

**COMPREHENSIVE PLAN**  
**FOR**  
**BUTLER COUNTY, IOWA**

**ADOPTED BY THE**  
**BUTLER COUNTY BOARD OF SUPERVISORS**  
**ON**  
**DECEMBER 19, 1994**  
**RESOLUTION #144**

Board of Supervisors

Melvin L Bakker  
Vern Echelberger  
Neal Wedeking

County Departments

Don Johnson, Auditor  
Deb Mc Whirter, Assessor  
Craig Franken, Recorder  
Henry Groeneveld, Treasurer  
Bob Haylock, Engineer  
Steve Busse, Planning and Zoning Administrator  
Greg Lievens, Attorney  
Tim Junker, Sheriff

Butler County Planning and Zoning Commission

Richard Mennenga  
Reverend P.C. Matthias  
Art Krull  
Meinard Koop  
Richard Reser

Butler County Board of Adjustment

Frank Reints  
Dennis Ott  
Wallace Brouwer  
Mark Gerdes  
Donald Harris

Iowa Northland Regional Council of Governments Staff

Sharon Juon  
Rod Larsen  
Fred Saul  
Jeff Mundt  
Greg Smith  
Dick Byersdorfer  
Robert Krause  
Sheri Deterding  
Trent Steffy - Intern \*

Brian Schoon \*  
Sue Keeler  
Donna Torsrud  
Regina Duggan  
Alan Jessen  
Shari Cooper \*  
Michael Raner  
Rhonda Grandon

\* Principal Planners on the Project

LETTER OF TRANSMITTAL

## TABLE OF CONTENTS

		<u>Page</u>
I.	Background and Introduction	1
	A. Preface	2
	B. Comprehensive Planning Process	3
	1. Goals	3
	2. Research	6
	3. Alternatives	6
	4. Policy/Plan Development	6
	5. Evaluation/Implementation	7
	C. Location of Butler	8
	D. History of Butler	9
II.	County Profile	11
	A. Existing Population	12
	B. Existing Housing	22
	C. Income Analysis	29
	D. Economy and Employment	33
	1. Employment	33
	2. Unemployment	35
	3. Economic Base	37
	4. Agricultural Economy	39
	5. Manufacturing	51
	6. Retail Sales	54
	7. Wholesale Trade	56
	8. Service Sector	56
III.	Public Facilities	57
	A. Public Services	58
	1. Public Safety	58
	2. Emergency Medical	58
	3. Health Care	58
	4. Schools	60
	6. Adult Education	60
	7. Parks and Recreation	62
	8. Cultural	67
	B. Public Works	69
	1. Transportation	69
	2. Water	73
	3. Sanitary Sewer	73
	4. Solid Waste	74
	5. Utilities	74

	<u>Page</u>
IV. Existing Community Components	76
A. Physical Characteristics	77
1. Flooding Potential	77
2. Soil Composition	79
3. Topography	81
4. Environmentally Sensitive Land/Areas	81
V. Population Projections, Policies, and Land Use Plan	84
A. Population Projections	85
1. Linear Method	85
2. Geometric Method	85
3. State Demographer, Iowa Department of Transportation, and Woods and Poole	88
B. Land Use Plan and Growth Management	89
1. Growth Alternatives	89
2. Policy Statements	94
3. Growth Management Strategy	95
a. Urban Service Area	95
b. Rural Service Area	95
c. Special Areas	105
VI. Implementation	106
A. Methodology	107
1. Zoning Ordinance	107
2. Subdivision Regulations	108
3. General Fund Revenues & Expenditures	110
VII. Monitoring and Effectuation	119
VIII. Bibliography	121

## LIST OF FIGURES

<u>Figure #</u>		<u>Page</u>
1.	Comprehensive Planning Process	7
2.	Location of Butler in Region 7	8
3.	Population Pyramids for 1980 and 1990 for Butler County	18
4.	Average Farm Size for Butler County, Region 7, and State of Iowa: 1974, 1978, 1982, 1987, and 1992	41
5.	Retail Sales: Number of Retail Businesses in Butler County	55
6.	Retail Sales: Amount of Retail Sales in Butler County	55
7.	Location of Fire Department Districts in Butler County	59
8.	Location of School Districts in Butler County	61
9.	Existing Street Classifications in Butler County	71
10.	Location of Telephone Districts in Butler County	75
11.	100 Year Flood Plain in Butler County	78
12.	Soils Association Map	80
13.	Topography of Butler County	82
14.	Big Marsh	83
15.	Population Trends and Projections	87
16.	Urban Service Area in Butler County	89
17.	Unincorporated Communities in Butler County: Kesley, Iowa	96
18.	Unincorporated Communities in Butler County: Austinville, Iowa	97
19.	Reference map for Rural Service Area in Butler County	100
20.	Rural Service Areas, Section 1	101
21.	Rural Service Areas, Section 2	102
22.	Rural Service Areas, Section 3	103
23.	Rural Service Areas, Section 4	104

## LIST OF TABLES

<u>Table #</u>	<u>Page</u>
1. Butler County Firsts	10
2. General Demographic Information	12
3. Population Trends in Butler County	13
4. Population Trends for Butler County Municipalities	14
5. Population by Township: 1970 - 1990	15
6. Age Profile for Butler in 1980 and 1990	16
7. Age Group by Sex for 1980 and 1990	17
8. Median Age of Persons in 1980 and 1990	17
9. A Comparison of Persons Under 18 for 1980 and 1990	19
10. A Comparison of Persons Over 64 for 1980 and 1990	20
11. Education for persons 25 years & Over as a Percentage of Total Population in 1990	21
12. Migration and Natural Change Trends in Butler County	21
13. Housing Unit Data for Butler County	22
14. Persons Per Occupied Housing Unit in 1990 in Butler County	22
15. Housing Unit County for Townships in Butler County for 1980 and 1990	23
16. Housing Unit Counts for Communities in Butler County for 1980 and 1990	24
17. Median Value of a Single Family Dwelling for Butler County in 1980 and 1990	25
18. Value of a Single Family Dwelling for 1980 and 1990	26
19. Contract Rent for Rental Units in 1980 and 1990	27
20. Age of Year Round Housing Units	28
21. Distribution of Household Income for Butler in 1989	29
22. Per Capita Income Trends	30
23. Median Household Income for Communities in Butler County	31
24. Persons Below Poverty Level by Age Group	31
25. Percent of Families Below Poverty Level in Butler County	32
26. Employment by Occupation Category for Butler County	34
27. Unemployment Trends for Communities in Butler County	35
28. Unemployment Percentage Trends for Butler County	36
29. Industry by Sector for Butler County	38
30. Number of Acres and Percentage Distribution of Farms: in Butler County: 1974 - 1992	39
31. Average Farm Size for Region 7 Counties	40
32. Characteristics of Farm Owners, Operators, and Hired Farm Labor in Butler County: 1978, 1982, 1987, and 1992	42
33. Land In Farms and Principal Cropland Harvested For Region 7 Counties	43
34. Corn: Acreage, Production and Yield	44
35. Soybeans: Acreage, Production and Yield	45
36. Number of Total Cattle and Calves, Beef Cows, and Milk Cows on Farms, and Cattle and Calves Sold for Region 7 Counties: 1978, 1982, 1987, and 1992	46

<u>Table #</u>	<u>Page</u>
37. Number of Hogs, Farm Inventory, Sows Farrowed, and Marketings for Region 7 Counties: 1978, 1982, 1987, and 1992	47
38. Cash Receipts for Farms Reporting of all Crops: 1982, 1987, and 1992	49
39. Cash Receipts for Farms Reporting of Livestock, Poultry and their Products: 1982, 1987, and 1992 in Butler County	50
40. List of Butler County Manufacturers and their Locations	51
41. Manufacturing in Butler County for 1982 and 1987	53
42. Retail Sales and Business Trends	54
43. Wholesale Trade for Butler County for 1982 and 1987	56
44. Service Sector Data for Butler County for 1982 and 1987	56
45. School Districts in Butler County and Number of Students Enrolled	60
46. Butler County Conservation Commission Parks	62
47. Potential Road Projects & Extensions	70
48. Service Levels for Airports within One Hour of Communities in Butler County	72
49. Soils Associations in Butler County	79
50. Butler Population Projection Estimates for 2000 and 2010	86
51. Butler County's Population Projection Estimates for 200 and 2010	88
52. Growth Alternatives	93
53. Taxable Assessed Valuations for Butler County	110
54. Actual Assessed Valuations for Butler County	110
55. Tax Levies for Communities in Butler County for Taxes Payable July 1, 1993 to June 30, 1994	111
56. General Fund Revenues : 1989-1993	113
57. Percent Change in General Fund Revenues: 1989-1993	113
58. General Fund Expenditures : 1989-1993	116
59. Percent Change in General Fund Expenditures: 1989-1993	117
60. General Obligation Bond Debt Capacity Analysis	118



**PART I. BACKGROUND AND INTRODUCTION**

## PREFACE

The Butler Comprehensive Plan represents the efforts taken by the citizens of Butler County working with the staff of the Iowa Northland Regional Council of Governments to:

- observe and understand the County as it exists today;
- foresee future conditions and demands;
- exercise control over the future, by implementing desired changes; and
- update the existing comprehensive plan.

The comprehensive plan is an important first step toward promoting long range planning for the County. It is hoped that it will serve as a flexible guide to both county officials and the citizens of Butler County in deciding how their communities will grow and develop.

Citizen input was encouraged throughout the development of the comprehensive plan. Meetings were held with the Butler County Board of Supervisors, Planning and Zoning Commission, and Zoning Administrator to discuss issues of importance and to evaluate the County policies for growth and development. This process insured that the plan reflects the interests of the County and that it has been developed with their support and understanding.

## COMPREHENSIVE PLANNING PROCESS

### GOALS

Goals are defined as statements which describe a desired outcome. They are open-ended, yet specific in what they wish to accomplish. Although a goal is long-range, progress toward that goal is measurable. Thus, goals which are measurable are manageable.

Butler County has developed a list of goals that they wish to strive toward in future years. These goals were developed by the Planning and Zoning Commission and are the beginning point in the planning process.

#### Goal Statements for Butler County

1. To maintain the protection of agricultural operations and the preservation of the productivity, availability, and use of agricultural lands, thus assuring the maintenance of agriculture as a major sector in the economy of the County.

##### Objectives:

- Work toward timely, orderly, and efficient development of land and resources, while maintaining the public welfare of the citizens of Butler County.
- Encourage any new construction, development or growth adjacent to existing land use (residential, commercial, and industrial areas) to avoid wasted land.
- Update the Butler County Comprehensive Plan as needed, review modifications or changes in County policy and incorporate them as amendments to the Plan.
- Update the Butler County Zoning Ordinance as needed, review modifications or changes in order to maintain the general welfare and provide direction for development within Butler County.

2. To maintain an on-going comprehensive planning process in which informed public input is considered an important element.

##### Objectives:

- Invite citizen groups to participate in the development and implementation of the County plans.
- Make a continuous effort to encourage participation of residents that will assist in County development throughout the life of this plan.

3. To provide and improve roads to assure adequate and efficient services to all persons within Butler County.

Objectives:

- To continue to monitor road conditions within Butler County and to provide for road improvements through long range road projects.
- To utilize an adopted capital improvements schedule which will provide for a general upgrade of the County's overall infrastructure.

4. To ensure the protection and conservation of land and other natural, human, and economic resources in Butler County including energy, that are the basis of the rural community, economy and lifestyle.

Objectives:

- To ensure the maintenance and improvement of the environmental quality of the soil, air, water, and land for all residents, present and future living in the county.
- To protect the present and future soil quality from wind and water erosion by encouraging the stewardship of the soil, providing educational programs in soil technology, and increasing the establishment of cooperative programs and cost share assistance.
- To support appropriate conservation methods as a requirement for participation in federal farm programs to receive government assistance so that the productivity of agricultural land will be maintained, preserved, and improved.
- To improve and enhance the recreational parks, state parks and open spaces in the County.
- To continue to provide maintenance and general upkeep of the existing parks.
- To encourage development of diversified recreational activities to meet the needs of all age groups.
- To promote the expansion of recreational services such as a golf courses, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the flood plain, wetlands, and certain soil types.

5. To provide a framework around which land use decisions can be made in accordance with the practices of good planning for orderly comprehensive development.

Objectives:

- Develop an aggressive five-year capital improvements program for the entire County; as well as updating current zoning and subdivision ordinances in order to implement the Plan.
- Update the Butler County Zoning Ordinance as needed, review modifications or changes in order to maintain the general welfare, and provide direction for rural development within Butler County.
- Develop a long-range 10-20 year priority program.

6. To provide an efficient traffic system for orderly development of the County, while maintaining safety and economy.

Objectives:

- Require that new developments conform to the existing road system or show that the changes will be an improvement for travel in Butler County.
- Investigate future locations of roads to ensure an orderly growth which is consistent with the values and objectives of the County.

7. To continue to provide and support strong public services such as public safety.

Objectives:

- To continue contractual obligations which provide public services to Butler County residents.

## RESEARCH

Planning does not work without studying the history and past trends of a County. Counties which "refuse to pay attention to the past are destined to recommit it " Therefore, in order to plan for the future, a study of the past is presented in the Background and County Profile sections of this plan.

Background information must be gathered. Sources of this information include: Census Bureau materials pertaining to population, housing, income, education, agriculture, and the economy; information about the community's public works and services; transportation data and networks within the County, agricultural data; and the current land use within the County. All of these elements need to be researched in order for a County's future to be planned. In short, the characteristics of a County have to be thoroughly inventoried in order to plan.

## ALTERNATIVES

After existing information has been gathered and analyzed, the next step is to begin contemplating a County's future. Again, the alternatives open to a County are derived from the existing data that was gathered in the previous process. For example, the future population is calculated in several different ways, but all of them are based on the past population figures for that County.

Future development of the land within the County is also based on the data previously collected and supplemented by public input. Growth Management strategies, which in and of themselves provide many alternatives, are based upon initial studies. Public facilities and services, transportation networks and classifications, agricultural data, and socioeconomic factors are all based on background data.

The point to be made here is that several alternatives should be presented before a final plan is presented, and that each alternative is only as good as the data upon which it is based. Furthermore, all of the alternatives are also based on different manipulation and interpretation techniques of existing information.

## POLICY/PLAN DEVELOPMENT

Once adopted, the comprehensive plan becomes a tool for the County. How the plan is to be implemented is the job of a Planning and Zoning Commission and Board of Supervisors. Webster's Dictionary defines policy as "a definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions". Simply stated, a policy is a course of action for the County to carry out its plans.

In this particular case, the comprehensive plan is to be carried out by a zoning ordinance, subdivision regulations, and capital improvements planning. These particular tools, all of which have their basis in the comprehensive plan, are used to guide present and future County decisions.

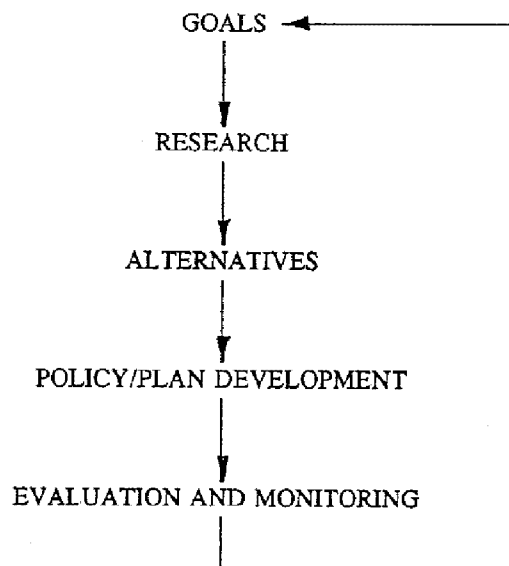
## EVALUATION/IMPLEMENTATION

Effectuation, which means to create a desired effect, is the reason for planning in the first place. This document is labeled as the "comprehensive plan", or general development plan, and without evaluations, revisions, and updates to keep the plan current, it becomes useless. It is essential that the plan remain a flexible guide for County development.

This step in the planning process, although it is last in the process order, should actually be considered the most important because it should deliver a County full-circle back to their goals that were initially set out in the plan. The process of planning for a County should be continuous and on-going. In order to ensure that a County strives towards its goals, responsibilities or policies (zoning ordinance, subdivision regulations, and capital improvement program) have to be adopted and implemented.

Thus the planning process begins....

Figure 1. Comprehensive Planning Process

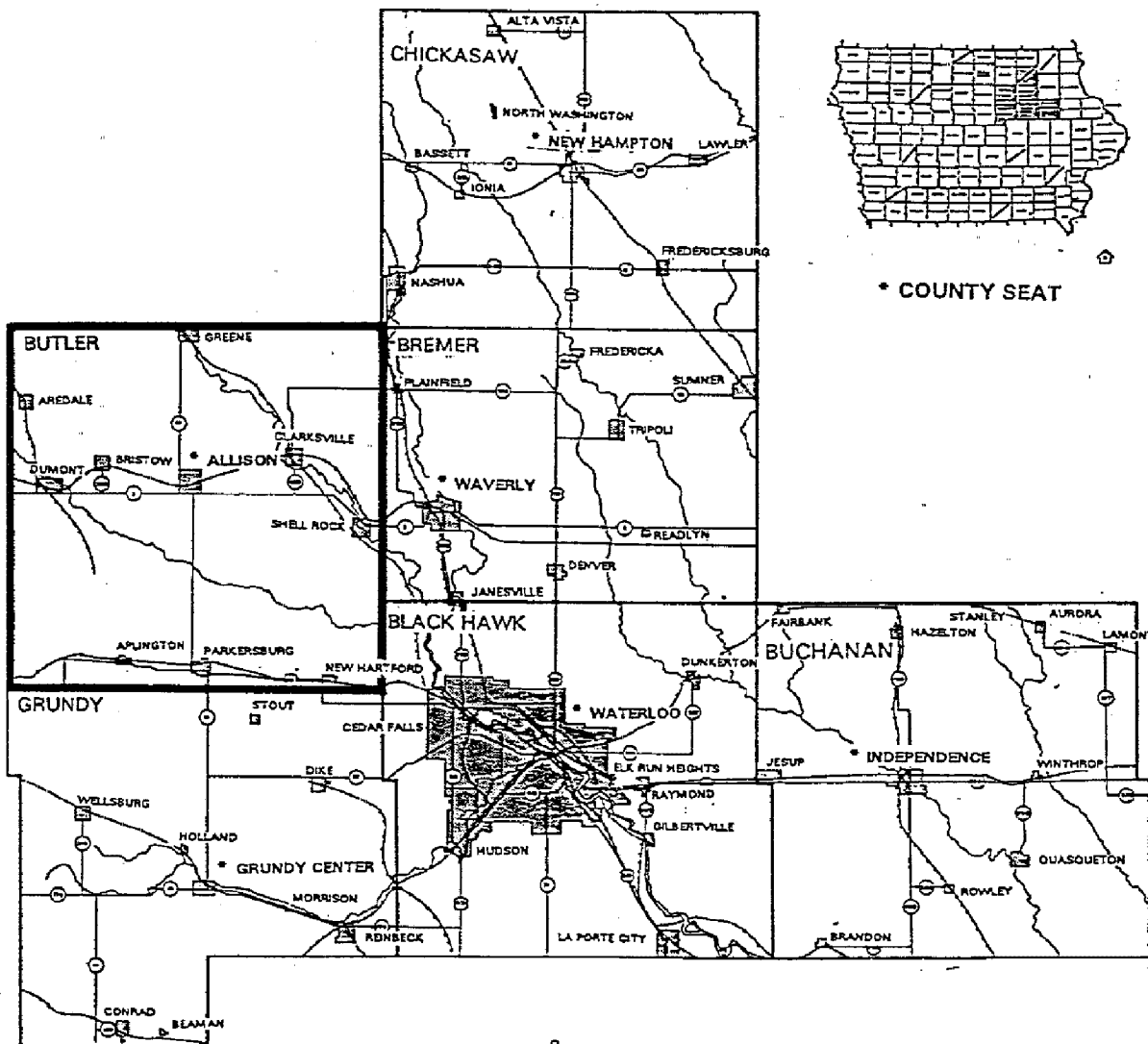


## LOCATION OF BUTLER COUNTY

Butler County is located in the north-central part of the State. The Shell Rock River and the West Fork of the Cedar River flow in a northwest to southeast direction. The surrounding counties traveling clockwise include Floyd, Chickasaw, Bremer, Black Hawk, Grundy, Hardin, Franklin and Cerro Gordo.

As shown in Figure 2, Butler County is located in the north-west corner of Region 7 within Iowa. The County is a member of the Iowa Northland Regional Council of Governments (INRCOG), which is the regional planning agency in Region 7. Currently, there are 15 organized councils of governments in Iowa that offer comparable services to their member communities.

**Figure 2. Location of Butler County in Region 7**





## HISTORY OF BUTLER COUNTY

Butler County, identified as the "Garden Spot of Iowa", was designated in the early years as the ideal location for the hunter, trapper, and agricultural settlers. The banks of the Cedar and Shell Rock Rivers were considered resting spots for these travelers where the first settlers established their homesteads.

In 1850, the first permanent settlers in Butler County were Joseph Hicks and his family. They made their home along the Shell Rock river, then called the English river, near the present town of Clarksville. Mrs. Hicks, a new age woman, was well known for her rifle shooting ability and her aptitude in speaking the language of the Native Americans. Provisions were bought from a small trading post, that later became Cedar Falls, and were hauled back to their home on a pack mule.

Originally, Butler County was made part of Buchanan County for governmental and judicial purposes. In late 1853, Butler separated from Buchanan County and was attached to Black Hawk County, which had recently been organized. During this time, Butler County was known as one singular township. Eventually, citizens decided that a singular organized county was warranted, and Clarksville became the first county seat of Butler County in 1856. A proposed community named Georgetown, that was to be platted in the geographic center of Butler County, challenged Clarksville's claim as the County Seat in an 1858 election. The vote was close, but the County Seat remained in Clarksville.

One year later, the City of Butler Center petitioned the Supervisors and won the right to move the County Seat from Clarksville to Butler Center. However, the District Court voided the election and the County Seat was moved back to Clarksville. In 1860, Butler Center was able to gather enough signatures to get the County Seat issue back on the ballot, defeat Clarksville and become the second county seat of Butler County. The county seat remained in Butler Center for twenty years until the courthouse and county seat were removed due to the technological advancement of the railroad.

The City of Allison, a growing railroad town, petitioned the Board of Supervisors to move the Butler County Seat to Allison. The county seat moved to Allison in 1880 and has remained there ever since. After the successful election, a new County Courthouse was constructed, which remained in use until a more modern facility was built in 1975. The cupola from the original structure was salvaged and remains on display near the newer Courthouse.

Table 1 displays a few of the Butler County Firsts in chronological order.

**Table 1: Butler County Firsts**

FIRST	DESCRIPTION	YEAR
Death	Joseph Kirker - 40 years old	1851
Birth	William Perrin, Jeremiah and Elizabeth Perrin parents.	1852
Post Office	Located in Coon Grove (now Clarksville) Abner G. Clark - postmaster	1853
Justice of the Peace	Malon B. Wamsley	1853
Marriage	Greenberry Luck and Susan Williams, Judge Palmer issued license	1854
Taxes	October 2 - \$698.50	1854
Surveyor	John H. Morton	1854
Village	Clarksville	1854
Clerk	W.E. Burton	1854
Judge	John Palmer	1854
Treasurer/Recorder	Abner G. Clark	1854
School Fund Commissioner	James Griffith	1854
Sheriff	Robert T. Crowell	1854
Prosecuting Attorney	Aaron Van Dorn	1854
Religious society	Methodist Episcopal Church, Shell Rock	1855
School Teacher	Miss Malinda Searles , Clarksville	1855
Fair	Willoughby	1856
Civic Society	Masonic Lodge, Clarksville	1857
Naturalization	William Gough, native of England, admitted to American Citizenship in Butler County	1857
Celebration	Patriotism was celebrated in grand style to support the Union	1857
Courthouse	Clarksville	1858
Newspaper	"The Butler Transcript" - Clarksville	1858
Lawyer	Mr. M. Trunbull	-
Physician	Dr. James E. Walker	-

Source: Ruth Hann

**PART II. COUNTY PROFILE**

## EXISTING POPULATION

The study of population and its characteristics is important because it is the foundation for determining the future needs of Butler County. This section specifically utilizes demographic data to describe and analyze past population trends, as well as composition, distribution, and socioeconomic characteristics of the County.

As illustrated in Table 2, each statistic reported in 1990 decreased slightly since 1980. The number of households decreased from 6,356 to 6,047 while the total number of families decreased from 4,989 to 4,542.

**Table 2. General Demographic Information**

Characteristic	1990	1980
Total Persons	15,731	17,668
Total Households	6,047	6,356
Persons in Households	15,731	17,372
Persons per Household	2.60	2.73
Total Families	4,542	4,989
Persons in Families	13,776	N/A
Persons per Family	3.03	N/A

N/A - Data not available

Source: U.S. Census Bureau

POPULATION TRENDS BETWEEN 1900 AND 1990

Population trends for Butler County between 1900 and 1990 are shown in Table 3. The County's population fluctuated between marginal increases and declines with each decennial census from 1900 to 1980. The largest decrease, 10.9 percent, occurred from 1980 to 1990. The population loss during the 1980s was reflected statewide, as Iowa experienced a decline (4.7 percent) for the first time since 1920.

Overall, the State of Iowa population increased by nearly 25 percent between 1900 and 1990, while Butler County lost 12.4 percent.

**Table 3. Population Trends in Butler County**

Year	Butler County		Iowa	
	Pop.	% Change	Pop.	% Change
1900	17,955	N/A	2,231,853	N/A
1910	17,119	-4.6	2,224,771	-0.3
1920	17,845	4.2	2,404,021	8.1
1930	17,617	-1.3	2,470,939	2.8
1940	17,986	2.1	2,538,268	2.7
1950	17,394	-3.2	2,621,073	3.3
1960	17,467	0.4	2,757,537	5.2
1970	16,953	-2.9	2,852,368	2.5
1980	17,668	4.2	2,913,808	3.1
1990	15,731	-10.9	2,776,755	-4.7

Source: U.S. Census Bureau

**CURRENT POPULATION CONDITIONS**

Most of Iowa's counties lost population between 1980 and 1990. Table 4 shows that the previous statement is true for Butler County. This particular table shows the Census population for each Butler County community. It also shows the percent change between the 1980 and the 1990 Census figures. With the exceptions of Aplington, which showed a slight increase, and Aredale, which remained unchanged, each community in Butler County lost population during the 1980s. Overall, the total population of incorporated cities in Butler County decreased by 7.4 percent.

**Table 4. Population Trends for Butler County Municipalities**

Community	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	% Change 80-90
Allison	463	495	520	603	708	771	952	1,071	1,132	1,000	-11.6
Aplington	427	448	598	622	588	702	840	936	1,027	1,034	0.6
Aredale	N/A	N/A	N/A	204	225	204	153	126	88	88	0.0
Bristow	317	291	299	293	318	313	268	230	252	197	-21.8
Clarksville	849	895	1,003	1,143	1,240	1,210	1,328	1,360	1,424	1,382	-2.9
Dumont	433	550	609	698	762	718	719	724	815	705	-13.5
Greene	1,192	1,150	1,375	1,268	1,303	1,347	1,427	1,363	1,332	1,142	-14.3
New Hartford	570	482	454	500	548	584	649	690	764	683	-10.6
Parkersburg	1,164	938	1,108	1,046	1,260	1,300	1,468	1,631	1,968	1,804	-8.3
Shell Rock	839	741	815	806	925	1,013	1,112	1,159	1,478	1,385	-6.3
<b>TOTAL</b>	<b>6,254</b>	<b>5,990</b>	<b>6,781</b>	<b>7,183</b>	<b>7,877</b>	<b>8,162</b>	<b>8,916</b>	<b>9,290</b>	<b>10,280</b>	<b>9,420</b>	<b>-7.9</b>

Source: U.S. Census Bureau

The next table illustrates the population by township for Butler County from 1970 to 1990. Once again the population decline of the 1980s is illustrated throughout the County, as each township experienced a loss during this period. This trend has been continuing since the 1970s, with only four townships (Albion, Beaver, Monroe and Shell Rock) reporting a higher population in 1990 than in 1970.

