



# **Chickasaw County, Iowa Comprehensive Land Use Plan**

**Recommended for Adoption  
by the  
Chickasaw County Planning Commission  
on:  
April 25, 2007**

**Adopted  
by the  
Chickasaw County Board of Supervisors  
on:  
May 22, 2007**

**Prepared by the  
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## **PURPOSE OF COMPREHENSIVE PLANNING**

### **Overview of the Comprehensive Plan**

Comprehensive planning, as a process, is very complex while the purpose of comprehensive planning is simple. The process requires that elected officials, staff-members, volunteers, and the general public attempt to define relevant policies as well as set land use direction for their county for a period of time up to several decades in length. The purpose is for the county to attempt to study itself, in broad fashion, and set a course of future direction for development. Often the term “comprehensive plan” is used synonymously with other terms such as comprehensive land use plan, general plan, or master plan. For the purpose of this document, we will use the terms Comprehensive Land Use Plan or Comprehensive Plan, which is the term most recognized by the Code of Iowa.

We should begin by defining what we mean by comprehensive plan or comprehensive planning. Webster’s Dictionary defines “comprehensive” as “inclusive”. “Planning” is defined as, “the act or process of making or carrying out plans; the establishment of goals, policies, and procedures for a social or economic unit”. In addition, Webster goes on to define “plan” as a, “method devised for making or doing something or achieving an end”, and that it “always implies mental formulation and sometimes graphic representation”. In short, a Comprehensive Plan is an inclusive, broad means of achieving a desired end. In this case, it is a written land use policy instrument that includes graphic representations or illustrations. The Plan itself includes several processes, including adoption, amendment, and goal and policy development.

A Comprehensive Plan seeks to promote cost-effective, efficient, logical growth in a county. It should manage growth by balancing the good of the county and the rights of the private property owner, rather than encourage growth that is left unchecked or stifle growth through unnecessary regulations and procedures. The Plan should prevent, or at the very least discourage, sprawling and/or leapfrogging development. It should attempt to minimize future conflicts between incompatible uses in the county by defining future land use patterns. And throughout, the Plan should remain the long-range foundation for county regulations and policies regarding its physical development over a useful life of as much as 20 years.

The State of Iowa, in the Code of Iowa, has provided the basis for this Plan in Chapters 335, 354, 368, and 403, and it is the intent of this Plan to satisfy the requirements contained therein. These Code chapters are commonly referred to as the State’s enabling legislation because it empowers counties to plan and regulate their physical development through zoning if they so choose. Furthermore, the Code also, in the Chapters governing platting and subdivision of land, annexation, and urban renewal, requires that these activities be consistent with a county’s comprehensive plan.

In short, comprehensive planning is the conscious process of developing the county’s land development plan, and it includes studying past and present trends, as well as setting goals and defining policies that will shape the physical development of the community. It is a circular process of decision-making that should be continually refined and updated to reflect the county’s goals and policies. Ultimately, the intent of the Plan is to be a primary statement of land use goals and policies, a guide for local growth and development, as well as meet the statutory requirements of the Code of Iowa.

However, we must recognize that a comprehensive plan and comprehensive planning process are only as good as the implementation tools adopted by the county. Likewise, elected officials and administrators have to enforce the regulations and implement their plans in a uniform and consistent manner. To do so requires a commitment of personnel and financial resources through the county budgeting process. Any shortfall in the allocation of personnel and/or financial resources may result in the county failing to meet its goals and/or haphazardly applying its policies.

The Plan has the following Sections: the above stated Purpose and Intent; the History of the County; Physical Characteristics of the County; Statistical Profile; Public Facilities; Public Utilities; Circulation and Transportation; Land Use; Implementation; and Amendment Procedures.



## **HISTORY OF THE COUNTY**

(Reprinted with permission from The New Hampton Tribune, dated June 4, 1930)  
(With thanks to the New Hampton Public Library for their help)

Prior to the settlement of the county, a tribe of Indians bearing the name of Chickasaw occupied it. The chief of this tribe was called Bradford. The county and the town of Chickasaw were named after this Indian tribe and the township of Bradford after its chief. New Hampton township was so named by Osgood Gowan, in honor of his old home, he having come from New Hampton, New Hampshire.

At the time of its organization in 1854, the population of the county was about six hundred. In two years it had increased to two thousand and six hundred fifty one, due to emigration and settlements. Chickasaw County started out with seven townships, which at the present time this number has increased to twelve.

Chickasaw County was first created as a political sub-division of the State of Iowa in 1851. On January 12, 1853, this county was attached to Fayette County for election, revenue and judicial purposes, but on the 31<sup>st</sup> of June 1853, in answer to a petition circulated by a number of residents of the county stating that on the first Monday in August an election was to be held in the town of Bradford for the sake of organizing Chickasaw County, and for the purpose of electing its officials.

The officers were duly elected at this date, but due to some misunderstanding, they were not given the power to perform the functions of their respective offices.

In April 1854, another election was called at which time the officials were properly elected, including a county sheriff, county judge, clerk, treasurer, and recorder and prosecuting attorney.

About the year 1856, the land upon which New Hampton is located was platted and a few houses were built. It was not much of a town at first, but at this time the question removing the county seat from Bradford to a more central location was seriously agitated. For several years this question was the source of serious trouble, as the towns of Fredericksburg, Forest City and Bradford were also fighting for it. New Hampton offered no special benefits for the county seat, with the exception of it being centrally located. The county seat was moved about at will, and it was not determined until New Hampton possession of it in the year of 1860, after a fight through the courts. During the years of contest over the location of the county seat the Chickasaw County courthouse was in a transitory state. For that reason no suitable building was provided for the transaction of the county business.

### **The First Courthouse**

The first courthouse was built by Captain J.H. Powers in 1865. It was a frame structure, not very commodious in size nor convenient in appointments. This building was enlarged in 1876 and it survived until March 26, 1880, when it was destroyed by fire, believed to be of incendiary origin. However, this was never proved.

At this time the question of removal of the county seat was again revived, and it was only after a number of the residents of New Hampton pledged themselves to pay \$5,000.00 of the initial costs of the building the courthouse, they were able to retain the same.

### **The Second Courthouse**

The second courthouse was built of brick and stone, at a cost of \$10,500 and additions were made to it in the years 1905 and 1906 at additional costs of \$4,219 and \$4,200, respectively. In 1891, the present jail (located on the courthouse lawn, which no longer exists) was erected, which furnished a home for the sheriff and his family, as well as the prisoners. This courthouse served the county for forty-seven years, and on Friday, October 26, 1928, it was also destroyed by fire, which was attributed to defective light wires in the attic. The vaults, safes and their contents came through all right, as did the filing cabinets and book shelves. The insurance on the old building and the equipment amounted to \$30,783.88.



On the day following the fire, October 27, 1928, the board of supervisors leased for one year the former Dr. Ira K. Gardner home, (formerly located on the present site of the Sheriff's parking lot), opposite the court yard for \$30.00 a month, and the county officials immediately moved their records, etc. to that place. There they remained until March 15, 1930 when they moved in the new courthouse. Until this time, a temporary courtroom was arranged in the dining room of the Fireman's Auditorium.

### **The Third & Present Courthouse**

The courthouse is constructed of gray Bedford stone, cement, steel, marble and is considered fireproof throughout; built at a cost of \$140,000. The new courthouse was designed and planned with the utmost care, and is magnificent and spacious, serving all the demands and requirements made of it. It is constructed of gray Bedford stone, with a base of stone. The building stands east and west, facing the south and is sixty feet wide by one hundred feet in length. It is three stories high, with a low attic, and also has a large boiler room. The building is situated on the north end of the courthouse square.

The main entrance is on the south side and above the door is an Indian head, which is commonly recognized as the emblem of Chickasaw. Over this is the Chickasaw County seal. The door is of heavy metal, of strong and durable finish. The clock at the top of the building is a standard electric and is illuminated at night.

The large double doors open into a small vestibule and then the lobby of the main floor is before you. The lobby is a spacious area and upon entering, you are at once impressed by the grandness of the finishing of the interior. The wainscoting here is of French marble of light shade of gray and it presents a most pleasing sight. All the lobbies and vestibules are wainscoted in marble and the walls are all cement plastered, which give a durable and nice looking finish. The door and window openings have marble trim.

To the left, on entering the main lobby, the Farm Bureau office is visited first. This office faces south, and from it you have access to a large community room, which has windows facing both south and west.

All the rooms contain large offices, vaults, a clock, lavatory and general office fixtures.

Turning to the left and going down a small hallway is the ladies rest room. This is an attractively furnished with wicker and is connected with a large toilet room.

At the end of this small hall, a large bulletin board has been placed to one side, and beyond this, to the north of the building is the men's restroom and smoker.

To the right of the main entrance is the Sheriff's office. This is a most delightful apartment, having a private office connected with it. In the north side of the building is the Recorder's office. This also has large windows, facing north and like the other departments is equipped with the necessary desks, vault and filing cabinets.

A large stairway of cast iron gives you access to the second floor. Here the treasurer's office is at the right, facing north. The fixtures here are the same as in the other offices. The public telephone booth is stationed on this floor.

The Supervisor's office is located on the south side, to the center right and directly to the east of the auditor's office. This is equipped with a large table and chairs for members of the Board of Supervisors and two benches with seating capacity of ten people for the public.

East of the Supervisor's office is a general drafting room and office, used by the County Engineer.

The office of the Superintendent of the Schools is visited by passing down a long narrow hall on the east side of the second floor. This is connected with a supply room.

The office of the Clerk of the District Court is in the northeast corner of the second floor, with several large windows facing north.



The second floor lobby is also graced by pendulum clock, the master clock, also electric. All the lobbies have benches for visitors and drinking fountains.

The bucks and sills for the elevators with the shafts are in and all are at the west side of each lobby. They will not be installed for some time, and at present, are being used for storage.

On ascending to the third floor, you will find yourself in the rotunda looking down on the floor below and up to the art glass dome, which is of exquisite design. Around this is a cast of iron balustrade. To the left is a men's rest room, and the large double doors opening into the court room.

It stretches practically all along the east side, has four windows facing east and two on the north side. It is also lighted by a skylight of beautiful art glass.

The room is furnished with oak fixtures, very modern in design. The front of the room is given over to the Judge's bench and to his right is the desk of the Clerk of Court. Directly in front of the Judge's bench is the court reporter's desk and a little beyond this are the attorney's desks. To the west is the Jury box and to the extreme east, the desk of the bailiff. There are two witness benches with a seating capacity of twenty persons. The back of the room is given over to the public, there being fourteen benches, each with a seating capacity of seven, making a total capacity of nearly one hundred. There are six beautiful chandeliers in this room, four of one design and two of another. Back of the court room to the front of the building are two small rooms, occupied by the clerk of the court and the court reporter. Both are furnished with desks and chairs suitable for their respective usages. This room of course is the principal room of the court house. It is located in the north and east corner of the building and measures forty-nine feet nine and three quarters inches long and thirty feet wide.

A law library opening into the courtroom is west of the court reporter's room and is furnished with a large desk and chairs.

The Judge's private office faces the south and next to this is the attorney's room.

The witness' room is next, and also faces south. In the extreme southwest corner are two dormitories, for the accommodation of jurors at times when the nature and importance of the case necessitates that the jury be segregated. These rooms have a bath and toilet room in connection.

To the right of the stairway are two rooms, used by the jury, while making their decisions. A little to the right of these is found the ladies' rest room. Mention might be made of the attic, which can be reached by a spiral staircase. This contains a world of space, and at present is being used for storage.

No mention has been made of the back entrance, which directly back of the staircase on the first floor. Here is a small office used by the bailiff.

The boiler room is located in the northwest corner of the building and in it are installed two Kewanee boilers. A spacious coal bin is connected with this room. The steam heating plant and ventilating system are both automatic. The lighting fixtures were especially designed to harmonize with the interior of the building.



## **PHYSICAL CHARACTERISTICS OF THE COUNTY**

### **Location**

Chickasaw County is located in northeastern Iowa, just one county south of the Iowa-Minnesota border and two counties west of the Iowa-Wisconsin border. Figure 1 shows the county's relative location.

### **Topography**

Figure 2 shows the topography of Chickasaw County. As is evident, the county itself is gently rolling land that is conducive to agriculture and is influenced by the rivers and waterways that bisect it generally from north/northwest to southeast. The highest elevation in the county, exceeding 1,300 feet above mean sea level, is found in the north central part of the County, and the lowest elevation, approximately 935 feet above mean sea level, is found in the southwestern corner of the County.

### **Soils**

According to the Chickasaw County Soil Survey, which was issued in July 1996, the soils are the most important and valuable natural resource the county possesses. According to the Survey, the soils in the County are grouped into eight (8) soils associations, each of which has different characteristics. The associations, including a brief description of each, are as follows.

1. Readlyn-Tripoli Association: Nearly level, somewhat poorly drained to poorly drained soils formed in loamy erosional sediments and underlying firm, loamy glacial till; on uplands.
2. Oran-Bassett-Clyde Association: Nearly level to moderately sloping, moderately well drained to poorly drained, moderately dark and dark soils formed in loamy erosional sediments and the underlying firm, loamy glacial till; on uplands.
3. Kenyon-Clyde-Floyd Association: Nearly level and moderately sloping, moderately well drained to poorly drained, dark soils formed in loamy erosional sediments and the underlying firm, loamy glacial till; on uplands.
4. Ostrander-Lilah Association: Gently sloping to strongly sloping, excessively drained and well drained soils formed in loamy erosional sediments and the underlying friable, loamy glacial till and the underlying gravelly and sandy glacial outwash; on uplands and high benches.
5. Dickinson-Rockton Association: Gently sloping and moderately sloping, somewhat excessively drained and well drained soils formed in loamy eolian or erosional sediments over sand or the underlying residuum and limestone; on uplands.
6. Cresco-Protovin-Jamestown Association: Nearly level to moderately sloping, moderately well drained to poorly drained soils formed in loamy erosional sediments and the underlying firm, loamy glacial till; on uplands.
7. Coland-Marshan-Hayfield Association: Nearly level, poorly drained and somewhat poorly drained soils formed in loamy alluvial deposits and in the underlying sandy and gravelly glacial outwash; on floodplains and stream terraces.
8. Nearly level to gently sloping, somewhat poorly drained and well-drained soils formed in loamy alluvium; on floodplains and stream terraces.

In addition to the Soil Survey itself, the County has established Corn Suitability Ratings (CSR) for the soils found in the County. In graphic form, Figure 3 shows the CSR for soils in Chickasaw County. CSR is a numerical rating, between five (5) and 100, of each soil type in the County. Accordingly, the CSR scale shows that the higher the CSR, the higher agricultural value of the soil type. As is evident in Figure 3, the soils in the County are generally prime agricultural soils, ranging in CSR from 60 to 100. Further, Figure 4 shows the drainage basins in the County. Note there are 27 different basins and their tributaries identified in this Figure.



## **Climate**

Chickasaw County has the following climate characteristics. In winter, the average temperature is 18 degrees, while the average daily minimum is nine (9) degrees. In summer, the average temperature is 70 degrees, while the average daily maximum is 81 degrees. The County receives approximately 33 inches of precipitation, including rain and snow. The average seasonal snowfall is approximately 41 inches. The average relative humidity in mid-afternoon is 60 percent. Prevailing winds in the County are from the south, and the average windspeed is 13 miles per hour in spring.



