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LE SUEUR VALLEY ENTRY
US 169 T.H. 112



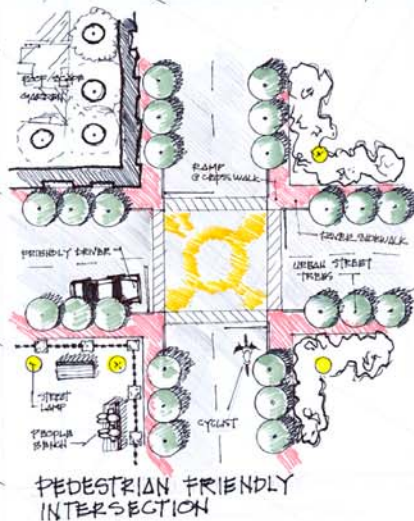
SOUTH ENTRY HWY 36
SCENIC BYWAY

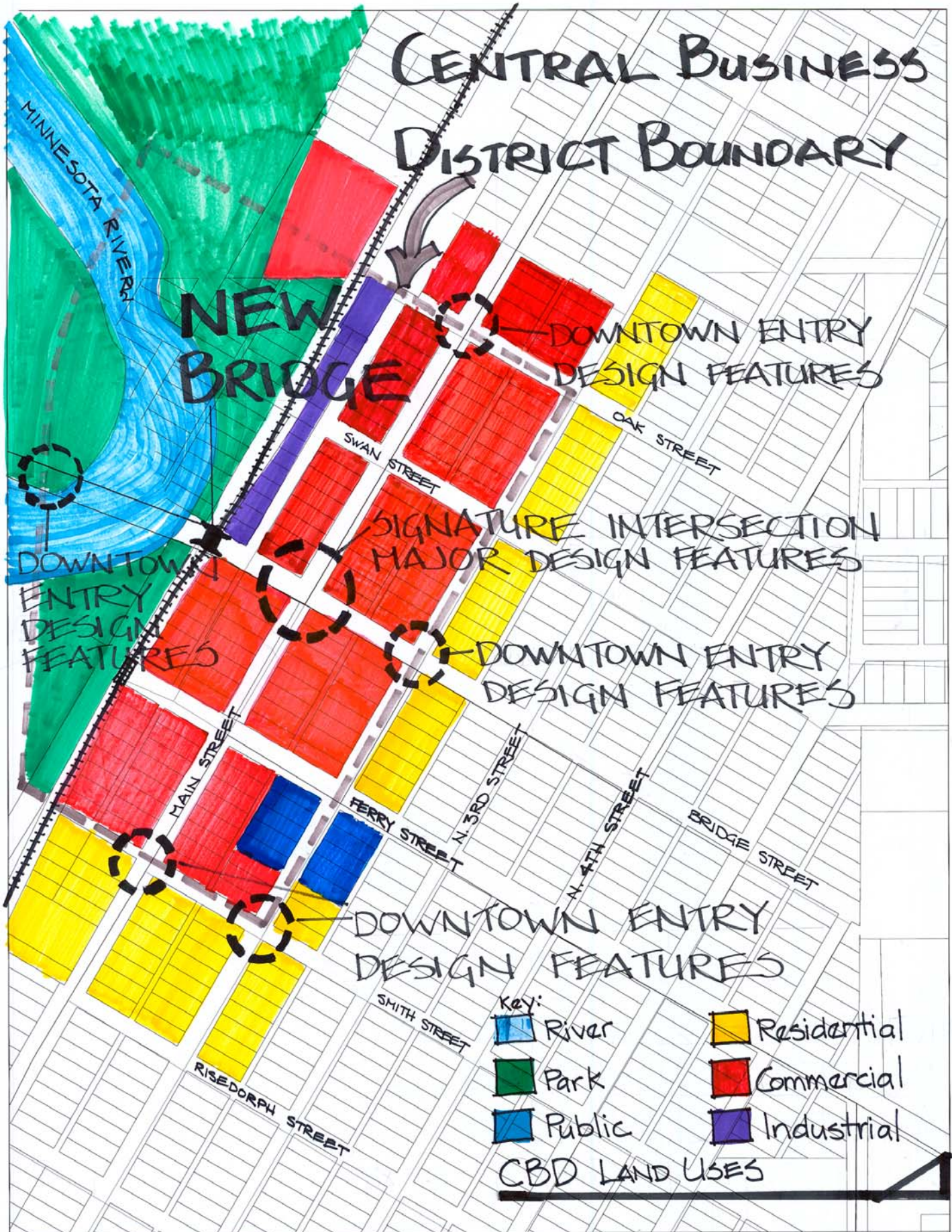


SOUTH ENTRY HWY 112



ARTERIAL STREET CROSS SECTION





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**CENTRAL BUSINESS