**Table 5. Population by Township: 1970 - 1990**

Township	1970 Pop.	1980 Pop.	1990 Pop.
Albion	1,836	2,258	2,015
Beaver	1,296	1,550	1,362
Benezette	473	361	317
Butler	1,646	1,729	1,624
Coldwater	1,883	1,784	1,540
Dayton	465	387	357
Freemont	495	464	417
Jackson	820	828	737
Jefferson	429	385	321
Madison	465	409	348
Monroe	1,687	1,748	1,696
Pittsford	1,185	1,223	1,009
Ripley	373	363	301
Shell Rock	1,629	1,986	1,834
Washington	564	494	363
West Point	1,707	1,699	1,490

Source: 1990 Census of Population and Housing

It has been shown that the overall population in Butler County declined by nearly 11 percent during the 1980s. Table 6 provides better insight into this overall loss by separating the County population into specific age groups for 1980 and 1990, and showing the percentage change for each group.

The most significant general changes in County population were a major loss of persons under the age of 35 and an increase of persons aged 65 and over. While the total population change from 1980 to 1990 was a loss of 10.9 percent, those persons under age 35 declined by 23.3 percent, persons aged 35 to 64 lost only 1.3 percent, and people 65 and older increased by 10.7 percent.

**Table 6. Age Profile for Butler County 1980 and 1990**

Age Cohort	1980 Pop.	1990 Pop.	% Change
< 5 Years Old	1,388	982	-29.2
5-9	1,348	1,136	-15.7
10-14	1,438	1,326	-7.8
15-19	1,467	1,058	-27.8
20-24	1,274	662	-48.3
25-29	1,267	866	-31.6
30-34	1,205	1,169	-3.0
35-44	1,732	2,237	2.9
45-54	1,722	1,479	-14.1
55-64	1,919	1,585	-17.4
65-74	1,623	1,683	3.7
75-84	987	1,141	15.6
85+	308	407	31.3
<b>TOTAL</b>	<b>17,668</b>	<b>15,731</b>	<b>-10.9</b>

Source: U.S. Census Bureau



Categorizing Butler County's population by age categories and sex produces Table 7. There are three age groups whose percentages in 1990 are greater than their percent in 1980; 35-44, 45-54, and 65 and over. While some of the 1990 percentages are similar to 1980, there are fewer people in that particular age group; the rates reflect the age group's percentage of total population.

The population pyramids shown in Figure 3 help to illustrate the population dynamics of Butler County. Note the losses of population under 35 years of age and the stability in numbers of persons 65 years of age and older. Again, the percentage of persons 65 and older in Butler County is increasing.

**Table 7. Age Group by Sex for 1980 and 1990**

Age	1990				1980			
	Male	Female	Total	%	Male	Female	Total	%
0-4	502	480	982	6.3	718	670	1,388	7.9
5-14	1,279	1,183	2,462	15.7	1,428	1,358	2,786	15.8
15-24	926	798	1,724	11.0	1,429	1,312	2,741	15.5
25-34	991	1,040	2,031	12.9	1,293	1,179	2,472	14.0
35-44	1,132	1,028	2,160	13.7	858	874	1,732	9.8
45-54	776	780	1,556	9.9	827	895	1,722	9.7
55-64	742	843	1,585	10.2	911	1,007	1,918	10.8
65+	1,317	1,914	3,231	20.5	1,244	1,665	2,909	16.5
<b>TOTAL</b>	<b>7,665</b>	<b>8,066</b>	<b>15,731</b>	<b>100.0</b>	<b>8,708</b>	<b>8,960</b>	<b>17,668</b>	<b>100.0</b>

Source: U.S. Census Bureau

The median age of residents of Butler County rose, as did the State of Iowa's and the Nation's. Butler County's rose by five years between 1980 and 1990. The figures for the State of Iowa and the United States rose by four and two years respectively.

**Table 8. Median Age of Persons in 1980 and 1990**

Jurisdiction	1990	1980
Butler County	38	33
State of Iowa	34	30
U.S.A.	32	30

Source: U.S. Census Bureau

Figure 3. Population Pyramids for 1980 and 1990 for Butler County

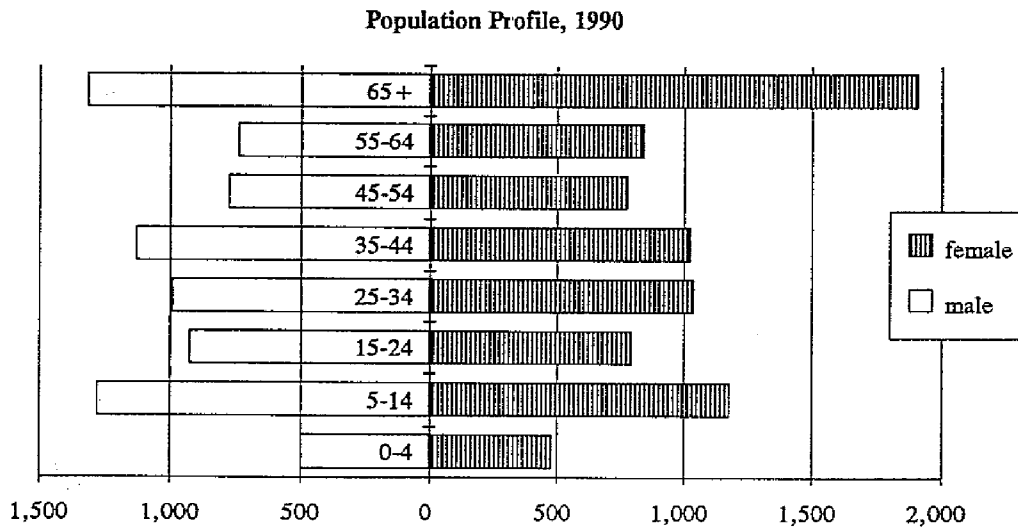
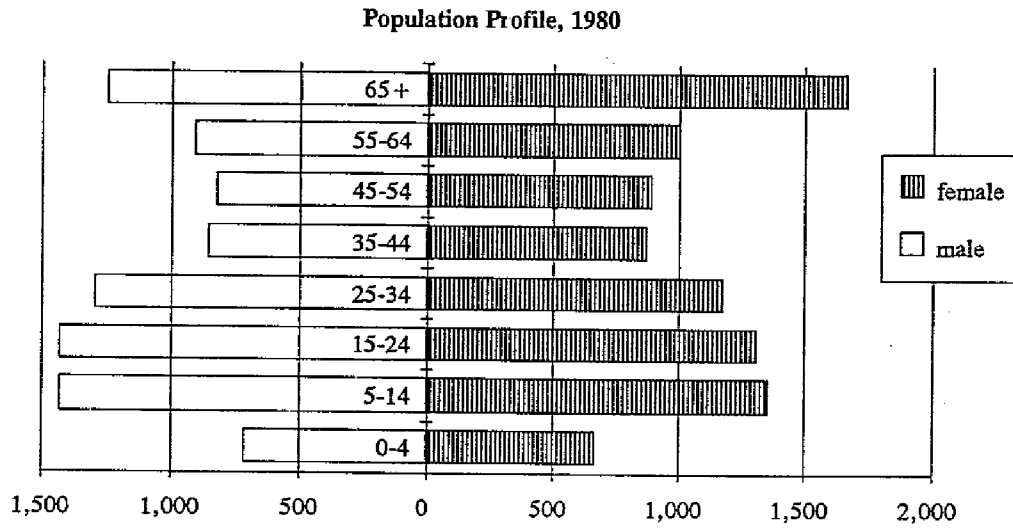


Table 9 shows a comparison of the number of young persons under the age of 18 for counties in Region 7, the State of Iowa, and the United States. This table illustrates clearly two distinct facts; that the number of persons under age 18 is decreasing, and that this age group comprises a smaller percentage of the total population. Butler County's percentage decreased by 2.7 percent, while the State's decreased by 2.4 percent. It should also be noted that the County has a slightly higher percentage of persons under age 18 than both the State and the Nation.

**Table 9. A Comparison of Persons Under 18 for 1980 and 1990**

	1990		1980	
	Number	% of Total	Number	% of Total
Black Hawk	31,402	25.4	39,006	28.3
Bremer	5,762	25.3	7,263	29.3
Buchanan	6,419	30.8	7,654	33.3
BUTLER	4,149	26.4	5,150	29.1
Chickasaw	3,737	26.8	4,892	31.7
Grundy	3,077	25.6	4,102	28.6
State of Iowa	718,880	25.9	825,873	28.3
U.S.A.	65,145,000	25.8	63,754,000	28.1

Source: U.S. Census Bureau

As a percent of total population, Butler County's population of persons 64 and older is increasing, and the actual number of persons over 64 is also increasing. In 1980, persons 65 and older in Butler County comprised 16.5 percent of the total population, while in 1990 that figure was 20.5 percent.

The number of elderly residents is also growing at both the state and national level. However, the percentage of persons over age 64 in Butler County is the highest in Region 7, and significantly higher than Iowa and the Nation.

**Table 10. A Comparison of Persons Over 64 for 1980 and 1990**

	1990		1980	
	Number	% of Total	Number	% of Total
Black Hawk	16,895	13.6	14,071	11.4
Bremer	3,806	16.7	3,261	13.1
Buchanan	3,244	15.6	2,790	12.2
BUTLER	3,231	20.5	2,909	16.5
Chickasaw	2,368	17.0	2,231	14.5
Grundy	2,410	20.0	2,242	15.6
State of Iowa	426,106	15.3	387,584	13.3
U.S.A.	31,754,000	12.6	25,704,000	11.4

Sources: U.S. Census Bureau and  
Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data

As Table 11 shows, Butler County is relatively close to the educational percentages of Iowa. The County is above average for people with only high school diplomas when compared to the State of Iowa. However, the County ranks below average for individuals possessing a higher education level.

**Table 11. Education for Persons 25 years & Over as a Percent of Total Population in 1990**

	Black Hawk	Bremer	Buchanan	BUTLER	Chickasaw	Grundy	Iowa
< 9 Grade	7.6	13.1	10.6	18.1	14.7	12.8	9.2
9-12 Grade	12.1	8.3	11.0	10.1	10.0	7.7	10.7
Diploma Only	39.7	41.3	47.1	41.7	46.5	43.2	38.5
Some College No Degree	15.9	14.5	13.0	13.7	12.6	15.3	17.0
Associates	7.4	7.7	7.1	7.0	6.3	8.6	7.7
Bachelors	11.6	10.7	8.3	6.9	7.3	9.4	11.7
Graduate or Professional	5.7	4.4	2.9	2.5	2.6	3.0	5.2
High School Graduates	80.3	78.6	78.4	71.8	75.3	79.5	80.1

Source: U.S. Census Bureau

Table 12 displays population losses in Butler County between 1980 and 1990. The two factors which influence population changes are natural change and migration. Natural change, which is the number of births minus the number of deaths for the County, shows substantial reductions in numbers since 1950. This figure may be impacted by the fact that less births are occurring and people are living longer. Migration statistics for Butler County show that for every decade, except between 1970 and 1979, there was a loss of persons to out-migration. During the 1980-1989 decade, however, out-migration outpaced natural change producing a net loss in population.

**Table 12. Migration and Natural Change Trends in Butler County**

	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949
Natural Change	389	692	1,076	2,030	1,805
Migration	-2,326	23	-1,590	-1,957	-2,397
Net Change in Population	-1,937	715	-514	73	-592

Source: Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data

## EXISTING HOUSING

### CURRENT HOUSING SITUATION

Table 13, which summarizes housing unit status for Butler County, shows that there were 296 more units in 1980 than in 1990. It also shows that owner-occupied units have decreased while renter occupied units have increased, both in number and as a percentage of total occupied units. The total vacancy rate has increased from 6.0 percent to 6.9 percent.

**Table 13. Housing Unit Data for Butler County**

Housing Units	1990	1980
Occupied Units	6,036	6,356
Owner Occupied	4,685 (77.6%)	5,037 (79.2%)
Renter Occupied	1,351 (22.4%)	1,319 (20.8%)
Vacant Units	447	410
Total Units	6,483	6,779
Vacancy Rate	6.9%	6.0%
Homeowner Rate	1.9%	1.2%
Renter Rate	7.3%	8.6%

Source: U.S. Census Bureau

Persons per occupied housing unit in 1990 are shown in Table 14. Of the total occupied housing units in Butler County, there are 2.5 persons per unit. Further subdivision shows that owner occupied housing units have 2.6 persons per unit, while rental units have 2.4 persons per unit living in them.

**Table 14. Persons Per Occupied Housing Unit in Butler County in 1990**

	Total	Owner Occupied	Renter Occupied
Persons Per Occupied Housing Unit	2.5	2.6	2.4
Aggregate Persons	15,415	12,152	3,263

Source: U.S. Census Bureau

Table 15 documents the housing unit counts for townships in Butler County. It also shows the percent change for each township between 1980 and 1990. Since 1980, six townships in Butler County gained housing units. Conversely, the remaining ten townships have lost housing units.

**Table 15. Housing Unit Counts for Townships in Butler County for 1980 and 1990**

Townships	1990	1980	% Change
Albion	817	654	24.9
Beaver	493	406	21.4
Benezette	121	156	-22.4
Butler	612	598	2.3
Coldwater	664	702	-5.4
Dayton	121	140	-13.6
Freemont	137	151	-9.3
Jackson	273	247	10.5
Jefferson	111	120	-7.5
Madison	135	167	-19.2
Monroe	645	605	6.6
Pittsford	414	439	-5.7
Ripley	106	107	-0.9
Shell Rock	659	551	19.6
Washington	140	172	-18.6
West Point	588	635	-7.4

Source: U.S. Census Bureau

Table 16 shows housing unit counts for communities in the County. Housing unit counts consist of owner-occupied, renter-occupied and vacant units. All communities in Butler County, except Parkersburg, decreased in housing units between 1980 and 1990. The City of Aredale reported the largest decrease, 22 percent, in the County.

**Table 16. Housing Unit Counts for Communities in Butler County for 1980 and 1990**

Community	Owner Occupied	Renter Occupied	Vacant	1990	1980	% Change
Allison	318	87	39	444	471	-5.7
Aplington	344	66	29	439	445	-1.3
Aredale	29	5	5	39	50	-22
Bristow	68	18	21	107	118	-9.3
Clarksville	406	131	34	571	591	-3.4
Dumont	229	67	27	323	355	-9.0
Greene	442	88	35	565	591	-4.4
New Hartford	191	64	16	271	274	-1.1
Parkersburg	616	145	47	808	798	1.3
Shell Rock	378	127	31	536	558	-3.9

Source: U.S. Census Bureau



The median values for a single family dwelling declined for nearly every community in Butler County between 1980 and 1990. The only exception was Aredale, which had a substantially lower median value in 1980 than the other communities. Overall, the Butler County median value decreased 11.9 percent, compared to a 13.1 percent increase in the State. As shown in a later section (Table 20), this decline is partly due to the increasing age of the County's housing stock.

**Table 17. Median Value of a Single Family Dwelling for Butler County Communities for 1980 and 1990**

Jurisdiction	1990	1980	% Change
Allison	\$30,700	\$33,500	-8.3
Aplington	\$34,100	\$39,900	-14.5
Aredale	\$14,999	\$10,900	37.6
Bristow	\$14,999	\$17,500	-14.3
Clarksville	\$25,500	\$30,600	-16.7
Dumont	\$20,800	\$26,000	-20.0
Greene	\$26,400	\$29,300	-9.9
New Hartford	\$31,000	\$32,700	-5.2
Parkersburg	\$36,900	\$40,700	-9.3
Shell Rock	\$32,900	\$39,500	-16.7
<b>BUTLER COUNTY</b>	<b>\$31,200</b>	<b>\$34,900</b>	<b>-11.9</b>
State of Iowa	\$45,900	\$40,600	13.05

Source: U.S. Census Bureau, 1980 and 1990

Table 18 shows the number and percent of the total housing units by their value for 1980 and 1990. In 1990, 3,276 occupants reported the value of their homes, while in 1980, 3,329 owners disclosed home values. The reported figures are then aggregated and presented in value ranges as shown in Table 18.

Comparing 1990 and 1980 values reinforces the results presented in Table 17, which show that Butler County's median home values declined during the same ten-year period. As percentages of the total reported units, Table 18 also shows that the number of homes valued under \$30,000 increased between 1980 and 1990, while homes valued above between \$30,000 and \$100,000 declined. The small percentage of homes valued above \$100,000 remained stable.

**Table 18. Value of a Single Family Dwelling in Butler County for 1980 and 1990**

Value	1990		1980		% Change
	Number	Percent	Number	Percent	
<\$15,000	474	14.5	336	10.1	41.1
15-19,999	360	11.0	288	8.8	25
20-24,999	367	11.2	337	10.1	8.9
25-29,999	364	11.1	334	10.0	9.0
30-34,999	308	9.4	377	11.3	-18.3
35-39,999	291	8.9	314	9.4	-7.3
40-49,999	472	14.4	573	17.2	-17.6
50-99,999	614	18.7	744	22.3	-17.5
100,000+	26	0.8	26	0.8	0.0
<b>TOTAL</b>	<b>3,276</b>	<b>100.0</b>	<b>3,329</b>	<b>100.0</b>	<b>-1.6</b>

Source: U.S. Census Bureau, 1980 and 1990

The following Table displays data related to rental units in the County. As illustrated in Table 19, the total number of rental units increased by 193 between 1980 and 1990. Also, the number of units whose monthly rent is above \$200 per month is increasing, while contract rents below \$200 per month are decreasing.

The median contract rental prices for communities in Butler County and the State of Iowa are shown for 1980 and 1990 at the bottom of Table 19. Every city in the County experienced an increase in their median monthly rental price. Aredale increased significantly, \$158, which is a 235 percent increase in median rent. As a whole, Butler County rose 123 percent, compared to 41 percent in the State.

**Table 19. Contract Rent for Rental Units in 1980 and 1990**

	1990	1980
Cash Rent Units	834	649
< \$100	18	202
100-149	97	218
150-199	64	171
200-249	130	44
250-299	188	11
300-349	165	1
350-399	79	1
400+	93	1
No Cash Rent	131	123
Total Rental Units	965	772
Jurisdiction	1990 Median Contract Rent	1980 Median Contract Rent
Allison	\$268	\$114
Aplington	\$264	\$115
Aredale	\$225	\$67
Bristow	\$217	\$75
Clarksville	\$283	\$117
Dumont	\$244	\$102
Greene	\$242	\$105
New Hartford	\$322	\$168
Parkersburg	\$297	\$157
Shell Rock	\$293	\$137
Butler County	\$279	\$125
State of Iowa	\$261	\$175

Source: U.S. Census Bureau, 1980 and 1990

One of the primary reasons the value of homes in Butler County has declined is the increasing age of the housing stock. As shown in Table 20, nearly 53 percent of the housing units in the County were built prior to 1950, and over 44 percent were constructed before 1940. While 626 homes were built in the 1970s, only 6.3 percent of the total housing stock has been constructed since 1980.

**Table 20. Age of Year Round Housing Units**

Year Structure Built	Butler County		Iowa
	Number	% of Total	% of Total
1989 to March 1990	19	0.3	1.0
1985-1988	84	1.3	3.2
1980-1984	302	4.7	5.2
1970-1979	1364	21.0	20.2
1960-1969	738	11.4	14.0
1950-1959	547	8.4	12.9
1940-1949	560	8.6	7.9
1939 or earlier	2869	44.3	35.0
<b>TOTAL</b>	<b>6483</b>	<b>100.0</b>	<b>100.0</b>

Source: U.S. Census Bureau, 1990

## INCOME ANALYSIS

Table 21 shows the Butler County population distribution by income levels for 1989. The largest percentage of Butler County households earn between \$15,000 and \$24,999. In fact, over 50 percent of Butler County's households earn less than \$25,000. The County's median household income, as reported by the Census Bureau, is \$23,292, as compared to \$26,229 for the State of Iowa.

**Table 21. Distribution of Household Income for Butler County in 1989**

Income Level	Number	Percent
< \$5,000	344	5.8
5,000-9,999	699	11.6
10,000-14,999	769	12.7
15,000-24,999	1,424	23.5
25,000-34,999	1,164	19.2
35,000-49,999	962	15.9
50,000-74,999	503	8.3
75,000-99,999	107	1.8
100,000+	75	1.2
Total	6,047	100.0

Source: U.S. Census Bureau, 1990

Butler County Median Household Income: \$23,292  
Iowa Median Household Income: \$26,229

Per capita income trends for Butler County and the State of Iowa are shown for the period of 1984 to 1989 in Table 22. Keep in mind that the dollar amounts are shown on a per person basis and not by household or family. The trend shows an increase of approximately 30 percent between 1984 and 1989 for both the County and the State. For each year shown, the County's per capita income has trailed the State.

**Table 22. Per Capita Income Trends**

Year	Butler County		Iowa	
	Per Capita Income	% Change	Per Capita Income	% Change
1984	\$11,054	-	\$11,969	-
1985	\$11,446	3.5	\$12,569	5.0
1986	\$12,000	4.8	\$13,287	5.7
1987	\$12,386	3.2	\$13,868	4.4
1988	\$13,124	6.0	\$14,474	4.4
1989	\$14,122	7.6	\$15,664	8.2

Source: Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data, 1991

Median household income for Butler County, and the communities within its boundaries, are shown in Table 23. All of the jurisdictions experienced significant increases in their median household incomes between 1979 and 1989. All cities in Butler County, however, are below the State's median household income for 1989. Butler County as a whole experienced an increase of nearly 50 percent, while the State increased over 56 percent.

**Table 23. Median Household Income for Communities in Butler County**

Community	1979 Median Income	1989 Median Income	Percent Change
Allison	\$13,598	\$22,218	63.4
Aplington	\$14,848	\$21,875	47.3
Aredale	\$11,250	\$15,000	33.3
Bristow	\$11,625	\$14,063	21.0
Clarksville	\$13,750	\$18,846	37.1
Dumont	\$12,763	\$19,353	51.6
Greene	\$14,549	\$21,042	44.6
New Hartford	\$15,365	\$25,208	64.1
Parkersburg	\$15,947	\$21,464	34.6
Shell Rock	\$17,336	\$24,792	43.0
Butler County	\$15,698	\$23,292	48.4
State of Iowa	\$16,799	\$26,229	56.1

Source: U. S. Census Bureau, 1980 and 1990

In Table 24, the 1990 Census indicates that there are 1,649 persons below poverty, or 10.5 percent of Butler County's total population. Nearly 40 percent of the persons below poverty are between the ages of 18 and 64 years. Furthermore, it is important to note that approximately 31 percent of Butler County's population below the poverty level was under 18 years of age, in comparison to 29.3 percent for individuals over 65 years of age.

**Table 24. Persons Below Poverty Level By Age Group**

Age Cohort	Number	Percent of Butler County Total
Under 18	509	30.9
18-64	657	39.8
65+	483	29.3
Butler County Total	1,649	100.0

Source: U.S. Census Bureau, 1990

Aggregating the individuals below poverty, as was shown in Table 24, into families may help to put Butler County's situation into perspective. Table 25 shows the percentages of families for communities in the County who reported incomes below the poverty level. In 1990, over 10 percent of families in Aplington, Clarksville and Parkersburg reported incomes which are below the poverty level.

**Table 25. Percent of Families Below Poverty Level in Butler County Communities**

Community	Percent
Allison	5.5
Aplington	10.5
Aredale	1.6
Bristow	2.9
Clarksville	10.3
Dumont	3.7
Greene	6.1
New Hartford	6.1
Parkersburg	11.1
Shell Rock	6.8

Source: U.S. Census Bureau, 1990



## ECONOMY AND EMPLOYMENT

### EMPLOYMENT

An important indicator of a County's vitality is its economic profile. This section will present and analyze several important aspects of Butler County's economy, including: employment by occupation, unemployment levels, and employment by industrial sector. Due to the importance of agriculture to the County's economy, this sector is analyzed in greater detail.

Table 26 illustrates employment by occupation category for 1980 and 1990. This table only shows the figures for persons who are 16 years of age and older. Both the number and percent of the total persons employed are shown for Butler County. The largest percentage of persons employed in the County are in the farming, forestry, and fishing occupation category. However, both the number of persons employed and the percentage of total employment in farming occupations decreased during the 1980s.

**Table 26. Employment by Occupation Category for Butler County  
(Employed persons 16 years and over)**

Occupation Category	1980		1990	
	Number	%	Number	%
Executive, administrative, and managerial occupations	432	6.0	413	6.0
Professional specialty occupations	570	8.0	678	9.8
Technical and related support occupations	154	2.2	111	1.6
Sales occupations	507	7.1	592	8.6
Administrative support occupations, including clerical	740	10.3	828	12.0
Private household occupations	30	0.4	32	0.5
Protective service occupations	20	0.3	33	0.5
Service occupations, except protective and household	820	11.5	950	13.8
Farming, forestry, and fishing occupations	1,564	21.8	1,280	18.5
Precision production, craft, and repair occupations	911	12.7	756	10.9
Machine operators, assemblers, and inspectors	699	9.8	634	9.2
Transportation and material moving occupations	426	5.9	291	4.2
Handlers, equipment cleaners, helpers, and laborers	285	4.0	304	4.4
<b>Total</b>	<b>7,158</b>	<b>100.0</b>	<b>6,902</b>	<b>100.0</b>

Source: U.S. Census Bureau, 1980 and 1990

## UNEMPLOYMENT

Table 27 shows both the number of persons unemployed and the percentage of the employable population who are currently unemployed. Employable population refers to those people who are able to work. Thus, Butler County's employable population was calculated by adding those persons who were presently employed (6,902 from Table 26) to those persons who reported that they were unemployed (344), which yielded a total of 7,246 persons who were able to work, or be employed. The unemployment rate, in Butler County's case 4.7 percent, is then calculated by dividing those persons who were unemployed (344) by the total number of employable persons (7,246).

**Table 27. Unemployment Rates for Communities in Butler County**

Community	Number of Unemployed Persons 16 and over	Percent of Employable Population (Unemployment Rate)
Allison	28	6.2
Aplington	18	4.5
Aredale	5	23.8
Bristow	3	4.1
Clarksville	43	7.4
Dumont	31	10.8
Greene	18	3.8
New Hartford	26	8.6
Parkersburg	40	5.1
Shell Rock	30	4.7
Butler County Total *	344	4.7

\* Butler County Total includes Urban and Rural figures

Source: U.S. Census Bureau, 1990

Of the jurisdictions shown, Aredale had the highest unemployment rate, followed by Dumont, New Hartford, and Clarksville. However, caution should be exercised when analyzing Table 27 because the total population and employable population are key factors in determining unemployment. Therefore, it may not be advisable to compare cities to Butler County where the population size greatly affects the unemployment rate.

Table 28 compares Butler County's unemployment trends to other Region 7 Counties and the State of Iowa. Since 1985, the unemployment rate for Butler County has declined. Between 1985 and 1990, Chickasaw County had the highest unemployment percentage compared to other counties in Region 7. However, the Department of Employment Services released figures dated March 31, 1993 which show increases in the unemployment figures. According to this data, Butler County reported the highest unemployment percentage of all counties in Region 7.

**Table 28. Unemployment Percentage Trends for Butler County**

	1985	1986	1987	1988	1989	1990	3/31/93
Black Hawk	14.4	12.8	8.4	5.8	5.4	5.0	6.0
Bremer	9.4	9.7	7.0	3.8	3.7	3.7	5.0
Buchanan	11.3	9.3	6.9	4.9	5.2	5.5	6.5
BUTLER	9.7	9.5	7.2	5.3	4.8	5.2	7.2
Chickasaw	12.2	10.4	7.5	5.5	5.5	6.2	7.1
Grundy	6.1	6.0	4.3	3.9	2.8	2.8	3.6
State of Iowa	7.9	7.0	5.5	4.5	4.3	4.2	4.7

Sources: Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data and Department of Employment Services, 1993

## ECONOMIC BASE

Categorizing the 6,902 employed persons by the type of job they perform is shown in Table 26. Listing these same jobs by industrial sector is illustrated in Table 29. The Standard Industrial Classification (SIC) Code is generally presented using ten classification categories. However, Table 29 displays the categories used by the U. S. Census, which further break down the sectors of manufacturing; transportation, communication and public utilities; and services into 17 categories. Both the number of persons employed in each sector and the percent of total employment are shown. To compare growth or decline in the sectors, note the percentage share each sector has of total employment, because the total number of persons employed has grown.