Figure 1: Location of the County

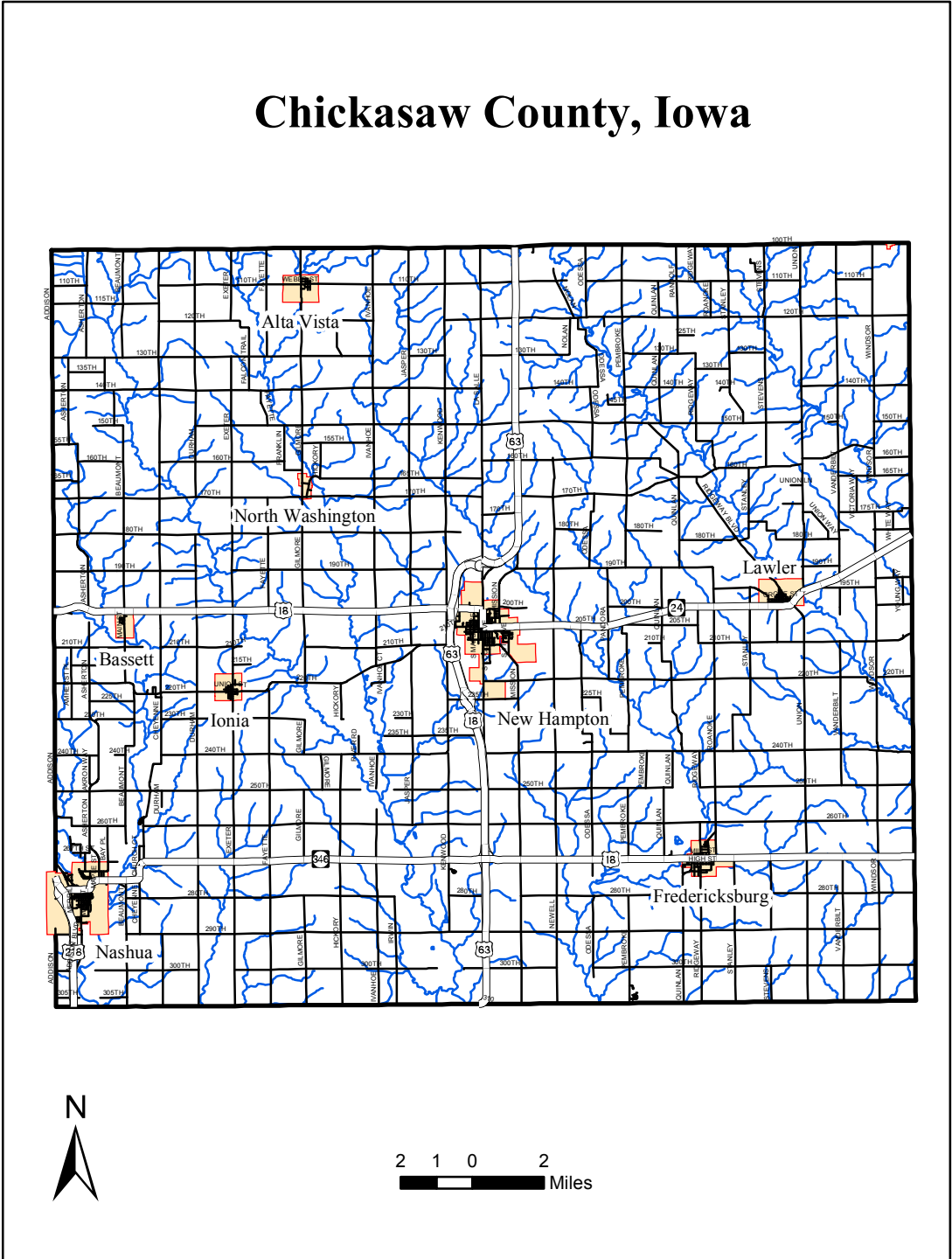
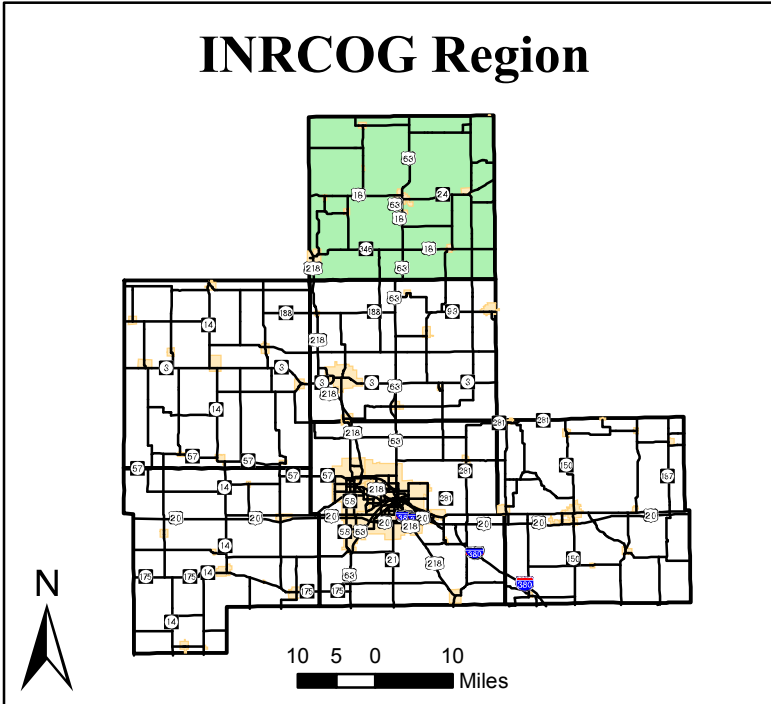
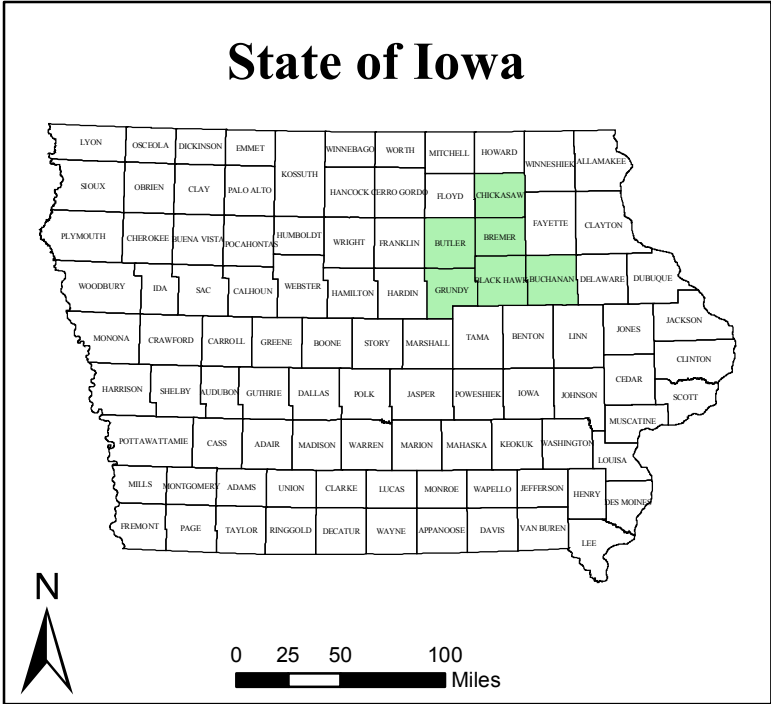




Figure 2: Topography of the County

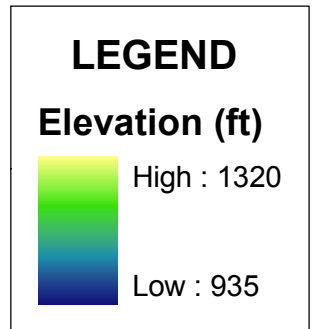
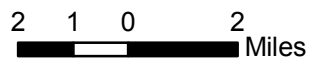
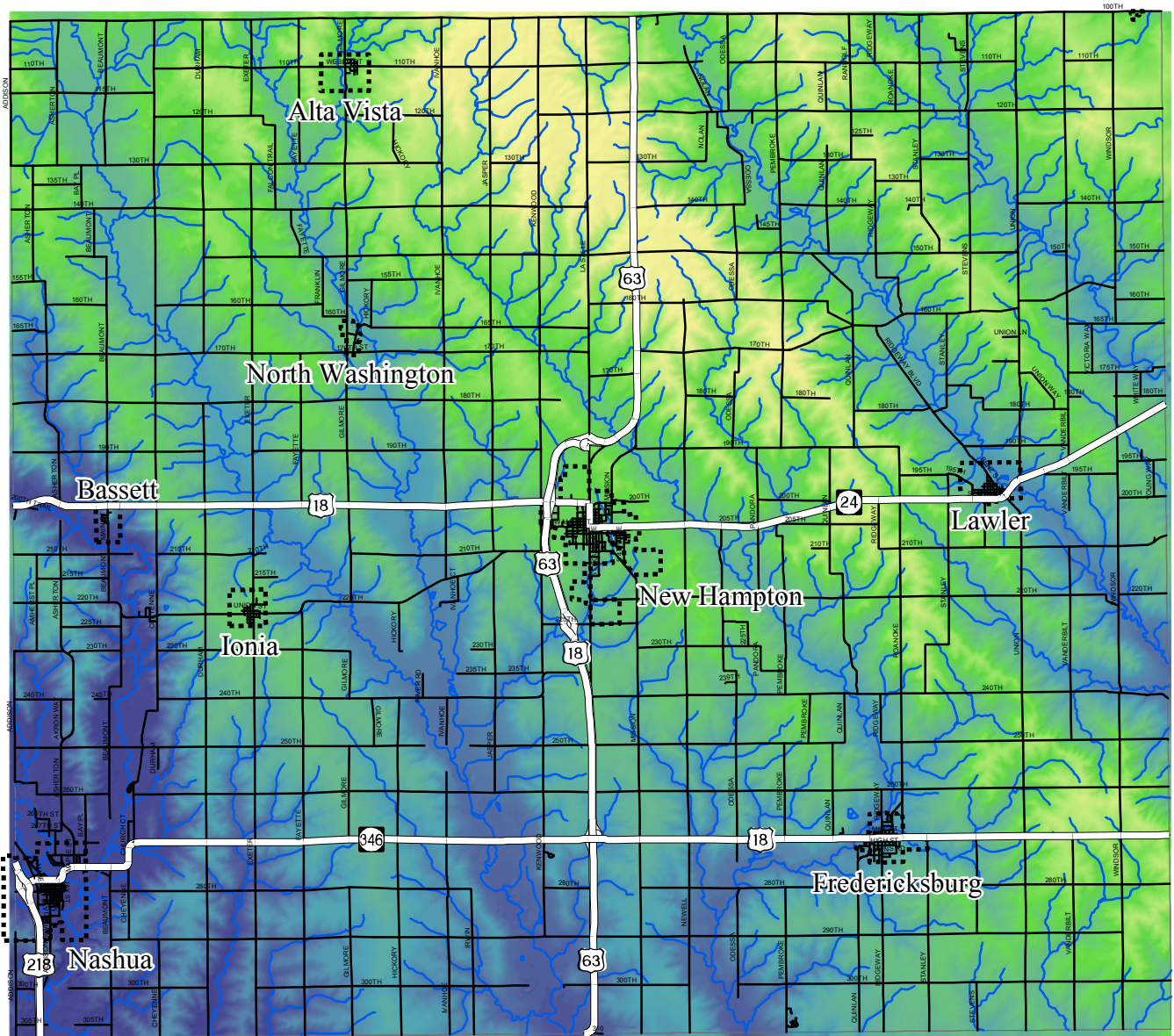
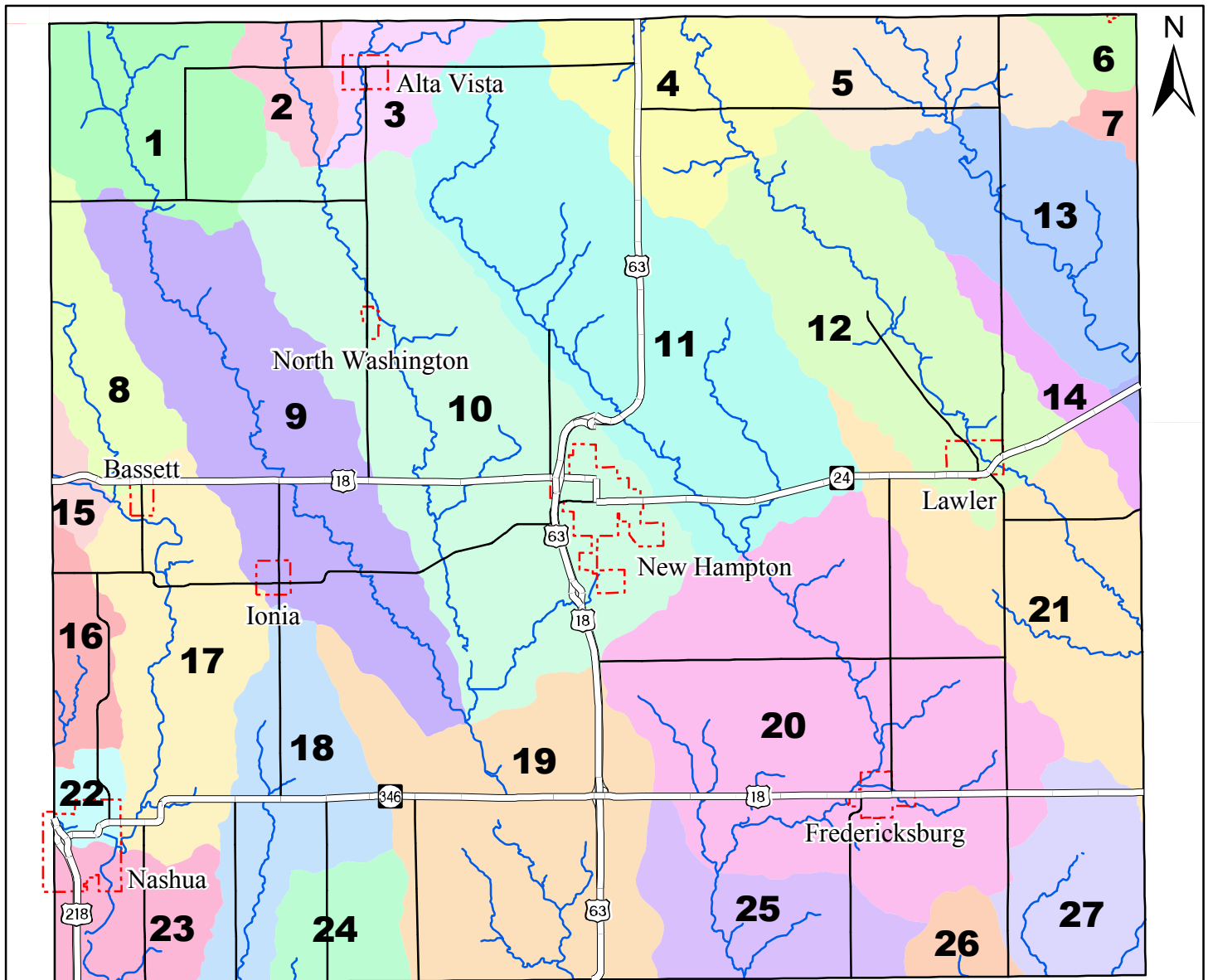




Figure 4: Drainage Basins in the County



STREAM NAME	TRIBUTARY TO	STREAM NAME	TRIBUTARY TO
1. Wapsipinicon River		15. Beaver Creek	Little Turkey River
2. Upper Little Wapsipinicon River	Little Wapsipinicon River	16. Gizzard Creek	Little Cedar River
3. Elk Creek	Little Wapsipinicon River	17. Little Cedar River	Little Cedar River
4. Spring Creek	Crane Creek	18. Upper Cedar River	Cedar River
5. Little Turkey River Headwaters	Little Turkey River	19. Etter Creek	Cedar River
6. Bohemian Creek	Upper Turkey River	20. Middle East Branch	Wapsipinicon River
7. Wonder Creek	Upper Turkey River	21. Crane Creek	East Branch Wapsipinicon River
8. Beaver Creek	Little Cedar River	22. Bloody Run Creek	Little Turkey River
9. Wapsipinicon River		23. Little Cedar River	Cedar River
10. Lower Little Wapsipinicon River	Little Wapsipinicon River	24. Horton Creek	Cedar River
11. Upper East Branch	East Branch Wapsipinicon River	25. Lower East Branch	East Branch Wapsipinicon River
12. Crane Creek	Little Turkey River	26. Buck Creek	Little Wapsipinicon River
13. Upper Little Turkey River	Little Turkey River	27. Buck Creek Headwaters	Little Wapsipinicon River
14. Crane Creek	Little Turkey River		



## STATISTICAL PROFILE – HISTORICAL TRENDS AND FORECASTS

### Population

The study of population within the Comprehensive Plan is important because it can provide the foundation for analyzing a county's current demographics, as well as project its future needs. This section of the Plan will provide varied statistical data to describe trends and predictions for Chickasaw County.

The following table provides, by decade, an historical overview of the population within Chickasaw County and the State of Iowa. As is shown, the County's population declined in approximately half of the decades illustrated.

**Table 1. Historical Population Trends for Chickasaw County and the State of Iowa**

Year	Chickasaw County		State of Iowa	
	Number	Percent Change	Number	Percent Change
1900	17,037	---	2,231,853	-
1910	15,375	-9.8	2,224,771	-0.3
1920	15,431	0.4	2,404,021	8.1
1930	14,637	-5.1	2,470,939	2.8
1940	15,227	4.0	2,538,268	2.7
1950	15,228	0.0	2,621,073	3.3
1960	15,034	-1.3	2,757,537	5.2
1970	14,469	-0.4	2,825,368	2.5
1980	15,437	3.1	2,913,808	3.1
1990	13,295	-13.9	2,776,831	-4.7
2000	13,095	-1.5	2,926,324	5.4

Source: U.S. Census Bureau

Table 2 illustrates population figures for all of the incorporated communities in Chickasaw County, as well as those for the County itself and the State of Iowa. Note that Chickasaw County and the State of Iowa gained population between 1970 and 1980 and lost population between 1980 and 1990. Conversely, since 1990, the County population declined while the State's increased.

**Table 2. Population Trends of Selected Communities**

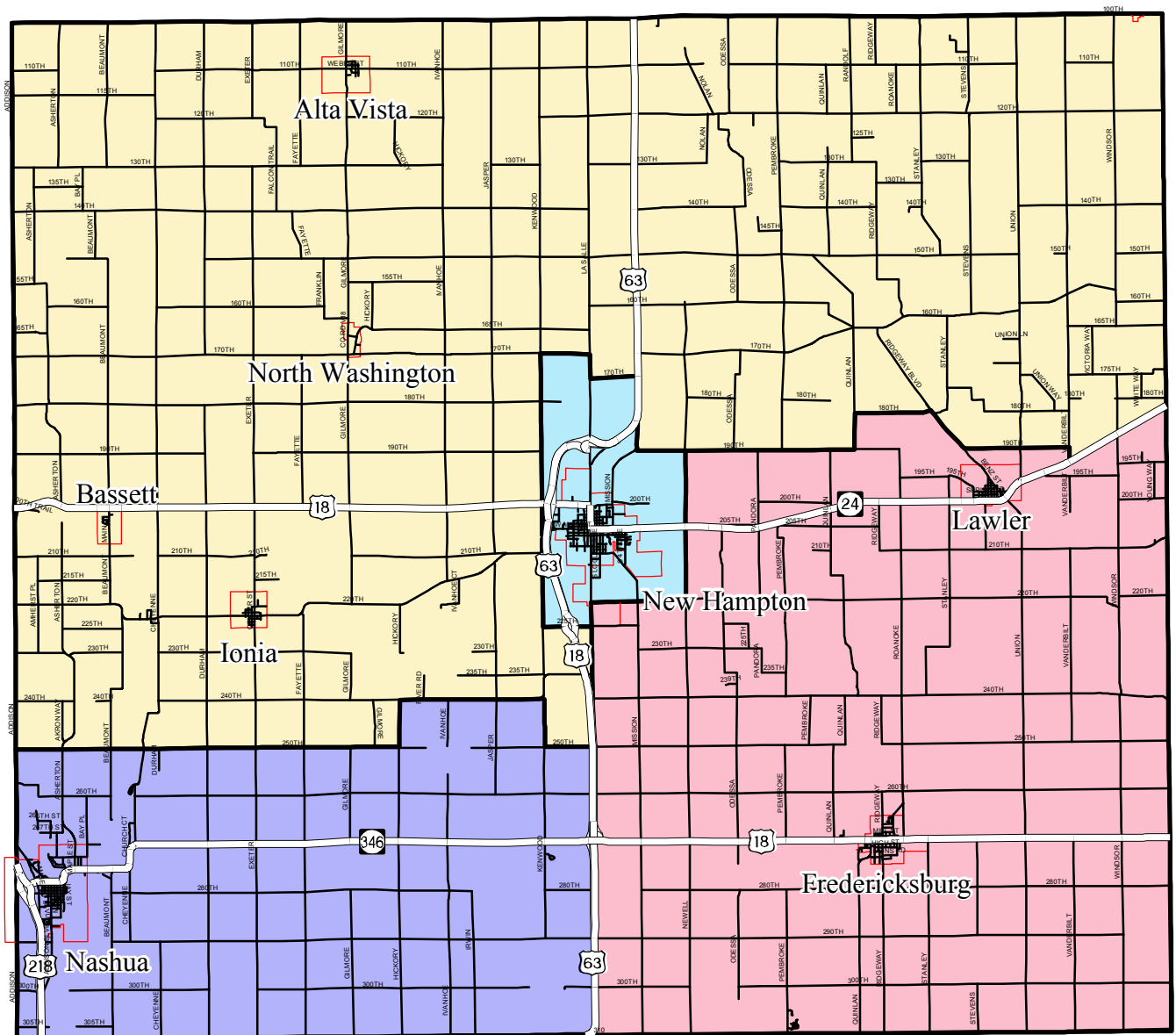
Community	1970	1980	1990	2000
Alta Vista	283	314	246	286
Bassett	152	128	74	74
Fredericksburg	912	1,075	1,011	984
Ionia	270	350	304	277
Lawler	513	534	517	461
Nashua	1,712	1,846	1,476	1,618
New Hampton	3,621	3,940	3,660	3,692
North Washington	134	142	107	118
<b>Chickasaw County</b>	<b>14,969</b>	<b>15,437</b>	<b>13,295</b>	<b>13,095</b>
Unincorporated	7,372	7,108	5,900	5,585
State of Iowa	2,825,368	2,913,808	2,776,831	2,926,324

Source: U.S. Census Bureau

Census tracts in Chickasaw County, which are shown in Figure 5 below, show divisions of population is approximately 4,000-person areas. These areas are important in that they serve as jurisdictions for tracking demographic and financial information such as the distribution of bank loans in the County.