DISTRICT PLAN**

1 inch equals 200 feet

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Retain Current Mall

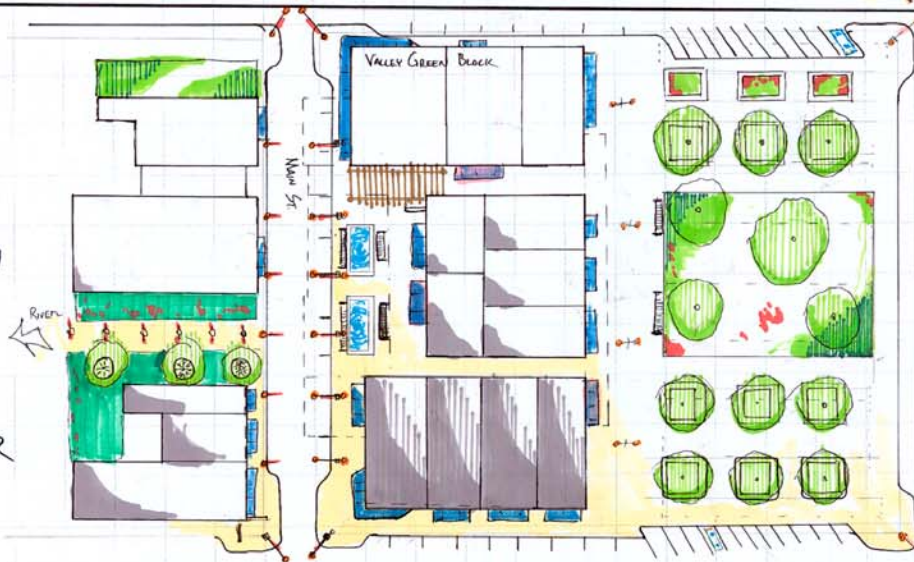
- Remove parking → ^{all} public space
- IMPROVE FACADES
• MORE EXTERIOR ENTRANCES
- EMPHASIZE RIVER CONNECTION
- AWNING / LIGHT ADDITIONS