The industrial sector that employs the largest percentage of persons in the County is the Agriculture, forestry, and fisheries sector. This is in keeping with the fact that the largest reported occupation category is farming, forestry and fishing as shown previously. Although the persons employed in this sector and its percent of total employment have decreased slightly since 1980, agriculture remains the dominant force of the Butler County economy. Due to this significance, the agricultural economy is presented in detail following Table 29.

**Table 29. Industry by Sector for Butler County (Employed persons 16 years and over)**

Industry Sector	1980		1990	
	Number	Percent	Number	Percent
Agriculture, forestry, and fisheries	1,606	22.4	1,359	19.7
Mining	8	0.1	8	0.1
Construction	440	6.1	386	5.6
Manufacturing, nondurable goods	286	4.0	388	5.6
Manufacturing, durable goods	1,128	15.8	861	12.5
Transportation	185	2.6	192	2.8
Communication and public utilities	104	1.5	93	1.3
Wholesale trade	482	6.7	379	5.5
Retail trade	923	12.9	905	13.1
F.I.R.E. *	251	3.5	291	4.2
Business and repair services	126	1.8	201	2.9
Personal services	175	2.4	217	3.2
Entertainment and recreation services	20	0.2	25	0.4
Health services	485	6.8	565	8.2
Educational services	591	8.3	555	8.0
Other professional and related services	177	2.5	332	4.8
Public administration	171	2.4	145	2.2
Total	7,158	100.0	6,902	100.0

F I R E \* - Finance, Insurance, and Real Estate  
 Source: U.S. Census Bureau, 1980 and 1990

## AGRICULTURAL ECONOMY

### Farmland

The total number of farms, by size in Butler County between 1974 and 1992, is listed in Table 30. The farms are listed by number and percent of total farms for each size increment. Butler County, like most other rural counties in the midwest, has witnessed a steady increase in farm size, while having a reduction in the total number of farms. The total number of farms decreased from 1,565 in 1974 to 1,146 in 1992.

**Table 30. Number of Acres and Percentage Distribution of Farms in Butler County: 1974-1992**

Year		0-9 Acres	10-49 Acres	50-99 Acres	100- 499 Acres	500-999 Acres	1000+ Acres	Total Farms
1974	#	59	122	158	1,129	81	16	1,565
	%	3.8	7.8	10.1	72.1	5.2	1.0	100.0
1978	#	96	142	142	966	112	17	1,475
	%	6.5	9.6	9.6	65.5	7.6	1.2	100.0
1982	#	139	190	122	890	105	21	1,467
	%	9.5	13.0	8.3	60.7	7.1	1.4	100.0
1987	#	129	155	91	741	155	23	1,294
	%	10.0	12.0	7.0	57.3	12.0	1.7	100.0
1992	#	116	130	104	612	152	32	1,146
	%	10.1	11.3	9.1	53.4	13.3	2.8	100.0

# = Number of Farms

% = Percentage of Total Farms

Source: U.S. Bureau of the Census, Census of Agriculture, Iowa, for respective years.

Table 31, on the following page, shows the number of farms and average farm size for the six counties in Region 7 and the State of Iowa. The average size in Butler County has increased by 53 acres between 1974 and 1992. The average size of a farm has also been steadily increasing statewide, but the average size in the County and Region 7 is approximately 50 acres smaller than the State average.

The economy of scale for farm operations is a key factor in the trend toward greater farm size and fewer farms. The acquisition of more land may be necessary to support the overhead costs associated with large farming operations. It is also worth noting that the number of farms less than 10 acres in size has nearly doubled since 1974, possibly due to a portion of former urban residents wishing to experience a more rural lifestyle.

Figure 4, on page 41, illustrates the line trends of the average farm size for Butler County, the State of Iowa, and Region 7 from 1978 to 1992. As is typical of Iowa, the agricultural economy provides a significant share of the employment and income in Butler County.

**Table 31. Average Farm Size for Region 7 Counties**

Area	Year	Number of Farms	Ave. Size (Acres)
Black Hawk	1992	1,111	270
	1987	1,269	241
	1982	1,352	228
	1978	1,377	229
	1974	1,447	220
Bremer	1992	1,058	224
	1987	1,140	206
	1982	1,287	195
	1978	1,385	184
	1974	1,421	177
Buchanan	1992	1,193	279
	1987	1,332	253
	1982	1,403	239
	1978	1,466	233
	1974	1,519	217
BUTLER	1992	1,146	275
	1987	1,294	254
	1982	1,467	229
	1978	1,475	232
	1974	1,565	222
Chickasaw	1992	1,007	273
	1987	1,054	262
	1982	1,180	245
	1978	1,206	241
	1974	1,298	221
Grundy	1992	853	372
	1987	1,037	308
	1982	1,135	282
	1978	1,224	267
	1974	1,296	246
Region 7	1992	1,061	282
	1987	1,188	254
	1982	1,304	236
	1978	1,356	231
	1974	1,429	217
Iowa	1992	96,543	325
	1987	105,180	301
	1982	115,413	283
	1978	121,339	274
	1974	126,104	262

Source: U.S. Bureau of the Census, Census of Agriculture, Iowa 1978, 1982, 1987, and 1992.



Figure 4: Average Farm Size for Butler County, Region 7 and State of Iowa: 1974, 1978, 1982, 1987, and 1992

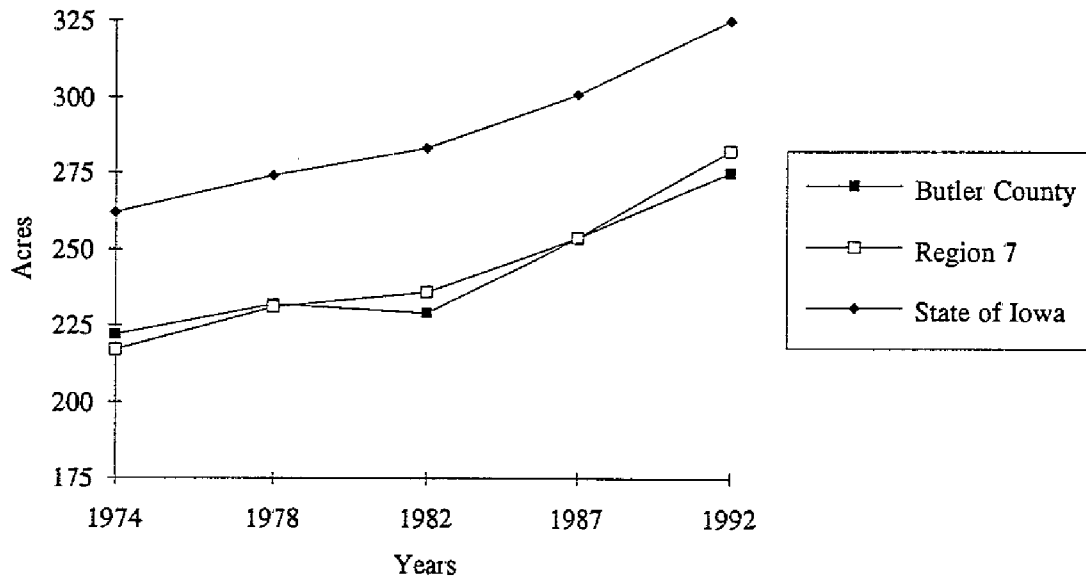


Table 32 lists the characteristics of Farm Owners, Operators, and Hired Farm Labor for Butler County. Utilizing data from the 1992 Census of Agriculture, it was determined that farm employment totaled 1,036 jobs in the County. This figure included only farm operators with farming as their principal occupation and hired farm laborers who worked 150 days or more during 1982. This delineation provides a good estimation of full-time farm workers.

As seen in Table 32, Butler County has experienced a decline in full-time and part-time farm owners between 1978 and 1992. Escalating costs may be partly responsible for the drop in the percentage of full owners, such as: higher cost for fuel; hired labor; machinery and equipment; commercial fertilizer; increasing interest rates; unattainable farm credit; and low farm commodity prices. Operators by Principal Occupation decreased by 311 persons between 1978 and 1992. In 1992, the average age of an operator was reported to be nearly 50 years. Factors contributing toward the decline in the number of farm laborers are: increases in worker productivity; equipment efficiencies and technologies; disease-resistant crop strains; and farm worker wages.

**Table 32. Characteristics of Farm Owners, Operators, and Hired Farm Labor in Butler County: 1978, 1982, 1987, and 1992**

		1978	1982	1987	1992	
Tenure of Operator	Full Owners	697	701	572	499	
	Part Owners	445	427	440	427	
	Tenants	333	339	282	220	
Operator Characteristics	Operators by Principal Occupation	Farming	1,105	1,054	942	794
		Other	370	413	352	352
	Average Age of Operator		46.5	46.0	48.4	49.6
Hired Farm Labor Characteristics	Farms With Hired Farm Labor		649	588	667	435
	Total Hired Farm Laborers		3,061	2,366	N/A	1,304
	Payroll X \$1,000		1,964	2,403	3,081	2,894
	Workers by Days Worked	150 Days or More	294	296	N/A	242
		Less than 150 Days	2,767	2,070	N/A	1,062

N/A - Data not available

Source: U.S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa

Table 33, on the following page, shows the acres harvested and land in farms for the Region 7 Counties. The acres of principal cropland harvested in Butler County has fluctuated since 1954. From 1959 to 1969, there was a substantial decrease in the amount of cropland harvested. Between 1954 and 1992, the acres harvested increased by 1.7 percent, while the Land in Farms decreased by 11.9 percent.

Table 33. Land In Farms and Principal Cropland Harvested For the Region 7 Counties

County	AH/ LIF		1954	1959	1964	1969	1974	1978	1982	1987	1992
	Black Hawk	AH		239,153	247,309	216,486	199,606	254,077	258,262	257,275	223,324
LIF			337,531	329,100	327,565	316,531	318,932	315,533	308,845	305,516	299,502
Bremer	AH		182,766	191,748	176,089	160,781	193,932	200,222	201,291	168,763	195,242
	LIF		270,768	264,952	265,945	259,846	251,007	254,675	250,402	235,086	236,668
Buchanan	AH		235,492	248,618	219,383	203,933	251,920	267,072	275,747	236,312	274,972
	LIF		349,657	350,406	349,025	334,583	329,731	342,125	335,502	337,126	333,115
BUTLER	AH		250,154	265,792	234,444	208,849	267,551	266,632	273,765	229,095	254,452
	LIF		357,995	356,218	357,215	351,499	347,383	341,968	336,000	328,114	315,448
Chickasaw	AH		207,753	216,899	187,123	167,424	214,132	220,652	232,837	187,589	216,787
	LIF		309,841	306,599	303,905	290,636	286,569	290,704	289,542	276,216	274,905
Grundy	AH		237,970	249,225	228,245	222,818	260,830	280,377	280,478	243,481	280,902
	LIF		316,867	319,596	319,995	318,865	318,462	327,046	320,558	319,657	317,205

AH = Acres Harvested

LIF = Land In Farms

Source: U.S. Bureau of the Census, Census of Agriculture, Iowa, for respective years.

## Crops

The following tables present the Acreage, Production and Yield for Corn and Soybeans in the Region 7 Counties. Production for both crops showed an increase between 1978 and 1992. Bushels per acres for both commodities also increased between 1978 and 1992. The yield is calculated by dividing production by the number of acres harvested.

Historically, corn has had the largest share of the total acres of cropland harvested. In 1992, the amount of the corn cropland harvested in Butler County, 150,663 acres, was considerably more than the 88,938 acres of soybeans. Butler County increased in both corn and soybeans in bushels per acre between 1978 and 1992. Although soybeans have fluctuated in the amount of acres harvested between 1978 and 1992, they still remain the second largest crop harvested within the County.

**Table 34. Corn: Acreage, Production and Yield** (Includes corn harvested for grain or seed only.)

County	Year	Acres	Production (Bushels)	Yield (Bushels Per Acre)
Black Hawk	1992	151,856	22,483,724	148.1
	1987	120,536	16,646,615	138.1
	1982	146,916	17,815,328	121.3
	1978	145,380	16,646,615	110.5
Bremer	1992	117,562	17,369,527	147.7
	1987	93,017	12,379,993	133.1
	1982	116,766	13,654,093	116.9
	1978	104,195	12,094,673	116.0
Buchanan	1992	176,119	25,272,487	143.5
	1987	139,845	19,024,742	136.0
	1982	176,718	21,468,464	121.5
	1978	155,281	17,914,769	115.4
BUTLER	1992	150,633	21,966,616	145.8
	1987	121,799	15,823,601	129.9
	1982	154,661	17,987,647	116.0
	1978	147,042	16,217,970	110.3
Chickasaw	1992	128,632	17,237,293	134.0
	1987	99,779	12,785,975	128.1
	1982	130,415	13,451,087	103.1
	1978	113,609	12,750,657	112.2
Grundy	1992	157,469	24,257,243	154.0
	1987	128,793	18,051,570	140.2
	1982	160,873	19,687,197	122.4
	1978	159,343	18,304,698	114.9

Source: U. S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa.

**Table 35. Soybeans: Acreage, Production and Yield**

County	Year	Acres	Production	Yield Bushels Per Acre
Black Hawk	1992	94,301	4,231,089	44.9
	1987	88,213	4,010,768	45.5
	1982	89,027	3,342,554	37.5
	1978	84,593	3,103,224	36.7
Bremer	1992	59,245	2,694,201	45.5
	1987	52,660	2,283,773	43.4
	1982	54,571	1,903,151	34.9
	1978	61,534	2,161,704	35.1
Buchanan	1992	79,520	3,486,801	43.8
	1987	71,922	3,242,621	45.1
	1982	70,965	2,536,562	35.7
	1978	77,181	2,797,607	36.2
BUTLER	1992	88,938	3,984,848	44.8
	1987	86,141	3,689,973	42.8
	1982	87,484	3,074,173	35.1
	1978	86,659	2,933,860	33.8
Chickasaw	1992	66,195	2,702,009	40.8
	1987	59,084	2,461,583	41.7
	1982	68,068	2,089,898	30.7
	1978	65,067	2,139,515	32.9
Grundy	1992	116,583	5,501,079	47.2
	1987	103,749	5,036,510	48.5
	1982	102,338	4,198,442	41.0
	1978	100,155	4,008,467	40.0

Source: U.S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa.

Livestock

Total Cattle figures for the Region 7 Counties are shown in Table 36. Butler County, like the other Region 7 counties, experienced a major decline in all categories shown below from 1978 to 1992.

**Table 36. Number of Total Cattle and Calves, Beef Cows, and Milk Cows on Farms, and Cattle and Calves Sold for Region 7 Counties: 1978, 1982, 1987, and 1992.**

County	Year	All Cattle & Calves	Beef Cows	Milk Cows	All Cattle & Calves Sold
Black Hawk	1992	20,966	3,223	1,976	15,672
	1987	24,204	3,887	3,290	17,095
	1982	36,132	6,975	4,247	23,601
	1978	41,037	7,731	4,547	32,736
Bremer	1992	33,683	4,043	8,119	18,820
	1987	34,306	3,777	9,067	19,257
	1982	39,690	4,552	10,829	19,971
	1978	41,641	4,410	11,077	23,312
Buchanan	1992	28,925	5,420	4,649	19,228
	1987	37,073	6,642	5,976	29,072
	1982	47,218	9,336	6,571	30,409
	1978	51,769	10,289	5,976	38,383
BUTLER	1992	26,667	4,889	3,160	20,777
	1987	32,358	5,632	3,702	25,773
	1982	44,507	9,250	4,898	30,817
	1978	49,198	9,605	5,191	37,906
Chickasaw	1992	35,827	5,043	5,882	31,006
	1987	41,260	6,362	6,290	31,751
	1982	48,830	9,241	6,465	32,391
	1978	51,810	10,591	6,629	33,603
Grundy	1992	24,250	3,345	819	35,552
	1987	32,392	5,502	1,317	45,363
	1982	41,043	7,507	2,000	42,865
	1978	54,827	7,842	2,080	61,263

Source: U.S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa.

Table 37 lists information on Hog production for Region 7 Counties. Between 1982 and 1987 in Butler County, marketings of hogs showed an increase of over 37,000, while hog inventories decreased by nearly 9,000. Conversely, in 1992, hog inventories increased by over 27,000 as the number of hogs marketed decreased by 28,168. Note that Butler County had the highest number of Hogs Marketed for the region in 1992.

**Table 37. Number of Hogs: Farm Inventory, Sows Farrowed, and Marketings for Region 7 Counties: 1978, 1982, 1987, and 1992.**

County	Year	Hogs & Pigs on Farm	Total Sows Farrowed and Pigs Saved		Hogs Marketed
			Sows	Litters	
Black Hawk	1992	166,179	15,417	26,572	318,461
	1987	162,483	15,594	24,776	275,866
	1982	137,758	14,038	20,478	232,341
	1978	135,295	16,681	21,291	196,800
Bremer	1992	101,182	12,904	18,860	197,125
	1987	93,085	12,489	17,916	180,944
	1982	99,410	11,996	18,180	173,871
	1978	95,876	12,314	16,736	142,977
Buchanan	1992	193,272	24,509	39,236	338,110
	1987	195,143	25,546	37,903	373,171
	1982	186,001	22,965	37,180	339,428
	1978	190,879	25,574	33,385	285,761
BUTLER	1992	219,845	21,623	38,587	339,648
	1987	192,796	22,634	33,650	367,816
	1982	201,770	22,156	31,145	330,621
	1978	187,981	27,156	31,669	286,807
Chickasaw	1992	138,910	14,722	25,273	274,193
	1987	129,308	16,039	25,288	236,816
	1982	139,709	16,760	25,703	230,707
	1978	140,902	19,502	24,916	212,328
Grundy	1992	145,054	14,664	24,289	262,536
	1987	142,762	17,179	24,988	282,242
	1982	163,077	18,409	26,689	287,986
	1978	150,867	20,527	27,521	246,551

Source: U.S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa.

## Hog Confinement Issue

A major area of concern for many counties in Iowa is the increasing trend in the number of hog confinement facilities. It should be noted that Iowa is the major pork producer in the nation. As hog operations become more popular, Butler County may have to weigh the issues of economic development versus the rights of all county residents.

As shown in Table 37, Butler County had 219,845 hogs and pigs on farms in 1992. Note that this figure is the highest number of hogs and pigs in Region 7. Likewise, Butler County marketed the largest number of hogs, 339,648 in 1992.

According to Chapter 335.2 in the Iowa Code, farm areas are exempt from county zoning when used for agricultural purposes, unless they are located in or on the flood plains of any stream or river. However, the increasing number of hog confinement facilities raises the issue of whether or not these commercial feed lots should be regulated by the government to protect rural residents from any negative environmental impacts which may result.

In 1993, the Iowa Legislature, under 352.11 of the Iowa Code, gave protection to farms or farm operations by providing nuisance protection for land within Agricultural Areas. An "Agricultural Area" may be voluntarily created when the following conditions for farms, farm residences, or utility structures are met (from Iowa Code 352.6).

- \* The owner(s) may submit a proposal for the creation of the Area to the County Board of Supervisors.
- \* The Area must have a minimum of 300 acres.
- \* Smaller areas are allowed if adjacent to farmland subject to an agricultural land preservation ordinance.
- \* Within 30 days of receipt, the Board must publish notice of the proposal.
- \* The Board must conduct a Public Hearing on the proposal within 45 days of receipt.
- \* Within 60 days of receipt, the Board of Supervisors shall adopt the proposal or any modification it deems appropriate, or shall deny the proposal if it is inconsistent with State law.

In addition, the formulation of an Agricultural Area does not protect the property owner(s) in cases of pollution or change of stream water conditions, overflowing of the persons land, or excessive soil erosion onto another persons land.

The interpretation of 352.11 is currently being deliberated in court and in the State legislature. The main area of controversy becomes the scope of nuisance protection. Some impacts may infringe upon the rights of rural residents outside of the Agricultural Area. One interpretation is that the owners are protected from nuisance lawsuits from other owners within the Agricultural Area but not from owners outside the area. However, according to Iowa Code 352.11, all nuisances outside of DNR/EPA requirements are exempt from litigation.

At this time, the Department of Natural Resources (DNR) governs the environmental conditions in all areas of the state. The DNR has developed standards that apply to all hog confinements, in order to protect the natural environment and the rural residents from pollution.



## Sales of Crops and Livestock

Table 38 describes Cash Receipts for all Crops in Butler County. The sale of crops has continued to become increasingly important for bringing dollars into the County. The amount of sales in the County declined from 1982 to 1987, but increased overall between 1982 and 1992. In addition, Table 38 shows that the sale of corn and soybeans accounted for the majority of the total crop receipts. The remaining crops comprised a minimal percentage of the total sales. The figure for grains does not reflect a completely accurate accounting of the cash income received from such products, because some of the corn crop traditionally is not sold but has been used as feed for livestock.

Cash receipts of Livestock, Poultry and their Products are illustrated in Table 39 on the following page. In terms of cash transactions, the sale of livestock and related products has consistently brought higher receipts to the County than crop sales. In 1992, this gap narrowed, as the receipts from the sale of livestock and related products was \$59,615,000 compared to \$54,659,000 from crops.

**Table 38. Cash Receipts for Farms Reporting of all Crops: 1982, 1987, and 1992 in Butler County**

		Farms Reporting			Dollars (in 1000's)		
		1982	1987	1992	1982	1987	1992
Crops, including nursery and greenhouse products		1,084	1,061	912	\$48,444	\$43,198	\$54,659
Grains	Corn for Grain	1,071	1,040	884	\$47,759	\$42,330	\$53,461
	Soybeans	964	948	820	\$30,504	\$24,579	\$33,131
	Soybeans	940	926	771	\$770	\$17,468	\$20,118
	Oats	233	193	145	\$392	\$259	\$197
	Wheat	7	6	3	(D)	\$17	(D)
	Other Grains	12	3	2	(D)	\$7	(D)
Hay, Silage, and Field Seeds		182	155	171	\$581	\$511	\$488
Vegetables, Sweetcorn, and Melons		7	9	17	(D)	(D)	(D)
Nursery and Greenhouse Products		2	1	1	(D)	(D)	(D)

(D) Withheld to avoid disclosing data for individual farms

Source: U. S. Bureau of the Census, 1982 and 1992 Census of Agriculture, Iowa.

**Table 39. Cash Receipts for Farm Reporting of Livestock, Poultry and their Products:  
1982, 1987, and 1992 in Butler County**

	Farms Reporting			Dollars X 1,000		
	1982	1987	1992	1982	1987	1992
Livestock, poultry and their products	1,159	940	797	\$61,608	\$62,010	\$59,615
Hogs and Pigs	720	562	474	\$35,972	\$38,444	\$36,902
Cattle and Calves	750	562	436	\$16,587	\$16,683	\$14,645
Dairy Products	166	110	78	\$6,298	\$4,529	\$5,110
Poultry and Poultry Products	93	67	40	\$2,263	\$1,796	\$2,411
Sheep, Lambs, and Wool	168	144	121	\$333	\$401	\$374
Other Livestock and Livestock Products	58	48	38	\$157	\$158	\$173

Source: U.S. of the Census, 1982 and 1992 Census of Agriculture, Iowa.

## MANUFACTURING

Manufacturing businesses play a vital role in the Butler County economy. Currently, Butler County has a stable manufacturing base which is continuing to expand its workforce. The following table lists County manufacturers and their locations.

**Table 40. List of Butler County Manufacturers and their Locations**

Manufacturer	Location
Butler County Tribune-Journal	Allison
Power's Manufacturing	Allison
Seed Stop, Inc.	Allison
Buseman, A.L., Industry	Aplington
Cedar Valley Farm Service Co.	Aplington
Clarksville Star	Clarksville
Orly's Locker & Processing	Clarksville
Schmadeke Feed Mill, Inc.	Clarksville
Smith Machine, Inc.	Clarksville
Greene Recorder, The	Greene
Hobson Manufacturing	Greene
J & S Custom Case & Music	Greene
KZ's Ez Pop, Inc.	Greene
Martzahn's Farm Processing	Greene
Schroeder Concrete & Const.	Greene
Kannegiester Manufacturing, Co.	Kesley
Nick's Welding & Mfg.	New Hartford
CIRTA	Parkersburg
O's Gold Seed Company, Inc.	Parkersburg
Top-Air Manufacturing, Inc.	Parkersburg

**Table 40. List of Butler County Manufacturers and their Locations continued:**

Manufacturer	Location
Epley Bros. Hybrid, Inc.	Shell Rock
Gibson Repair & Fabrication	Shell Rock
Gulick Construction & Furniture	Shell Rock
Hobson Brothers Pattern & Mold	Shell Rock
Riverside Plating	Shell Rock
Shell Rock Sand & Gravel	Shell Rock
Unverferth	Shell Rock
Waverly Gravel Redi-Mix	Shell Rock

Source: Iowa Manufacturers Directory, 1991 IDEB

Butler County manufacturing statistics, which are fairly consistent for 1982 and 1987, are presented in Table 41. Two noticeable changes, which occurred in SIC Codes 20 and 35, took place between 1982 and 1987. Food and Kindred Products decreased by two businesses, while Machinery, Except Electrical increased by two businesses. Therefore, the Butler County manufacturing base remained fairly stable between 1982 and 1987.

**Table 41. Manufacturing in Butler County for 1982 and 1987**

SIC Code	Manufacturing Sector	1982	1987
20	Food & Kindred Products	2	0
21	Tobacco Manufacturers	0	0
22	Textile Mill Products	0	0
23	Apparel & Other Textile Products	0	0
24	Lumber & Wood Products	1	1
25	Furniture & Fixtures	0	0
26	Paper & Allied Products	0	0
27	Printing & Publishing	3	4
28	Chemicals & Allied Products	0	1
29	Petroleum & Coal Products	0	0
30	Rubber & Misc. Plastics Products	1	1
31	Leather & Leather Products	0	0
32	Stone, Clay, & Glass Products	2	2
33	Primary Metal Industries	1	1
34	Fabricated Metal Products	0	1
35	Machinery, Except Electrical	4	6
36	Electric & Electronic Equipment	0	0
37	Transportation Equipment	0	0
38	Instruments & Related Products	0	0
39	Misc. Manufacturing Industries	2	0
Aux.		1	0
<b>TOTAL</b>		<b>17</b>	<b>17</b>

SIC Code - Standard Industrial Classification Code

Aux. - Auxiliary Manufacturers

Source: Census of Manufacturers, U.S. Census Bureau, 1982 and 1987

**RETAIL SALES**

Retail sales trends between 1988 and 1993 for Butler County are summarized in Table 42. The trends for the number of businesses in Butler County declined between 1988 and 1992. In 1993, Butler County added 64 businesses, but is still below the 1988 figure presented here. Overall, Butler County lost 37 businesses between 1988 and 1993.

Butler County's retail sales, while declining from 1988 to 1990, increased in the amount of sales between 1991 and 1993. In 1993, Butler County's retail sales totaled \$49,653,000. Overall, Retail Sales have increased 5.6 percent over the six year period.