Figure 5: Chickasaw County Census Tracts



## LEGEND

### Tract--Pop %

- 9701 -- +27.2%\*
- 9702 -- +19.4%\*
- 9703 -- +23.2%\*
- 9704 -- +30.2%\*

\*Values indicate the percent of population change between 1900 & 2000.



2 1 0 2 Miles



Table 3 focuses on the population cohorts that were reported in the 1990 and 2000 Censuses for the County. In general, this table shows that persons under the age of 35 declined, while persons over the age of 35 increased in number. With further analysis, it becomes apparent that the percentage of change in each cohort underscores the significance of the decline shown by the actual numbers.

**Table 3. Age Cohorts for Chickasaw County**

Age Cohort	1990		2000		% Change
	Number	% of Total	Number	% of Total	
Less than 5	897	6.7	752	5.7	-16.2
5-9	1,117	8.4	939	7.2	-15.9
10-14	1,097	8.3	1,044	8.0	-4.8
15-19	944	7.1	1,011	7.7	7.1
20-24	545	4.1	577	4.4	5.9
25-34	1,911	14.4	1,305	10.0	-31.7
35-44	1,747	13.1	2,052	15.7	17.5
45-54	1,428	10.7	1,704	13.0	19.3
55-64	1,241	9.3	1,366	10.4	10.1
65-74	1,231	9.3	1,126	8.6	-8.5
75-84	830	6.2	869	6.6	4.7
85+	307	2.3	350	2.7	14.0
Total	13,295	100.0	13,095	100.0	-1.5

Source: U.S. Census Bureau

In an attempt to predict how change in certain age cohorts may affect the future need for services in the County, Table 4 has been developed. Specifically, it analyzes trends for persons under the age of 18 and over the age of 64 for the two decades shown. Note that the number of persons under the age of 18 decreased in the County and increased statewide, while the percentage of persons under the age of 18 in both jurisdictions decreased. The number of persons over the age of 64 decreased in the County and increased in the State, while the percentages for both jurisdictions remained fairly stable.

**Table 4. Persons Under the Age of 18 and Over the Age of 64**

Community	1990				2000			
	<18	%	>64	%	<18	%	>64	%
<b>Chickasaw Co.</b>	<b>3,737</b>	<b>28.1</b>	<b>2,368</b>	<b>17.8</b>	<b>3,423</b>	<b>26.1</b>	<b>2,345</b>	<b>17.9</b>
State of Iowa	718,880	25.9	426,106	15.3	733,638	25.1	436,213	14.9

Source: U.S. Census Bureau

Further review of Census Bureau information, regarding race and sex of the County's population, is shown in Table 5. In 1990, the County was a relatively homogenous, while in 2000 it was more diverse.

**Table 5. Race and Sex of Chickasaw County Residents**

	Total Population	White or Caucasian	Black or African American	Am. Indian, Eskimo, Aleut	Asian or Pacific Islander	Other Race/ 2+ Races
Male (1990)	6,593	6,592	0	0	1	0
Female (1990)	6,702	6,698	0	0	0	4
<b>Total (1990)</b>	<b>13,295</b>	<b>13,290</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>
Male (2000)	6,550	6,472	3	3	16	56
Female (2000)	6,545	6,459	4	1	20	61
<b>Total (2000)</b>	<b>13,095</b>	<b>12,931</b>	<b>7</b>	<b>4</b>	<b>36</b>	<b>117</b>

Source: U.S. Census Bureau



The following table shows 20-year population projections for Chickasaw County. It should be noted that all of the projections use historical information as their basis. An explanation of each type follows.

The two types of projections that were calculated by INRCOG for this Plan, Linear and Geometric, are straight-line or averaging methods of predicting population change. Linear projections use the actual average change in the total number of persons over a predetermined period of time in the County. Conversely, Geometric projections use the average percent change the County has experienced over a set number of years. For both of these projection types, this study used trend information from two time periods, between 1900 and 2000 and between 1940 and 2000, as the basis for the figures shown in Table 6.

Table 6 also includes projections provided by Woods and Poole Economics, Incorporated for the years 2010 and 2020. It is important to note that the Woods and Poole projections are significantly less than the calculated projections.

Table 6 provides a summary of the projection results for the years 2010 and 2020, and the projections show decline for the county for 2010 and 2020. By way of comparison, the County had a 1990 population of 13,295 persons and a 2000 population of 13,095. Finally, it is important to remember that the information shown in Table 6 is merely a projection of the County's future population calculated using historical data rather than an exact number of persons who will actually be living in Chickasaw County at that time.

**Table 6. Population Projections for Chickasaw County**

Type of Projection	2010	2020
<b>Linear</b>		
1900-2000	12,701	12,307
1940-2000	12,875	12,654
<b>Geometric</b>		
1900-2000	12,781	12,474
1940-2000	12,912	12,781
<b>Woods &amp; Poole</b>	12,509	12,342
<b>Mean or Average</b>	<b>12,755</b>	<b>12,502</b>

Source: U.S. Census Bureau, INRCOG, and Woods and Poole Economics, Inc.



## Housing

In addition to studying population statistics, a Comprehensive Plan should review pertinent housing data. As is the case for many Iowa counties, the predominant type of housing in Chickasaw County is the single-family home. In addition, the average number of persons living in each unit is less than three persons, and the vacancy rate is relatively low (<5%). A summary of general housing information is shown in Table 7.

**Table 7. General Housing Information for Chickasaw County**

Statistic	1980	1990	2000
Total Persons	15,437	13,295	13,095
Total Housing Units	5,701	5,486	5,593
Occupied	5,359	5,040	5,192
Vacant	342	446	401
Persons Per Housing Unit	2.71	2.42	2.34
Number of Households	5,359	5,040	5,192
Number of Families	4,060	3,657	3,646
Home Owner Vacancy Rate		1.5%	1.5%
Rental Vacancy Rate		8.8%	8.0%

Source: U.S. Census Bureau

Table 8 shows the number of housing units reported, by selected communities, in the 1980, 1990, and 2000 Censuses. Note that all of the cities except Lawler and Bassett, the County, and the State of Iowa all gained housing units between the 1990 and 2000 Censuses.

**Table 8. Number of Housing Units in Selected Communities**

Community	1980	1990	2000
Alta Vista	128	124	131
Bassett	40	36	34
Fredericksburg	421	415	444
Ionia	134	134	135
Lawler	220	222	217
Nashua	787	727	739
New Hampton	1,588	1,550	1,658
North Washington	56	48	49
<b>Chickasaw County</b>	<b>5,701</b>	<b>5,486</b>	<b>5,593</b>
Unincorporated	2,327	2,230	2,186
State of Iowa	1,121,314	1,143,669	1,232,511

Source: U.S. Census Bureau



As for the age of the housing stock in Chickasaw County, Table 9 provides a breakdown by specified years. As a means of comparison, the Table shows how the state's percentage relates to those of the county.

**Table 9. Age of Housing Units in 2000**

Year Unit was Built	Chickasaw County		State of Iowa Percent
	Number	Percent	
1999 to March 2000	61	1.1	1.9
1995-1998	295	5.3	5.4
1990-1994	246	4.4	5.0
1980-1989	372	6.7	8.0
1970-1979	982	17.6	16.8
1960-1969	497	8.9	11.8
1940-1959	702	12.5	19.5
1939 or earlier	2,438	43.6	31.6
Total	5,593	100.0	100.0

Source: U.S. Census Bureau

The breakdown of values for single-family homes in Chickasaw County is illustrated in Table 10. In general, it shows that the number of homes under \$100,000 decreased between 1990 and 2000, while the number of homes over \$100,000 increased. Two possible reasons for the overall increasing home values may be due to property reassessment and/or the effects of housing demand in the community.

**Table 10. Value of Specified Owner-Occupied Units in Chickasaw County**

Unit Value Ranges	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	2,004	73.2	819	26.6
50,000-99,999	699	25.5	1,592	51.7
100,000-149,999	10	0.4	439	14.3
150,000-199,999	24	0.9	139	4.5
200,000-299,999	-	-	77	2.5
300,000-499,999	-	-	7	0.2
500,000+	-	-	4	0.1
Total	2,737	100.0	3,077	100.0

Source: U.S. Census Bureau



As is shown in Table 11, all of the communities in Chickasaw County, except Ionia, Lawler and North Washington experienced a decline in housing value between 1980 and 1990. Conversely, values increased dramatically in all of the communities between 1990 and 2000. The County as a whole reported the same trend, however, the state experienced increases for the three Censuses that are shown.

**Table 11. Median Value of a Specified Owner-Occupied Units in Selected Communities**

Community	1980	1990	2000
Alta Vista	\$26,300	\$25,900	\$41,700
Bassett	\$22,500	\$14,999	\$40,600
Fredericksburg	\$36,600	\$35,300	\$62,400
Ionia	\$28,400	\$30,800	\$50,300
Lawler	\$32,900	\$34,100	\$53,800
Nashua	\$32,500	\$29,500	\$56,200
New Hampton	\$43,600	\$43,200	\$77,900
North Washington	\$25,000	\$27,100	\$45,000
<b>Chickasaw County</b>	<b>\$39,300</b>	<b>\$36,500</b>	<b>\$71,200</b>
State of Iowa	\$40,600	\$45,900	\$82,500

Source: U.S. Census Bureau

Table 12 shows the number of rental units reported in the 1980, 1990 and 2000 Censuses. In general, the jurisdictions reported increases in rental units between 1980 and 1990 and decreases in the number of rental units between 1990 and 2000. Again, demand for units may be causing the reduction in the number of rental units between 1990 and 2000.

**Table 12. Number of Specified Renter-Occupied Units for Selected Communities**

Community	1980	1990	2000
Alta Vista	24	26	16
Bassett	5	0	3
Fredericksburg	73	80	75
Ionia	23	26	19
Lawler	31	36	49
Nashua	161	138	137
New Hampton	375	381	404
North Washington	8	4	11
<b>Chickasaw County</b>	<b>1,115</b>	<b>845</b>	<b>929</b>
Unincorporated	415	154	215
State of Iowa	296,512	318,954	301,589

Source: U.S. Census Bureau



Median rent for selected communities is shown in Table 13. The Table shows that the cost of rent in each jurisdiction increased dramatically during the twenty-year period of time shown. In addition, the information provided in Table 7 would seem to indicate there is a relatively low vacancy rate in the County. Together, the significant increase in rent and a low overall vacancy rate may indicate that there is demand for rental units in the County.

**Table 13. Median Monthly Rent for Selected Communities**

Community	1980	1990	2000
Alta Vista	\$109	\$144	\$257
Bassett	\$100	NA	\$325
Fredericksburg	\$114	\$261	\$263
Ionia	\$105	\$158	\$342
Lawler	\$152	\$275	\$313
Nashua	\$143	\$280	\$340
New Hampton	\$157	\$261	\$343
North Washington	\$120	\$175	\$355
<b>Chickasaw County</b>	<b>\$138</b>	<b>\$262</b>	<b>\$325</b>
State of Iowa	\$175	\$261	\$470

Source: U.S. Census Bureau

Table 14 shows the number of housing units that would be necessary to accommodate the population projections that appear in Table 6. The figures in Table 14 were calculated by dividing the population projections from Table 6 by the 2000 persons per housing unit ratio of 2.34, which is documented in Table 7. In order to estimate the demand for future housing units in the County, it is important to note that there were 5,593 housing units reported by the Census Bureau in 2000. If these projections are accurate, these projections seem to suggest that there may not be a need for additional units to be constructed in the next 20 years, which is inconceivable. It is important to remember that in addition to assuming that the persons-per-housing unit ratio is suitable for making projections, this study also assumes that the figures in Table 14 do not include any vacant units and that all of the units are safe, habitable structures.

**Table 14. Housing Unit Projections for Chickasaw County**

Type of Projection	2010	2020
<b>Linear</b>		
1900-2000	5,428	5,259
1940-2000	5,502	5,408
<b>Geometric</b>		
1900-2000	5,462	5,331
1940-2000	5,518	5,441
<b>Woods &amp; Poole</b>	5,346	5,274
Mean or Average	5,451	5,343

Source: U.S. Census Bureau, INRCOG, and Woods and Poole, Economics



## Economy

According to the Census Bureau and for analysis purposes, the economies of Chickasaw County and the State of Iowa have been divided into 13 broad industry categories illustrated in Table 15. As is evident, the largest employment classification categories are Manufacturing; Educational, Health, and Social Services; and Agriculture, Forestry, Fishing, and Mining. Further, the actual occupations of employed persons in the county and state are shown in Table 16. Note that the Management, Professional, and Related Occupations; Sales and Office Occupations; and Production, Transportation, and Material Moving are the three largest occupation categories in the County and State.

**Table 15. Economic Base of Chickasaw County and the State of Iowa in 2000<sup>1</sup>**

Industrial Category	Chickasaw County		State of Iowa	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, and Mining	719	11.6	65,903	4.4
Construction	387	6.2	91,824	6.2
Manufacturing	1,613	26.0	253,444	17.0
Wholesale Trade	207	3.3	53,267	3.6
Retail Trade	710	11.5	179,381	12.0
Transportation, Warehousing, and Utilities	297	4.8	73,170	4.9
Information	80	1.3	41,970	2.8
Finance, Insurance, Real Estate, Rental and Leasing	267	4.3	100,395	6.7
Professional and Scientific	129	2.1	90,157	6.1
Educational, health, and social services	1,122	18.1	324,142	21.8
Art, Entertainment, and Recreation	295	4.8	98,819	6.6
Other Services	230	3.7	66,286	4.4
Public Administration	141	2.3	51,058	3.4
Total Employed Persons	6,197	100.0	1,489,816	100.0

<sup>1</sup> Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

**Table 16. Occupation Classification of Persons Employed in 2000<sup>1</sup>**

Industrial Description	Chickasaw County		State of Iowa	
	Number	Percent	Number	Percent
Management, Professional, and Related Occupations	1,757	28.4	466,436	31.3
Service Occupations	756	12.2	219,837	14.8
Sales and Office Occupations	1,284	20.7	385,794	25.9
Farm, Fishing, and Forestry	157	2.5	15,877	1.1
Construction, Extractions, and Maintenance	659	10.6	132,530	8.9
Production, Transportation, and Material Moving	1,584	25.6	269,342	18.1
Total Employed Persons	6,197	100.0	1,489,816	100.0

<sup>1</sup> Persons sixteen (16) years of age and older.

Source: U.S. Census Bureau

Because it is an important component of the Chickasaw County economy, the following pages provide detailed information regarding agricultural statistics for the past five Censuses of Agriculture.



Agricultural Economy of Chickasaw County

Agricultural statistical information, originating from the last four Censuses of Agriculture, is presented in the following six tables.

Table 17 shows trends for the number of farms and average size of farms for Chickasaw County between 1982 and 2002. As is the case with many other Iowa counties, the number of farms is decreasing while the average size of those farms is increasing.

**Table 17. Number and Average Size of Farms in Chickasaw County**

Year	Number of Farms	Average Size in Acres
1982	1,080	245
1987	1,054	262
1992	1,007	273
1997	976	288
2002	951	285

Source: U.S. Censuses of Agriculture

The amount of land within Chickasaw County that is considered a part of a farm and the cropland acres harvested is shown in Table 18. Note that the general trend for land in farms and acres harvested has declined since 1982. However, the most significant decline occurred between 1982 and 1987.

**Table 18. Land in Farms and Acres Harvested in Chickasaw County**

Year	Land in Farms (Acres)	Harvested Cropland (Acres)
1982	289,542	232,837
1987	276,216	187,589
1992	274,905	216,787
1997	281,157	229,138
2002	271,098	224,672

Source: U.S. Censuses of Agriculture

Table 19 shows the corn production in Chickasaw County for the past five Censuses of Agriculture. It is important to note that while the number of acres in corn production has shrunk, production and yield have increased. In comparison, soybean statistics show the number of acres, production, and yields increasing for the same time period. Soybean statistics are presented in Table 20.

**Table 19. Corn Production in Chickasaw County**

Year	Acres	Production in Bushels	Yield (Bu./Acre)
1982	130,415	13,451,087	103.1
1987	99,779	12,785,975	128.1
1992	128,632	17,237,293	134.0
1997	116,688	15,893,239	136.2
2002	113,051	19,255,462	170.3

Source: U.S. Censuses of Agriculture



**Table 20. Soybean Production in Chickasaw County**

Year	Acres	Production in Bushels	Yield (Bu./Acre)
1982	68,068	2,089,898	30.7
1987	59,084	2,461,583	41.7
1992	66,195	2,702,009	40.8
1997	95,450	4,249,783	44.5
2002	94,634	4,610,567	48.7

Source: U.S. Censuses of Agriculture

Agricultural statistics pertaining to raising animals are shown in Tables 21 and 22. Specifically, Table 21 illustrates statistics for cattle production and Table 22 presents statistics for hog and pig production. In Table 21, the figures indicate the number of cattle in Chickasaw County declined for this period. Table 22 shows that while the number of hogs remained stable, the number of hogs that were marketed between 1982 and 2002 increased noticeably.

**Table 21. Cattle Statistics for Chickasaw County**

Year	All Cattle	Beef Cows	Milk Cows	All Cattle Sold
1982	48,830	9,241	6,465	32,391
1987	41,260	6,362	6,290	31,751
1992	35,827	5,043	5,882	31,066
1997	40,140	6,433	5,767	33,645
2002	34,810	5,105	4,722	28,225

Source: U.S. Censuses of Agriculture

**Table 22. Hog and Pig Production in Chickasaw County**

Year	Hogs & Pig Inventory	Hogs & Pigs Sold
1982	139,709	230,707
1987	129,308	236,486
1992	138,710	274,193
1997	127,832	279,797
2002	139,622	368,129

Source: U.S. Censuses of Agriculture



### Additional Chickasaw County Economic Indicators and Analysis

Table 23 shows both the per capita and median household incomes for selected communities, including the incorporated communities in Chickasaw County, the county itself, and the State of Iowa. As the Table indicates, the county had one of the highest per capita incomes as well as one of the highest median household incomes reported in comparison to the jurisdictions illustrated.