1

RENOVATION OF MALL

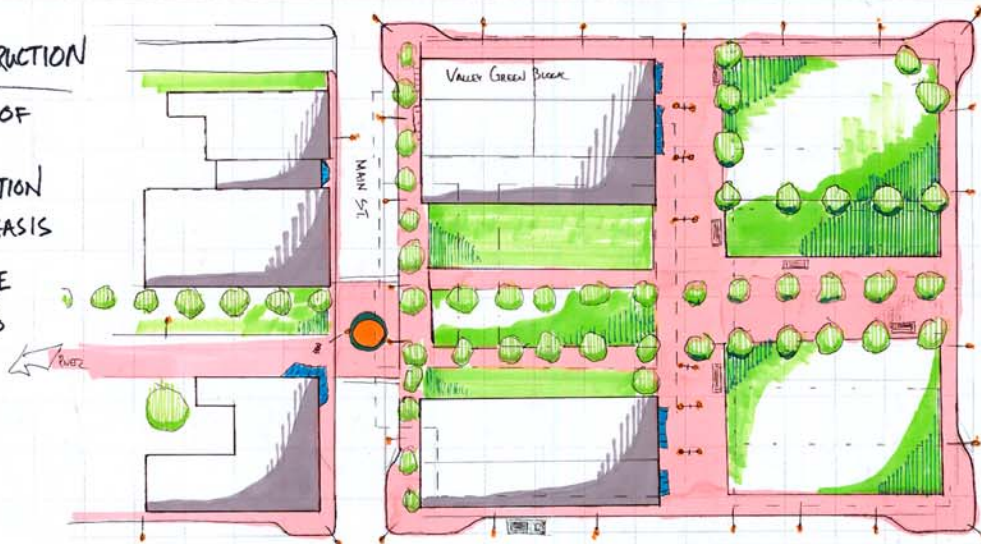
- REMOVE WESTERN PORTIONS OF MALL
- COMPLETE MAIN ST.
- OPEN AIR MALL CREATION
- CHOKER INTERSECTIONS TO PROTECT PEDESTRIANS
- REMOVE PARKING FOR PUBLIC GREEN SPACE
- INCREASED EMPHASIS ON RIVER CONNECTION



2

MALL BLOCK RE-CONSTRUCTION

- COMPLETE REBUILDING OF MALL BLOCK
- MAIN STREET COMPLETION
- STRONG RIVER EMPHASIS
- LARGE TOWN SQUARE
- TIES MAIN STREET TO FUTURE RIVER DEVELOPMENT.



III



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POSSIBILITIES FOR RECLAIMING MAIN STREET

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POST OFFICE

SMOOTH WALL
PEDESTRIAN
ENHANCEMENT

MIXED USE
SERVICE
RESIDENTIAL

MIXED-USE
RESTAURANT
OFFICE

VALLEY
GREEN
SQUARE

PROFESSIONAL BUILDING
OFFICE
MIXED-USE
OFFICE-RETAIL

CITY HALL
LIBRARY



RIVER PARK
CANOE
LANDING

ENHANCED
BRIDGE
LIGHTING

NEW TRESTLE
RIVER-PYLON
GATEWAY

RIVERTOWN
OVERLOOK

RIVER-VIEW
HOUSING
ECO-FRIENDLY

FERRY STREET
CANOPY
OBSERVATORY



FERRY STREET OVERLOOK SECTION



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LE SUEUR ENVISIONED

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Main Street Program

Main Street Trust for Historic Preservation

Design: Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging new construction, developing sensitive design management systems and long term planning.

Organization: Building consensus and cooperation among the groups of citizens who have a role in the revitalization process.

Economic Restructuring: Strengthening the districts existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying developments.

Promotion: Marketing the traditional commercial district's assets to customers, potential investors, new businesses, local citizens and visitors.

Main Street 4 Point Approach Philosophy Eight Principles

1. Comprehensive
2. Incremental
3. Self-Help
4. Identifying + Capitalizing on Existing Assets
5. Public / Private Partnerships
6. Quality of Work
7. Change is Good
8. Action-Oriented