**Table 42. Retail Sales and Business Trends**

Butler County					
1988		1989		1990	
# of Bus.	Sales (\$1000)	# of Bus.	Sales (\$1000)	# of Bus.	Sales (\$1000)
2,435	47,042	2,415	46,377	2,382	45,199
1991		1992		1993	
# of Bus.	Sales (\$1000)	# of Bus.	Sales (\$1000)	# of Bus.	Sales (\$1000)
2,365	46,572	2,334	47,557	2,398	49,653

Source: Iowa Sales Tax and Use Annual Reports

Figure 6. Retail Sales: Number of Retail Businesses in Butler County

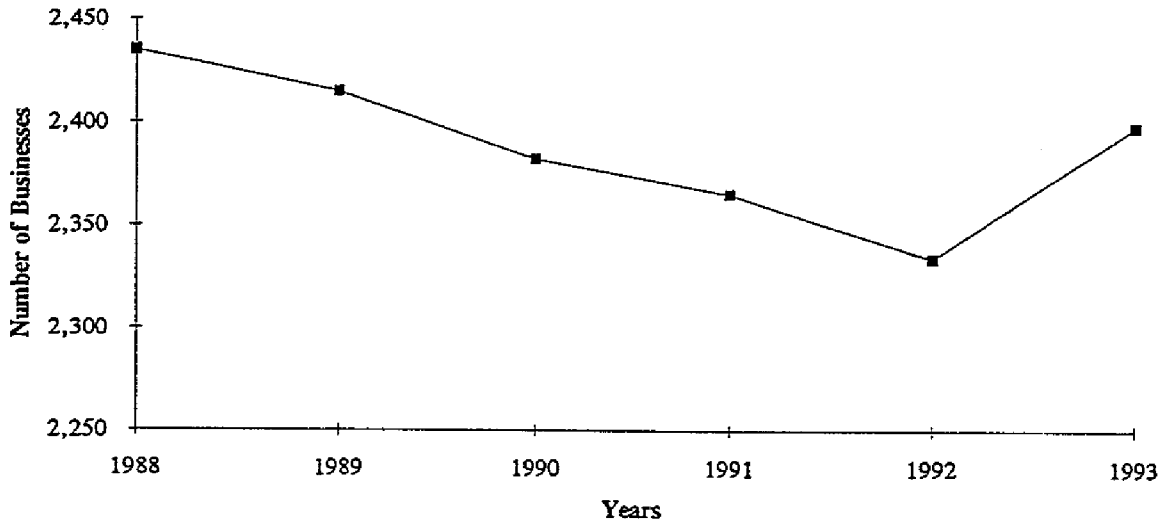
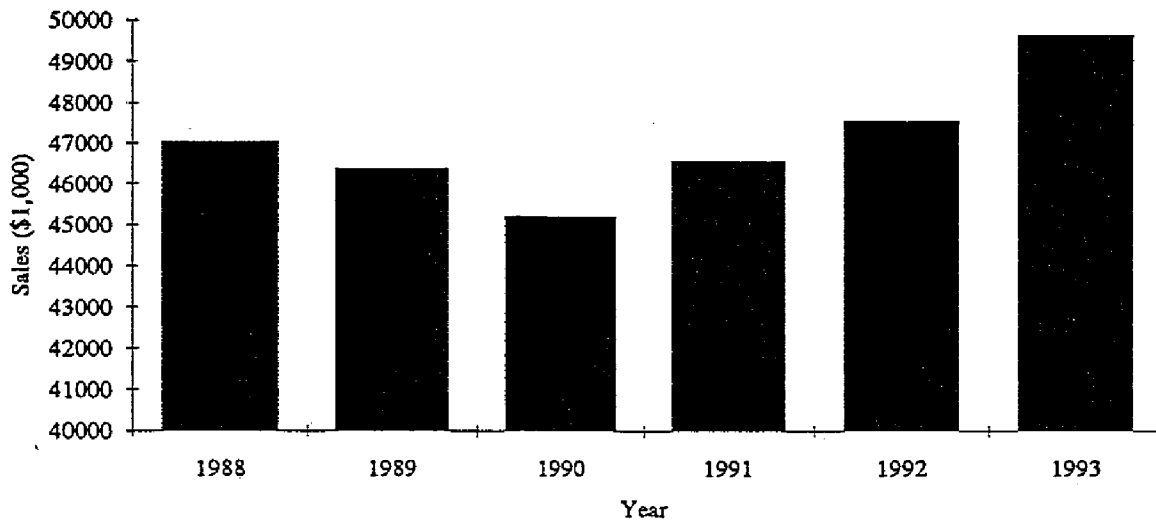


Figure 7. Retail Sales: Amount of Retail Sales in Butler County



## WHOLESALE TRADE

Wholesale trade data is compiled for Butler County in the 1982 and 1987 Censuses of Wholesale Trade. The information provided in Table 43, although most of it was withheld by the Census Bureau, does provide some basis for analyzing past wholesale trade trends. First, the number of wholesale trade establishments decreased by one establishment between 1982 and 1987. Second, sales increased from \$113,587,000 in 1982 to \$117,254,000 in 1987. Third, annual payroll increased by almost 20 percent in that same time period. Finally, during that five year period the number of paid wholesale trade employees declined by 11 persons, which is a loss of nearly 4 percent of the workforce. In summary, the amount of sales and payroll expenses increased, while the actual number of persons employed in this sector declined between 1982 and 1987.

**Table 43. Wholesale Trade for Butler County for 1982 and 1987**

	Total Wholesale		Merchant Wholesale		Other Wholesale	
	1982	1987	1982	1987	1982	1987
Number of Establishments.	49	48	49	47	0	1
Sales (\$1000)	113,587	117,254	(D)	(D)	(D)	(D)
Annual Payroll	4,234	5,068	(D)	(D)	(D)	(D)
Paid Employees	302	291	(D)	(D)	(D)	(D)

D - Information not disclosed by the Census Bureau

Source: Census of Wholesale Trade, U.S. Census Bureau, 1982 and 1987

## SERVICE SECTOR

The information for 1982 and 1987 is illustrated in Table 44. Values in all four of the columns - number of businesses, receipts, annual payroll, and number of paid employees - increased between 1982 and 1987. Specifically, the number of businesses increased by four establishments, receipts increased by \$3,462,000, annual payroll increased from \$1,354,000, and the number of paid employees increased by over 100 employees.

**Table 44. Service Sector Data for Butler County for 1982 and 1987**

Year	Number of Businesses	Receipts (\$1,000)	Annual Payroll (\$1,000)	Number of Paid Employees
1982	62	7,686	2,512	336
1987	66	11,148	3,866	472

Source: Census of Service Industries, U.S. Census Bureau, 1982 and 1987



**PART III. PUBLIC FACILITIES**

## PUBLIC SERVICES

One of the roles of the County is to provide basic public services to protect the health, safety and general welfare of the residents in unincorporated areas of Butler County. The following section describes the services Butler County offers to its residents.

### PUBLIC SAFETY

Butler County employs a sheriff, six deputies, and one civil deputy for the area, as well as four full-time dispatchers/jailers. Currently, the jail facilities can accommodate 12 inmates.

The entire county is covered by fire protection. Fourteen fire departments service Butler County residents, as well as their each communities. Figure 7, on page 59, shows the location of the fire department districts within Butler County. Currently, these services are meeting the demands of the county residents.

### EMERGENCY MEDICAL

All communities within Butler County have ambulance service, except Bristow and Aredale. In addition, Plainfield, located in Bremer County, has a First Responders unit that services Butler County. This organization offers assistance in medical emergencies until an ambulance service arrives. Outstanding medical care may be obtained by Butler County residents from hospitals located in the Waterloo/Cedar Falls metropolitan area. These services are currently excellent, and it is important to the County that they remain so throughout the life of this plan.

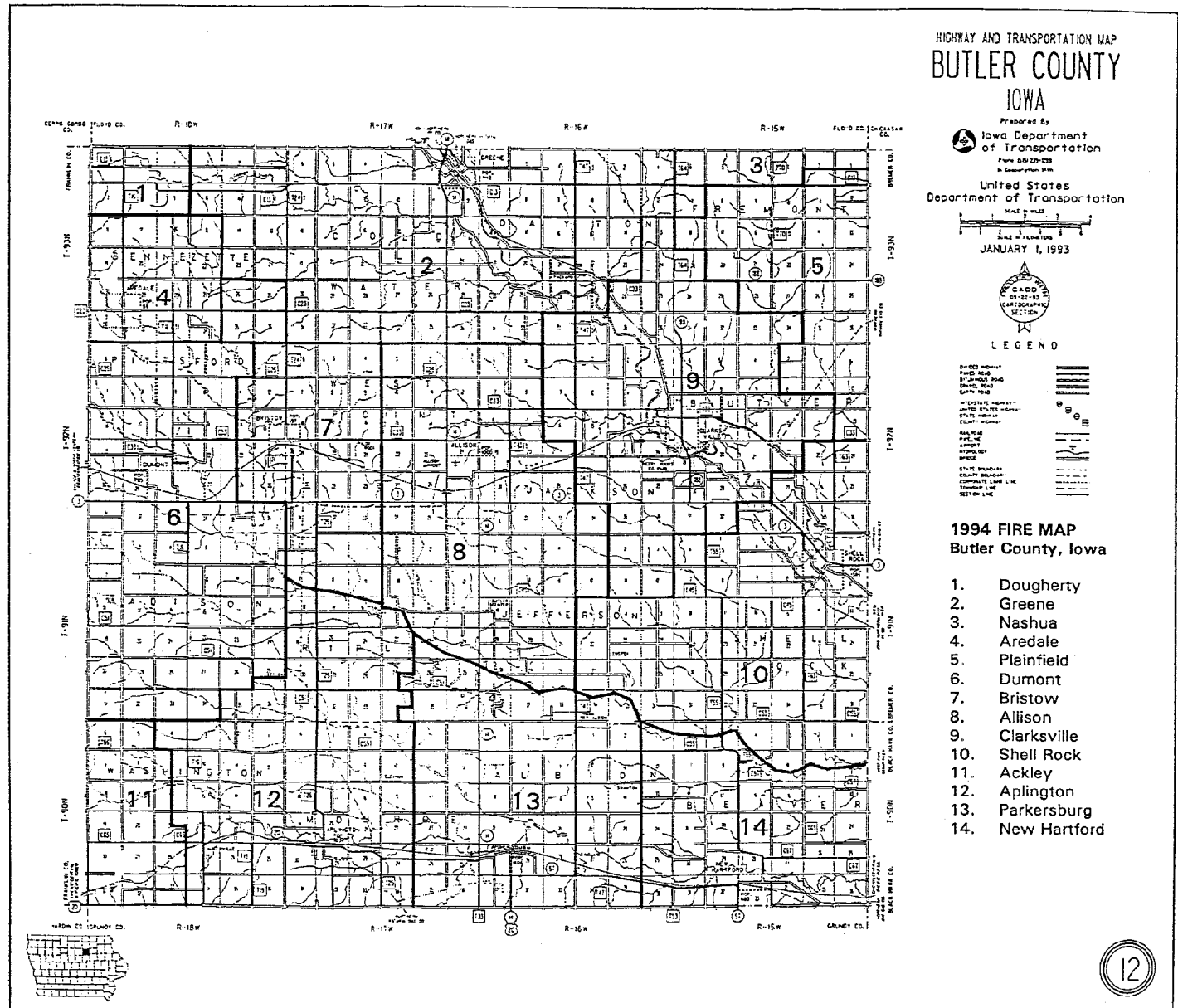
### HEALTH CARE

Home Health Care is provided by the Butler County Public Health Care Facility, which employs skilled nursing and Home Care Aides. In addition, the following communities utilize health care providers including, but not limited to, those shown below.

- Greene - Park Clinic in Mason City
- Greene - Dr. John Ebensberger
- Dumont - Dumont Medical Center
- Dumont - Mercy Hospital in Mason City
- Allison - Allison Medical Center
- Allison - Allen Hospital in Waterloo
- Parkersburg - Allison Medical Center
- Parkersburg - Allen Hospital in Waterloo
- Aplington - Allison Medical Center
- Aplington - Allen Hospital in Waterloo
- Shell Rock - Dr. Lee Fagre

Rural hospital care in the area includes the City of Hampton, City of Charles City, City of Iowa Falls, City of Grundy Center, City of Waverly, City of Cedar Falls, and City of Waterloo. The Rural Health Clinics in Butler County include offices in Dumont, Parkersburg and Aplington.

Figure 7: Location of Fire Department Districts in Butler County



## SCHOOLS

The following table shows the division of school systems in Butler County and the number of students enrolled within each system. Figure 8 illustrates the school districts in Butler County. Note that some students from Butler County attend school in neighboring counties.

**Table 45. School Districts in Butler County and Number of Students Enrolled**

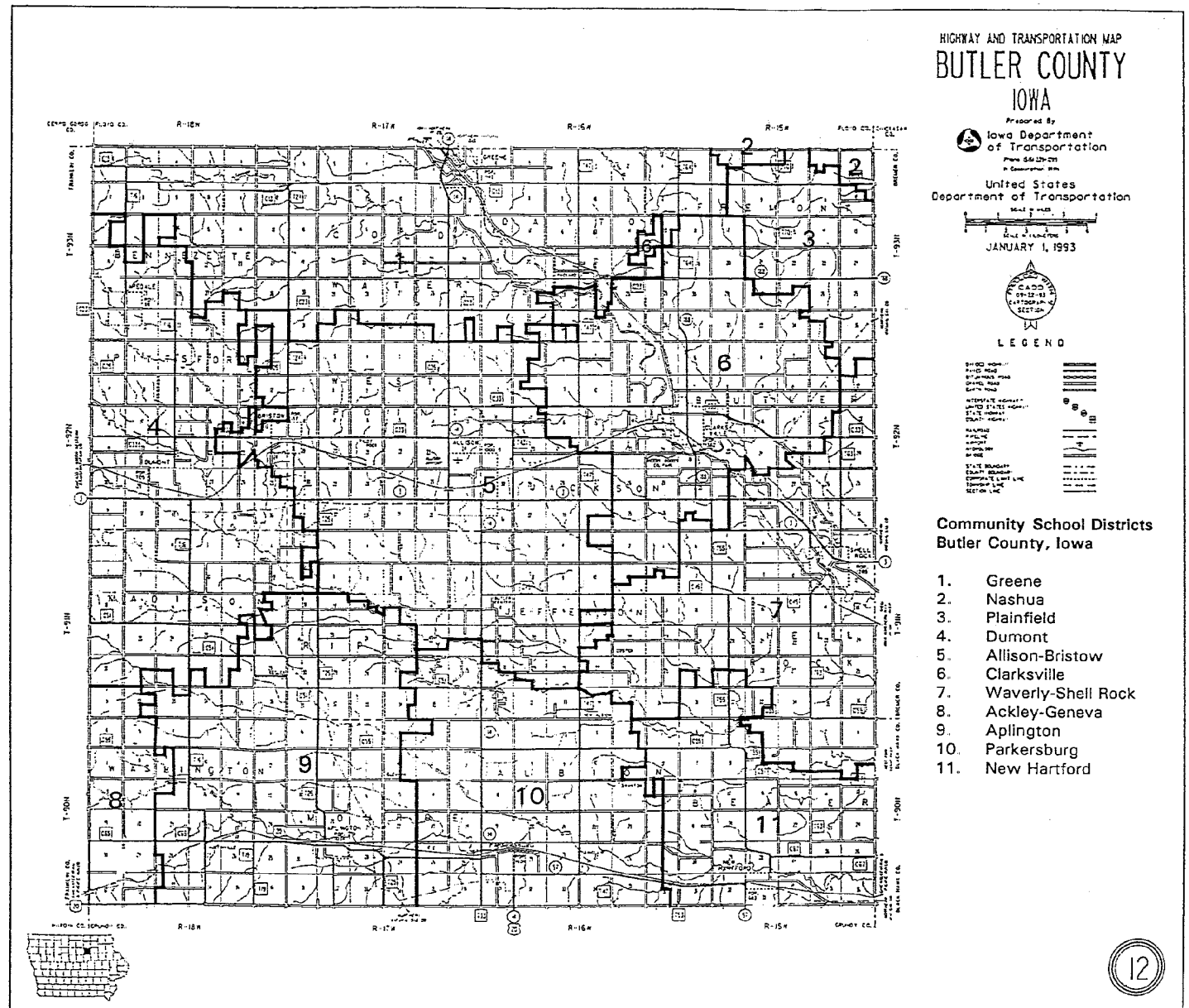
School System Location	Number of Students
Allison-Bristow	386
Ackley-Geneva	594
Aplington-Parkersburg	957
Clarksville	435
Dumont-Hampton	1,476
Greene	396
Nashua-Plainfield	852
New Hartford-Dike	904
Shell Rock-Waverly	2,255

Source: Office of the Superintendents and Principals

### Adult Education

Post High School education is available to the residents of Butler County through various institutions. Several School Districts, within the County, host various adult education courses. In addition, all of the following public and private educational facilities are located within two hours of Butler. Public facilities include the University of Northern Iowa (UNI) in Cedar Falls, Upper Iowa University in Fayette, Hawkeye Community College, North Iowa Area Community College, North Iowa Technical Institute, and the American Institute of Commerce, and numerous other technical educational facilities. Private institutions, all of which are located within one hour of Butler County, include Wartburg College in Waverly and Luther College in Decorah. Adult Education is also provided through Allen Hospital in Waterloo and the Butler County Public Health Department.

Figure 8: Location of School Districts in Butler County



**PARKS AND RECREATION**

Current recreation facilities are provided within Butler County, as shown in Table 46. Currently, a total of 3,661.2 acres has been reserved for park and recreation purposes. There are 16 park areas with the following classifications: six sites managed as wildlife areas, seven sites classifies as multi use with camping, four public hunting land, four public hunting land and one nature trail. Their rich diversity means there is something of interest for everyone. The Butler County Conservation Commission maintains these 16 parks and wildlife areas. Two additional wildlife areas might be added to this list in the future. Parks inside the city limits are maintained by the cities.

The two largest recreation facilities are the Big Marsh (3,049 acres) which is located south of Allison on Highway 14 and Heery Woods State Park (394 acres) which is located at the South edge of Clarksville. Each park provides many activities such as hiking, snowmobiling, cross country skiing, boating, hunting, and fishing. Some of the facilities are currently in need of upgrading. Shelters, drinking water, and restrooms are needed in some parks and the overall maintenance is a concern for the Butler County Conservation Commission. Recreational areas for Butler County and the activities available are listed in Table 46. The following pages describe the facilities and their attributes more thoroughly.

**Table 46: Butler County Conservation Commission Parks**

	Information	Picnicking	Hiking	Canoeing	Trailer Camping	Tent Camping	Play- ground	Fishing	Boat Ramp	Biking	Riding	Hunting	Snow- mobiling	Cross Country	Ice Fishing
Conservation Headquarters	x	x		x				x	x			x			
Heery Woods State Park	x	x	x	x	x	x		x	x		x		x	x	
Sportsman park		x		x	x	x	x	x							x
Wolter's Prairie Preserve			x												
Camp Comfort Recreation Area		x		x	x	x	x	x	x						
Greene Recreation Area		x		x	x	x		x	x						
Kyle Wildlife Area			x												
Lake Considine Recreation Area		x				x		x				x			x
Beaver Meadows Park		x		x	x	x		x							
Helt Memorial Area												x			
West Fork Forest Access		x		x		x		x				x	x		
Moore's Access								x				x			
Shell Rock Wildlife Area			x												
Shell Rock Park		x	x	x	x	x	x	x	x						x
Butler County Nature Trail			x							x					
Hauser's Wildlife Area			x												

Source: The Butler County Conservation Board

### Big Marsh Wildlife Management Area

The Big Marsh Wildlife Management Area, located five miles south of Allison along the West Fork of the Cedar River, provides 3,100 acres of diversity for wildlife and for outdoor enthusiasts. Habitat types include riparian timber, a river corridor, upland areas and a large man-made wetland. Approximately 200 species of birds have been observed in the area since it was acquired in the early 1950s. The area furnishes excellent opportunities for bird watching, hunting and other recreational interests.

- \* The West Fork flows in and out of the property several times yielding game fish such as northern, walleye, catfish and smallmouth bass. The river offers beautiful sights for those who enjoy a quiet canoe trip in an environment of solitude and wilderness.
- \* The Marsh, approximately 1,050 acres, is flooded from autumn through winter to attract migrating waterfowl. During spring and summer, the marsh is dry except for small wet areas which attract a variety of shore birds. Marsh animals also abound and several beaver dams are built each year.
- \* The Timber has a large number of hollow trees which provide excellent habitats for raccoons, wood ducks and many cavity nesting songbirds. Whitetail deer herds have been observed and wild turkeys circulate throughout the area.

### Heery Woods State Park

Heery Woods State Park, a 394 acre area, is part of the original tract of land belonging to the first land owner in the county. After becoming a state park in 1932, workers of the Workers Progress Administration were employed to develop the park. They built a dam, the original shelter house and the stone lodge located on the south side of the river. Today the park is managed and maintained by the Butler County Conservation Board. Trailer camping is available, and the park offers excellent opportunities for fishing, boating, and hiking.

The Heery Woods Nature Center, an Environmental Learning Center, sits on the bluffs of the Shell Rock River. The natural heritage of Iowa is taught through interactive displays. Three habitat settings contain plants and animals that are or were native, naturalized, or migrated through Iowa. Live animals, such as snakes, skunks, fish and salamanders all make their home in the Nature Center as well.

### Conservation Headquarters

The Conservation Board Offices are located on a 14 acre area with access to the Shell Rock River and a boat ramp. Public picnic areas are available one mile south of Clarksville on Timber Road and east of Highway 188.

### Sportsman Park

Located on the west edge of Clarksville, the Sportsman Park has undergone many changes. The first settlers in Butler County used the land to build their home. The land later provided fill to build the railroads across Butler County. Today, the park offers excellent opportunities for family enjoyment by offering a four acre lake, picnic shelter, and playground equipment.

### Wolter's Prairie Preserve

Located approximately two miles west of Highway 188 on Timber Road is Wolter's Prairie Preserve, a 40 acre plot of native prairie with many plants that bloom from mid May to mid September. The uniqueness of this wet prairie makes it an excellent area to observe native plants and animals. As a wildlife refuge, this area is closed to the public during the hunting seasons.

### Camp Comfort Recreation Area

The Camp Comfort Recreation Area, containing 27 acres, is one of the most popular areas operated by the Conservation Board. Located south of Greene and east of Highway 14 along the Shell Rock River, this park offers some of the finest recreation opportunities available to Butler County residents. Fishing for walleye, smallmouth bass and catfish is excellent. The area has boat and canoe accessibility above and below the dam, a large shelter house, tent camping facilities and 30 trailer sites with electrical hook-ups.

### Greene Recreation Area

The Greene Recreation Area is located along the Shell Rock River just below the dam. While just slightly more than one acre, the popular park offers electricity, running water, access to the river, a boat ramp and shelter house. Water above the dam is deep enough for pleasure boating. The location of this area is within easy walking distance of shops, museums, the city park and the Spirit of Greene Paddlewheel.

### Kyle Wildlife Area

The Conservation Board was deeded this 20 acre wildlife refuge which is located west of Greene and north of County Road C-23. The area provides excellent habitat for wildlife and is a great place for bird watching during peak migration times. Although there are no trails through the area, hiking is allowed.



### Lake Considine Recreation Area

One of the first areas purchased by the Butler County Conservation Board is located south of Dumont and west of County Road T-25. Access to the West Fork River provides people with recreational opportunities for fishing, hunting, and canoeing throughout the ninety acres of land. A campground is located along Lake Considine which is closed to hunting. More than two-thirds of the lake-front property is privately owned and maintained.

### Beaver Meadows Park

Located on the north side of Parkersburg along Beaver Creek, this 32 acre area is managed and maintained by the Conservation Board and offers a wide variety of recreational opportunities. Besides fishing for smallmouth bass, catfish and northern pike, the campgrounds offer electrical hook-ups for 20 campers and a shelter house. Visitors of Beaver Meadows are within walking distance to museums, fine dining and a golf course.

### Helt Memorial Area

The Helt Memorial Area is a 25 acre area of land enrolled in the Conservation Reserve Program (CRP) which is open to game hunting. Recent tree plantings and the addition of donated food plots give this area an incredible opportunity to provide future wildlife habitat. The Helt Memorial area is located west of New Hartford and four miles south of County Road C-55.

### West Fork Forest Access

Located along County Road T-55, the West Fork Forest Access is a 108 acre area of bottomland timber that provides excellent habitats for many species of wildlife. Dotted with prairie potholes, the area offers good early-season waterfowl hunting. An abundance of white oaks, pines and cedars provide food and cover for many squirrels, deer and wild turkey. Primitive camping is allowed in the park, but water and restroom facilities are not available.

### Moore's Access Recreational Area

The Moore's Access is a 35 acre area of bottomland timber located just north of New Hartford off County Road T-55. Access to Beaver Creek allows waterfowl hunting, as well as fishing for smallmouth bass and catfish.

### Shell Rock Wildlife Area

Purchased in early 1980, the 49 acre Shell Rock Wildlife Area is located on the west edge of Shell Rock. Many wetlands dot the area with a good mix of bottomland timber throughout. The result is an excellent place for many species of waterfowl, especially wood ducks, to nest. Although the area has no marked trails, hiking is allowed during non-hunting seasons. Because it is a wildlife refuge, this area is closed to the public during hunting seasons.

### Shell Rock Park

Shell Rock Park, a 40 acre area located on the west of Shell Rock, was one of the very first areas purchased by the County Conservation Board. Hiking trails, a playground and a shelter house are just a few of the many features. The area has 30 electrical hook-ups for trailers. The Shell Rock River also offers fishing, canoe access and a boat ramp. A lake on the west edge of the park offers fishing for a variety of species.

### Butler County Nature Trail

Prairie plants abound along this 5.4 mile nature trail. Located about 1/2 mile north of Shell Rock on County Road T-63, most of the trail has been resurfaced with hard-packed lime scrapings. The trail and its three renovated railroad trestles offers hikers and bikers a great place to exercise. Picnic tables along the trail offer places to sit and relax or observe the abundance of wildlife that make their home along this prairie corridor. Because the Nature Trail is a wildlife refuge, this area is closed to hunters during the hunting seasons.

### Hauser's Wildlife Area

Reestablished prairies, tree plantings and natural areas make this 25 acres an excellent habitat improvement demonstration area. Like all wildlife areas under management of the Butler County Conservation Board, this area is closed to the public during hunting seasons.

## CULTURAL

### Butler Center

Butler Center was the second county seat of Butler County after Clarksville and was located about three miles south of Allison on Highway 14. A stone and plaque have been erected marking the site, while street signs mark the short-lived community's location. Next to the Butler Center cemetery is Clay Prairie, a virgin prairie, which is maintained in the native condition by the University of Northern Iowa.

### Bristow

The Little Valley Church, the smallest church in Iowa, is located in Bristow. It was built in 1972 and the first wedding was performed in August 1975. While originally located in the City of Allison, the church was moved to its present location in 1987 and remodeled.

### Allison

The Butler County Hall of Fame commemorates persons from the County who have achieved recognition for outstanding achievement in their chosen fields. The roof of the building is the cupillo from the old Courthouse. The Hall of Fame is located on the Courthouse square.

The Little Yellow School House, which was built in 1888, moved onto the Courthouse square in 1957 and was restored as the Butler County Historical Society building. It is open the first Sunday of each month through the summer and fall and by request. Exhibits include a typical schoolroom, early farming, doctoring, dentistry tools and household equipment.

A Historical Log Cabin, mostly built with black walnut, has been moved onto the Butler County Fairgrounds by the Butler County Historical Society and is open during the county fair. Prior to 1869, it was originally located on a farm site near Greene and served as an overnight stopover for stage coaches between Waterloo and Mason City.

### Clarksville

Clarksville was the first site where settlers resided and also the first surveyed town in Butler County. Eventually, Clarksville became the first County Seat of Butler County. The Wedeking buffalo herd, remnants from the prairie, can often be seen when traveling on the river road on the south side of Heery Woods Park near Clarksville.

### Greene

One of the most popular attractions in Butler County is the "Spirit of Greene," a paddle-driven excursion boat. Passengers ride four miles upstream on the Shell Rock River and disembark at the Paddle Inn for a home cooked meal and entertainment before returning. The cruises accommodate approximately 44 people, and are available during dining hours from mid-May to mid-October.

The Spirit of Greene embarks from its dock in Perrin Park located in downtown Greene. The park is being modeled after a park in the early 1900s, with period benches; a cobblestone perimeter walk; a gazebo/bandshell, a fountain; shelter houses; a playground; lighted tennis, basketball and sand volleyball courts; and new restrooms with an outside shower for boaters. A new boat ramp, dock, turnaround and parking area are also offered for the many boaters and skiers that use the river for recreation and fishing.

The Greene Historical Society has restored an early 1900s boarding house for use as a museum. It is located across from Perrin Park and contains a large collection of items of historical interest. In 1987, Greene's Rock Island Depot moved to its present location behind the Historical Museum and is being restored as a railroad museum. The brick platform has been laid and a caboose rests on track laid in front of the building.

A 100-year old home made from native limestone is used by the Depot Committee for a tourist center and as an outlet for the arts and crafts of the community.

The third weekend in June, the annual River Days festival is held which features two days of Dixieland Jazz, a parade, ICA canoe races, jet ski races, toy and doll show, a carnival, a car show, food stands, a water skiing demonstration, dances and a flea market.

#### Parkersburg

Parkersburg Historical Home is listed on the National Register of Historic Places and gives private tours upon request. It was built in 1895 as a wedding gift for C.C. Wolf at a cost of \$35,000. The Parkersburg Historical Society is restoring the building that has served as a home, school, church, library, community center, Legion Hall, and Boy and Girl Scout meeting location. A museum is located on the second floor while the restorations continue. Features of the building include walls of four units of brick plus facings, copper eave troughs, slate roof, stained glass windows and imported hand carved woodwork. Each room has its own type or combination of woodwork and many antiques are displayed, including some of the pieces originally in the home.