**Table 23. Per Capita and Median Household Income for Selected Communities**

Community	Per Capita Income		Median Household Income	
	1990	2000	1990	2000
Alta Vista	\$11,564	\$15,378	\$19,432	\$26,786
Bassett	\$6,665	\$13,132	\$14,375	\$30,000
Fredericksburg	\$11,554	\$15,956	\$28,125	\$31,437
Ionia	\$9,966	\$17,355	\$20,417	\$35,357
Lawler	\$9,868	\$21,269	\$22,250	\$30,500
Nashua	\$10,760	\$16,031	\$20,781	\$31,713
New Hampton	\$12,165	\$20,255	\$23,527	\$40,082
North Washington	\$9,427	\$15,611	\$24,167	\$38,542
<b>Chickasaw County</b>	<b>\$10,919</b>	<b>\$18,237</b>	<b>\$24,656</b>	<b>\$37,649</b>
State of Iowa	\$12,422	\$19,674	\$26,229	\$39,469

Source: U.S. Census Bureau

Unemployment trends for the county and the state are illustrated in Table 24. Although the current unemployment rates for both jurisdictions are relatively similar, there were not always that way.

**Table 24. Unemployment Rate Trends by Year**

Community	2000	2001	2002	2003	2004	2005	2006 (Through 5/06)
<b>Chickasaw County</b>	<b>6.5</b>	<b>6.1</b>	<b>5.3</b>	<b>6.1</b>	<b>6.5</b>	<b>5.7</b>	<b>5.7</b>
State of Iowa	2.7	3.3	3.9	4.4	4.8	4.7	3.8

Source: Iowa Workforce Development

The following table compares the levels of education for persons within the Chickasaw County and the State of Iowa. According to this information, the County has a slightly higher percentage of persons who have earned their High School diploma than those in the State as a whole. Conversely, the County has a lower percentage of persons who have at least attended some college or graduated from college.

**Table 25. Educational Attainment for Persons 25 Years of Age and Older in 2000**

Category	Chickasaw County		State of Iowa	
	Number	Percent	Number	Percent
Less than 9 <sup>th</sup> Grade	748	8.5	105,424	5.6
9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	708	8.0	158,012	8.3
High School Graduate, includes GED	3,981	45.3	683,942	36.1
Some College, No Degree	1,696	19.3	405,748	21.4
Associate Degree	589	6.7	140,640	7.4
Bachelors Degree	794	9.0	278,350	14.7
Graduate or Professional Degree	281	3.2	123,740	6.5
Total	8,797	100.0	1,895,856	100.0

Source: U.S. Census Bureau



A brief overview of retail trade industries in Chickasaw County is provided in Table 26. As is shown, both the County and state experienced an increase in sales receipts and payroll between 1992 and 1997. However, the number of establishments and paid employees fell in both jurisdictions during the same time period.

**Table 26. Retail Trade in Chickasaw County and the State of Iowa**

<b>1992</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
<b>Chickasaw County</b>	<b>98</b>	<b>\$57,311</b>	<b>\$5,924</b>	<b>774</b>
State of Iowa	19,732	19,959,786	2,304,395	226,109
<b>1997</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
<b>Chickasaw County</b>				
State of Iowa	14,695	26,723,822	2,633,445	175,694

Source: Census of Retail Trade and Economic Census

Table 27 provides economic information regarding service industries in Chickasaw County and the State of Iowa. The table shows that between 1992 and 1997 the number of establishments, receipts, payroll, and number of employees all increased in the State.

**Table 27. Service Industries in Chickasaw County and the State of Iowa**

<b>1992</b>				
Geographic Area	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
<b>Chickasaw County</b>	<b>78</b>	<b>\$16,388</b>	<b>\$4,331</b>	<b>391</b>
State of Iowa	17,774	7,710,939	2,899,453	162,530
<b>1997</b>				
Geographic Area	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
<b>Chickasaw County</b>	-	-	-	-
State of Iowa	19,560	12,056,850	4,375,569	210,117

Source: Census of Service Industries and Retail Trade

Finally, Table 28 provides economic information regarding wholesale trade in Chickasaw County and the State of Iowa. The table shows that between 1992 and 1997 the number of wholesale trade establishments, sales, annual payroll, and number of employees decreased in the County. Conversely, sales and annual payroll increased in the State as a whole.

**Table 28. Wholesale Trade in Chickasaw County and the State of Iowa**

<b>1992</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
<b>Chickasaw County</b>	<b>43</b>	<b>\$144,776</b>	<b>\$6,354</b>	<b>344</b>
State of Iowa	6,971	29,420,132	1,639,133	69,367
<b>1997</b>				
Geographic Area	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
<b>Chickasaw County</b>				
State of Iowa	5,399	35,453,705	1,820,112	63,596

Source: Census of Wholesale Trade and Retail Trade



## Financial

An important factor regarding the financial health of a county is its actual and taxable valuations. Actual valuation, which may be referred to as 100 percent or market valuation, represents the total property value within a community. Taxable value is the value at which property is taxed and it is set by the County Assessor's office.

Table 29 shows both the actual and taxable valuations for Chickasaw County. Note that in both cases the figures increased significantly for time period shown. Specifically, the net valuations grew by nearly \$30 million, while the actual valuations increased by over \$100 million.

**Table 29. Taxable and Actual Valuation Statistics for Chickasaw County**

Year	Net Taxable Valuations <sup>1</sup>			Actual (100%) Valuations <sup>2</sup>		
	Rural	Urban	Total	Rural	Urban	Total
2002	\$363,056,169	\$140,343,578	\$503,399,747	\$423,048,856	\$227,209,611	\$650,258,467
2003	\$375,243,278	\$133,444,979	\$508,688,257	\$445,602,431	\$234,457,143	\$680,059,574
2004	\$386,967,898	\$137,094,229	\$524,062,127	\$459,852,436	\$238,924,891	\$698,777,327
2005	\$351,846,243	\$140,553,604	\$492,399,847	\$438,158,165	\$255,098,002	\$693,256,167
2006	\$361,523,422	\$149,924,991	\$511,448,413	\$451,966,363	\$265,052,719	\$717,019,082
2007	\$381,129,459	\$152,103,333	\$533,232,792	\$484,450,556	\$278,803,342	\$763,253,898

<sup>1</sup> Excludes gas and electric utility valuations

<sup>2</sup> Military exemptions deducted

Source: Chickasaw County Auditor

Tables 30 and 31 offer further analysis of the financial conditions of Chickasaw County. Table 30 provides revenue trend information from the County's annual financial reports, while Table 31 provides the County's annual expenditure trends and fund balance information. Overall, the County's revenues and expenditures increased between 2001 and 2005. It should be noted that the County's fund balance has decreased from \$6,632,805 to \$5,755,336 between 2001 and 2005.

**Table 30. County Annual Report Revenue Trends**

Source	Fiscal Year 2001	Fiscal Year 2002	Fiscal Year 2003	Fiscal Year 2004	Fiscal Year 2005
Net Current Property Taxes	\$2,731,387	\$2,568,998	\$2,425,533	\$3,224,647	\$3,616,419
Delinquent Property Taxes	\$250	\$429	\$446	\$1,243	(\$730)
Penalties and Interest on Taxes	\$30,392	\$32,573	\$27,080	\$28,642	\$25,617
Other County Taxes	\$519,074	\$488,295	\$706,692	\$499,907	\$525,867
Intergovernmental	\$3,681,154	\$3,818,136	\$3,694,022	\$4,066,759	\$3,958,862
Licenses and Permits	\$7,023	\$9,203	\$9,887	\$12,767	\$12,528
Charges for Services	\$362,715	\$626,919	\$669,645	\$685,745	\$703,677
Use of Money and Property	\$592,218	\$365,704	\$234,771	\$161,821	\$183,703
Fines/Forfeitures/Defaults	\$4,684	\$6,648			
Miscellaneous	\$104,252	\$130,805	\$57,636	\$171,551	\$140,361
<b>Subtotal</b>	<b>\$8,033,149</b>	<b>\$8,047,710</b>	<b>\$7,825,712</b>	<b>\$8,853,082</b>	<b>\$9,166,304</b>
Transfers In	\$1,152,582	\$1,210,849	\$1,177,057	\$2,179,467	\$1,703,920
Proceeds on Long Term Debt	\$0	\$0	\$0	\$0	\$0
Proceeds of Fixed Asset Sales	\$1,487	\$552	\$17,783	\$6,200	\$17,700
<b>Total Revenues</b>	<b>\$9,187,218</b>	<b>\$9,259,111</b>	<b>\$9,020,552</b>	<b>\$11,038,749</b>	<b>\$10,887,924</b>

Note: Accounting procedures changes in FY 2003, with implementation of GASB 34

Source: Chickasaw County Annual Reports



**Table 31. County Annual Report Expenditure and Fund Balance Trends**

Expense Category	Fiscal Year 2001	Fiscal Year 2002	New Classification	Fiscal Year 2003	Fiscal Year 2004	Fiscal Year 2005
Operating						
Public Safety	\$881,141	\$935,961	Public Safety & Legal Services	\$1,154,842	\$1,067,331	\$1,105,212
Court Services	\$154,380	\$125,548				
Physical Health and Education	\$172,919	\$231,918	Physical Health Social Services	\$1,050,059	\$1,043,487	\$1,136,830
Mental Health	\$991,073	\$966,903	Mental Health	\$1,016,223	\$1,034,155	\$945,899
Social Services	\$704,682	\$762,994				
County Environment	\$272,262	\$342,375	County Env. & Education	\$474,077	\$615,913	\$480,008
Roads and Transportation	\$2,991,423	\$3,459,667	Roads & Transport.	\$3,256,971	\$3,229,467	\$3,716,743
State and Local Government	\$248,240	\$268,667	Govt. Services to Residents	\$269,407	\$294,569	\$359,277
Interprogram Services	\$877,090	\$852,740	Admin.	\$972,253	\$891,663	\$836,042
Non-program Current	\$0	\$0		\$0	\$0	\$0
Debt Service	\$0	\$0		\$0	\$0	\$0
Capital Projects	\$105,194	\$944,011		\$301,794	\$431,342	\$238,433
Subtotal	\$7,398,404	\$8,890,784		\$8,495,626	\$8,607,927	\$8,818,444
Transfers Out	\$1,152,582	\$1,210,849		\$1,177,057	\$2,179,467	\$1,703,920
<b>Total Expenditures</b>	<b>\$8,550,986</b>	<b>\$10,101,633</b>		<b>\$9,672,683</b>	<b>\$10,787,394</b>	<b>\$10,522,364</b>
<b>Revenues Over (Under) Expenditures</b>	<b>\$636,232</b>	<b>(\$842,522)</b>		<b>(\$652,131)</b>	<b>\$251,355</b>	<b>\$365,560</b>
Beginning Fund Balance July 1 <sup>st</sup> of the Previous Year	\$5,996,573	\$6,633,074		\$5,790,552	\$5,138,421	\$5,389,776
<b>Ending Fund Balance June 30<sup>th</sup> of that Year</b>	<b>\$6,632,805</b>	<b>\$5,790,552</b>		<b>\$5,138,421</b>	<b>\$5,389,776</b>	<b>\$5,755,336</b>

Note: Accounting procedures changes in FY 2003, with implementation of GASB 34

Source: Chickasaw County Annual Reports

Table 32 provides additional information, in the form of an approximate debt analysis, regarding the County's financial status. According to Iowa Code, a county may debt itself up to five percent of its actual, or 100 percent, valuation for General Obligation Bond project purposes. Currently, Chickasaw County is in excellent financial shape in that it has no outstanding General Obligation Bond debt.

**Table 32. General Obligation Bond Debt Analysis**

Actual Assessed Valuation, Including Agricultural Land (January 2007)	\$763,253,898
Bonding Capacity (5% of Actual Assessed Valuation)	\$3,816,269
Outstanding Debt	\$0
Unused Bonding Capacity	\$3,816,269
Percent Bonding Capacity Used	0%
Percent Bonding Capacity Unused	100%



Tax levies for governmental jurisdictions in Chickasaw County are shown in Table 33 below. The Table indicates that the highest city and total levies are in Nashua and New Hampton. Conversely, the lowest city and total levy is in Fredericksburg.

**Table. 33. Tax Rates for Selected Communities in Chickasaw County  
(For Taxes Payable July 1, 2005 to June 30, 2006)**

City	City Levy	County Levy	Area School Levy	School Levy	Twp. Cemetery	Total Levy
Alta Vista	\$10.91417	\$6.77918	\$0.60517	\$12.92719		\$31.22571
Bassett	\$7.29121	\$6.77918	\$0.60517	\$12.51118		\$27.20487
Fredericksburg	\$7.14031	\$6.77918	\$0.60517	\$15.05125		\$29.57591
Ionia	\$8.10000	\$6.77918	\$0.60517	\$12.95719		\$28.44154
Lawler	\$8.23500	\$6.77918	\$0.60517	\$13.74659		\$29.36594
Nashua	\$12.41947	\$6.77918	\$0.60517	\$12.96839	\$0.16705	\$33.40100
New Hampton	\$12.93514	\$6.77918	\$0.60517	\$12.95719		\$33.27668
North Washington	\$8.10000	\$6.77918	\$0.60517	\$12.95719		\$28.44154

Note: Amounts shown above represent the tax rate per \$1,000 of taxable or net valuation.

Source: Chickasaw County Auditor



## **PUBLIC FACILITIES AND SERVICES**

### **County Government**

The Chickasaw County Courthouse, the location of which is shown in Figure 6, is located in the City of New Hampton. Within the County's organizational structure, there are many offices that provide a variety of service to the public. The following subsections provide brief overviews of most office's responsibilities.

#### Board of Supervisors

The Board of Supervisors, who are elected to four-year terms, are the executive, governing, and policymaking body of each County, under the laws of Iowa. It is the liaison office between County, City, State and Federal Offices and has the following responsibilities:

- Elect one of their members chair at the January meeting, who holds such a position for the ensuing year.
- Meet in regular session as prescribed by statute and in committees.
- Fix amounts of bond for elective and appointive officials not fixed by statute.
- Approve annual, semi-annual and quarterly reports of all elective and appointive officials under their jurisdiction. Levy taxes in regular June sessions for the purposes of raising revenue for the county and subdivisions thereof.
- Approve and spread rates as prepared by County Auditor against the taxable valuation of the county, towns and cities, townships and school districts.
- Approve or disapprove the Homestead and Soldier's Exemption Claims.
- Establish fees and policies of county programs.
- Make official canvass of the votes for all elections.
- Be responsible for all upkeep and maintenance of county buildings, their insurance, redecorating and remodeling, or new building programs.
- Serve on various boards and committees.
- Directly attend to all matters not under the jurisdiction of anyone else, with board discretionary and executive powers.

#### County Auditor

The Auditor, who is also elected to a four-year term, is clerk to the Board of Supervisors. Accepts petitions, registers complaints and acts on routine business in the absence of the Board. Prepares the agenda, notifies the media, attends all board meetings, keeps and records minutes, and publishes the proceedings in the official county newspapers. The Auditor initiates bid notices, solicits and receives county contract proposals for materials and services on behalf of the Board. The Auditor also has the following duties:

- The Auditor is the official custodian of the county court house.
- The Auditor processes licenses and Permits for sales of cigarettes, beer and liquor. Receives all claims for gopher bounties.
- In 1975, the Auditor became the County Registrar of Voters. Includes maintenance of current records of residents desiring to vote, purging records of those becoming ineligible and preparing lists of qualified voters for each election.
- The Auditor enters and maintains records of all real estate transfers in the county.
- The Auditor may cause sub-divisions to be platted when needed for taxation purposes and adds them to the plat book as they are certified.
- The Auditor receives the valuations submitted by the Assessor, figures the proper exemptions, credits, roll backs and other adjustments and completes the final results with the various budgets received from cities, schools, township and departments and agencies of the county. This computation creates a levy from which each taxpayer's statement is prepared.
- Compiles and computes all tax credits.
- Assess property omitted by assessors and local board of review.
- Prepares tax books to county treasurer for collection of taxes.



- Maintains General Ledger and Subsidiary General Ledger accounts with county treasurer showing receipts and expenditures.
- The Auditor issues the warrants for all service and claims charged to the county, keeping a complete record of each transaction.
- Collects money due the county, not including taxes.

#### County Treasurer

The County Treasurer is custodian of all county funds and is elected to a four-year term. The treasurer also conducts the following duties:

- Shall give a receipt of all money collected by the Treasurer or deposited with the Treasurer, and shall keep a record of such funds separately in a book provided for that purpose.
- It is the Treasurer's duty to collect all taxes certified to the County Treasurer by the County Auditor.
- Shall keep tax sale records, issue tax sale certificates, certificates of redemption, and deliver to the purchaser upon return of the certificate of purchase the amount of redemption.
- The Treasurer is responsible for apportioning tax money to cities, schools and area schools.
- Send tax statements of each taxpayer annual and delinquent statements.
- Motor Vehicle Department shall have charge of the collection of all vehicle transactions.

#### County Assessor

The primary duty of the Assessor is to cause all taxable property within the county to be assessed. The Assessor, who is appointed by the Conference Board to a six-year term, has the following responsibilities:

- Has access to all public records of county to obtain all available information that will contribute to accurate listing of property.
- Make up all assessors' books and records as prescribed by state tax commission.

#### County Recorder

The County Recorder, elected to a four-year term, shall record at length all instruments of record that may be filed consisting primarily of deeds, mortgages, assignments, affidavits and releases. Additional responsibilities include, but are not limited to:

- Shall attest all releases and assignments.
- Shall upon request, furnish certified copies of instruments or records in the recorder's office.
- Shall keep a record of all physicians, surgeons and veterinarians practicing within the county.
- Shall issue licenses
- Shall issue titles/liens
- Vital records: Shall issue marriage licenses, registers birth, death and marriage certificates and certifies vital records.
- Shall issue passports
- Shall record mortgages, bills of sales and other instruments relating to sale of personal property for inspection of all persons, such a filing to have the same force and effect as if recorded at length.
- Shall carry out duties relating to the taxation of real estate transfers.

#### County Engineer

The County Engineer is appointed for a term of one to three years by the Board of Supervisors. Other requirements and responsibilities include:

- Must be a registered civil engineer.
- All construction and maintenance work shall be performed under the direction and immediate supervision of the county engineer who shall be deemed responsible for the efficient, economical and good faith performance of said work.



### County Attorney

- The County Attorney is elected to a four-year term and is the chief law enforcement officer of the County.

### County Medical Examiner

The County Medical Examiner serves a term of two years and shall hold inquest upon the dead bodies of such persons as are supposed to have died by unlawful means and in such other cases as required by law. The Examiner may also authorize post mortem examinations. The Examiner is licensed in Iowa as a doctor of medicine and surgery.

### Sheriff

The Sheriff is elected to a four-year term and is the principal peace officer of the county. The Sheriff shall also:

- Summons the grand and petit jurors.
- Executes and return all writs
- Is the custodian of the county jail
- Upon commitment from the clerk of district court, conveys persons to other correctional facilities.

### Clerk of the District Court

The Clerk of District Court is appointed and serves at the pleasure of the Board of Supervisors.

### Department of Social Services

The purpose of the Chickasaw County Department of Social Services is to make available to the residents of Iowa an array of financial and social services to prevent or reduce the incidence and efforts of conditions which handicap or disadvantage an individual in society.