www.mainstreet.org



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MAIN STREET PROGRAM

Le Sueur, MN

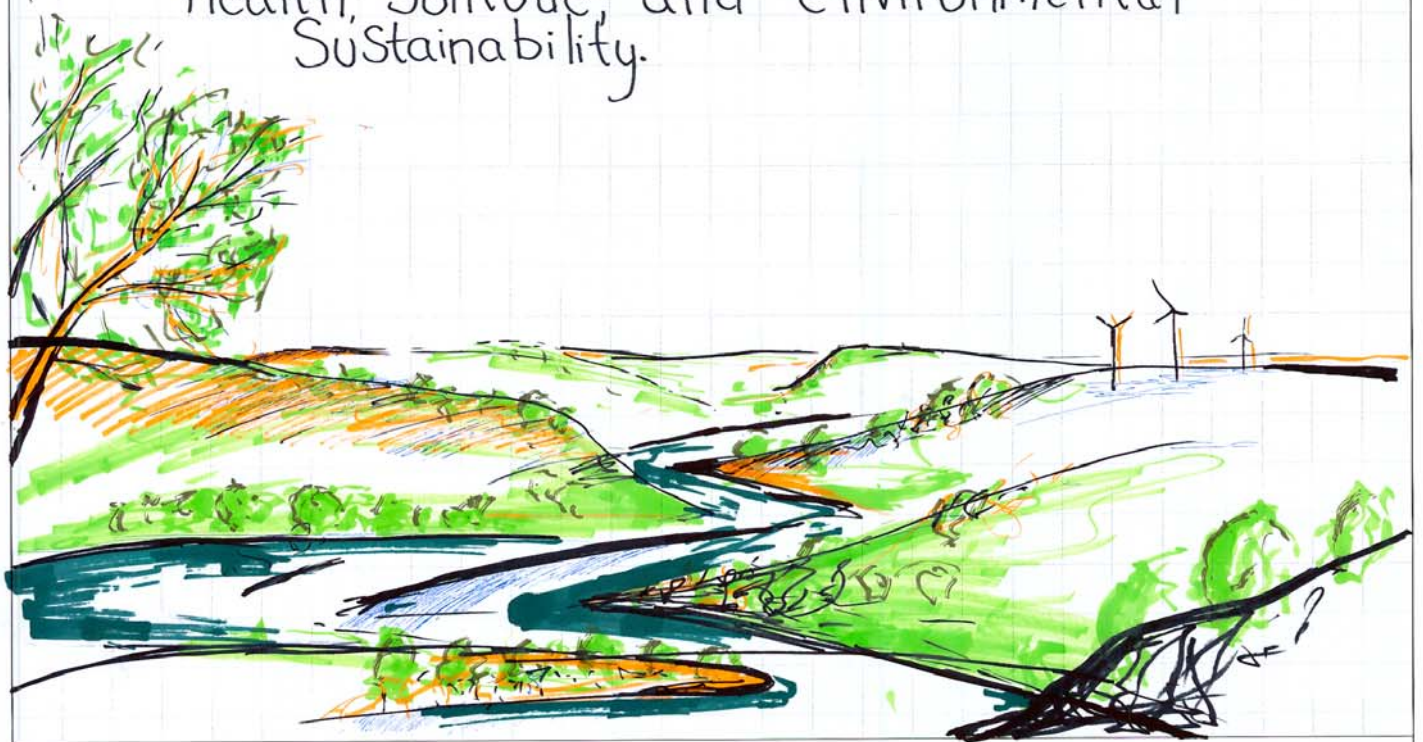
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Created over thousands of years by a meandering, overflowing river...

The Minnesota River created exquisite hunting, fishing, and farm land.

The modern world needed the river less and less as food would be trucked in from elsewhere.