The Parkersburg United Methodist church, was built in the early 1900s. The pipe organ was built by the Verney Pipe Organ Factory of Mason City, Iowa, and has undergone several restorations over the years. The church features many beautiful stained glass windows that can be observed during daily tours.

The State Exchange Bank Building, located at 222 Third Street, was built in 1895 by C.C. Wolf. It served the community as a bank until 1929. Later, it was used by the American Legion and for community social functions. The main floor of the building has been restored and is currently used for office space.

The Victorian House is a gourmet dining facility located in a home built in the early 1900s. The facility has retained the beautiful original woodwork and Victorian charm. Sunday brunches and Friday and Saturday evening meals are available through reservations.

## PUBLIC WORKS

### TRANSPORTATION

In Butler County, as well as most of the state, the main mode of transportation is the private automobile or truck. To support this method of movement is an extensive transportation network originally established to allow for distribution of agricultural goods.

#### Highways

Butler County is served by several major highways. Iowa Highway 3 runs east-west through the middle of the County, linking with U.S. Highway 218 approximately 3 miles east of the Butler-Bremer county line. U.S. Highway 20 also runs east-west, close to the County's southern boundary. Highway 14 roughly bisects the County in a north-south direction.

#### Roads

The roads in Butler County are generally in fair condition. Mileage for Farm to Market roads is 288.36 miles, the Local secondary system 666.24 miles, and the primary system 83.31 miles.

Highway corridor planning is accomplished through the transportation planning process. This process is comprehensive in that it includes the economic, population, and land use elements. In this form of planning, the transportation system is analyzed by the use of mathematical models and forecasts for future demand. Once this demand has been determined, a plan is then developed and implemented.

In Butler County, the responsibility for transportation planning is performed by the Iowa Department of Transportation, the County Engineer, and the Board of Supervisors. It is through these departments that the decisions are made concerning the location and design of transportation facilities. Input into the planning process is also provided by the public through their elected officials with the formulation of goals and objectives. This is emphasized through the 1991 Intermodal Surface Transportation Efficiency Act (ISTEA) Legislation whereby; it has become imperative that a public process for planning be implemented at the regional level. Transportation and Enhancement projects are discussed throughout this public participation process.

Decisions, as to changes in the transportation system, are based on several criteria, among these are: sufficiency ratings for the segment in question, forecasted volume of traffic as compared to present capacity and economic feasibility. The current street classifications for Butler County are shown in Figure 9. Butler County does not have any plans for road extensions in the future. Plans of the Iowa Department of Transportation to widen Highway 20 through Grundy County to Interstate 3 may diminish traffic.

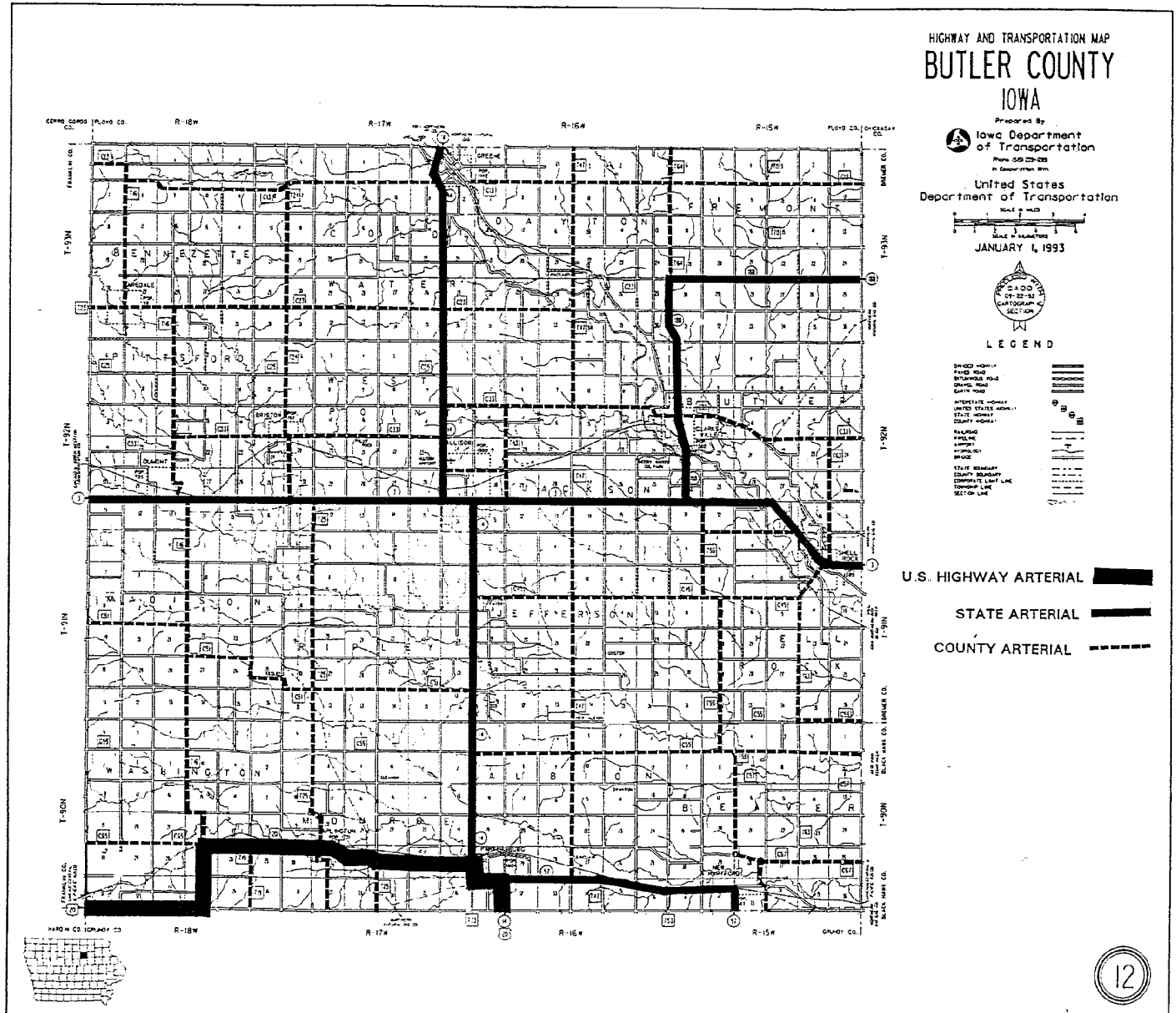
The Capital Improvements Program was formulated through the 1995-1999 Regional Transportation Improvement Program (TIP) that is sent into the State of Iowa. Generally, the Regional TIP acquires information from the county engineer and city officials for potential projects. All of the projects identified by Butler County are to resurface existing county roads. This plan emphasizes the desire to maintain the road system already established in Butler County. Potential road extensions and projects include, but are not limited to, those listed in Table 47.

**Table 47. Potential Road Projects & Extensions**

PROJECTS	COUNTY ROADS	LENGTH (miles)
Resurfacing	C-33	6.0
	T-55	3.0
	T-25	11.0
	T-24	4.0
	C-13	11.0
	C-55	7.5
	T-16	9.5
	T-23	3.5

Source: FY 1995 - 1999 Transportation Improvement Program (TIP), INRCOG

Figure 9: Existing Street Classifications  
for Butler County



71

## Air Service

Butler County has one airport located in Allison. There are, however, several airports of different service levels located within one hour's travel outside the County. These airports are listed by their particular service level and runway length in Table 48. An airport with Level I service has national/regional significance and provides scheduled commercial transport, Level II is a system of national/regional significance that offers general transport service, and Levels III and IV mean the systems have statewide and local significance, respectively.

**Table 48. Service Levels for Airports within One Hour of Communities in Butler County**

Service Level	Airport Name	Runway Length
I	Mason City Municipal Airport	6,501 ft.
I	Waterloo Municipal Airport	8,401 ft.
II	Charles City Municipal Airport	4,000 ft.
III	Hampton Municipal Airport	3,998 ft.
III	Iowa Falls Municipal Airport	4,000 ft.
III	Waverly Municipal Airport	2,800 ft.
IV	Allison Municipal Airport	2,055 ft.

Source: 1991 Iowa Aviation Systems Plan; Iowa Department of Transportation

## Rail

The current rail network serves many of the communities in Region 7 and connects to other major Iowa cities and surrounding states. Butler County is serviced by Chicago Central & Pacific; Chicago Northwestern Transportation Company; and the Iowa Northern Railway Company. As trucking and air transport dominate the delivery process, some railroads in the Region 7 area have undergone reorganization or changed ownership. Several of the abandoned railroads have been converted into bike trails which link communities together and provide recreational enjoyment.



## WATER

According to the Census Bureau, 6,483 housing units in Butler County reported water usage in 1990. The public water system services 4,047 housing units throughout the County, or just over 62 percent of the total. In addition, 2,402 wells are located within the County. Wells are considered the primary sources of potable water in unincorporated areas of the County.

The 1990 Census Bureau reported the following information about the sources of water in Butler County.

### Source of Water:

Total Housing Units	6,483
Public system or private company	4,047 (62.4%)
Individual well	2,402 (37.1%)
Drilled	2,217
Dug	185
Some Other Source	34 (0.5%)

## SANITARY SEWER

Each community in Butler County needs adequate methods for collecting and disposing of sanitary sewage and wastewater. Most wastewater in municipalities is treated through sewage disposal plants and lagoon facilities located within communities throughout the County. To provide adequate protection for public health, sewage must be properly treated and disposed. In unincorporated areas, human wastes may be adequately treated by a septic tank. Septic tanks may also be used in communities that do not serve the entire city. Currently, 60.2 percent of Butler County is serviced by public sewer systems, while 38.3 percent use septic tanks or cesspools.

The 1990 Census Bureau reported the following information about how the total number of housing units in Butler County are serviced.

### Sewage Disposal:

Total Housing Units	6,483
Public Sewer	3,900 (60.2%)
Septic tank or cesspool	2,486 (38.3%)
Some Other Means	97 (1.5%)

Future extensions of the water system and sanitary sewer should be limited to areas where urban development occurs, if possible within city limits. These areas should only be serviced if development is certain. Prior to any development, the County engineer and the Planning and Zoning Commission should be actively involved in determining the placement, length, and size of the extension proposed.

## SOLID WASTE

Solid waste disposal for the County is provided by Hartland Landfill, a private non-profit organization in Iowa Falls. Hartland Recycling picks up wood, sheetrock, garbage, and waste. This service is currently adequate to meet Butler County's needs.

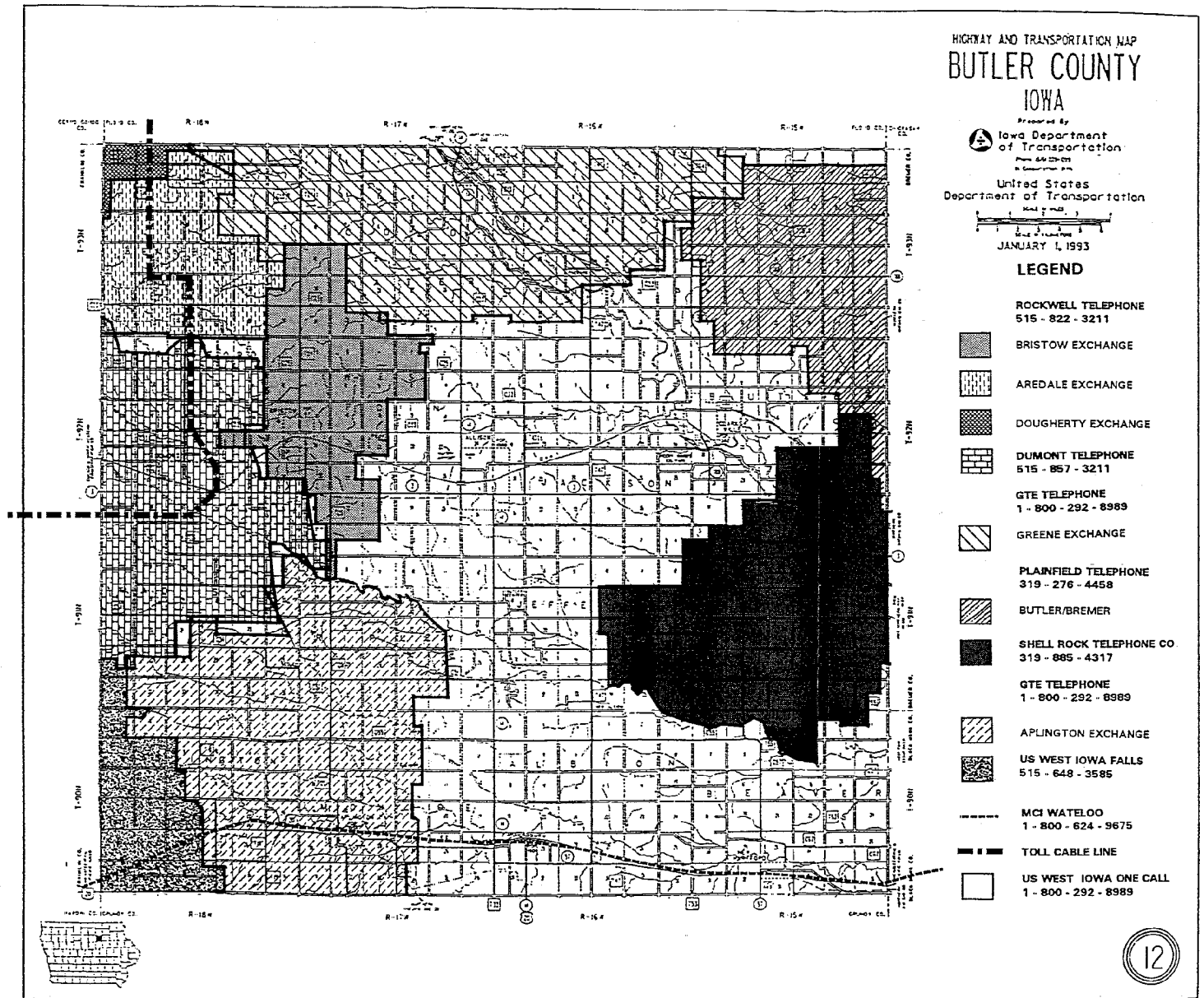
Recycling in Butler County is encouraged. Currently, the County operates a voluntary recycling program within the County, where residents are asked to bring their recyclables to a central location for pick-up by the County. As the life of this plan progresses, recycling, composting, and other alternative solid waste solutions may become more popular, and possibly even mandatory.

## UTILITIES

Utilities, other than those mentioned above, are provided by private organizations. Electric service for the County is provided by the Interstate Power Company, the Iowa Public Service Company and the Butler Rural Electric Cooperative. Midwest Power and Midwest Gas service all incorporated areas of Butler County except Greene, which is serviced by Peoples Natural Gas Company. Peoples Natural Gas Company also services the remaining unincorporated towns such as Kesley and Austinville in Butler County.

Telephone service is provided by U.S. West Telecommunications Company, Rockwell Cooperative Telephone Association, United Telephone System and Shell Rock Telephone Company. Dumont Telephone Company services the area around the City of Dumont. Additional telephone districts can be seen in Figure 10 of this document. All of these services are currently adequate.

Figure 10. Location of Telephone Districts  
in Butler County



**PART IV. EXISTING COUNTY COMPONENTS**

## PHYSICAL CHARACTERISTICS

The following pages consist of physical elements that influence the development potential for Butler County. The flood plain, soil composition, topography and environmentally sensitive areas may deter or restrict areas in the County from growing.

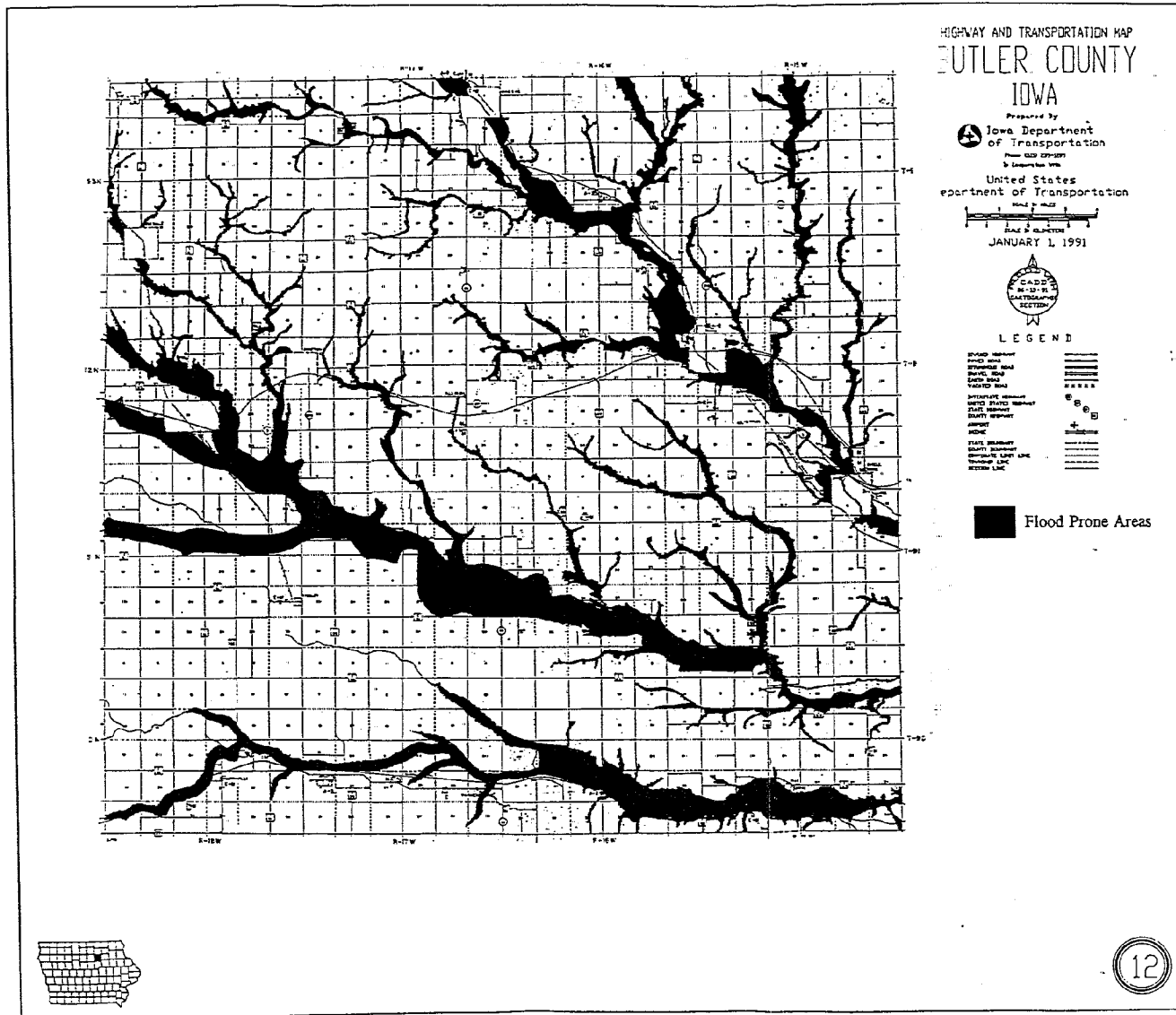
### FLOODING POTENTIAL

Like other counties in Iowa, rivers and tributaries supported early urban development in Butler County. In this case, the West Fork and Shell Rock rivers and one of their tributaries travel through Butler County. As a general guide, future development in flood plains should be avoided. These areas may be preserved as wetlands, parks/recreational areas, or agricultural land.

The flood plains in the unincorporated areas of Butler County may be viewed in Figure 11. This graphic was reproduced from the Federal Emergency Management Agency (FEMA) maps created for Butler County. However, some discrepancy in its accuracy may have occurred due to reproduction. The 100-year flood plain is determined by FEMA, and property owners with structures located within the flood plain are required to carry flood insurance coverage. Furthermore, new construction in the flood plain is limited by tight engineering restrictions and regulations.

The following section describes the Butler County soils.

Figure 11. 100 Year Flood Plain in Butler County



## SOIL COMPOSITION

The soil characteristics of in Butler County are shown in Table 49, and the soil associations are shown in Figure 12. The information in Table 49 includes: the name of the soil association, general slope, drainage conditions, color and native vegetation, and the existing use of that soil association. Combined, these characteristics should provide general information for each of the soil associations in Butler County.

According to the Butler County Soil Survey, soils in and around the County have nearly level to strong sloping, moderate shrink - swell potential, moderate to poor sewage disposal limitations, and slight to moderate building limitations. However, there are certain soils that have severe limitations for construction or development, and each proposed development should be reviewed in the Soil Survey for potential problems.

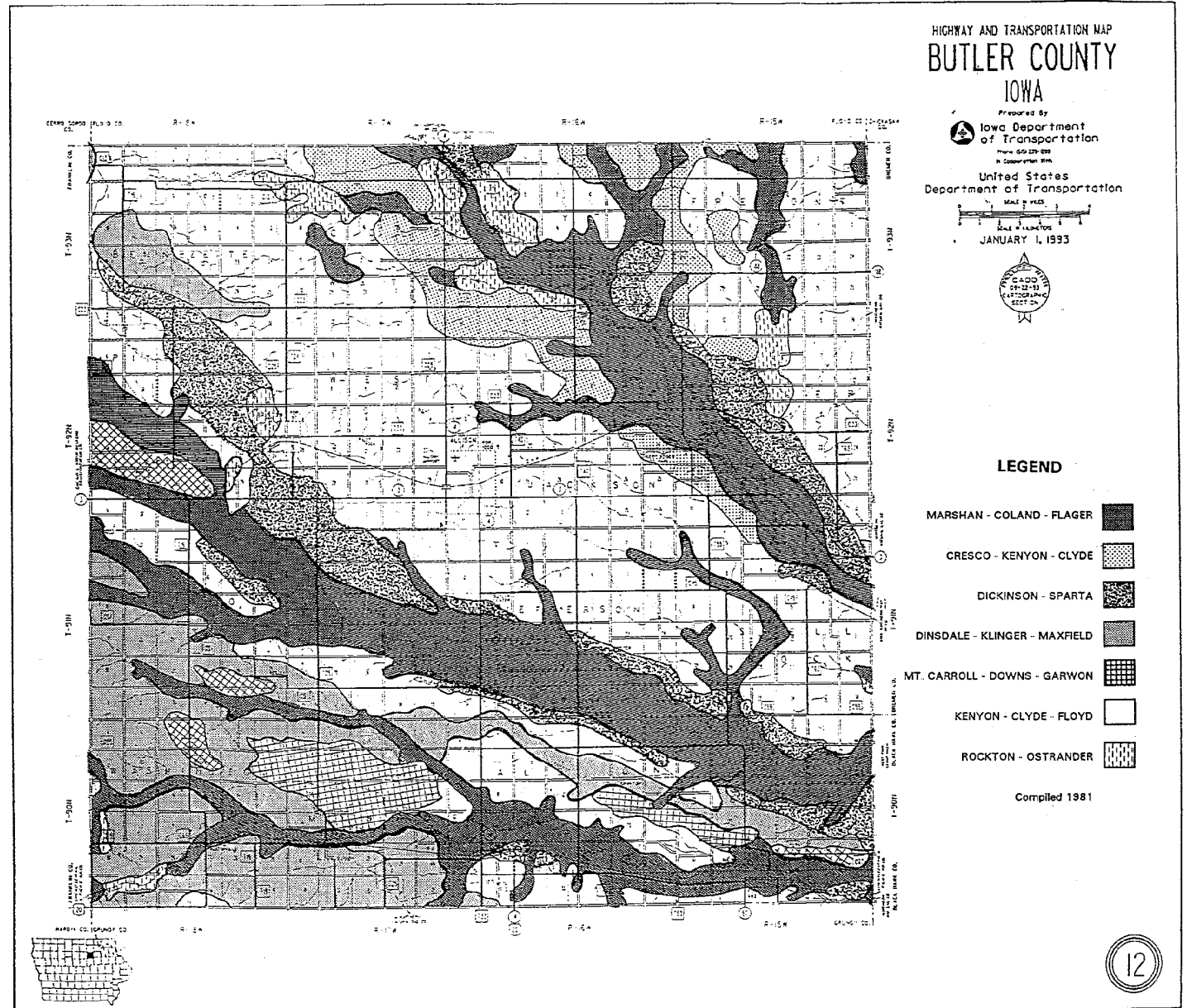
Any proposed development should not only be in compliance with this Comprehensive Plan, but should be reviewed in light of the existing soil conditions and characteristics presented in the Butler County Soil Survey. Table 49 only provides a brief introduction as to the type of soils that are present in Butler County. Any further research using the soil survey should be conducted when a site development proposal is brought before the Planning and Zoning Commission.

**Table 49. Soil Associations in Butler County**

Soil Association	Slope Description	Drainage Conditions	Soil Color/ Vegetation	Existing Use of Soil
Marshan-Coland Flagler Assoc.	Nearly Level- Mod. Sloping	Poorly Drained	Dark Gray Prairie Grass	Bottom lands Drainageways
Cresco-Kenyon Clyde Assoc.	Nearly Level- Strong Sloping	Mod. Well-Poor Drained	Dark Gray Prairie Grass	Upper Side Slopes& Crest
Dickinson-Sparta Assoc.	Nearly Level- Strong Sloping	Well-excessive Drained	Dark Brown Prairie Grass	Uplands & Stream Bench
Dindale-Klinger Maxfield Assoc.	Nearly Level- Mod. Sloping	Well & Poorly Drained	Gray-Brown Prairie Grass	Ridge Crests & Side Slopes
Mt. Carroll-Down Garwin Assoc.	Nearly Level- Steep	Well & Poorly Drained	Dark Gray Prairie& Trees	Uplands& Side Slopes
Kenyon-Clyde Floyd Assoc.	Nearly Level- Strong Sloping	Mod. Well-Poor Drained	Black-Brown Prairie Grass	Uplands-Ridge Crests
Rockton- Ostrander Assoc	Nearly Level- Mod. Sloping	Well Drained	Dark Brown Prairie Grass	Uplands & High Streams

Source: Butler County Soil Survey, USDA Soil Conservation Service, July 1982

Figure 12: Soil Associations Map





## TOPOGRAPHY

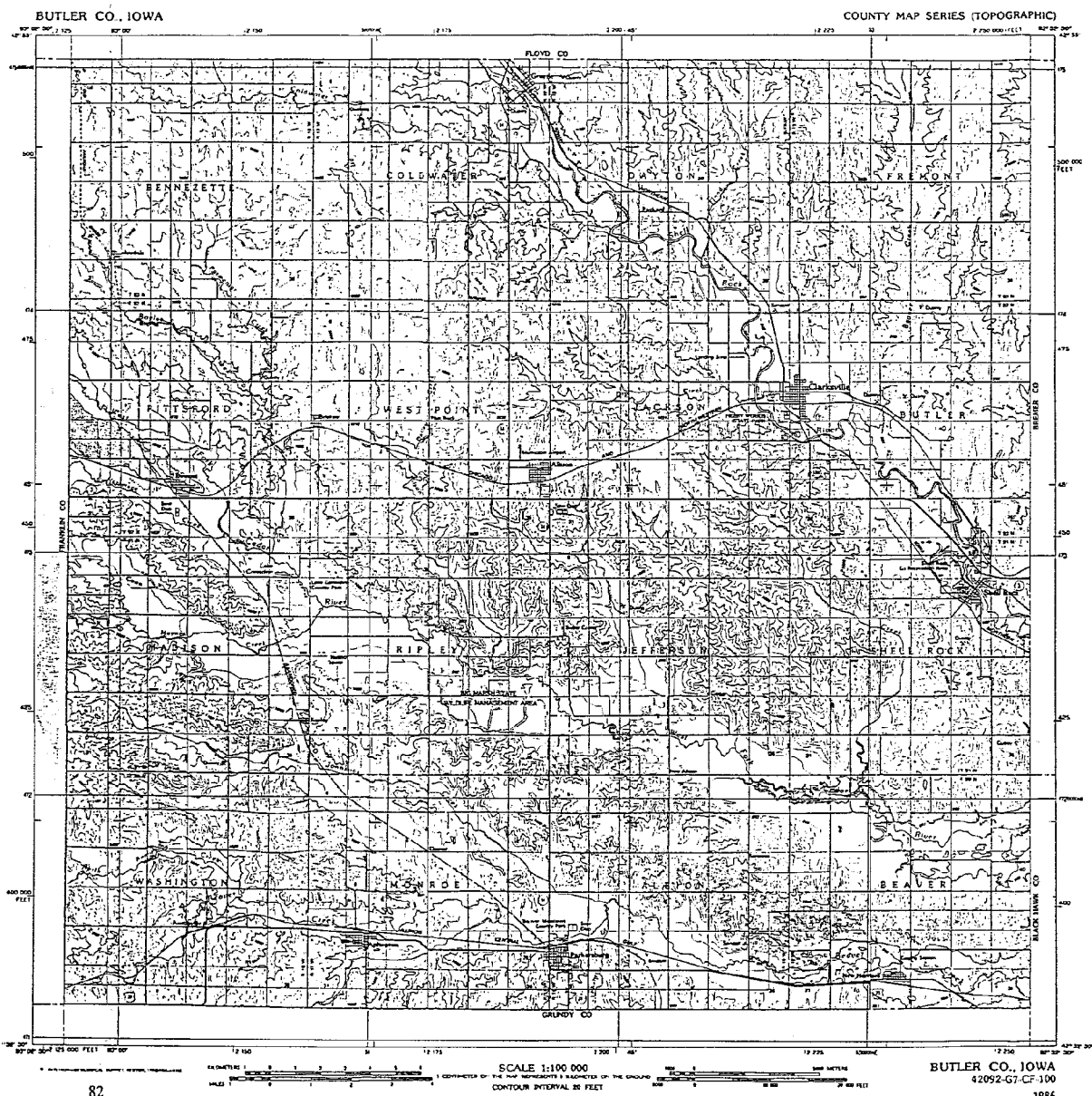
Butler County's topography was formed from the Shell Rock and West Fork Rivers. Figure 13 shows the United States Geological Survey (USGS) topography map for the Butler County area. Note that for the most part, Butler County is relatively flat with several higher points or areas. Major drainage of the County is from northwest to southeast when runoff enters the West Fork. The slopes from these uplands to the alluvial land along the streams is very gradually sloping. Elevation in the County varies from 1,122 feet above sea level in the extreme northwest quadrant to 850 feet in the southeast quadrant. Most of the uplands provide the County with an adequate drainage system. These lower areas are subject to high water tables, have alluvial (water carried) soils, and experience frequent flooding.