This department is divided between bureaus to carry out its various functions:

#### **I. BUREAU OF BENEFIT PAYMENTS**

The Income Maintenance section has responsibility for all programs regarding assistance payments, food stamps, and supplemental foods. The medical service section administers the medical service programs, including Title XIX (Medicaid), of the department. All persons receiving financial assistance through the public assistance programs are eligible for a wide range of health services, with bills incurred on their behalf paid directly to vendors.

#### **II. BUREAU OF PROGRAM SERVICES**

The Bureau of Program Services plans community-based program of social services for children and youth and their families, and for adults. The Bureau issues licenses for foster family and day care facilities, provides for the development of county-wide service for the protection and care of children and foster family placement. This bureau also has responsibility for care and services for youth committed to the State Department of Social Services.

#### **COUNTY ASSISTANCE DEPARTMENT**

Investigate and determine the needs of indigent persons who are legal residents of Chickasaw County. Determine the financial condition of patients who make application for treatment as state patients to the University Hospitals of Iowa City and other State Institutions on behalf of the Board of Supervisors.

Maintain the proper records of all persons who have received assistance from County Assistance.



### County Conservation Board

Membership of this Board consists of five members appointed by the Board of Supervisors for a term of five years. They receive no compensation other than mileage and expenses actually involved in the performance of their duties.

The County Conservation Board shall have the custody, control and management of all real and personal property heretofore or hereafter acquired by the county for public parks, preserves, parkways, playgrounds, recreation centers, county forests, county wildlife area and other county conservation and recreation purposes.

### Veterans' Affairs Commission

As provided for in Chapter 250 of the 1966 Code of Iowa, the Board of Supervisors are required to appoint a three member Veterans' Affairs Commission to administer the Veterans' Affairs Fund of said County. Members of the Commission are appointed to three-year terms and must be citizens and be veterans of of the United States Armed Forces who have served in any wars of the Country. The membership must be equally divided, as nearly as possible, among veterans of the various wars. The Board of Supervisors shall annually budget for the Veterans' Affairs Fund. This Commission shall disburse the Funds of the County under the control of the Board of Supervisors.

### Other Boards and Commissions:

#### **EMINENT DOMAIN COMPENSATION COMMISSION**

Members of a compensation commission shall assess damages to all property to be taken by the applicant and located in the county, and shall name a chairperson from the persons selected.

#### **LOCAL BOARD OF HEALTH**

The Board of Health consists of five members appointed by the Board of Supervisors. This is a joint service with the State Department of Health. It shall be the duty of this Board to enforce state health laws and orders of the State Department, as may be necessary for the protection and improvement of public health.

County nurses are appointed by the Board of Health. Their duty is to make call on the ill, teach nursing care in the home, assist school personnel in the routine inspection of pupils, organize and assist with various health projects such as immunization programs, control of tuberculosis, etc. their general concern is the strengthening and coordinating the health service of the County.

#### **COUNTY CONFERENCE BOARD**

The County Conference Board is composed of the Mayors of all incorporated cities and towns in the County.

#### **COUNTY EXAMINING BOARD**

Hold examinations for the position of the Assessor or Deputy Assessor.

#### **COUNTY BOARD OF REVIEW**

The County Board of Review shall adjust and equalize assessments.

#### **COUNTY AGRICULTURAL EXTENSION DISTRICT**

#### **COUNTY COMPENSATION BOARD**

The annual compensation of the auditor, treasurer, recorder, sheriff, county attorney, and supervisors shall be determined as provided in this section. There is created in each county a compensation board.



## **Fire and Rescue Services**

### Fire Departments

There are currently seven (7) volunteer fire departments located within County and one outside of the County that provide fire protection to Chickasaw County residents. These departments also provide assistance to the Sheriff's Office with regard to missing or lost persons and evidence recovery. The in-county departments, which are shown in Figure 7, provide protection through mutual aid agreements include those from: Alta Vista, Fredericksburg, Ionia, Lawler, Nashua, New Hampton, and North Washington. In addition, the Protivin Fire Departments provide fire protection to residents of Chickasaw County under mutual aid agreements. In all instances, recruiting and maintaining volunteer firefighters is a challenge.

### Health Care

There are a variety of health care providers located throughout the County. A hospital exists in New Hampton. Chickasaw County contracts with the Visiting Nurses Association to provide public health and nursing services to qualified residents. The County also provides home health care, as was previously described, which is a non-nursing service. Regional health care services are available in the Waterloo-Cedar Falls area, Iowa City, and in Rochester, Minnesota.

### Emergency Medical Services

According to the County Emergency Management Agency, ambulance service is provided by six departments for Chickasaw County. Chickasaw Ambulance has four transport ambulances located in the county, one in Alta Vista, one in Fredericksburg, one in Nashua, and one in New Hampton. Also, Sumner provides ambulance service to a small portion of the southeastern part of the County. The services are illustrated in Figure 8. As with the volunteer fire departments, volunteers are needed.



## County Conservation Board

The Chickasaw County Conservation Board (CCB), which is headquartered at Twin Ponds, was acquired in 1962. At this time, the CCB has acquired and/or manages 30 areas that comprise 1,512 acres for outdoor recreation and wildlife habitat, as are detailed in Table 34 and shown in Figure 9.

**Table 34. Chickasaw County Conservation Board Areas**

Area	Amenities
Chickasaw Park	32 acres; access to Little Cedar River and Chickasaw Quarry; picnic areas, horseshoe court, camping; and toilets
Haus Park	7 acres; access to Little Wapsipinicon River for fishing
Adolph Munson Park	Townsite, including log cabin, school, and store; drinking water; and toilets
Jenn Timber	Nature area with flowers, ferns, and shrubs; public hunting
Wapsi Access Area	Access to Wapsipinicon River for hunting and fishing
Goodale Conservation Area	Bisected by Wapsipinicon River
Howard Woods	Adjacent to Cedar River; hunting, fishing, boating, camping, and picnicking facilities
Saude Recreation Area	Adjacent to Little Turkey River; shelter house; toilets, ball diamond, and playground
Twin Ponds (CCB HQ)	Wapsipinicon River bisects area; shelter houses, toilets, camping, fishing, hunting; butterfly garden and hiking trail
Split Rock Park	10-acre lake; shelters; shower house, toilets; camping and fishing
Devon Woods	Timber area; no amenities; regulated hunting is allowed
Airport Lake Park	9-acre lake; shelters, toilets; hiking trail; beach; camping and fishing
Johnny Walnut Seed Area	Pine and walnut tree area; small lake; hunting
Nashua Cedar River Access	Access to Cedar River; boat ramp
Price Wildlife Habitat	Hunting; hiking; nature study; small pond
Justen Wildlife Area	34-acre timber/wetland complex; hunting
Fredericksburg Wildlife Area	Grassland; small creek; hunting
Jerico Wildlife Area	Grassland; woody vegetation; small creek; hunting
Pearl Rock Canoe Launch	Access to Cedar River; canoe launch area
Ackerson-Easterly Wildlife Area	115-acre timber, grassland, and wetland area; hunting
Nelson Wildlife Area	Upland creek; small creek; woodland/wetland complex
Herman & Hulda Schroeder Preserve	30-acre wetland (fen); wildflower study; hunting
North Wapsie Access	18-acre access to Wapsipinicon River; hunting; fishing; beginnings of greenbelt
Deerfield Wildlife Area	37-acre timber habitat; hunting; fishing
Wapsi-Junction	80-acre timberland/woodland; wildlife habitat; hunting; fishing
Ringneck Haven	Timber; grassland; wetland; river bottom habitat; hunting; fishing
Sluggo's Pond	5-acre river bottom area; pond; roadside setting; fishing
Stolz Addition	80-acre river bottom; timber; wetland complex; wildlife area; hunting; fishing
Joachim Prairie	27-acre native prairie area; hunting
Wapsi Fjord	110-acres along Wapsipinicon River; river bottom timber; wetlands; restored prairie; hunting; fishing

Source: Chickasaw County Conservation Board

## Arts and Culture

Cultural opportunities in Chickasaw County include: the Chickasaw County Historical Society; the Little Brown Church in the Vale; the Old Bradford Pioneer Village; and the Carnegie Cultural Center.

The Chickasaw County Historical Society was organized in 1953 on land south of the Little Brown Church, which is where the town of Bradford, which was settled in 1840, once stood. In addition to the Little Brown Church, The Cottage became the first building in the Old Bradford Pioneer Village museum, which opened in 1955. Other attractions in Bradford include: original log cabins; The Great Western Railroad Depot; Dr. William S. Pitts' office; General Store and Blacksmith Shop; Greenwood and Kraft Schools; original county jail; and a storage structure that houses antique farm equipment and machinery.

The Carnegie Cultural Center is an organization dedicated to establishing a vital presence of the arts, history, and cultural awareness for the benefit, enlightenment, and enjoyment of all Chickasaw County residents and visitors. The Center is a public/private partnership formed between the City of New Hampton and a local non-profit organization. Admission to the Center is free of charge and includes permanent exhibits for: the Natvig Brothers Circus; Toy Town; Doc Tunnell and Associates; Arle's Folly; Cart & Carriage; Billy J's Clown Circus; the Railroad Room; Uncle Joe's Farm; Virgil's Tractors; and Jerry's World. The Carnegie Center also offers an annual calendar



of temporary exhibits that run for a six to eight-week period of time. In addition, the Center maintains a variety of materials pertinent to the history of Chickasaw County for use by the public when conducting historic or genealogical research.

### Education

Eight public school districts provide education for school-age children in Chickasaw County, as is shown in Figure 10. The districts include: Charles City; Fredericksburg; Howard-Winneshiek; Nashua-Plainfield; New Hampton; Sumner; Tripoli; and Turkey Valley. Each district provides Kindergarten through 12<sup>th</sup> Grade educations, however, the Nashua-Plainfield District only offers First through Sixth Grade education in Plainfield and the remainder of the curriculum is taught in Nashua.

### Libraries

Public Libraries in Chickasaw County exist in six (6) cities in the County, as is shown in Figure 10. Statistically, library collection size and services appear to correlate with the size of the community in which they are located. Figure 35 below provides an overview of the size of each collection as well as the services each library offers.

**Figure 35. Chickasaw County Public Library Statistics**

	Alta Vista	Ionia	New Hampton	Nashua	Lawler	Upham (Fredericksburg)
<b>Size of Collection</b>						
Books and Serial Volumes	7,079	6,147	25,712	14,018	6,776	9,767
Subscriptions	29	25	74	66	34	45
Video Materials	97	168	609	278	392	640
Audio Materials	45	72	1,192	94	231	510
<b>Services</b>						
Library Visits	N/A	1,996	24,350	14,809	2,774	5,178
Total Circulation	18,205	3,124	48,192	17,428	5,468	22,052
Circulation of Children's Materials	N/A	1,157	16,082	5,549	2,260	11,951

N/A-Not Available

Source: National Center for Educational Statistics, Public Library Survey, 2004



Figure 6: County Services Locations

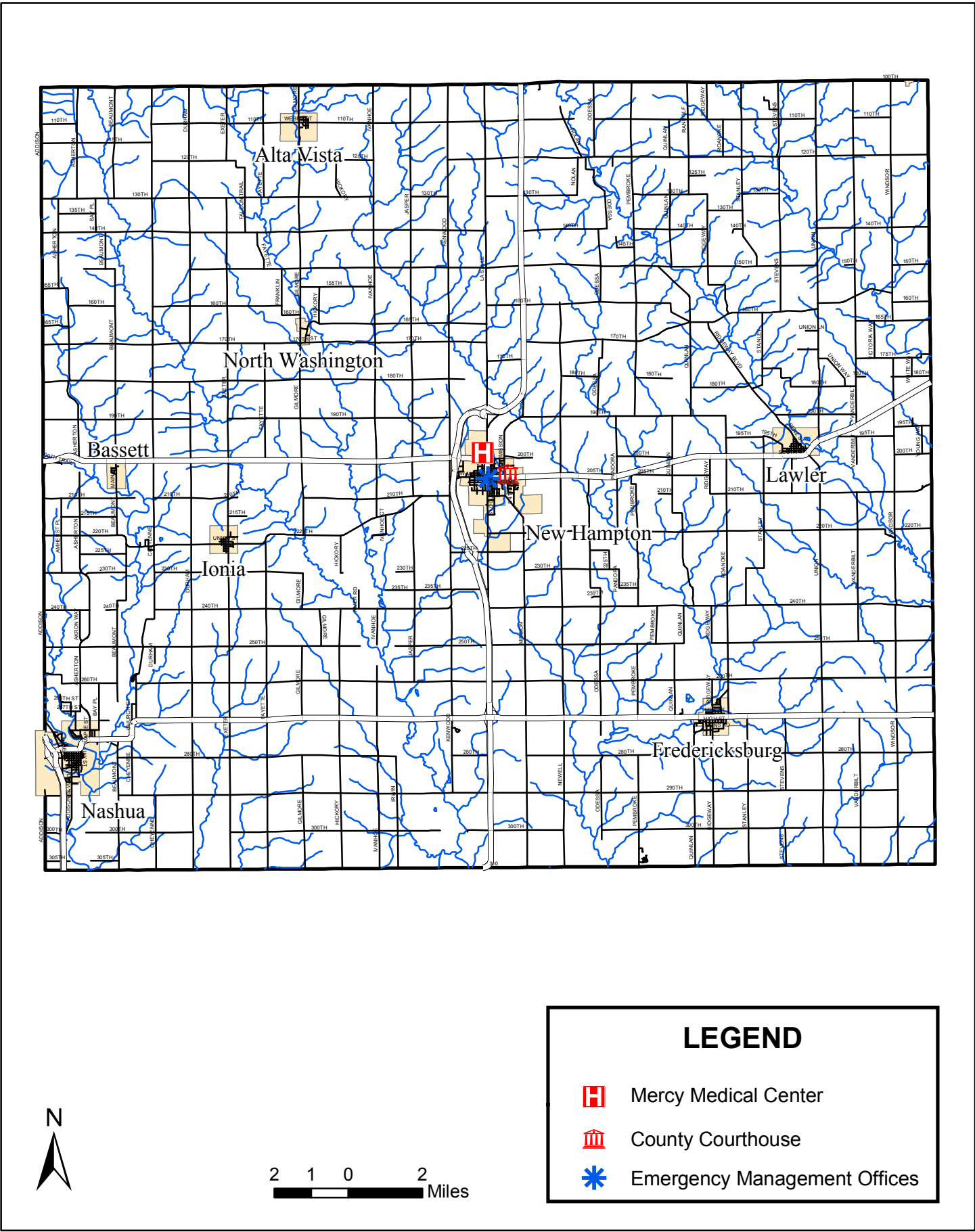




Figure 7: Fire Departments

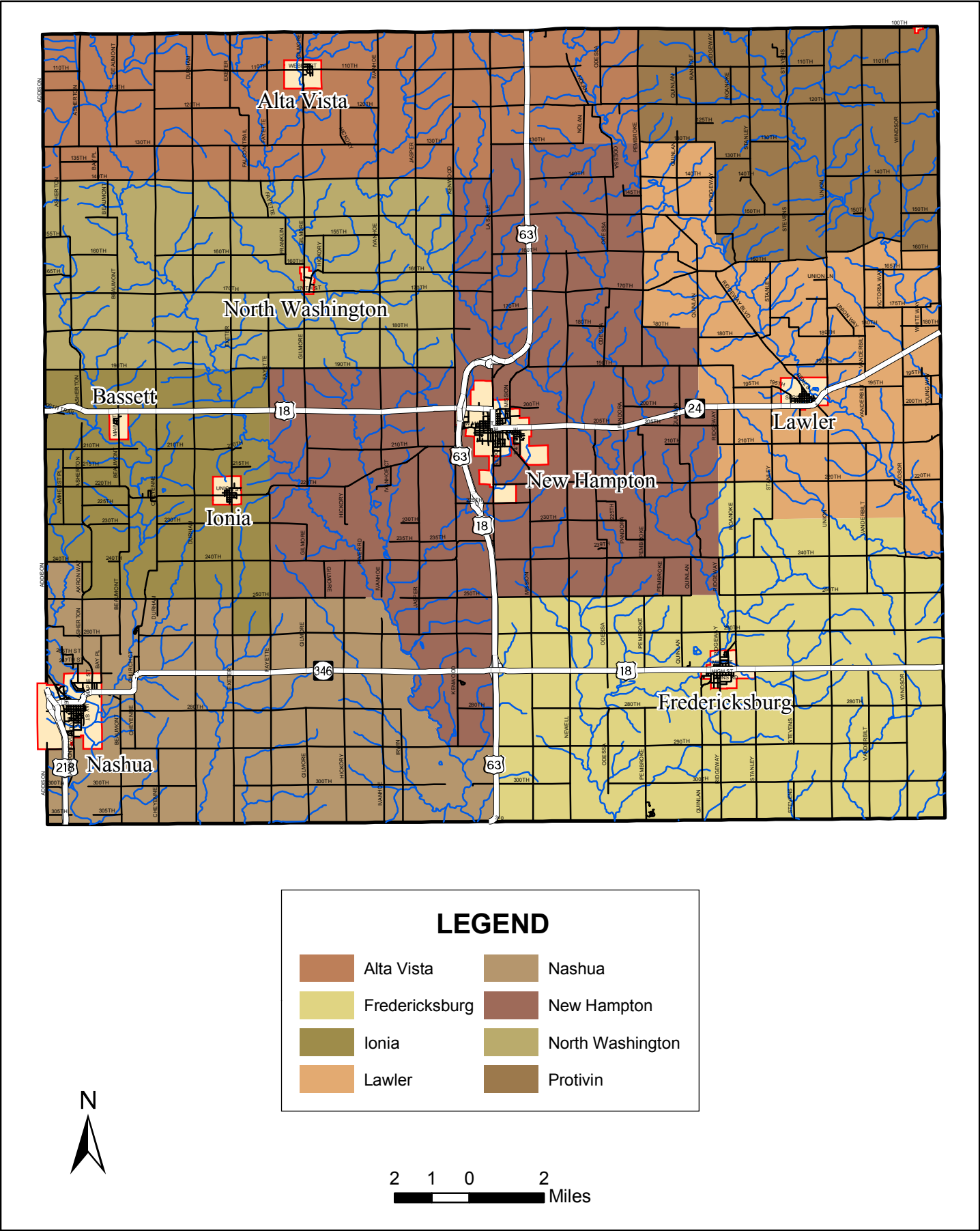
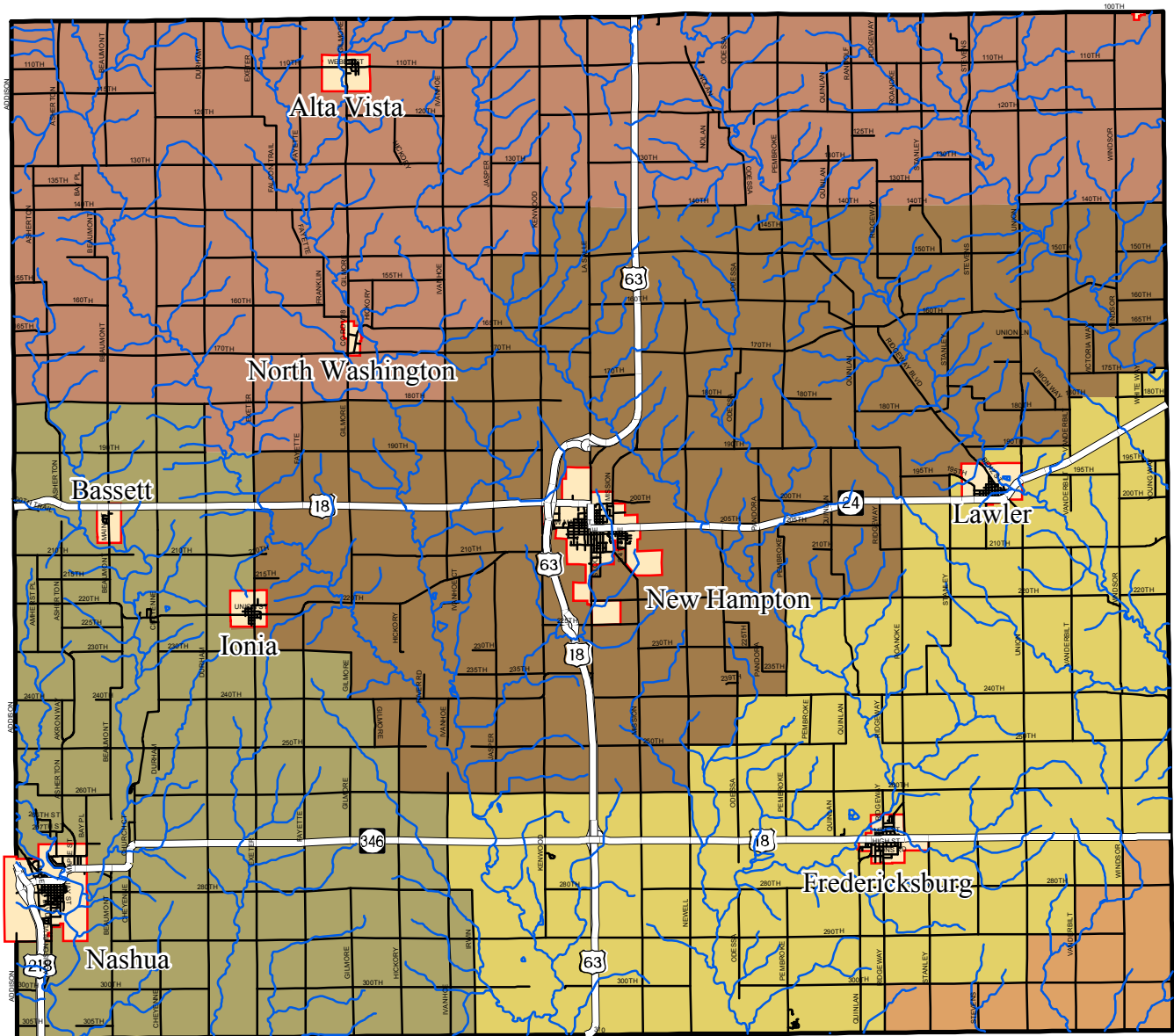