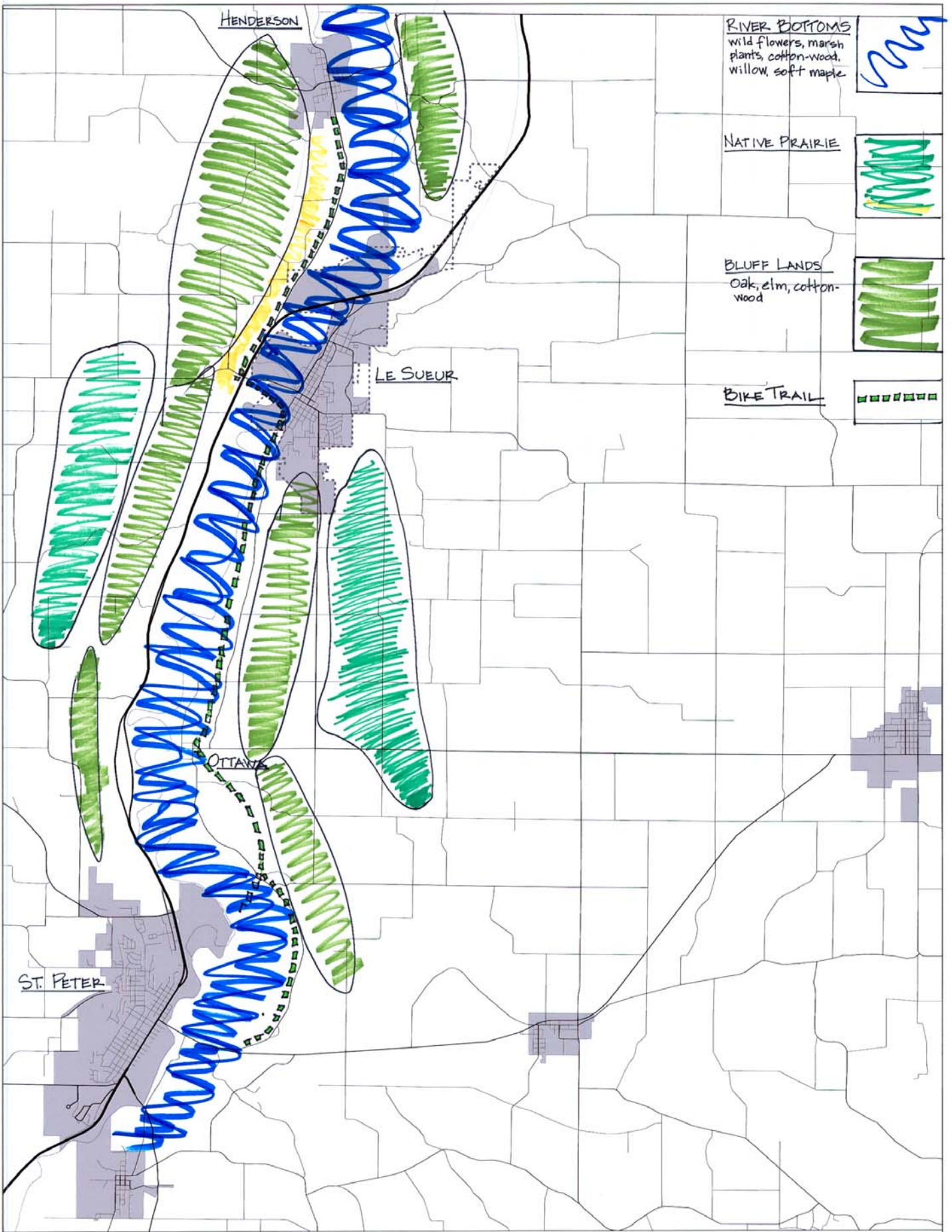
Looking toward the future there is a return to the river for recreation, health, solitude, and environmental sustainability.



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THE NATURE OF THE RIVER

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Minnesota **REGIONAL TRAILS**
Design **& NATURAL AREAS**
Team