## ENVIRONMENTALLY SENSITIVE LAND/AREAS

The Big Marsh State Wildlife Management Area, which is shown in Figure 14, is located in the south-central part of Butler County. This area includes 3,049 acres of public hunting ground and 1,050 acres of water area.

Environmentally sensitive areas, typically, are not suited for development (See Figures 12, 13 and 14). These areas are composed of surface waters, flood plains, soil classifications unsuitable for development, and areas with restrictive natural landscapes. Much of the environmentally sensitive areas within Butler County have been incorporated into planned and reserved growth areas as parks and open spaces.

Figure 13: Topography of Butler County



INDEX TO 1:24 000 SCALE MAPS

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

1 Thompson 1971	11 Sinton 1978
2 London 1972	12 Dunlap South 1979
3 Adams 1973	13 Sibley Center 1979
4 Hamilton 1974	14 Center 1977
5 Johnson 1975	15 Sibley 1977
6 Dunlap North 1975	16 Hampton 1980
7 Adams 1977	17 Sinton 1978
8 Cambridge 1977	18 Sibley 1977
9 Thompson 1977	19 Washington 1977
10 Thompson 1977	20 Iowa Topographic

**Topographic Map Symbols**

- 3-hour highway, four lanes
- Secondary highway, two lanes
- Local road and gravel road, two or more lanes
- Other road or street, one lane
- Road marker: triangular M.S. post
- Intersect, diamond post, marker post
- S-bend, one post, intersection
- Turned road, red line
- Bank on river, leading elevation
- Bank on stream, leading elevation
- Airport, leading and landing area
- Railroad boundary
- Rail boundary
- Ditch boundary
- Boundary of State cooperative boundary
- Local grid boundary
- US public lands, several acres, boundary visible
- River, boundary, center line, or projected
- River, boundary line, position
- Dike, one side, one end
- Canals, boundary
- Wetland, one or both sides
- Wetland, both or one side, marsh, ground water
- Contour, peak area, US location boundary
- Area, all elevations
- Distorted surface, one or both sides
- Contours, three or four, indicating approximation
- Surface, contours, three or four, indicating
- Terrace, blue, partially, its elevation
- Road, two or more lanes, top and center
- Road, two or more lanes, top and center
- Road, two or more lanes, bottom
- Land, elevation in foot, elevation, rounded
- Other, elevation
- Other, elevation

Figure 14: Big Marsh



**PART V. POPULATION PROJECTIONS, POLICIES, AND  
LAND USE PLAN**

## POPULATION PROJECTIONS

The following section is based upon accepted planning methods of projecting a County's population into the future. These projections are based on past population trends in Butler County and may not accurately reflect future population. Therefore, caution should be exercised before accepting the following figures as measures of the County's population in the future. However, projecting Butler's population into the future is necessary in order to attempt to project the future land use and housing needs of the County during the life of this plan.

Two separate types of population projections were calculated, linear and geometric, for two separate time periods. In other words, Butler County's population was projected four times using two different methods and two different time periods for each method. The following text describes each method and the two different time periods for which the projection was calculated. Figure 15 illustrates, by line chart, the populations of the County using the various methods of population projection. Projections from the State Demographer, Iowa Department of Transportation, and Woods & Poole are also provided.

### LINEAR METHOD

The first type of population projection that was used was the linear, or straight line, method of projection. The working tables, shown on the following page, demonstrate how the calculations were derived. This projection method adds or subtracts an average number consistently for every ten-year period. Note the population decreased by 247 persons, on average, between 1900 and 1990 with every census. Therefore, the year 2000 population projection decreased by 247 and the year 2010 population projection decreased by the same 247 persons from the year 2000. In simple terms, the linear projection is an average change, in numbers, for a particular population which is then added onto the latest population figure.

Due to drastic changes in Butler County's population between 1980 and 1990, a second linear projection was calculated based on the time period of 1970 to 1990. The outcome of that calculation is very different because using population counts from 1970 to 1990 yields an average decline of 579 persons per projected time period. For example, the 1990 Census Bureau figure for Butler is 15,731 and using this second average projects a year 2000 population for Butler of 15,152 and a year 2010 projected population of 14,573.

The reason for showing both projections is to emphasize the impact of past trends on the outcome of population projections. Again, these figures should not be taken as absolutes, but should be used as guidelines for Butler County to consider in the next 20 years.

### GEOMETRIC METHOD

The second type of population projection that was used in this plan was the Geometric projection. This projection method used an average growth rate to project the current population into the future. In other words, the average rate of growth or decline is calculated for the trend period, and then the average is projected into the future. The working tables are shown on the next page for a reference as to how the calculations were derived.

Butler's average growth rate for the time period between 1900 and 1990 was negative 1.34 percent per decade. Due to the dramatic change in Butler County's population between 1980 and 1990, a second

geometric projection was calculated using the time period between 1970 and 1990. This resulted in an average growth rate of negative 3.37 percent for the County. Therefore, as in the Linear projection between 1970 and 1990, the Geometric projections for the same time period predict a slight decrease in population for the years 2000 and 2010.

Again, the reason for illustrating both projections is to emphasize the impacts of past trends on the projection results. Note that the results are only the "best estimate" as to what may happen in Butler County and should only be used as guides for future growth.

Adapted from Table 2.

Year	Population	Linear Projection (Number Change)	Geometric Projection (Growth/Decline Rate)
1900	17,955	-	-
1910	17,119	-836	-4.66%
1920	17,845	726	4.24%
1930	17,617	-228	-1.28%
1940	17,986	369	2.09%
1950	17,394	-592	-3.29%
1960	17,467	73	.42%
1970	16,953	-514	-2.9%
1980	17,668	715	4.23%
1990	15,731	-1,937	-10.96
1900 - 1990 Projection Average		-247	-1.34%
1970 - 1990 Projection Average		-579	-3.37%

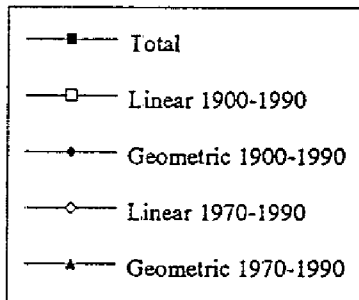
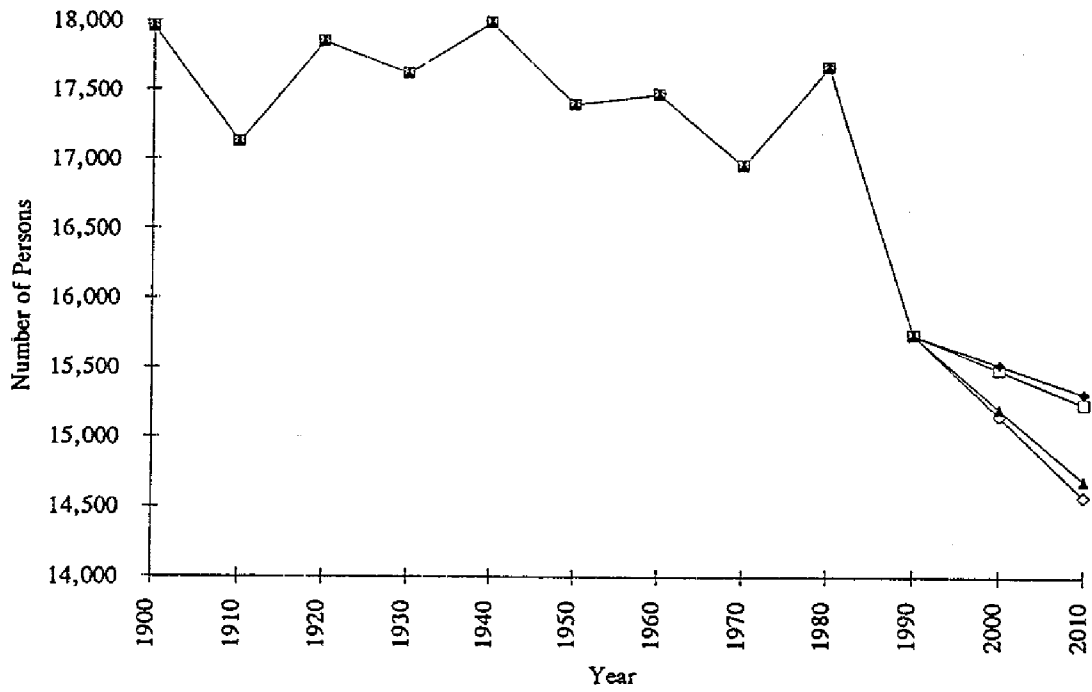
Source: U.S. Census Bureau and INRCOG

**Table 50. Butler County's Population Projection Estimates for 2000 and 2010**

Year	Linear Projections Based on Population Figures from:		Geometric Projections Based on Population Figures from:	
	1900-1990	1970-1990	1900-1990	1970-1990
2000	15,484	15,152	15,520	15,201
2010	15,237	14,573	15,312	14,689

Source: INRCOG

Figure 15: Population Trends and Projections



**STATE DEMOGRAPHER, IOWA DEPARTMENT OF TRANSPORTATION, AND WOODS & POOLE PROJECTIONS**

Below are the population projections from three respected sources: the State Demographer, the Iowa Department of Transportation and Woods and Poole. In the year 2000, the Iowa Department of Transportation estimated Butler County at the highest population out of all three sources at 17,990. The State Demographer also rated Butler County at a high population of 17,000. These projections are considerably higher than the Linear and Geometric projections that were calculated on the previous pages. The Woods and Poole projection estimates a decreasing population for Butler County comparable to the Linear and Geometric figures.

**Table 51. Butler County's Population Projection Estimates for 2000 and 2010**

Year	State Demographer	Iowa Department of Transportation	Woods & Poole
2000	17,000	17,990	15,530
2010	N/A	18,310	14,980

N/A = Not Available

Source: Iowa Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data, 1992



## LAND USE PLAN AND GROWTH MANAGEMENT

### GROWTH ALTERNATIVES

There are several possible alternatives that can be utilized by Butler County in regard to its future development. By developing a number of alternatives instead of a single course of action, a more accurate and effective choice can be made concerning growth in the county. This is due, in part, to the fact that each alternative has its costs and benefits, advantages and disadvantages. Thus, the comparison of alternatives provides an opportunity to discover what particular advantages one plan may have over another. However, the possibility does exist that by formulating the alternatives the County may have to make some fundamental changes in their land use philosophy, implementation methods (specifically the zoning ordinance), capital improvements program, and budget to achieve the desired goals and objectives.

It is necessary to clarify the fact that these alternatives are not directed at the farm management practices of the individual farmer. The main focus of these development choices is the pattern and interrelationship of residential, commercial, industrial, and agricultural land uses. Some of these alternatives may eliminate possible conflicts with agricultural land uses or agricultural operations. The preservation of the agricultural make-up of the county is a prime component of the County's goals and objectives.

Alternatives are evaluated by how effectively they achieve the County's goals and objectives. They may be evaluated as to their impact upon agriculture, economic, environmental, social, physical, and political factors. Much of the evaluation of the alternatives may be subjective and intuitive. These qualitative evaluations are the most effective in terms of simplicity and permitting significant participation in evaluating plans by citizens. It is this citizen input that is necessary for the effective implementation of the entire comprehensive plan.

This section will examine three general alternatives: no growth, unlimited growth, and directed growth. It is possible that the selection of one of these development alternatives could influence the amount of population growth, but the main focus of these alternatives is the distribution of growth within the County. A summary chart, policies and a growth management plan will follow the three alternatives.

#### Alternative 1 - No Growth

Alternative One is the most constrained model for development. Based on energy costs and the costs of providing services to outlying residents, all residential development not directly related to agriculture would be prohibited in the rural areas. Only those uses not appropriate to populated areas (ammonia storage, natural gas) or site specific uses (quarries) would be allowed to locate outside of the urban areas.

**Impacts:** This alternative provides the most efficient use of utilities, services, and access. It offers the strictest protection to productive agricultural land in directing development to undeveloped annexed land in the communities within Butler County. However, this plan would severely restrict the development and housing choices for the residents of the County, driving up the price of land available for such development. Compatible land uses may occur as vacant land within the cities become more scarce.

This alternative also assumes all future development would occur through municipal annexation to alleviate the land scarcity. The tax base of the municipalities would increase, but so would the levels of service required by the larger population and the extension of services to the annexed area. The rural character of the County would be preserved; but with a static depleted tax base, the County may be faced with service cutbacks when assuming the increased cost of providing a standard level of service.

Along with the agricultural benefits, those areas considered significant for environmental or other reasons would be preserved. The threat of groundwater contamination through poorly drained or ill constructed septic systems would diminish. There might be little, if any, decrease in woodland or wetland areas unless it were allowed in order to increase overall agricultural production.

The economic impact would not be very significant unless the no growth policy deterred potential residents. There is the possibility of competition for land between residential and commercial uses; a high demand for land would make Butler County an expensive place for a business and the associated work force to locate.

In addition, private property rights may be severely limited. A complete no growth policy would not allow land use changes and result in a possible "taking" of the land by the County, preventing a person's right to a fair and equitable return for his or her land.

In order to accomplish this alternative, the Goals and Objectives would need to be reviewed, along with the present zoning ordinance. The use of stricter enforcement by the Zoning Administrator would also be a factor in the use of this plan. This approach to planning is considered unlawful in many instances due to the "taking" of persons private property rights.

## Alternative 2 - Unlimited Growth

Alternative Two represents a model of development that would offer no restraints upon land use. It is the least compact land use alternative and would spread development out over large areas. It is also the least protective of productive agricultural land by allowing extensive sprawl of low and medium density housing. Extensive strip development may be allowed along major highways using this alternative.

**Impacts:** The greatest impact of this alternative would be the potential removal of large tracts of viable agricultural land for the purposes of development. The potential exists that eventually only prime land would be left for farming purposes; this land would need to be super-productive to maintain current levels of productivity.

Urban development in unincorporated areas would alter the rural character of the County. The tax base may broaden, but the costs in utility extensions, road maintenance and other services would also increase. Areas not capable of supporting growth, either because of soil potentials or other characteristics, would be left available for development. There would also be an increased proliferation

of individual shallow wells and septic tanks leading to water quantity and quality problems. This may lead to an increased chance of environmental degradation.

In addition, this alternative calls for the complete removal of all restrictions except those mandated by state or federal guidelines. Flood plains would be the only areas protected by law. It would be the choice of the individual landowner as to the use and disposition of this property. The quality of land for agriculture would not be a factor if the owner wishes to convert it to another, more intensive use. As in the previous case, lands that are now deemed unsuitable for development would be available. No circumstances of location or characteristics of the site could be brought to bear on development except for flood plain designation.

Furthermore, this alternative would radically alter the character of Butler County. The potential would exist for sprawling development throughout the County. The amount of land in crops would substantially decrease and the character of the County would become more urban. With the elimination of the zoning ordinance and minimum standards for lot sizes, little control could be exercised over the size and location of development. The County could be faced with having to expand services to cover a larger and widely dispersed population.

With the increases in traffic on the County's road and bridge system, maintenance costs may skyrocket. There might be an increase in rural school busing. To offset these costs, the amount of public owned parks and open space could decrease in order to maximize the tax base.

Another result of this alternative may be an increase in complaints of nuisances and other agricultural/urban conflicts. It is not always easy for the farmer and the non-farm rural resident to happily coexist. The dust, odors, and noise inherent to the farming process are often perceived as an unforeseen nuisance to the non-farming neighbor. The farmer may also find it difficult to expand his operation as the amount of available agricultural land is reduced.

### Alternative 3 - Directed Growth

The third alternative more closely reflects the goals, objectives, and policies presented to the Butler County Planning and Zoning Commission. The major points of this alternative include the preservation of prime agricultural land, the protection of environmentally sensitive areas and the direction of growth to those areas, the direction of growth to those areas where available public utilities and services are present, and development that is compatible with existing land uses. Most residential growth would be directed toward existing platted subdivisions and within municipalities, where adequate public utilities and services can be provided. This alternative also allows new scattered site individual residences. Commercial and industrial growth would be directed toward the cities and other areas in the County capable of supporting them.

The underlying assumption of this alternative is the recognition that the land of Butler County is its primary natural resource. By accepting this statement, the preservation of the land becomes the key priority in formulating County policy. This ensures that the productivity of the land is protected, as is the economic base of the County.

A second assumption of this alternative relates to non-agricultural rural land. Development in the County would not depend solely upon whether or not the land is considered prime. For example, productivity would be another contributing factor to land development decisions. Land with low productivity is not automatically suitable for development, nor is land that is not being cropped. Many other factors should also come into play, as outlined in the Goals and Policy Statements (page 99).

The third assumption in this alternative would be the direction of growth to those areas capable of supporting it, and those areas where growth would be compatible with existing uses. Areas where soils or other physical constraints that may not support construction, or whose characteristics would present possible hazards, should not be developed. Areas where existing uses would preclude compatible residential development (a large feedlot, for example) would not be considered as suitable development sites.

**Impacts:** The benefits of this alternative include the recognition of both the rights of the individual and the obligation to protect the common good. This extends not only to the rights of today's individuals but also to tomorrow's results. A definite benefit of this alternative would be the retention of the rural character of the area. Although not completely prohibiting development in the rural areas, directed growth seeks to protect the rural character that is one of the major attractions of "country living."

Another benefit would be to allow the natural systems to function in their intended manner. Consideration of soil potentials, flood plain functions, slope, aspect, water quality and quantity, subsurface characteristics, and vegetation will benefit the County environmentally, economically, socially, and aesthetically. There would be fewer individual water and sewer systems built, the need for more paved roads would be minimized, and only a small increase in demand for services would occur.

On the negative side, such an alternative could restrict the amount of developable land available and drive up land and improvement costs. The County's tax base will stay at approximately the same level, while the cost of providing services would increase.

Table 52 summarizes the No Growth, Unlimited Growth, and Directed Growth alternatives presented.

Table 52. Growth Alternatives

General Growth Pattern	No Growth	Unlimited Growth	Directed Growth
Preservation of Agricultural Land	Growth encouraged only in incorporated areas. Possible expansion of cities through annexation. Elimination of scattered site residential developments.	Large increase in scattered residential development likely in current subdivisions and along the major water courses.	Most growth directed to existing platted subdivisions and within cities. Few new scattered site residential developments.
Transportation Systems	Maximizes preservation of agricultural land. Development in cities would be of higher density and thus consume less ag land.	Could lead to large losses of agricultural land with no preservation policy.	Attempts to maximize preservation of agricultural land through the use of a preservation policy.
Environmental Quality	Least increase in traffic on rural roads. Allows for use of mass transit systems.	Large increase in traffic on rural roads. More paved roads may be necessary. Higher maintenance costs on road and bridge system.	Minimizes need for more paved roads. Slight increase in traffic on rural road system.
	Limits the number of new individual shallow wells and septic systems. Reduces possible water quality and quantity problems. Maximizes protection of environmental quality.	Increase in number of individual wells. Possibility of groundwater contamination. Possible server damage to environment.	Only slight increase in number of individual systems. Better site considerations lead to proper operation and quality control. Minimizes damage to environment through evaluation procedures.

## LAND USE POLICY STATEMENTS

The following statements are the Policy guidelines for the Growth Management Plan developed by the Butler County Planning and Zoning Commission and Board of Supervisors. Butler County should continue, throughout the life of this plan, to follow these policies.

1. It shall be a policy of Butler County that only agricultural uses or those uses incidental to agriculture shall be allowed on prime agricultural land.
2. It shall be a policy of Butler County that residential and other non-agricultural uses be developed only on land which is capable of supporting them.
3. It shall be a policy of Butler County to encourage commercial and industrial development within incorporated areas utilizing municipal water and sewer.
4. It shall be a policy of Butler County to preserve, promote and maintain a greenbelt system along all river and drainage systems in Butler County as an aid to prevent soil erosion, to promote passive recreation, to preserve habitat, and to limit development on active flood plains.
5. It shall be a policy of Butler County to promote the preservation of critical areas of ecological, geological, historical, and environmental significance. This shall be achieved through identifying such areas, informing the public of their significance, and promoting private or public retention or acquisition for the sole purpose of their preservation and protection.
6. It shall be a policy of Butler County to encourage residential development within incorporated areas utilizing municipal utilities. Development in the unincorporated areas of the County shall be directed toward existing areas which have been rezoned for residential use but are vacant, or toward "buildable soils" which have been found suitable for development. These areas will be considered a higher priority for development than new single lot rezoning requests.
7. It shall be a policy of Butler County to promote the development of shelter belts, soil erosion stabilization methods, and habitat areas and to preserve the natural areas of the County for future generations.
8. It shall be a policy of Butler County to encourage coordination and cooperation between Butler County and the incorporated cities within the County, especially within the two-mile radius around each city where powers and responsibilities are shared.

## GROWTH MANAGEMENT STRATEGY

The aspirations of the citizens of Butler County have been expressed, discussed and prioritized as part of this planning process. This plan's Goals, Objectives and Policy Statements reflect these aspirations, and have received preliminary approval from the Butler County Planning and Zoning Commission. Growth alternatives have been examined and a directed growth approach has been chosen to guide future development. County officials should use the goals, objectives and policies in this document as a guide for making decisions and plans for future land use in the County. The maps included in this section should also be reviewed to decide whether land uses are compatible.

One of the goals of the County is to ensure timely, orderly and efficient transition and development of appropriate land and resources. The growth management strategy is comprised of an interrelated system of planning and implementation mechanisms to achieve that goal. The strategy will influence rural development in the direction of the County's goals. In addition, this strategy will include a policy of review and evaluation to guide new development toward the most suitable locations and away from other less suitable areas.

The Growth Management Strategy identifies general functional areas according to their development suitability and established objectives and policies for growth. The development that occurs in these areas may be directed by linking the development with the planned extension of capital improvements over the period of this plan. The functional classifications established are Urban Service Areas, Rural Service Areas, and Special Areas. Existing land use is identified for the Rural Service Areas only. In Urban Service Areas, the communities will provide the services necessary to support the majority of the development within its city limits. By each community providing services, it is believed that environmentally sensitive and significant lands can be protected, overall energy consumption can be decreased, fiscal solvency of the county and its cities can be balanced, housing costs be lowered, and viable agricultural lands and operations preserved. Special Areas contain environmentally sensitive or significant lands.

Currently, the prevailing land use outside incorporated areas in Butler County is agricultural. The Planning and Zoning Commission has stated that current demand for development is minimal and the future land use for Butler County should be generally designated as agricultural. However, an adjacent land use may have a direct impact upon how a parcel of land is used or the potential for future uses.