Figure 8: Ambulance Service Areas



### LEGEND

- Alta Vista
- Fredericksburg
- Nashua
- New Hampton
- Sumner



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Miles



Figure 9: County Conservation Areas

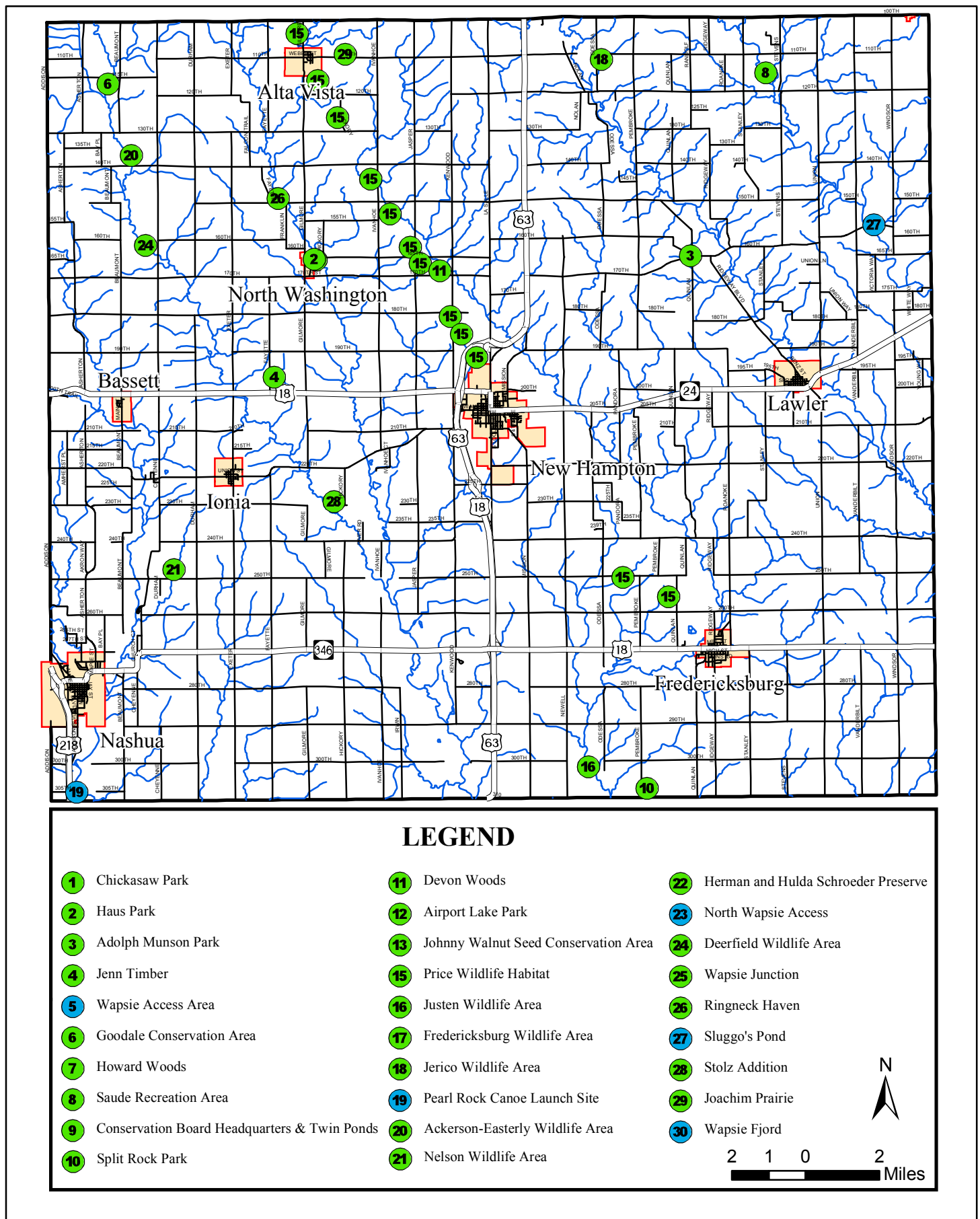
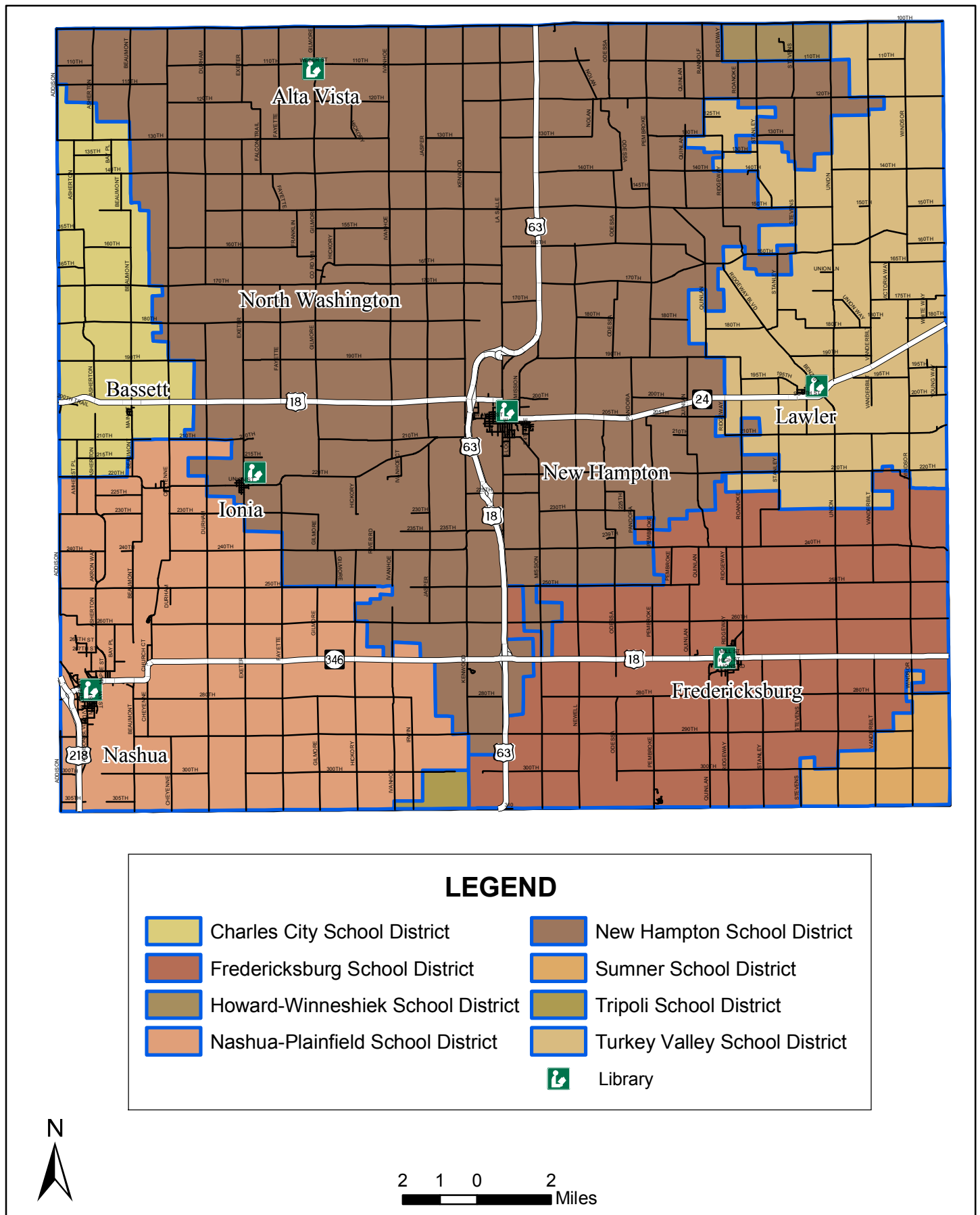




Figure 10: Education and Library Facilities





## **PUBLIC UTILITIES**

### **Water**

Water service in Chickasaw County is typically provided by private, individual or common wells. The wells tap rechargeable groundwater aquifers for water. In terms of need, the County does not foresee the need for a common or public water system. However, the County does want to protect the groundwater from depletion or contamination in order to maintain its supply of potable water. In regard to floodplain management, Figure 11 shows the approximate boundaries of flood-prone areas of the County.

### **On-Site Septic Systems**

The primary means of disposing of sewage in the County is by individual, on-site septic systems. These on-site systems include tanks and septic fields for disposal of household sewage. As with water service, the County does not envision the need for a common public sewage system. The County, however, does regulate on-site systems through ordinances, inspections and its Board of Health.

### **Electricity, Natural Gas, Telephone**

#### Electric Service

Electric services are provided to County residents by ten (10) different providers, as they are identified in Figure 12. Also, Figure 12 outlines the service areas of each of the electric providers.

Telephone service providers are offered in Figure 13. Note there are a limited number of different telephone cooperatives and exchanges including: Iowa Telecom/GTE, Butler-Bremer Telephone Company, and Qwest/US West in the County.

### **Solid Waste**

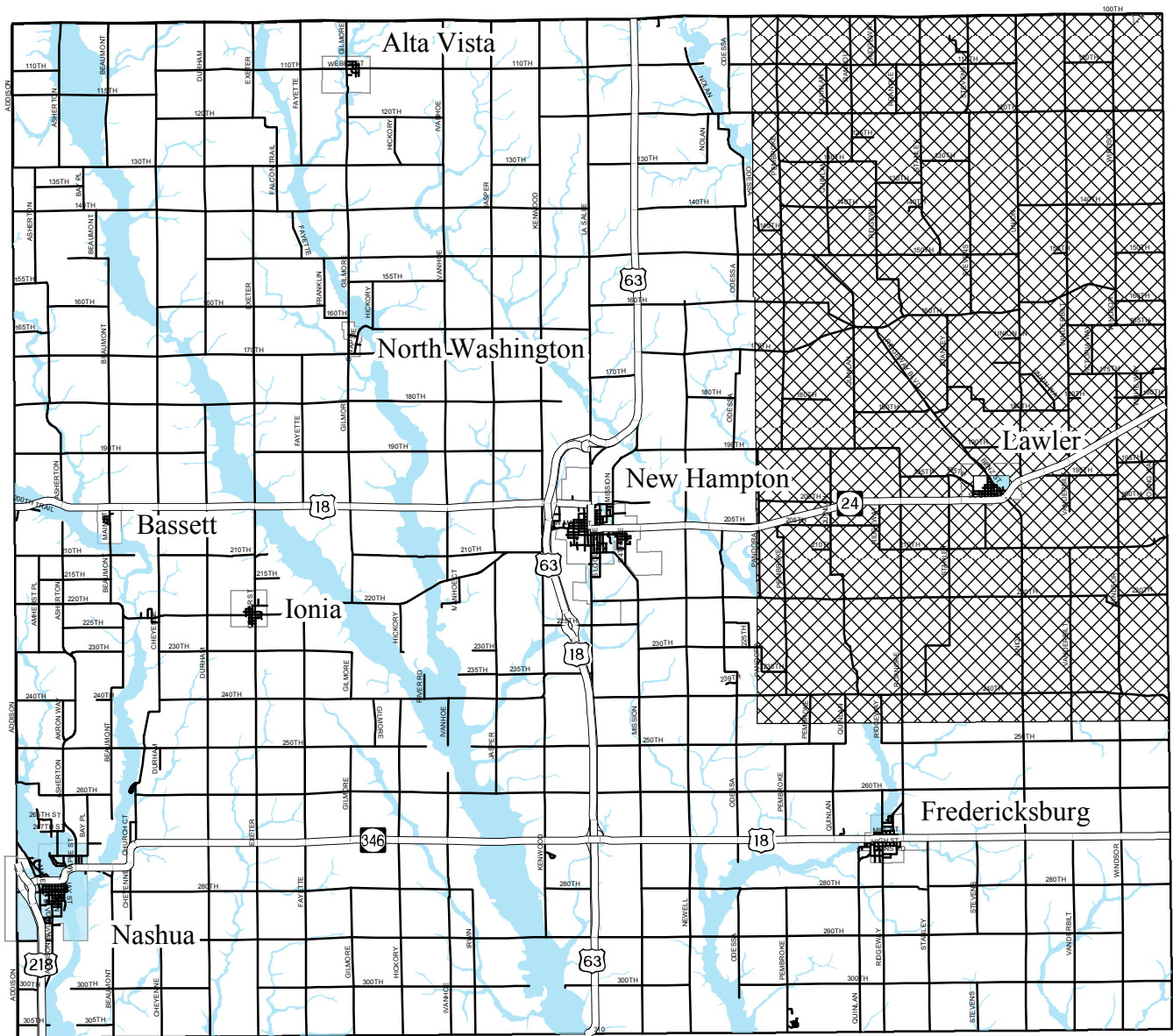
The County, as a part of the Floyd-Mitchell Sanitary Landfill association, shares a solid waste sanitary landfill with Floyd and Mitchell County. The landfill, which is located in southeastern Mitchell County, is open to all persons and businesses within Chickasaw County.

### **Flood Control**

Chickasaw County has made application to the Federal Emergency Management Agency (FEMA) to begin regulating floodplain activity and development in flood-prone areas, through the National Flood Insurance Program (NFIP). In January 2007, the county applied for entrance into the regular program of the NFIP. As such, the County will continue to make efforts to discourage further development in the flood-prone areas of the County, as are shown in Figure 11.