1 inch equals 1/2 mile

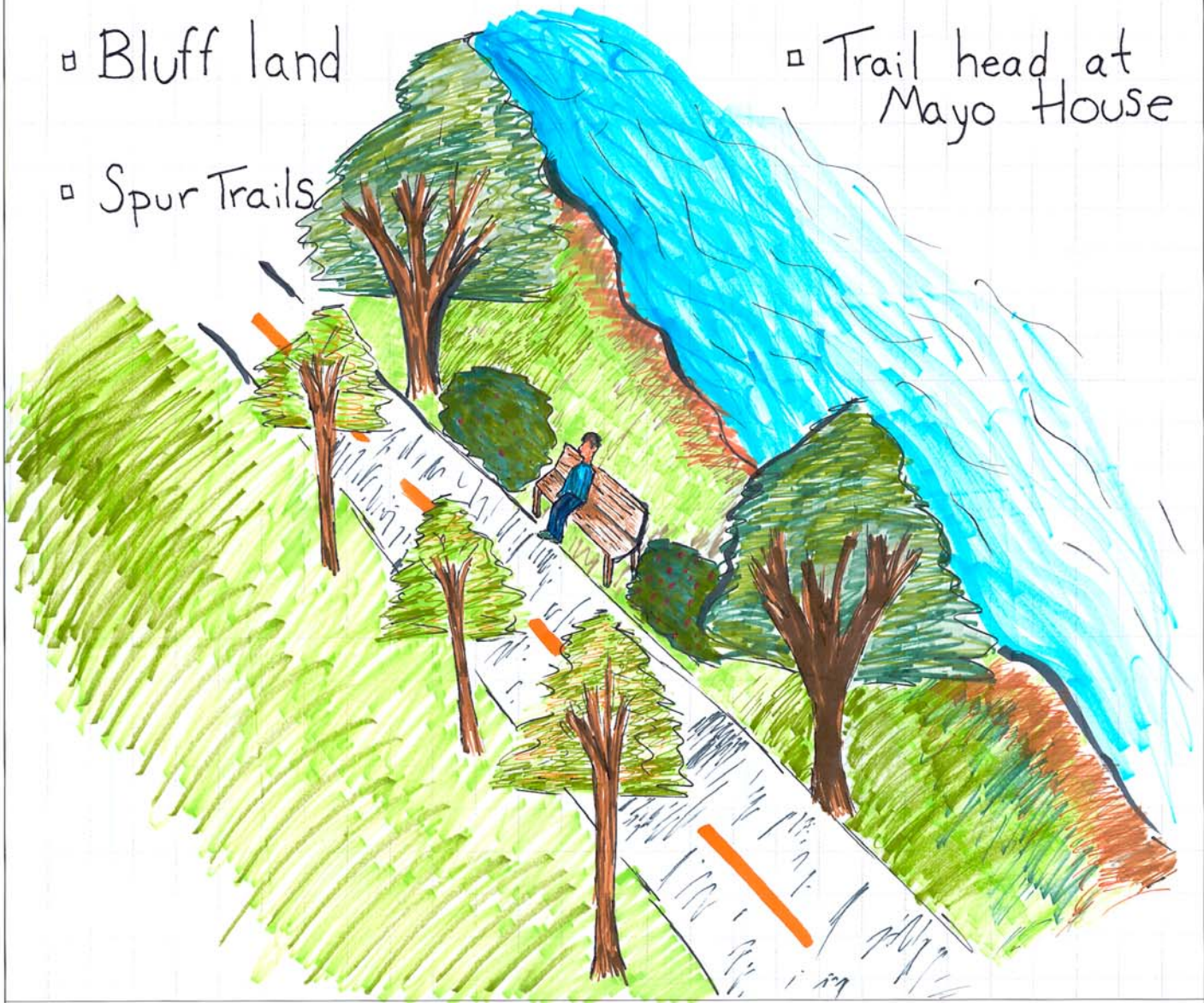


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REGIONAL BIKE TRAIL

Connecting: Henderson, LeSueur, Ottawa, and St. Peter

- Paved
- Multi-Use
- River bottoms
- Bluff land
- Spur Trails
- Historic Sites
- Farm landscapes
- Benches
- Trail head at Mayo House



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REGIONAL BIKE TRAIL

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P HENDERSON



BIKE TRAIL

OLD
ELMWOOD
PARK

PROPOSED
NATURE
WALK

FOREST
PRAIRIE
ROAD

BRIDGE
STREET

GRAND STREET
RR UNDERPASS

PROVIDES ACCESS
TO RIVER

ST ANNE'S SCHOOL

AMERICAN
LEGION
PARK
L.S.H.
HIGH SCHOOL

FERRY
STREET
SOFTBALL
FIELD/PARK

MAAG STREET
RR UNDERPASS

BRIDGE STREET
RR UNDERPASS

ZIESSBETH LEARNING CTR
LESUEUR NURSERY SCHOOL

BIKE TRAIL
OTTAWA ROAD

COMMUNITY
GARDEN

TO OTTAWA



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PARKS & TRAILS EXISTING w/ FUTURE