### Urban Service Areas - Figures 16, 17, and 18

- \* Municipalities or Incorporated Areas - Figure 16
- \* Unincorporated Communities - Kesley and Austinville - Figures 17 and 18

Figure 16: Urban Service Area in Butler County

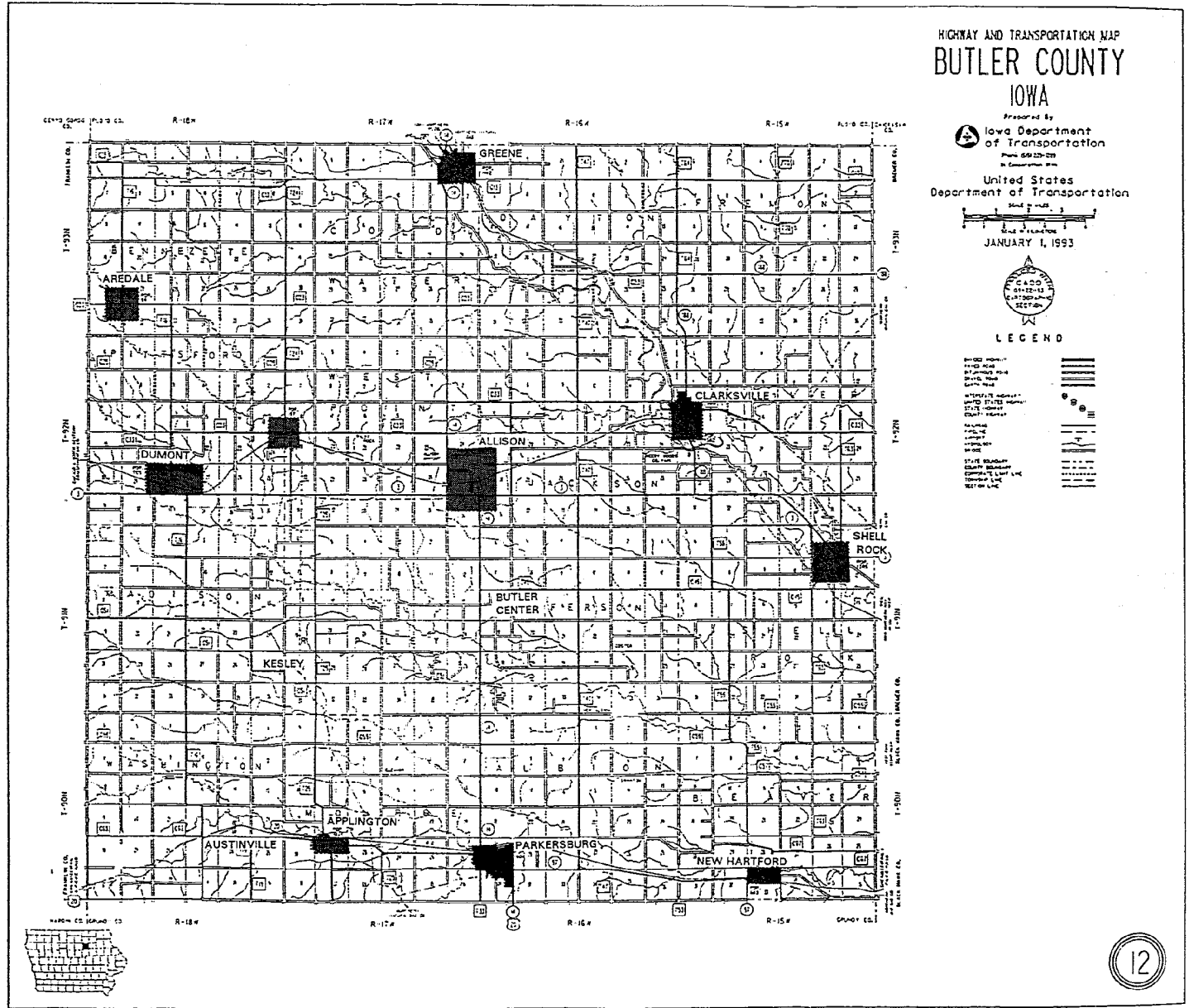
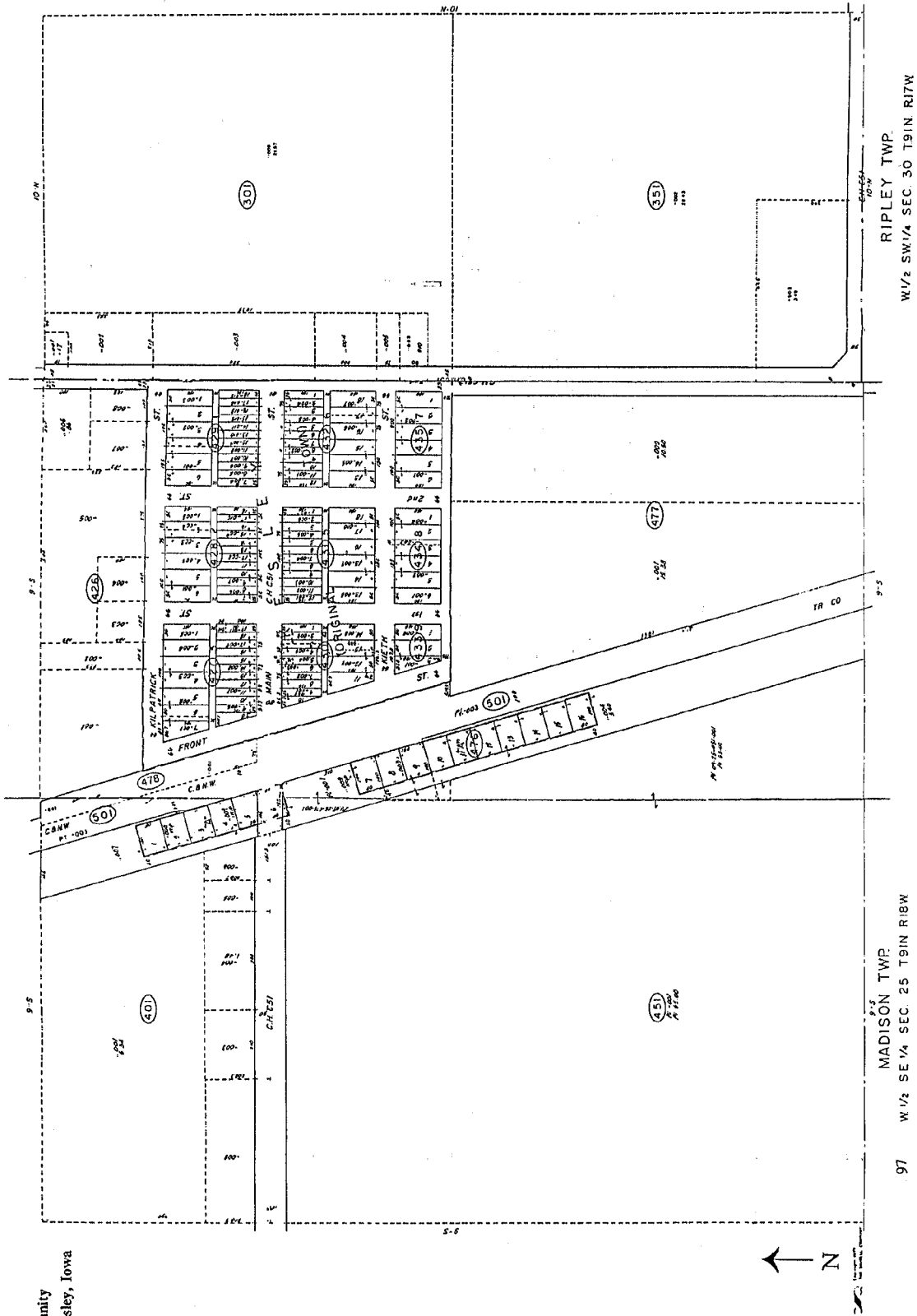




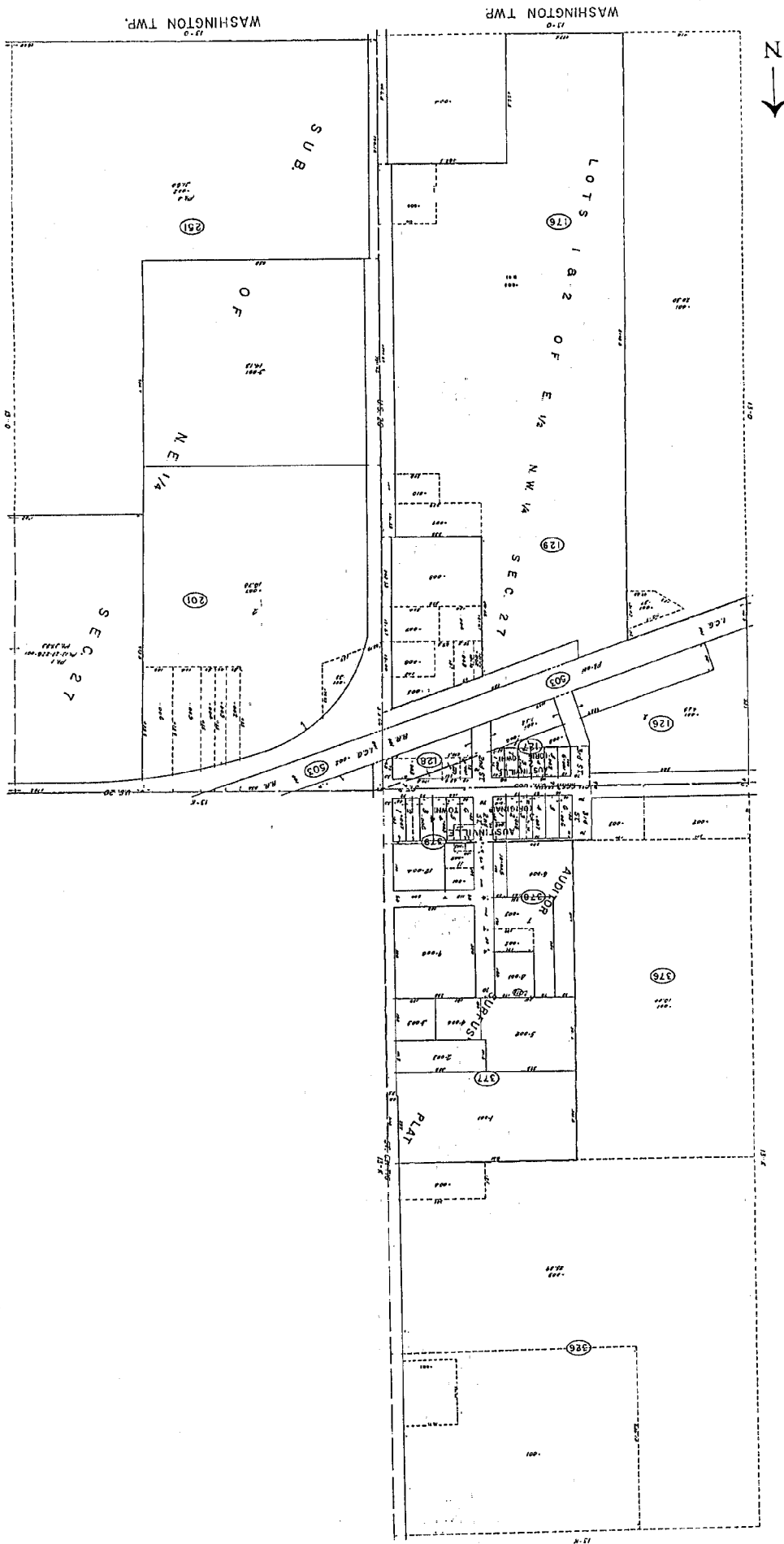
Figure 17: Unincorporated Community  
in Butler County: Kelsey, Iowa



97  
RIPLEY TWP.  
W 1/2 SW 1/4 SEC. 30 T91N R17W

97  
MADISON TWP.  
W 1/2 SE 1/4 SEC. 25 T91N R18W

Figure 18: Unincorporated Community  
in Butler County, Austinville, Iowa



### **Rural Service Areas in Butler County Reference Map - Figure 19**

A reference map has been provided that divides the County into four sections. These four sections indicate the type of land use by shading and letter denotation.

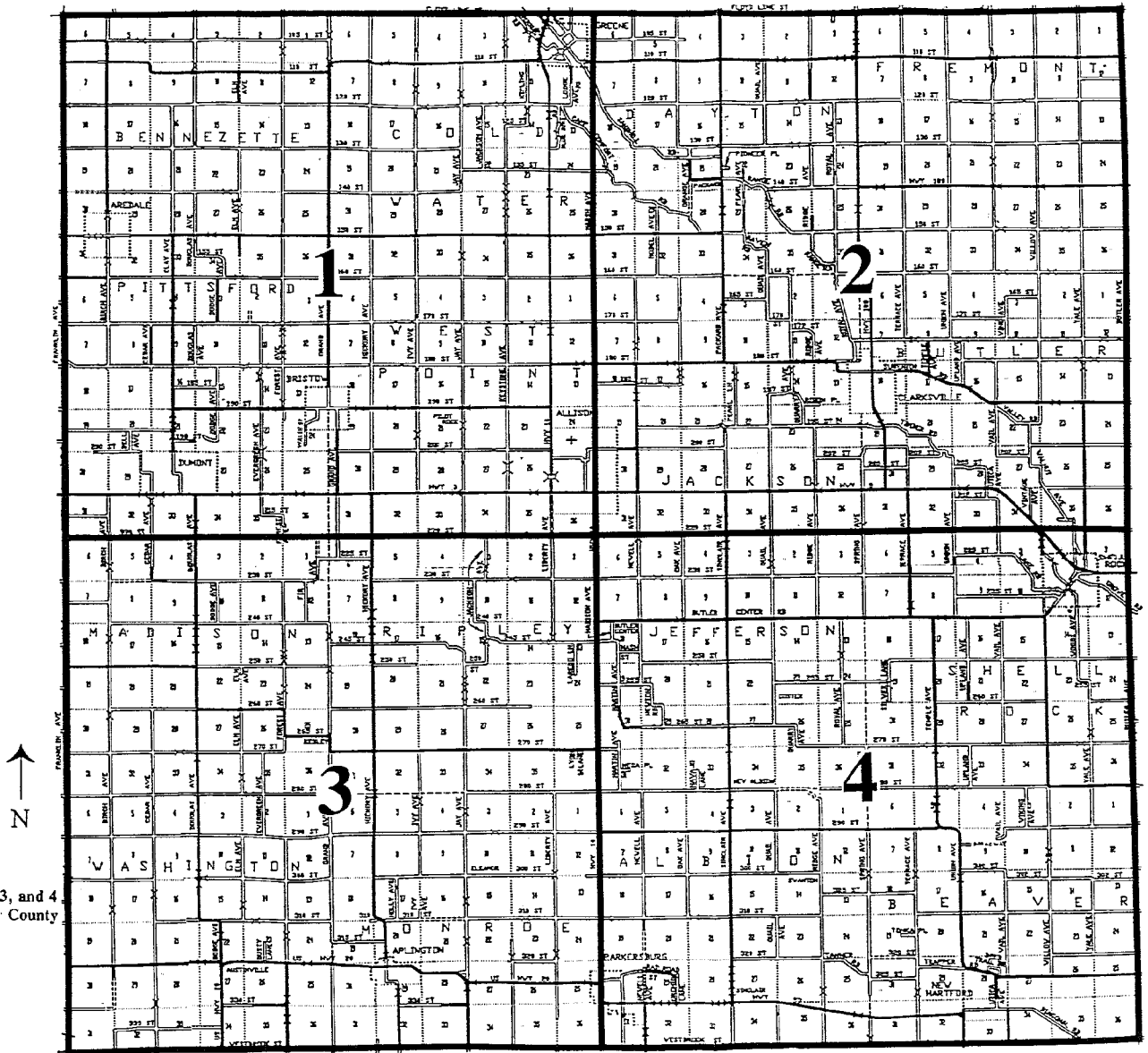
### **Rural Service Areas - Figures 20, 21, 22 and 23**

The majority of Butler County is identified as General Rural Use Areas, which includes agricultural, open spaces and scattered rural residential development. This land is signified by the white area in Figures 20, 21, 22 and 23. Agricultural, pasture, or vacant land accounts for 371,840 acres or 95 percent of the total acres within the County. General farm crops occupy 239,000 acres and an additional 93,800 acres are in pasture land. Over 89 percent of the total land area in the County is in crops or pasture.

Current development areas include moderate-density residential subdivisions and zoned areas.

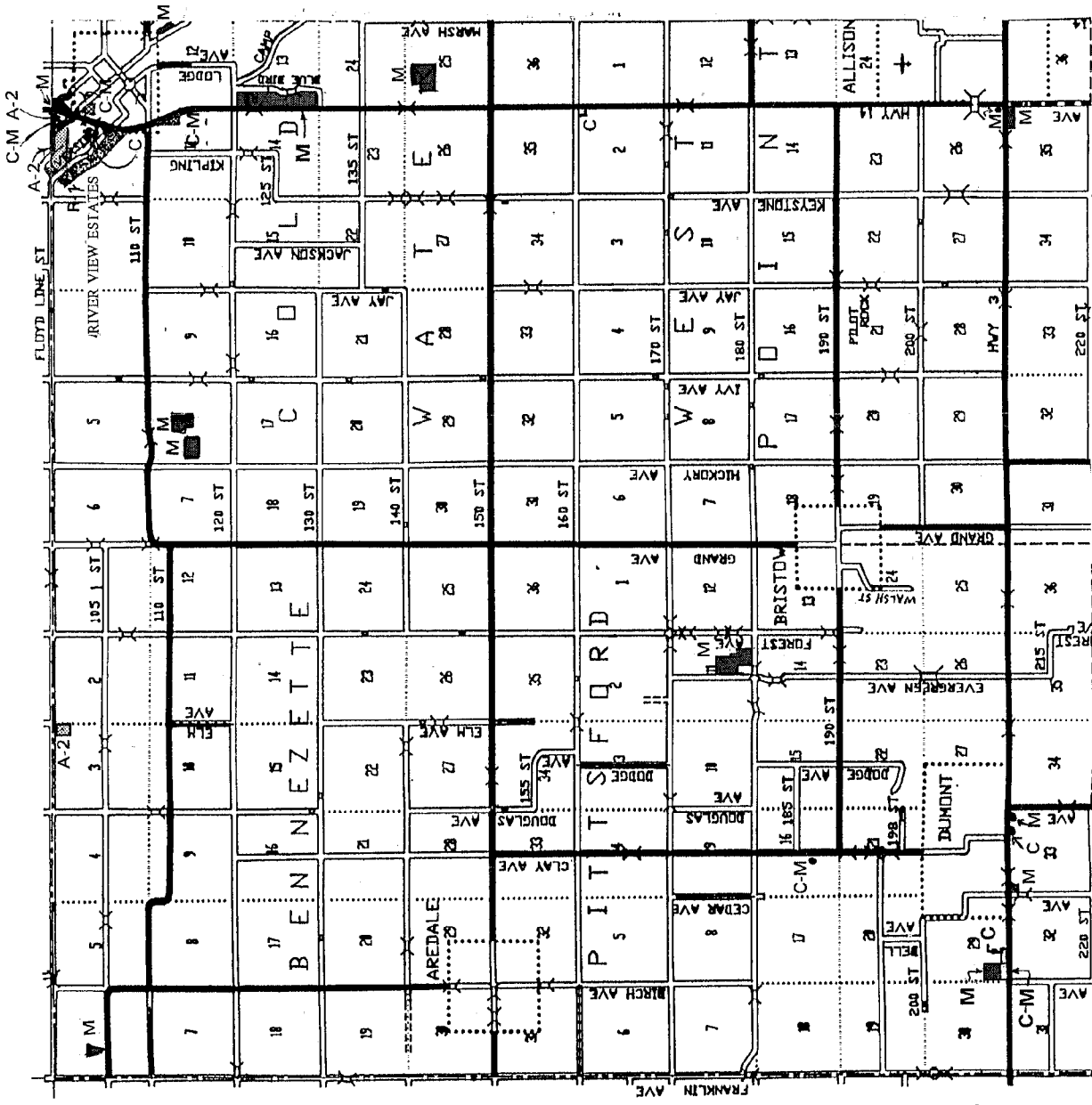
The directed growth management strategy suggests that future development activity take place in areas which, due to existing platting, zoning district classification or other characteristics, may be developed for primarily low and moderate density residential subdivisions. The Planning and Zoning Commission has stated that because the majority of Butler County is agricultural, any other type of future development will be examined on a case-by-case basis and considered on its own merits.

Figure 19: Reference Map for Rural Service Areas in Butler County



\* Numbers denote Sections 1, 2, 3, and 4 of Rural Service Areas in Butler County

Figure 20: Rural Service Areas in Butler County, Section 1



**LEGEND**







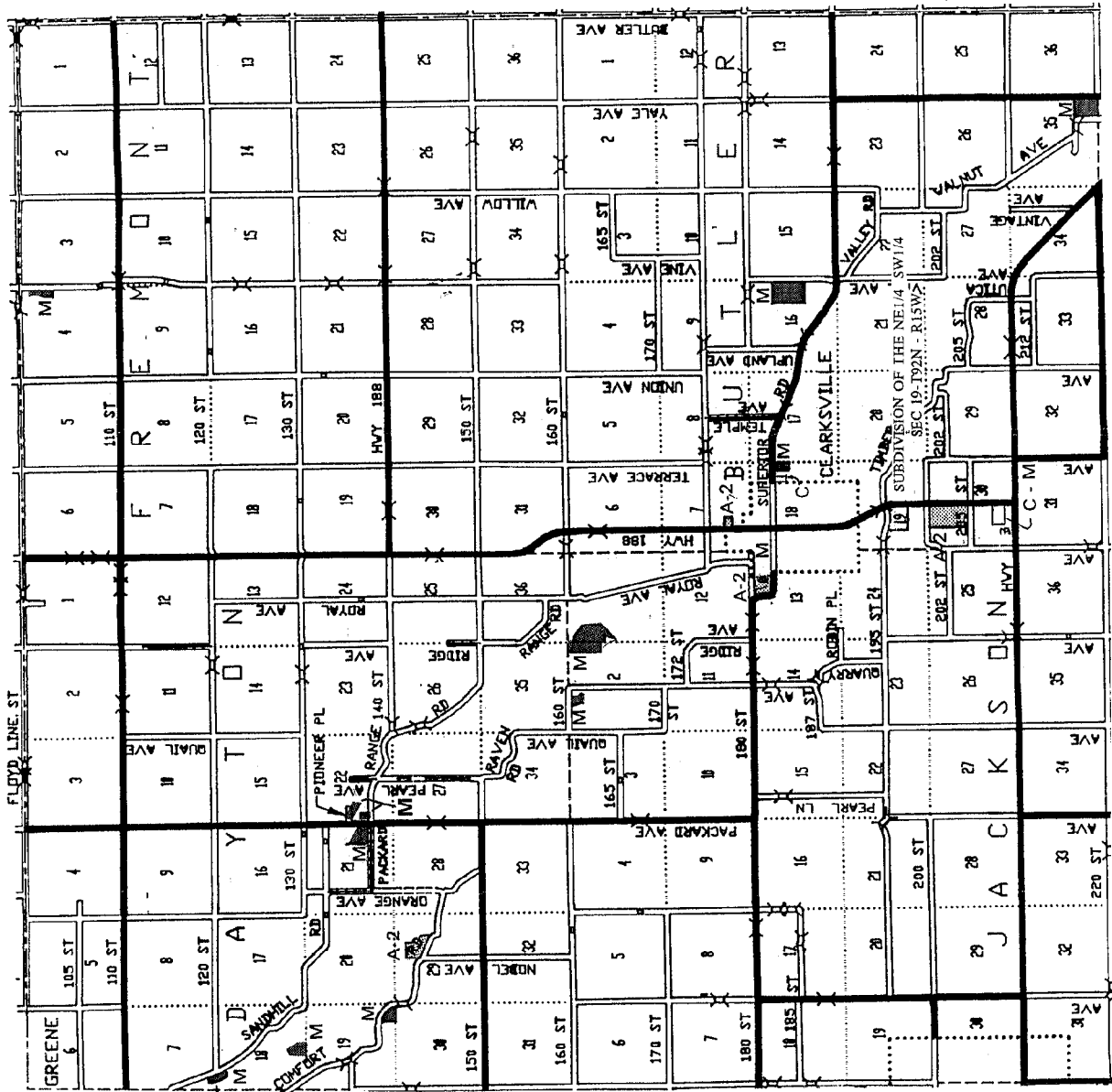
-  A - 1 AGRICULTURAL (Includes all areas not specified)
-  A - 2 AGRICULTURAL (Includes golf courses)
-  R - 1 RESIDENTIAL
-  C COMMERCIAL (Areas to small for shade denotation)
-  C - M COMMERCIAL - INDUSTRIAL (Areas to small for shade denotation)
-  M INDUSTRIAL

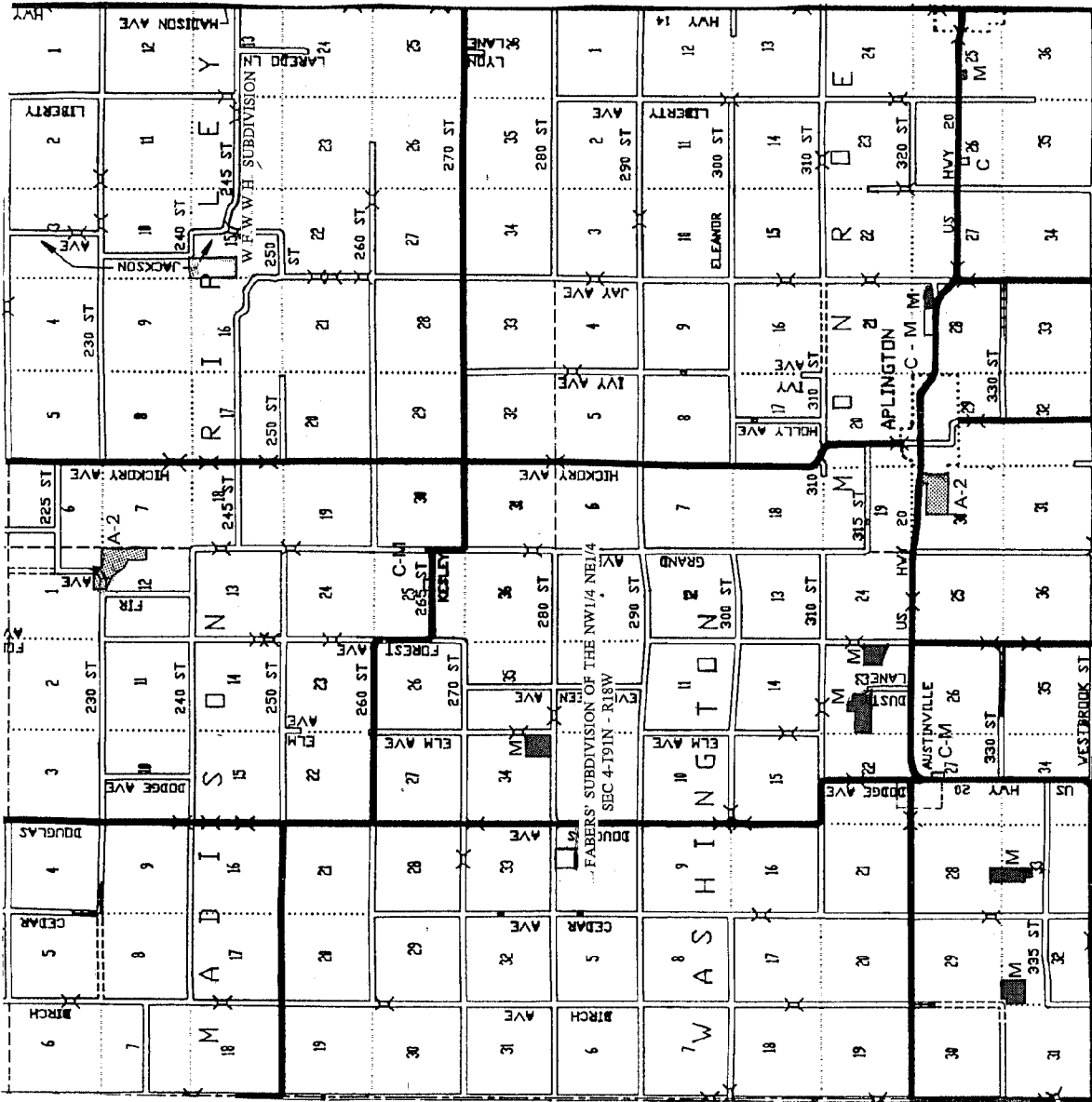
Figure 21: Rural Service Areas in Butler County, Section 2



LEGEND

- A - 1 AGRICULTURAL (Includes all areas not specified)
- A - 2 AGRICULTURAL (Includes golf courses)
- R - 1 RESIDENTIAL
- C COMMERCIAL (Areas to small for shade denotation)
- C - M COMMERCIAL - INDUSTRIAL (Areas to small for shade denotation)
- M INDUSTRIAL

Figure 22: Rural Service Areas in Butler County, Section 3



**LEGEND**







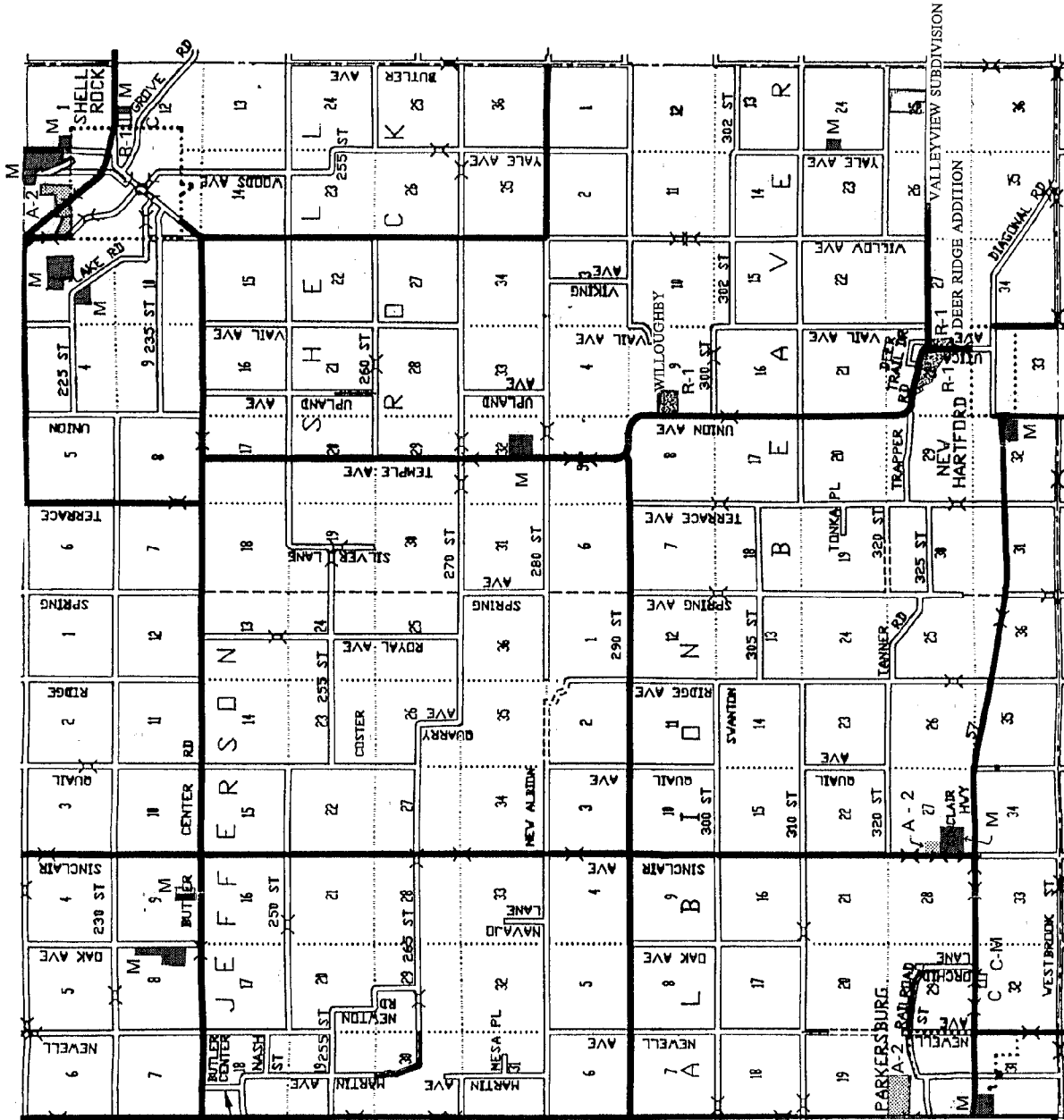






-  A - 1 AGRICULTURAL (Includes all areas not specified)
-  A - 2 AGRICULTURAL (Includes golf courses)
-  R - 1 RESIDENTIAL
-  C COMMERCIAL (Areas to small for shade denotation)
-  C - M COMMERCIAL - INDUSTRIAL (Areas to small for shade denotation)
-  M INDUSTRIAL

Figure 23: Rural Service Areas in Butler County, Section 4



**LEGEND**

-  A - 1 AGRICULTURAL (Includes all areas not specified)
-  A - 2 AGRICULTURAL (Includes golf courses)
-  R - 1 RESIDENTIAL
-  C COMMERCIAL (Areas to small for shade denotation)
-  C - M COMMERCIAL - INDUSTRIAL (Areas to small for shade denotation)
-  M INDUSTRIAL





### **Special Areas - Figures 11, 12, 13, and 14**

The Special Areas, or the Environmentally Sensitive and Significant Lands, are shown in Figures 11, 12, 13 and 14 of this Plan.