Figure 11: Flood Prone Areas of the County



## LEGEND

- Fema Flood Areas
- Areas Without Fema Flood Mapping



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Miles



Figure 12: Electric Service Providers

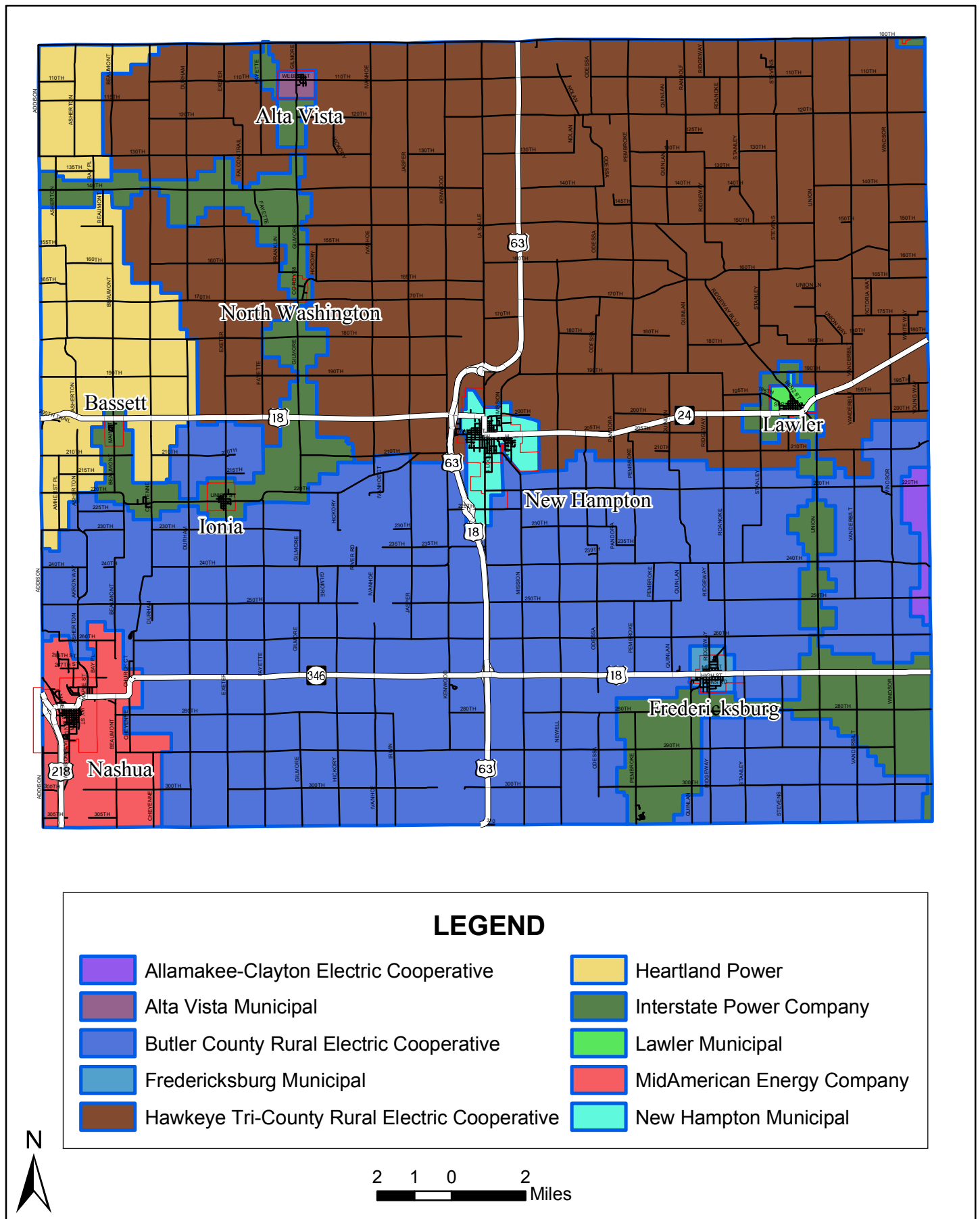
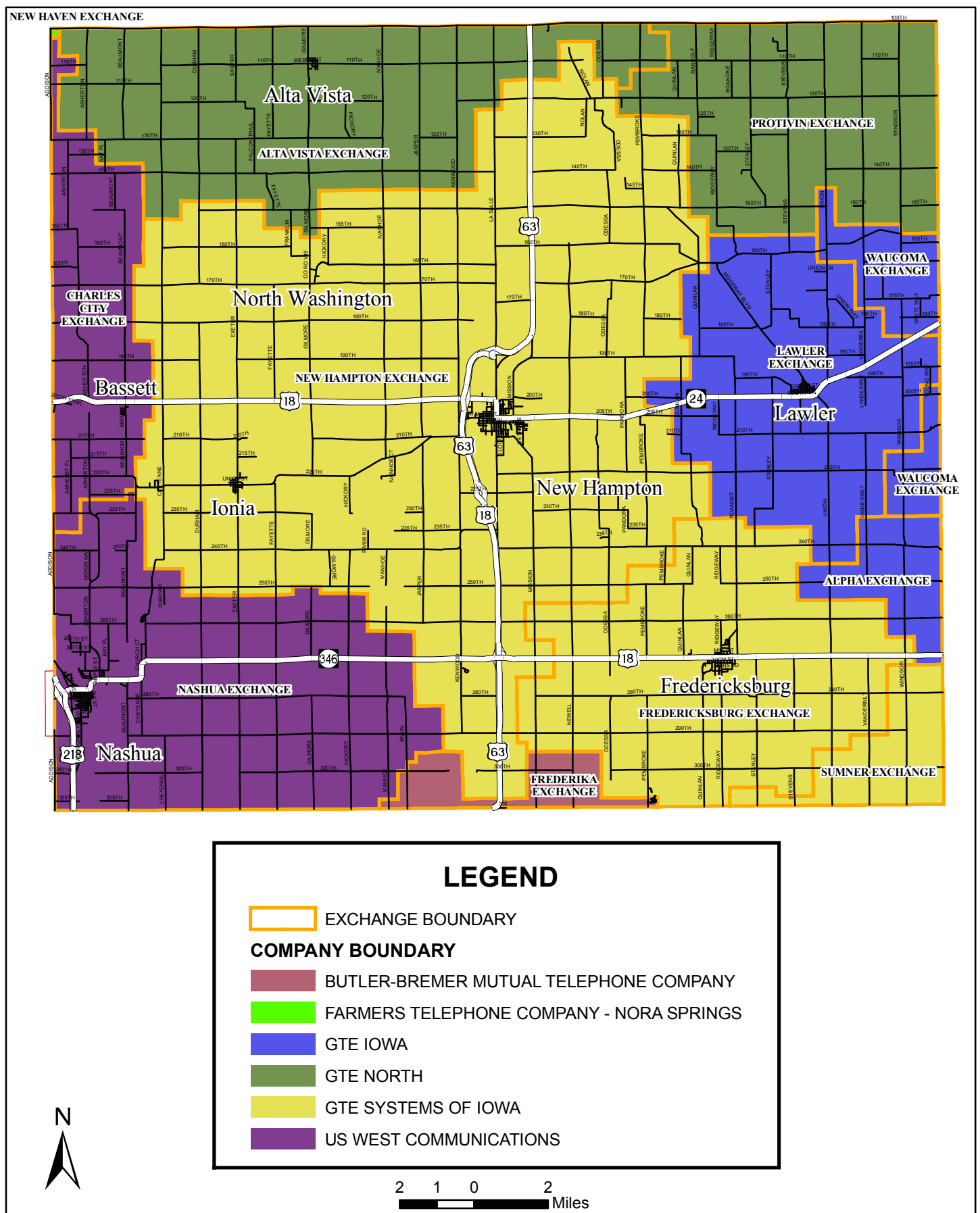




Figure 13: Telephone Service Providers





## **CIRCULATION AND TRANSPORTATION**

The following section describes the transportation network in Chickasaw County, including Figures 14 and 15. Note that because transportation has a profound influence on land use, and vice versa, this section is important in developing a future land use plan for the County.

### **Roads/Streets**

Chickasaw County has an elaborate system of roads and streets, as shown in Figure 14, most of which were designed using the Rectangular Land Survey System. In total, there are over 842 miles of roads in the County road system, of which 140 are paved, 693 are gravel, and nine (9) are dirt. The County also maintains 270 structures, specifically bridges, across streams, creeks, rivers, and ditches. U.S. Highways 63 and 218 traverse the County north and south. Chickasaw County also has access to highways from US 63 and 18, as well as from Iowa Highway 24 and 346. As for secondary roads, many are paved and provide access to most areas of the County. Figure 14 shows the highway and road network in Chickasaw County.

### **Air**

Air service is available to Chickasaw County residents at a number of local, regional, and international airports. Locally, the New Hampton Airport serves the County, as is shown in Figure 14, while other out-of-county regional air service is offered by the Waterloo, Cedar Rapids, and Dubuque Airports. International air service is available in Rochester, Minnesota; Minneapolis-St. Paul, Minnesota; and Des Moines, Iowa.

### **Rail**

Chickasaw County is currently served by two (2) rail providers: the Iowa, Chicago, and Eastern Railroad crosses the County east and west, and the Cedar River Railroad serves the extreme southwestern corner of the County. Figure 14 shows the current location of rail service in the County.

### **Transit**

The Iowa Northland Regional Transit Commission (RTC) offers limited transit service to residents of Chickasaw County. Currently, demand response service, which requires 24-hour notice, is offered in Waverly. The remainder of the County is served by RTC on a case-by-case basis depending on space and service timing considerations.

### **Water**

Water transportation is not available in Chickasaw County, with the exception of private recreational boating. As was previously indicated, the County is influenced by the: Cedar, Wapsipinicon, Little Turkey, and Little Wapsipinicon Rivers, as well as Crane Creek. At this time, it is unlikely that these rivers will be used as a means of transportation without efforts to remove silt and sediment through dredging operations. In addition to dredging, damming of the river may be necessary to increase water depths to acceptable levels. Finally, in terms of environmental protection, efforts will have to be made to protect wildlife from chemicals and pollution that can be concentrated in Iowa waterways.

### **Bike/Pedestrian**

Access to bike and pedestrian trails for transportation is becoming more prevalent in Chickasaw County. In addition, efforts are being made to plan and extend recreational trails throughout Chickasaw County. Figure 15 shows planned trail development in County.



Figure 14: Transportation Modes/Infrastructure in the County

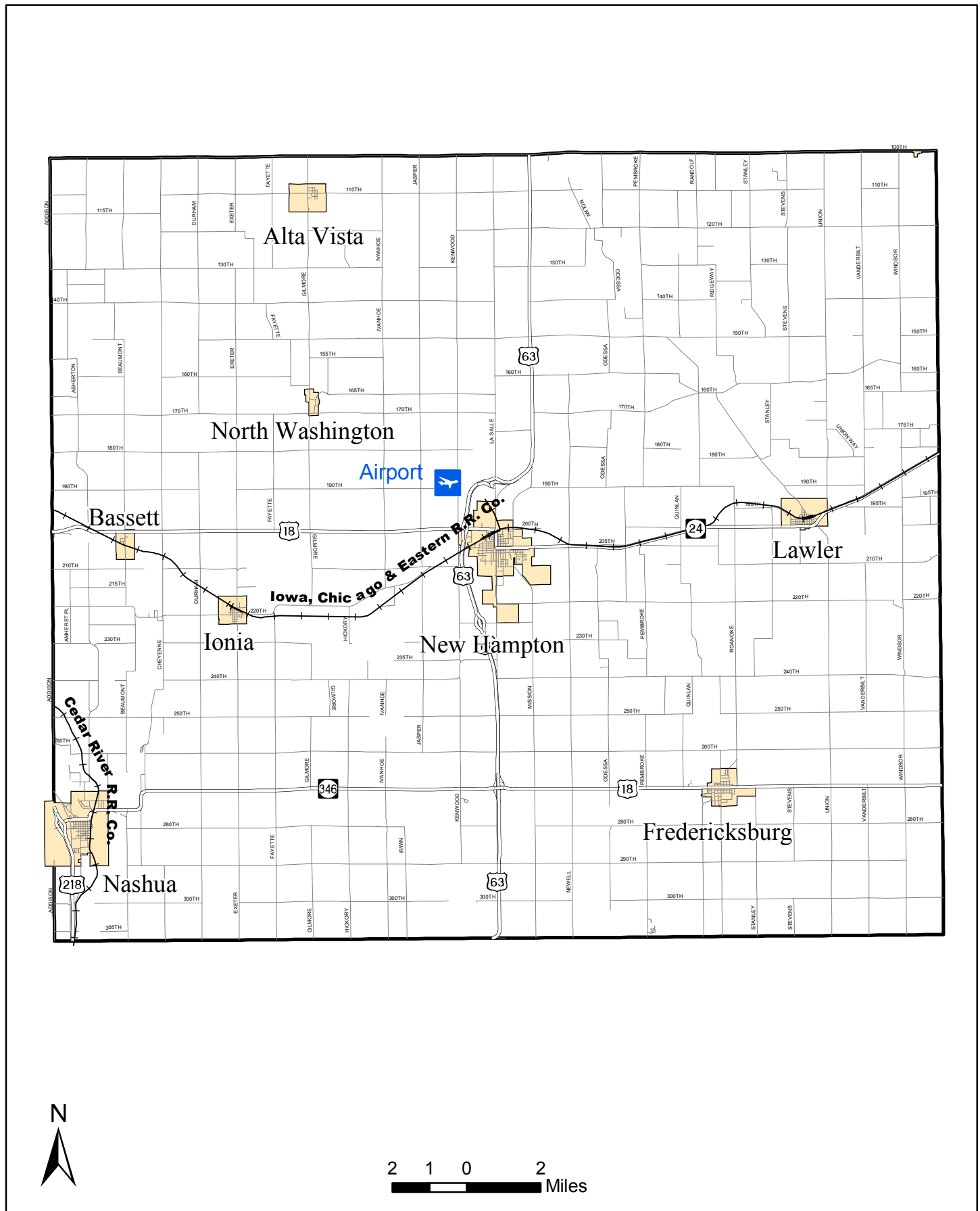
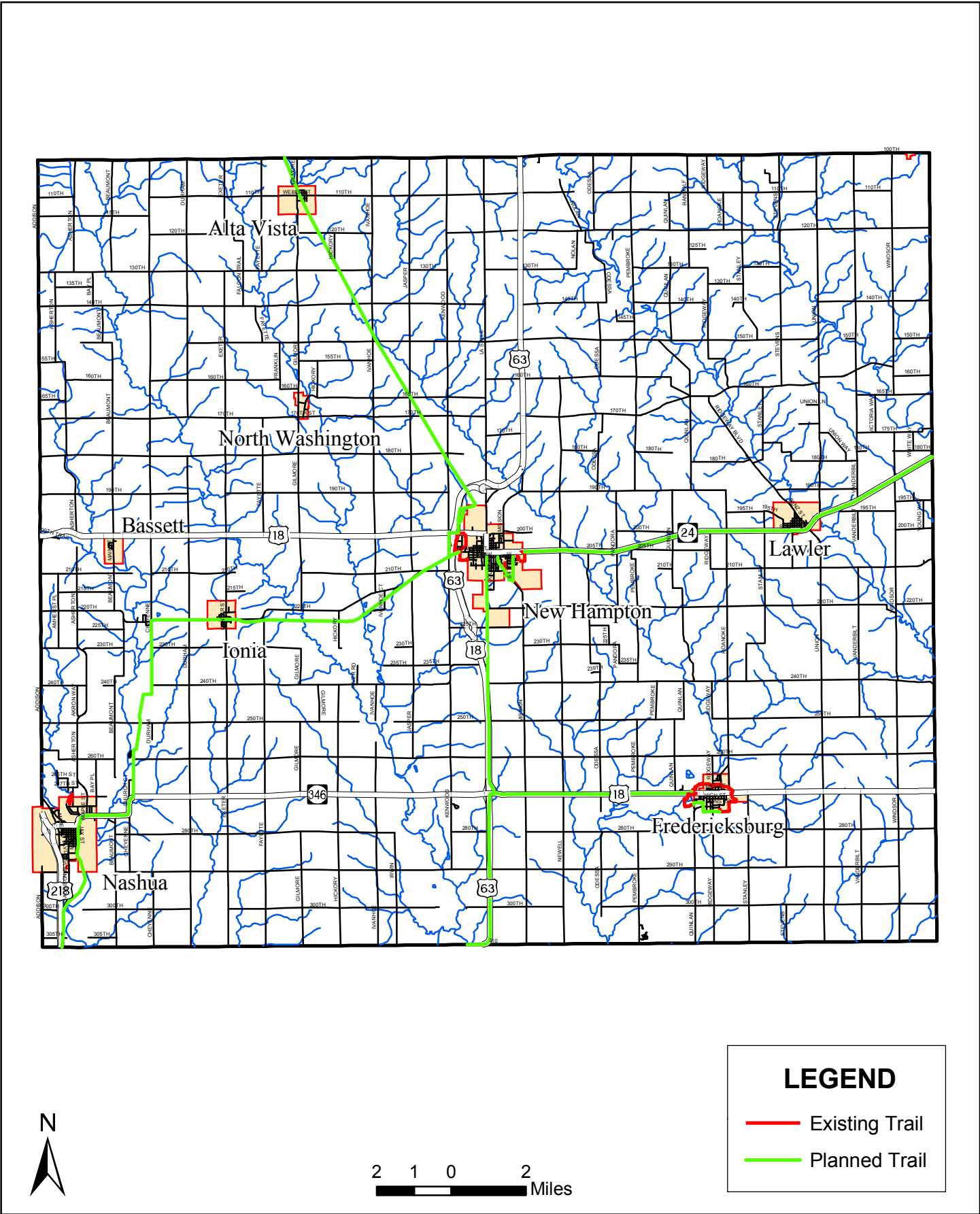




Figure 15: Recreation Trail Map of the County





## IMPLEMENTATION OF THE PLAN

This Section of the Plan defines the land use goals and their corresponding objectives for Chickasaw County, as developed by the Comprehensive Land Use Planning Task Force that is identified at the beginning of this Plan. In terms of definitions, goals are generalized, optimistic statements of a desired end that should also be attainable and provide direction for forming specific objectives. Under each of the goals, the County has defined objectives that are specific to each goal. These objectives are not meant to replace the goals, but rather they should provide implementation guidance for the Board of Supervisors, Planning Commission, and staff when interpreting the Plan. In addition, objectives typically address more specific concerns of a county and are more procedural in nature than goals. The following section defines the Chickasaw County land use goals and their corresponding objectives.

### Land Use Goals and Objectives

***It shall be a goal of Chickasaw County to preserve and protect its agricultural economy as well as its agrarian lifestyle and valuable agricultural resources, including its soils. To that end it is important that this Plan include the following objectives:***

1. Understand that the purpose and original intent of zoning and land use planning is to protect the availability of agricultural land (IC 335.5).
2. Recognize that encroachment of housing developments in rural areas of the county is a driving force for preservation.
3. Reflect the importance and local support of agriculture to the community and local economy.
4. Favor or encourage other types of economic development, but not at the expense of agriculture.
5. Encourage growth in the agricultural economy as a form of economic development.
6. Encourage good land stewardship, which considers new soil preservation practices.
7. Include an “agricultural uses only” classification, as determined by Corn Suitability Ratings (CSR) of the soils or Land Evaluation and Site Assessment (LESA) factors.
8. Attempt to balance agricultural uses and residential subdivisions, as well as well as try to minimize conflicts between these land uses.
9. Encourage residential infill development within existing subdivisions.
10. Direct urban uses (residential, commercial, and industrial uses) into incorporated cities where services are more readily available and land use conflicts with agriculture are less likely.
11. Reflect community support for agricultural uses by including protection for farms such as required residential setbacks away from farms, required buffer zones, fencing, landscaping, and trees.
12. Should specifically state that the rural living experience is different than urban living and that potential rural residents should be informed of the differences.
13. Protect fragile ecological areas, historical sites, and other environmentally sensitive areas.
14. Preserve the rural quality of life (i.e. clean air and water, minimal traffic, low crime, good school, excellent health care, access to libraries, cultural and recreational assets, etc.).
15. Recognize that agriculture is changing, and the plan should be flexible enough to change with it.
16. Foster cooperation among residents with regard to land use issues.
17. Outline enterprise zones, growth areas, and locations where urban uses (residential, commercial, and industrial uses) are allowed.
18. Address siting of large-scale industrial development, such as for power or ethanol facilities.
19. Provide an awareness of the diversity of the county’s residents.
20. Build the groundwork for countywide zoning regulations to be developed. The county shall set a realistic goal of five years for said regulations to be adopted.
21. Shall state that the county will use its regulations to preserve agricultural assets (economy, soils, etc.).
22. Support county participation in the National Flood Insurance Program (NFIP).
23. Should restrict private burials by only allowing them to occur in established, dedicated cemeteries.