1 inch equals 1000 feet



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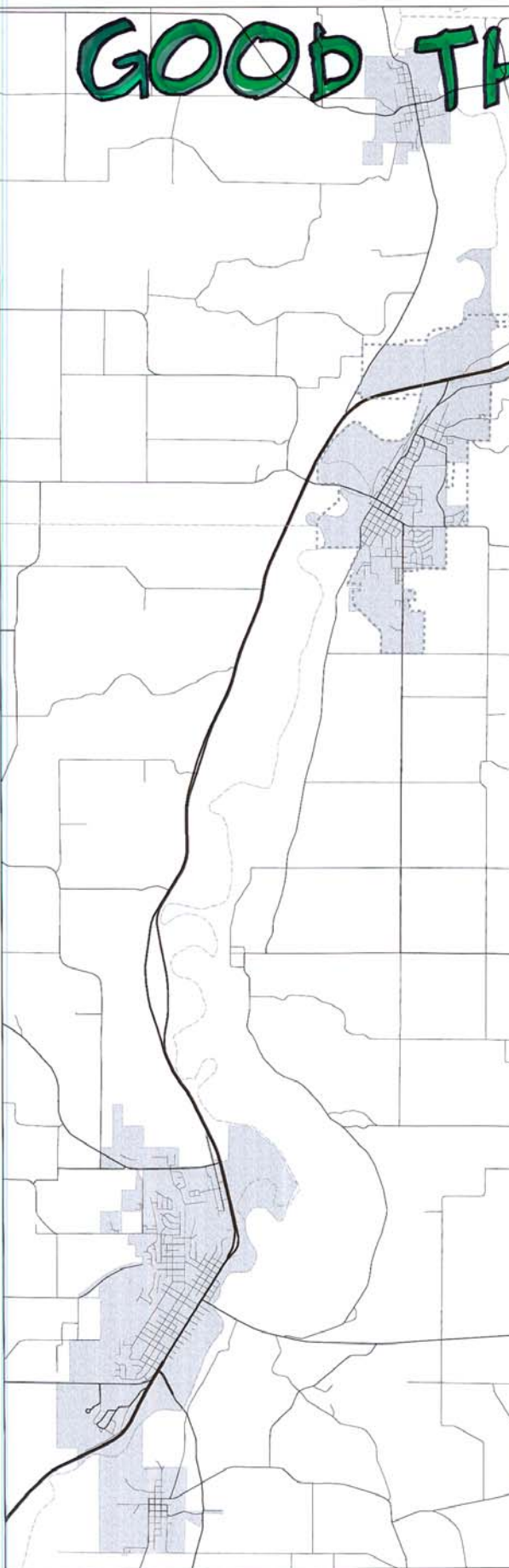


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RIVER TRAILS

Le Sueur, MN
October 2007

GOOD THINGS GROW IN LE SUEUR



<u>DATE</u>	<u>ACTION STEPS</u>
2008	ADOPT STRATEGIC COMMUNITY ACTION PLAN
2009	ADOPT COMP. PLAN
2010	ADOPT CBD MASTER PLAN
2011	ADOPT CBD TIF DISTRICT ; PHASE 1 TRAIL IMPROVEMENTS
2012	PHASE 1 STREETScape
2013	VALLEY GREEN SQ. REDEVELOPMENT
2014	BRIDGE ST. IMPROVEMENT ; NEW RR. BRIDGE RECON.
2015	PHASE 2 STREETScape ; PHASE 2 TRAIL IMPROVE.
2019	PHASE 3 STREETScape ; PHASE 3 IMPROVEMENTS
2020	COMPLETE ENVISION LE SUEUR STRATEGIC PLAN PROTECTS

1 inch equals 1/2 mile



**STRATEGIC PLAN
IMPLEMENTATION**

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