Environmentally sensitive areas include flood plains, surface waters, aquifer recharge areas, excessive slopes, erosion hazard soils and poor bearing capacity soils. These areas are comprised of the surface waters of the West Fork and the Shell Rock Rivers and their tributaries; Big Marsh; flood plains; and other areas with unique natural landscapes.

Environmentally significant lands include viable agricultural land and soils, wetlands, native prairie, woodlands, wildlife habitat, and surface waters.

Any future development in these Special Areas should be limited to parks, recreational areas, and/or natural open spaces. Any development that would result in a more intense use of land in these areas should be discouraged by Butler County.

## **PART VI. IMPLEMENTATION**

## METHODOLOGY

Implementing the 1994 Butler County Comprehensive Plan will be the responsibility of the Board of Supervisors, Planning and Zoning Commission, Planning and Zoning Administrator, Board of Adjustment and citizens of the County. The implementation component of the Butler County Comprehensive Plan includes a description of the Butler County Zoning Ordinance and Subdivision Regulations, which are located in separate documents. Also included are short range (1994-1998) projects which the County plans to undertake, and potential funding sources.

### ZONING ORDINANCE

Butler County's current Zoning Ordinance, which was rewritten and adopted in 1978, was based upon the 1968 Butler County Comprehensive Plan. The original zoning ordinance was also adopted in 1968 and based on the same 1968 Comprehensive Plan.

Chapter 335 of the Iowa Code states that county zoning regulations "shall be made in accordance with a comprehensive plan." The Butler County Planning and Zoning Commission and Board of Supervisors should review and update the 1978 ordinance to comply with this Comprehensive Plan. Note that the Butler County Zoning Ordinance is bound in another document and does not appear here in its entirety.

The 1978 Butler County Zoning Ordinance has regulations and standards for ten districts within the County. Each of these ten districts has corresponding land area outlined on the official zoning map of the County. The districts include:

#### Agricultural Districts

- "A-1" Agricultural District
- "A-2" Agricultural District

#### Residential Districts

- "R-1" Residential District
- "R-2" Multiple Residence District
- "R-S" Suburban Residence District
- "R-P" Planned Residence District

#### Commercial Districts (Differences defined by size, type, and intensity of use)

- "C" Commercial District
- "C-M" Commercial & Industrial District

#### Manufacturing District

- "M" Industrial District

#### Flood Plain District

- "F-P" Flood Plain District

A zoning ordinance is the primary police power used to implement the Comprehensive Plan. Therefore, it is important that an ordinance be developed in order to help Butler County plan for the future. County officials should utilize the information and conclusions rendered in this Plan as the basis for the development of their proposed zoning ordinance.

## SUBDIVISION REGULATIONS

Each community in Butler County should adopt subdivision regulations to govern any new development within its boundaries. If cities within Butler County have a zoning ordinance, Chapter 354.9 of the Iowa Code entitles those cities the right to review any new subdivision of land within two miles of its corporate limits. However, the zoning of the land between each city's corporate limits and that two mile boundary is the responsibility of Butler County.

Butler County currently has Subdivision Regulations which were adopted in October 1968. The Subdivision Regulations are part of the 1968 Comprehensive Development Plan. The Butler County Subdivision Ordinance should have provisions for preliminary and final plat review, and for the process and responsibilities of the parties involved in the subdivision of land. The Subdivision Ordinance should also be in compliance with the Comprehensive Plan, the Zoning Ordinance, and the Capital Improvements Program of Butler County.

## SHORT RANGE PROJECTS

There are essentially three types of expenditures common to counties: operation, maintenance, and capital. Operating and maintenance costs are used in the operation of county government. These monies provide for such things as public safety, payment of employee's salaries, public buildings and parks, and the continuance of on-going programs and services. Capital expenditures are non-recurring and provide for the construction, expansion, or purchase of municipal buildings, land, equipment, and structures.

The distinction between operating expenditures and a capital expenditure is not always precise and will need to be decided by County officials. Capital projects tend to be relatively expensive and are often financed through the use of loans or leases. These loans are also non-recurring in that they do not occur every year and they normally have a life expectancy of several years.

The following list of projects is intended to serve as a guide, which through annual review and revisions, should reflect the needs, public views, and financial resources of Butler County. When the County budget is annually reviewed, projects may need to be added, deleted, delayed or advanced in the schedule, depending on the need or urgency of the projects being considered and the County's financial capabilities.

SHORT RANGE PROJECTS: 1994 - 1998

ESTIMATED COST (\$)

Resurfacing County Road C-33 - 6.0 miles	306,000
Resurfacing County Road T-55 - 3.0 miles	153,000
Resurfacing County Road T-25 - 11.0 miles	572,000
Resurfacing County Road T-24 - 4.0 miles	212,000
Resurfacing County Road C-13 - 11.0 miles	583,000
Resurfacing County Road C-55 - 7.5 miles	405,000
Resurfacing County Road T-16 - 9.5 miles	523,000
Resurfacing County Road T-23 - 3.5 miles	193,000
Trail Asphalt Surface - Shell Rock to Clarksville - 5.5 miles (80% Regional, 20% County)	
10 acre land acquisition	
Restroom/Shelter area	200,000

POTENTIAL FUNDING SOURCES

- G.F. - General Fund
- D.N.R. - Department of Natural Resources
- G.O. - General Obligation Bond
- R.U.T. - Road Use Tax Funds
- State - State Assistance
- Revenue - Revenue Bond
- I.D.O.T. - Iowa Department of Transportation
- T.I.F. - Tax Increment Financing
- R.E.A.P. - Resource and Enhancement and Protection Act
- L.A.W.C.O.N. - Land, Air, and Water Conservation
- Special - Special Assessment
- C.D.B.G. - Community Development Block Grant
- R.I.S.E. - Revitalize Iowa's Sound Economy
- E.D.A. - Economic Development Administration
- C.E.B.A. - Community Economic Betterment Account
- E.D.S.A. - Economic Development Set Aside

## GENERAL FUND REVENUES & EXPENDITURES

A primary source of revenue for governments is the collection of property taxes. The amount of revenue generated by property taxes is based on two elements, the assessed valuations of land and tax levies.

### Assessed Valuation

Table 53 shows Butler County's aggregate regular and agricultural land taxable valuations for 1989 to 1993, and the percent change from year-to-year. The most notable decline in taxable assessed valuation for regular land was between 1991 and 1992 when Butler County lost 5.9 percent of its valuation. The most notable increase, 4.9 percent, was for agricultural land between 1992 and 1993. The increase in assessed valuation of regular land rose slightly from 1992 to 1993, however, the valuations for regular land in Butler County have declined overall from 1989.

**Table 53: Taxable Assessed Valuations for Butler County**

Year	Taxable Assessed Valuation		Percent Change	
	Regular	Agricultural	Regular	Ag.
1989	443,772,456	39,018,738	-	-
1990	454,567,172,	37,823,167	2.4	-3.1
1991	453,279,547	36,288,857	-0.3	-4.1
1992	426,713,836	37,623,885	-5.9	3.7
1993	429,461,232	39,473,300	0.6	4.9

Source: Butler County Auditor's Office

Actual assessed valuation is the total valuation of property within the County, shown in Table 54. The largest change was a 3.2 percent increase in valuation from 1989 to 1990, which matches a 3.2 decline in valuation between 1991 and 1992. The County's actual valuation rose slightly from 1992 to 1993.

**Table 54: Actual Assessed Valuations for Butler County**

Year	Actual Assessed Valuation	Percent Change
1989	471,942,082	-
1990	486,862,393	3.2
1991	487,684,838	0.2
1992	471,980,025	-3.2
1993	476,493,159	0.9

Source: Butler County Auditor's Office

Tax Levies

Table 55 illustrates the various tax levies for all of the incorporated communities in Butler County. It is important to remember that the Combined State-County and Area School tax levies are uniform throughout all ten communities in the County. The remaining levies are set by their respective city councils and school boards, and so they vary from city to city. New Hartford has the highest total tax levy in the County, while Bristow has the lowest.

**Table 55: Tax Levies for Communities in Butler County for Taxes Payable  
July 1, 1993 to June 30, 1994**

Community	Combined State-County	Area School	School District	General	Employee Benefits	Debt Service	Emergency	TOTAL
Allison	4.19216	.50309	15.23325	9.94663	1.10798	4.64036	--	35.63674
Aplington	4.19216	.50309	12.63114	7.74216	--	7.35289	--	32.43471
Aredale	4.19216	.50309	12.00471	10.05873	.15384	--	.27000	27.18253
Bristow	4.19216	.50309	15.23325	4.78252	--	--	--	24.72429
Clarksville	4.19216	.50309	17.33728	9.95405	2.76307	2.50088	.26103	37.52483
Dumont	4.19216	.50309	12.00471	9.88293	1.58846	1.71751	--	29.88886
Greene	4.19216	.50309	11.19538	9.55817	2.81571	2.56357	.27000	31.09808
New Hartford	4.19216	.50309	16.53922	11.35337	2.50553	5.31747	.27000	40.69411
Parkersburg	4.19216	.50309	15.44386	9.00162	1.75905	2.59939	--	33.51244
Shell Rock	4.19216	.50309	15.08102	10.20649	2.39795	4.20532	--	36.59930

Note: Amounts shown above represent the tax levy per \$1,000 of valuation of the property  
Source: Butler County Auditor's Office

## General Fund Revenues

The following information about Butler County's revenues and expenses is based on its annual reports, which were submitted to the State of Iowa. Tables 56 and 57 document the revenue for the County and the percentage change from 1989 to 1993.

### Property Taxes

The amount of property tax collected by Butler County increased steadily from 1989 to 1992, but decreased by \$74,006 between 1992 and 1993. Property tax revenues increased overall by 9.4 percent during the five years shown.

### Intergovernmental Revenues

Revenues which Butler County received from state and federal governments are reported under this category, which also includes state and federal grant funding. Intergovernmental revenues increased from 1990 to 1992 by over 8.6 percent. However, Butler County shows a decreasing trend between 1992 and 1993. Overall, the County increased by nine percent during the five year trend.

### Charges for Services and Miscellaneous Revenues

This category of municipal revenues is a combination of several sources of income for Butler County including: actual charges for services; miscellaneous; use of money; fines, forfeitures, and defaults; and license and permit fees. Charges for Services increased by over 125 percent from 1992 to 1993.

### Operating Transfers In

Revenues that can be attributed to operating transfers into the general fund for Butler County originate from rural services basic, general basic, and other budgetary funds of the county. During the period shown, the largest change was between 1992 and 1993 when this category declined by over sixteen percent. Overall, Operating Transfers In decreased by nearly 20 percent.

### Total Revenues

Total revenues for Butler County increased overall from \$6,675,662 in 1989 to \$6,915,232 in 1993, an increase of 3.6 percent. As shown, the two primary sources of revenue for Butler County are property taxes and intergovernmental revenues. Combined, these sources provided over 74 percent of total revenues for the County in 1993.



**Table 56: General Fund Revenues: 1989-1993**

	1993	1992	1991	1990	1989
Property Tax	2,447,297	2,521,303	2,446,588	2,381,234	2,236,703
Delinquent Property Tax Revenue	55,492	62,359	59,581	67,660	89,508
Penalties & Interest of Taxes	67,461	99,143	95,928	93,323	98,449
Other County Taxes	-	7,170	4,238	5,261	-
Intergovernmental	2,678,439	2,694,310	2,577,491	2,480,087	2,488,564
Charges for Services	347,690	154,063	122,565	121,615	141,545
Miscellaneous	129,313	93,480	58,602	65,925	83,461
Use of Money & Property	207,930	251,804	349,915	354,232	324,866
Licenses & Permits	2,866	83,781	59,530	4,892	8,369
<b>Subtotal</b>	<b>5,936,488</b>	<b>5,967,413</b>	<b>5,774,438</b>	<b>5,574,229</b>	<b>5,471,465</b>
Proceeds of Fixed Asset Sales	18,869	10,710	10,069	4,251	10,791
Operating Transfers In	959,875	1,149,846	1,135,750	1,122,533	1,193,406
<b>TOTAL</b>	<b>6,915,232</b>	<b>7,127,969</b>	<b>6,920,257</b>	<b>6,701,013</b>	<b>6,675,662</b>

Source: Butler County Annual Financial Reports

**Table 57: Percent Change in General Fund Revenues: 1988-1993**

	1992-1993	1991-1992	1990-1991	1989-1990
Property Taxes	-2.9	3.1	2.7	6.5
Intergovernmental	-0.6	4.5	3.9	-0.3
Charges for Services and Miscellaneous	17.9	-1.3	8.0	-2.1
Operating Transfers In	-16.5	1.2	1.2	-5.9
<b>TOTAL</b>	<b>-3.0</b>	<b>3.0</b>	<b>3.3</b>	<b>-0.4</b>

Source: Butler County Annual Financial Reports

## General Fund Expenditures

Figures 58 and 59 show the costs attributed to each program and the annual percentage change in those expenses over the five year time period between 1989 and 1993.

### Public Safety

Expenditures included under Public Safety include Sheriff services primarily for non-incorporated areas in Butler County. Public safety expenditures rose steadily each year between 1989 and 1993. The sheriff's office is located in a separate building directly north of the Butler County courthouse at 428 6th Street in Allison.

### Court Services

The Court Services expenditures have fluctuated during the reported years, from a low of \$24,929 in 1990 to a high of \$36,600 in 1992.

### Physical Health & Education

This program pays for the Health Nurse Department, which is housed in the Butler County Courthouse in Allison. Primarily, the Physical Health & Education expenditures provide home care to residents in Butler County, including services from skilled nursing care to housekeeping. Immunizations are also given by county nurses to students in the public school system. The Health Nurse Department also provides education on health care preventions, smokeless programs, and weight loss programs. The expenses under this program increased between 1989 and 1993 by over 20 percent each year. Overall, expenses have increased by 129.3 percent between 1989 and 1993. This may be due to the increase in services and educational programs provided. Note that the Butler County Health Nurse Department contracts out for physical therapy jobs in the County.

### Mental Health

Expenditures under this category include funding for the County Relief Program, which grants immediate help to individuals for paying their bills, and the Mental Health Department. The County may be liable for mental health patients requiring hospitalization, outpatient services, residential services, or vocational services. Residential care is primarily nursing home care for mental patients.

The Mental Health Program expenditures increased by \$428,421 between 1989 and 1993. According to the Community Services Director, the switch in designation of nursing home facilities from Foster Care to Intermediate Care Facility for Mentally Retarded (ICFMR) may account for this increase. The ICFMR designation provides personal care to patients with a more progressive program for patients. Designating a facility ICFMR may entitle the facility an additional \$250 per person a day. ICFMR designated facilities attain their money from the federal and county governments. When this re-designation is approved, the County is notified and required to pay approximately 40 percent of the total cost of ICFMR designated facilities.

### Social Services

The Department of Social Services or Community Services Department is directly related to the Mental Health program, which is discussed on the previous page. Expenses generally reported under the Social Services category include the Department of Human Services, General Relief, and Community Services in Butler County. Specifically, this program provides office space for the Department of Human Services and Community Services Department, as well as the salary for the Community Service Director. Between 1989 and 1993, the Social Services Program increased by nearly 72 percent. The Department of Human Services administers the Family Investment Program (FIP) to those persons who qualify. The Department of Social Services is located at 315 North Main in Allison.

### County Environment

These expenditures support the Conservation Commission, parks, and recreational areas in Butler County. The Conservation Commission office, open daily from 8:00 a.m. to 4:00 p.m., is located one mile south of Clarksville. Expenditures in this category dropped sharply from 1989 to 1990, but have steadily increased from 1990 to 1993.

### Roads & Transportation

The maintenance of County roads is a primary responsibility for Butler County. Expenditures have generally increased over the last five years, however, expenditures decreased in 1991 by 7.5 percent. Overall, the amount spent on the Roads & Transportation Program has increased by 16.1 percent between 1989 and 1993.

### State & Local Government Services

The State and Local Government Services expenditures consist of salaries for the Board of Supervisors and costs related to the Treasury Department, Courthouse, County elections, and the Recorder's office. This program increased expenditures by nearly 24 percent between 1989 and 1993.

### Interprogram Services

Interprogram services include administrative services such as data processing, health insurance for employees, and unemployment insurance. Expenditures increased between 1989 and 1992, then decreased by 4.7 percent in 1993. Overall, the Interprogram services increased by 23.8 percent between 1989 and 1993.

### Nonprogram Current

This program shows expenditures for county farm operations and other county enterprises. The costs between 1989 and 1993 have remained under \$5,000 for each year.

### Debt Service

Debt Service is the amount of debt which is owed by the County. Currently, Butler County does not have any debt. Table 61 displays the bonding capacity for the County, which is \$23,824,658. The maximum bonding capacity is equivalent to five percent of the actual assessed tax valuations.

### Capital Projects

Capital Projects are non-recurring and provide for the construction, expansion, or purchase of municipal buildings, land, equipment, and structures. Between 1991 and 1992, Butler County increased expenditures in Capital Projects by nearly 500 percent. This increase was due to the intended construction of Meades Bridge.

### Operating Transfers Out

These monies represent the taxes collected, and equal the Operating Transfers In figures illustrated in Figure 57. Between 1992 and 1993, Butler County has decreased in Operating Transfers by 16.5 percent.

### Total Expenditures

Total Expenditures have increased each year, with the largest increase, 15.1 percent, occurring between 1991 and 1992. Roads and Transportation has been the largest single category of expenditures each reported year. Over 38% of total expenditures were spent in this category in 1993.

**Table 58: General Fund Expenditures: 1989 - 1993**

	1993	1992	1991	1990	1989
Public Safety	673,546	610,054	560,369	496,025	404,262
Court Services	30,716	36,600	30,695	24,929	35,183
Phys. Health & Educ.	516,177	430,280	338,230	272,341	225,139
Mental Health	997,229	871,866	824,998	652,476	568,808
Social Services	119,156	111,191	96,802	109,214	69,294
County Environment	417,639	376,042	304,101	200,225	432,163
Roads & Transportation	2,863,692	2,793,196	2,347,339	2,537,561	2,466,116
State & Local Government Services	170,312	164,716	154,846	149,293	137,439
Interprogram Services	636,220	667,281	634,548	559,340	513,966
Nonprogram Current	1,035	4,600	562	100	379
Debt Service	-	-	-	-	-
Capital Projects	87,465	231,592	39,280	112,438	109,492
Subtotal Expenditures	6,513,187	6,297,418	5,331,770	5,113,942	4,980,241
Operating Transfers	959,895	1,149,846	1,135,750	1,122,533	1,193,406
<b>TOTAL</b>	<b>7,473,082</b>	<b>7,447,264</b>	<b>6,467,520</b>	<b>6,236,475</b>	<b>6,173,647</b>

Source: Butler County Annual Financial Reports

**Table 59: Percent Change in General Fund Expenditures: 1989-1993**

	1992-1993	1991-1992	1990-1991	1989-1990
Public Safety	10.4	8.7	13.0	22.7
Court Services	-16.1	19.2	23.1	-29.1
Physical Health & Education	20.0	27.2	24.2	21.0
Mental Health	14.4	5.7	26.4	14.7
Social Services	7.2	14.9	-11.4	57.6
County Environment	11.1	23.7	51.9	-53.7
Roads & Transportation	2.5	19.0	-7.5	2.9
State & Local Government Services	3.4	6.4	3.7	8.6
Interprogram Services	-4.7	5.2	13.4	8.8
Nonprogram Current	-78.0	718.5	462.0	-73.6
Debt Service	-	-	-	-
Capital Projects	-62.2	489.6	65.1	2.7
<b>Subtotal Expenditures</b>	<b>3.4</b>	<b>18.1</b>	<b>4.3</b>	<b>2.7</b>
Operating Transfers	-16.5	1.2	1.2	-5.9
<b>TOTAL</b>	<b>0.3</b>	<b>15.1</b>	<b>3.7</b>	<b>1.0</b>

Source: Butler County Annual Financial Reports

### Bonding Capacity Analysis

In order to determine the maximum General Obligation (G.O.) bonding capacity of Butler County, the actual assessed valuation, or total valuation, of the County is multiplied by five percent. The Iowa Code has stated that the maximum G.O. bond debt cannot be more than five percent of a county's total value. Butler County does not have any debt at this time, and therefore this calculation yields a total of approximately \$23,824,658 in G.O. bonding capacity for future capital improvement projects. However, a county should not exceed 75 percent of their bonding capacity in the event that an unforeseen capital improvement project arise, and therefore, Butler County's G.O. bond debt should not exceed \$17,868,494.

**Table 60: General Obligation Bond Debt Capacity Analysis**

Actual Assessed Valuation	\$476,493,159
Bonding Capacity (5% of AAV)	\$23,824,658
Outstanding Debt	\$0.00
Unused Bonding Capacity	\$23,824,658
Percent Unused Bonding Capacity	100.0%

Source: Butler County's 1993 Auditor's Report

**PART VII. MONITORING AND EFFECTUATION**

Monitoring and evaluating the County's comprehensive plan is the responsibility of the Planning and Zoning commission and/or the Zoning Administrator. The maximum life of this Plan is 20 years, however, the lifespan could be shortened by extreme changes in the County. Obviously, there will be changes in Butler County in the next 20 years that will influence this Plan, and thus, this Plan should be reviewed by the Butler County Planning and Zoning Commission annually, with more intensive reviews occurring every three to five years.

The importance of reviewing this Plan by the Butler County Planning and Zoning Commission cannot be stressed enough. This Plan is the basis, or justification, for the proposed zoning ordinance, subdivision regulations, capital improvements program, and the annexation policies which are presented and documented in this Plan. Enforcing and/or implementing these ordinances and policies without first consulting the Plan, and without conformance to the Plan, will only cause unnecessary hardships for the County.

This Plan should be flexible enough to allow for changes in its content as the County changes. However, the interpretation of the Plan should be consistent as the implementation tools are used throughout the County.

In summary, this Plan is not a police power of the County that was adopted by county ordinance. However, this Plan is the basis for two proposed police powers, the zoning and subdivision ordinances, and they shall, under the Iowa Code, comply with this Comprehensive Plan. Thus, the zoning ordinance, subdivision regulations, and annexation policy are only tools with which to implement this Plan. The Butler County Comprehensive Plan should not be used as a bookend or gather dust on a shelf. It should be the Butler County Planning and Zoning Commission's primary tool for justifying all of its recommendations.



**PART VIII. BIBLIOGRAPHY**

A Guide for Annexation and other City Development Actions;  
Iowa State University Extension Service; 1992

Allison Community Builder Plan; Iowa Northland Regional Council of Governments; 1993

Butler County Soil Survey; U.S. Department of Agriculture, Soil Conservation Service; October 1967

Butler County Comprehensive Plan; D.K. Rippel; 1968

Business Products Data Base; Hawkeye Institute of Technology; 1991

#### Census Bureau Publications

Census of Population and Housing; General Social and Economic Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

Census of Population and Housing; Summary of Population and Housing; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Population and Housing; Summary Social, Economic, and Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Population; General Population Characteristics; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Housing; Detailed Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

General Population Characteristics; U.S. Department of Commerce, Bureau of the Census 1980

Census of Population and Housing; Advance Estimates of Social, Economic, and Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

Census Profiles for Region 7 in Iowa; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Retail Trade; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Wholesale Trade; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Service Industries; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Manufacturers; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

City Development Board Informational Packets and Seminars; Steve McCann, Iowa Department of Economic Development; 1992

Code of Iowa; Legislative Service Bureau, General Assembly of Iowa; 1991 and 1993

Community Analysis and Planning Techniques; Richard E. Klosterman; Rowman and Littlefield Publishers; 1990

Denver Comprehensive Plan; Iowa Northland Regional Council of Governments; 1987

Independence Comprehensive Plan; Iowa Northland Regional Council of Governments; 1989

Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data; Willis Goudy and Sandra Charvat Burke, Iowa State University; 1991

Iowa Retail Sales and Use Tax Reports; State of Iowa, Department of Revenue and Finance, Information and Management Services Division; 1986-1991

Janesville Comprehensive Plan; Iowa Northland Regional Council of Governments; 1990

"Rural Development News"; The North Central Regional Center for Rural Development; Volume 16, Number 4; July 1992

Statistical Profile of Iowa; Iowa Department of Economic Development; 1991

A Guide for Annexation and other City Development Actions; Iowa State University Extension Service; 1992

Allison Community Builder Plan; Iowa Northland Regional Council of Governments; 1993

Butler County Soil Survey; U.S. Department of Agriculture, Soil Conservation Service; October 1967

Butler County Comprehensive Plan; D K. Rippel; 1968

Business Products Data Base; Hawkeye Institute of Technology; 1991

#### Census Bureau Publications

Census of Population and Housing: General Social and Economic Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

Census of Population and Housing: Summary of Population and Housing; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Population and Housing: Summary Social, Economic, and Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Population: General Population Characteristics; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Housing: Detailed Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

General Population Characteristics; U.S. Department of Commerce, Bureau of the Census 1980

Census of Population and Housing: Advance Estimates of Social, Economic, and Housing Characteristics; U.S. Department of Commerce, Bureau of the Census; 1980

Census Profiles for Region 7 in Iowa; U.S. Department of Commerce, Bureau of the Census; 1990

Census of Retail Trade; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Wholesale Trade; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Service Industries; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

Census of Manufacturers; U.S. Department of Commerce, Bureau of the Census; 1982 and 1987

City Development Board Informational Packets and Seminars; Steve McCann, Iowa Department of Economic Development; 1992

- Code of Iowa; Legislative Service Bureau, General Assembly of Iowa; 1991 and 1993
- Community Analysis and Planning Techniques; Richard E. Klosterman; Rowman and Littlefield Publishers; 1990
- Denver Comprehensive Plan; Iowa Northland Regional Council of Governments; 1987
- Independence Comprehensive Plan; Iowa Northland Regional Council of Governments; 1989
- Iowa's Counties: Selected Population Trends, Vital Statistics, and Socioeconomic Data; Willis Goudy and Sandra Charvat Burke, Iowa State University; 1991
- Iowa Retail Sales and Use Tax Reports; State of Iowa, Department of Revenue and Finance, Information and Management Services Division; 1986-1991
- Janesville Comprehensive Plan; Iowa Northland Regional Council of Governments; 1990
- "Rural Development News"; The North Central Regional Center for Rural Development; Volume 16, Number 4; July 1992
- Statistical Profile of Iowa; Iowa Department of Economic Development; 1991