***It shall be the goal of Chickasaw County to direct residential growth according to this Plan. Residential development in the unincorporated areas of Chickasaw County will be guided by the following objectives:***

1. Encourage infill development within existing residential subdivisions.
2. Attempt to separate residential uses from other incompatible uses, such as intensive agricultural and industrial uses.
3. Direct residential development into incorporated communities where services may be readily available and where they can be provided concurrently with development.
4. Encourage residential development in closer proximity to services such as sewer, water, emergency medical, and transportation infrastructure.
5. Encourage developers to include open or green space in their developments because of their positive impact on quality of life and the environment.
6. Address the negative side effects of residential development, such as noise.
7. Encourage the use of quality construction material in residential development. Said materials shall not be recycled or discarded materials.
8. Address the aesthetics of residential development, including but not limited to junk cars, salvage materials, and domestic animals. A county nuisance and/or infractions ordinance(s) could be used to enforce these provisions in the plan.
9. Address the use of subdivision covenants/deed restrictions. It should be understood that enforcement of covenants is not the responsibility of the county.
10. Support different types of housing, including manufactured housing.
11. The plan should include land suitability provisions regarding soils, floodplain development, wooded areas, wetlands, etc. The county's subdivision ordinance will be used to help implement this statement.
12. Attempt to address emerging types of technologies, as they relate to residential development.

***It shall be the goal of Chickasaw County to manage and direct commercial and industrial development using this Plan. Accordingly, the plan will implement the following objectives:***

1. Direct commercial and industrial development into incorporated communities where services may be readily available and where they can be provided concurrently with development.
2. Encourage commercial and industrial development in closer proximity to services such as sewer, water, emergency medical, and transportation infrastructure.
3. Consider neighboring land uses when a commercial and/or industrial development is proposed in order to minimize any potential land use conflicts.
4. Promote agriculture-related commercial and industrial endeavors.

***It shall be the goal of Chickasaw County to protect and preserve its environmentally sensitive resources. Environmental quality and ecological issues will be addressed by the following objectives:***

1. Preserve and maintain its quality of water.
2. Encourage land management practices that maintain its valuable soil resources.
3. The county needs to understand that wildlife and habitat are protected by law.
4. Recognize that sound environmental protection, green space, and the agrarian lifestyle equate to higher quality of living for its residents.
5. Encourage buffering of environmentally sensitive areas from development.
6. Encourage the use of new technologies in an attempt to preserve and protect groundwater, including sanitary sewer service.
7. To the extent possible, the county should protect woodlands from complete harvesting, housing development, and farming.
8. Protect the county's rivers, streams, and natural waterways from development.
9. Be prepared to address the need for sanitary sewer services in unsewered communities.
10. Join the National Flood Insurance Program, which includes completion of an application and passage of a resolution and ordinance by the Board of Supervisors. Benefits include offering insurability for properties currently in the floodplain as well as access to grant and loan programs. Implementation of the program in the county thereafter will also be a responsibility of the county.
11. Maintain and improve air quality in the county, to the extent possible.



12. Study the feasibility of developing a stormwater management program, with implementation through the subdivision ordinance. Included in the program should be the use of wetlands, detention and retention basins, and measures that help to minimize soil erosion.

***It shall be a goal of Chickasaw County to maintain and improve, whenever possible, the quality of life of its residents. Therefore, the county will implement this goal through the following objectives:***

1. Include the following amenities in addressing quality of life issues:
  - a. The high quality of schools
  - b. Access to excellent health care services
  - c. Quality transportation and infrastructure assets
  - d. The existence of quality libraries, museums, and welcoming churches
  - e. Access to recreational facilities including trails, parks, wildlife habitat, and green spaces
2. Address properties that are unkept or not maintained.
3. Attempt to address salvage and junkyards, possibly through the development and enforcement of appropriate county ordinances and policies.
4. Address unlicensed, inoperable, and abandoned vehicles, possibly through development and enforcement of appropriate county ordinances and policies.

***It shall be a goal of Chickasaw County to protect private property rights, as is possible. Accordingly, the county will set the following objectives::***

1. Remain respectful and mindful of the fact that private property owners should be afforded due process in land use decision-making procedures.
2. Attempt to balance the request of individuals and the good of the whole when making land use decisions.
3. Integrate public input procedures into land use-related regulations.
4. The county, and its planning commission, will abide by the Iowa Open Meeting and Open Records laws with regard to conducting meetings and maintaining public records.

***It shall be a goal of Chickasaw County to maintain an adequate transportation system for its residents. Objectives to assist the county with this goal include:***

1. Developing a policy, which is compliant with state and federal laws, regarding the development, reconstruction, and improving roads and streets. Said policy may identify possible funding sources including special assessment and tax increment financing.
2. Encouraging infill development, and in doing so, the county may want to consider assistance with improving roads in areas where growth is permissible.
3. Prioritizing maintenance of existing roads over improving new roads.
4. Addressing where subdivisions will be permitted or encouraged.
5. Encouraging “smart growth”, including allowing phasing of development.
6. Investigating the feasibility of developing incentives such as tax increment financing to assist with infrastructure improvements.
7. Supporting existing airports and restrict any future airport development within the unincorporated areas of the county.
8. Concern about the length of time that trains are allowed to block vehicular traffic.
9. Addressing the need for additional transit services, if and when this becomes a prevalent concern.

***It shall be a goal of Chickasaw County to implement this Plan. To do so, the county must consider the following objectives:***

1. Develop and adopt its plan, which will be implemented using various offices including the Board of Supervisors; County Auditor and Recorder; Planning Commission, which the county will have to create; Board of Health; Emergency Management; and County staff, including Emergency Management and Engineer.



2. Review and consider amending, its Plan, as is necessary, but at least every 10-20 years, and it will serve as the legal basis for its subdivision ordinance and any other policy or ordinance requiring a comprehensive or general plan.
3. Develop and adopt a subdivision ordinance, which will help implement the plan and provide for local authority over land division in the unincorporated area of the county. In conjunction with its subdivision ordinance, the county may want to consider the development and adoption of 28E (Iowa Code reference) agreements with incorporated cities to manage growth in areas immediately outside of those communities.
4. Study and develop, as is appropriate, other mechanisms for implementing their plan including zoning, urban renewal and tax increment financing, an infractions ordinance, and other ordinances.
5. The County will require or measure the following checklist of issues prior to development approval.
  - a. Consistency with the Plan, including the Future Land Use Map.
  - b. Compatibility with surrounding land use(s).
  - c. Minimal impact on adjacent property.
  - d. Appropriate density of proposed use and its surrounding.
  - e. Minimal impact on traffic generation and flow.
  - f. The ability of the proposal to obtain or access adequate services.
  - g. Minimal environmental impact.
  - h. Other factors affecting the general purpose, goals, and objectives of this Plan.

***It will be goal of Chickasaw County to work cooperatively with federal and state governments, as well as the local governments including cities, townships, and school districts in order to improve the quality of life of local residents.***



## Existing Land Use and Future Growth and Development

Land use in Chickasaw County, as in most Iowa counties, is and will be dominated by agriculture. The rich, fertile soils easily support crop production and animal husbandry activities. Existing land use was studied and analyzed by the County Planning Commission using 2005 aerial photographs for the entire County, as shown in Figure 16. Also, the property tax layer of the County's Geographic Information System (GIS) was used to help establish the existing or current land use for each unincorporated parcel or tract of land. After reviewing the existing development on the aerial photos, the Planning Commission identified the future residential, commercial, and recreational areas for the unincorporated areas of the County, as are shown in Figure 17. However, in no way should it be construed that classifying land into a certain land use category in this Plan constitutes approval or endorsement by the County. In other words, future land use designations shown on Figure 17 shall not be substituted for any current or future Chickasaw County development ordinance or policy review and/or consideration process, such as those that may be developed for zoning, subdivision, annexation, or urban renewal policy implementation. The following text, together with Figure 17, will outline the existing and future land use development plan for the County

*Agricultural Uses.* As was previously stated, agriculture is the dominant land use in the unincorporated areas of the County, and it is anticipated to remain so in the future. Figure 3, which shows Corn Suitability Ratings (CSR) of Chickasaw County soils, coupled together with the previously stated Land Use Goals and Objectives, comprise the basis of the County's efforts to preserve its prime agricultural soils and areas as are shown in Figure 17. In terms of uses, it is anticipated that the primary agricultural uses will include: crop production; animal husbandry; pastureland; reserve and conservation areas; woodlands preservation; wetlands and floodplain protection areas; and individual farmsteads or farm-related areas or sites, and that these uses will continue to dominate the County in area.

*Residential Uses.* Residential uses are projected to occur in areas delineated as such in Figure 17. These areas include residential subdivisions that are located throughout the County, most of which, excluding areas around Nashua in the southwestern part of the County, are very small areas, some of which exist today. The primary type of residential use is anticipated to be low-density, single-family dwelling units. Utility services will likely be provided by septic systems and individual or shared wells.

*Commercial and Industrial Uses.* Commercial and industrial uses in Chickasaw County are planned to occur in correspondingly labeled areas shown in Figure 17. In general, these uses will occur sporadically throughout the County and will be comprised of service industries, agriculturally related businesses, and other light industries. Utility services for these businesses will either be provided by individual septic systems, wells, and/or through nearby incorporated communities.

*Public, Flood-Prone, and/or Open Space.* Areas included in this category include public property; parks; recreational and wildlife areas; public access areas, greenbelt and flood-prone areas along the rivers, streams, and tributaries; and cemeteries and churches. It is the intent of this Plan to preserve and protect these areas from encroachment. As is presented in Figure 17, these areas comprise current recreation areas and flood-prone land along the rivers and streams.



Figure 16: Existing Land Use Map of the County

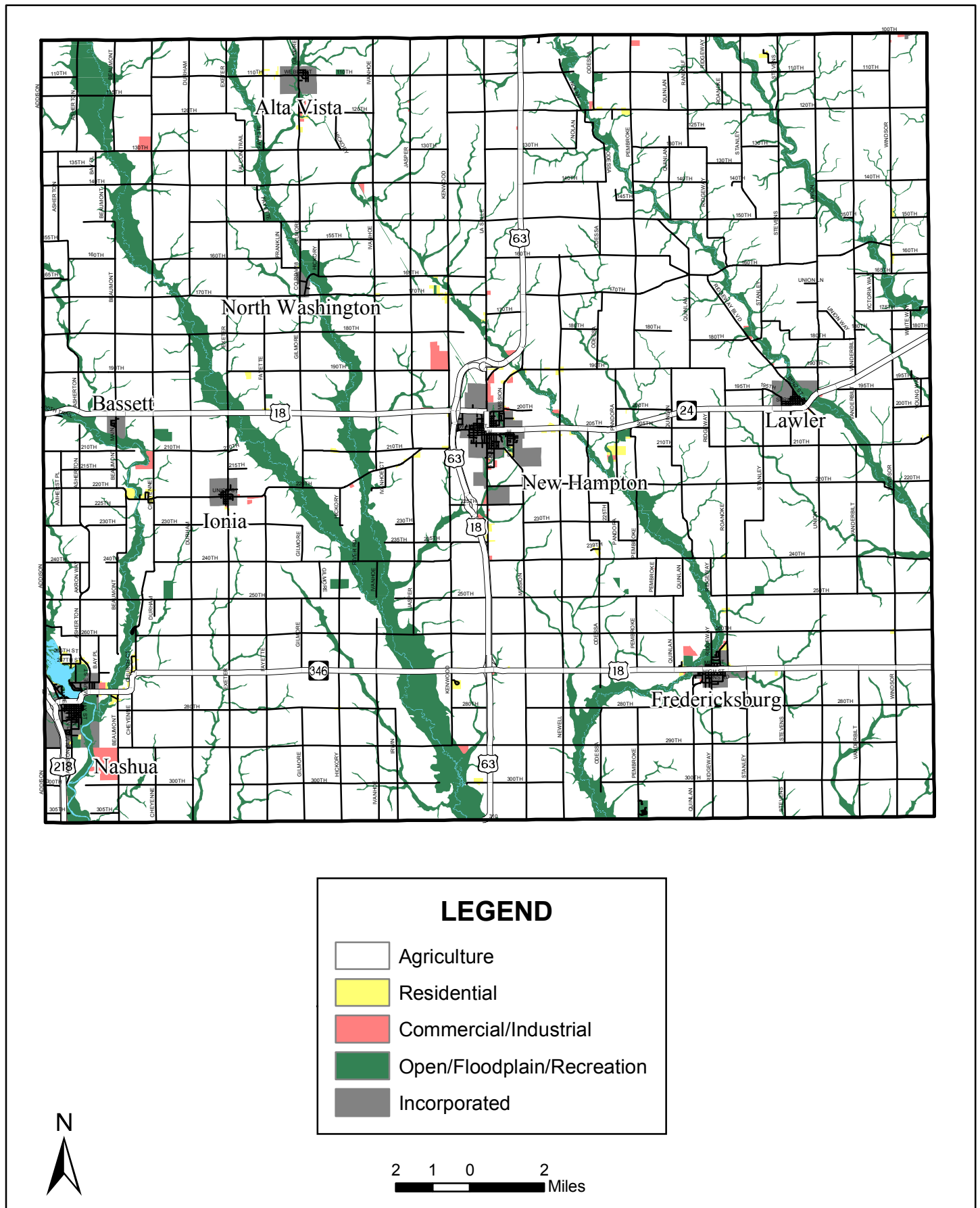
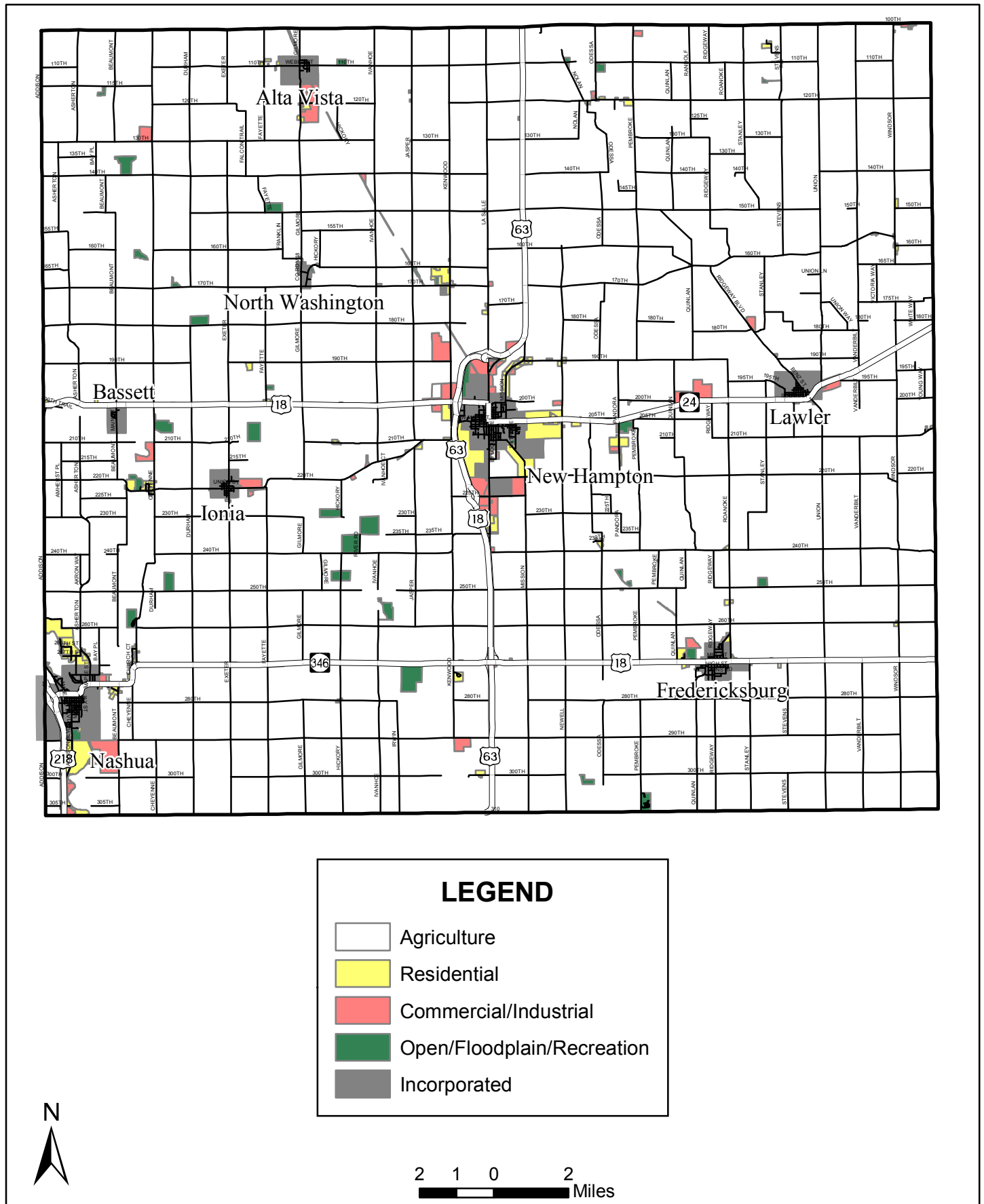




Figure 17: Future Land Use Map of the County





## **AMENDMENT OF THE PLAN**

The Chickasaw County Board of Supervisors may, from time-to-time, want to amend this Plan, including any and/or all maps and illustrations. In order to do so, first the County Planning Commission shall consider the proposed amendment and conduct a properly noticed public hearing. The Planning Commission shall make a recommendation on the proposed amendment, after the public hearing, and send it to the Board of Supervisors for consideration. The Planning Commission is free to make further suggestions pertaining to the proposed amendment to the Board of Supervisors.

After receiving recommendation from the Planning Commission, the Board of Supervisors shall also hold a properly noticed public hearing on the proposed amendment. After their public hearing, the Board is free to make the final decision, including alterations to the amendment, prior to adoption of any amendment. The Board of Supervisors shall adopt amendments to this Plan by resolution after a simple majority vote of the Board.



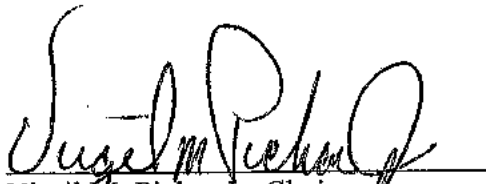
RESOLUTION NO. 08-10-09-21  
TO ADD ALTERNATIVE ENERGY VERBIAGE TO  
CHICKASAW COUNTY LAND USE PLAN

WHEREAS, the Chickasaw County Board of Supervisors adopted Chickasaw County Land Use Plan on May 22, 2007; and

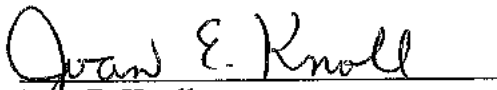
WHEREAS, the Planning Commission of Chickasaw County is recommending approval of adding Alternative Energy Verbiage as follows: "Promote the safe, effective and efficient use of alternative energy resources including private and commercial wind energy, solar electric power production, geothermal energy recovery and new alternative energy technologies as developed", to be inserted under Implementation of the Plan-Land Use Goals and Objectives #24 on page 46 of the Chickasaw County Comprehensive Land Use Plan.

NOW THEREFORE BE IT RESOLVED by the Chickasaw County, Iowa Board of Supervisors that the above noted text be added to the Chickasaw County Comprehensive Plan.

Passed and Approved this 10<sup>th</sup> day of August, 2009.

  
Virgil M. Pickar Jr. Chairman

ATTEST:

  
Joan E. Knoll  
Auditor