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Amorley
Nebraska

Comprehensive Plan, Zoning Regulations, and Housing Study

2024 - 2034

TABLE OF CONTENTS

Introduction	07
Compliance With State & Local Requirements	07
Data Sources	10
Vision For Ansley	11
Previous Planning Efforts	12
Planning Period	12
Goals	13

1	COMMUNITY PROFILE	15
	Description	17
	History	17
	Population	21
	Housing	27
	Economy	39

2	FACILITIES & INFRASTRUCTURE	45
	Educational System	47
	Transportation	51
	Community Amenities	53

3	ENERGY & NATURAL RESOURCES	57
	Land, Climate, and Setting	59
	Energy	61
	Soils	63
	Water	75

4	LAND USE & ANNEXATION	81
	Land Use	83
	Annexation Plan	95

5	PUBLIC INPUT, GOALS, AND ACTION STEPS	99
	Public Input	101
	Goals	107

	REFERENCES	109
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TABLES & CHARTS

CHART 1.1: Ansley, Nebraska and Custer County, Nebraska Populations 1880–2020	21
CHART 1.2: Population Projections and Estimates 2020–2035	26
CHART 1.3: Average Household Size	28
CHART 1.4: Ansley Labor Force by Occupation	39
CHART 1.5: Travel Time to Work in Minutes	50
TABLE 1.1: Peer Community Population Change 1980–2020	22
TABLE 1.2: Peer Community Comparisons	23
TABLE 1.3: Population Based on <i>Estimated</i> 2010 and 2020 Census Data	24
TABLE 1.4: Population Projections and Estimates 2020–2025	26
TABLE 1.5: Housing Tenure, Ansley, Custer County, State of Nebraska	27
TABLE 1.6: Occupied Housing Units – Ansley, Custer County, State of Nebraska	27
TABLE 1.7: Units in Structure – Ansley, Custer County, State of Nebraska	28
TABLE 1.8: Year Structure Built, Ansley, Custer County, State of Nebraska	29
TABLE 1.9: 2020 Total Number of Housing Units (Occupied and Vacant)	30
TABLE 1.10: Year Built for Properties Sold in Ansley, Nebraska 2020–Present	31
TABLE 1.11: Owner-Occupied Housing Units with a Mortgage	32
TABLE 1.12: Owner-Occupied Housing Units without a Mortgage	33
TABLE 1.13: Selected Monthly Owner Cost (With Mortgage)	37
TABLE 1.14: Selected Monthly Owner Cost (Without Mortgage)	37
TABLE 1.15: Household Income, Ansley, Nebraska	38
TABLE 1.16: Travel Time to Work in Minutes	40
TABLE 1.17: Educational Attainment, Ages 18–24 and 25+	41
TABLE 1.18: Field of Bachelor’s Degree, Ansley, Nebraska	42
TABLE 1.19: Employment by Sector in Ansley, Nebraska	42
TABLE 2.1: Ansley Public Schools Enrollment 2019–2023	48
TABLE 2.2: Cost Per Pupil by Average Daily Attendance 2022–2023	48
TABLE 2.3: Lane Mile Report, Ansley, Nebraska	51
TABLE 3.1: Average Highs–Lows and Precipitation for Ansley, Nebraska	59
TABLE 4.1: Ansley, Nebraska’s Land Use Categories	83

FIGURES

FIGURE 1: Study Area Map	19
FIGURE 2: Survey Findings, Existing Housing Conditions	35
FIGURE 3: Educational Services Units	49
FIGURE 4: Wind Power in Nebraska	62
FIGURE 5: Soil Suitability For Prime Farmland	65
FIGURE 6: Soil Slope	67
FIGURE 7: Soil Suitability For Septic Tanks	69
FIGURE 8: Soil Suitability For Sewage Lagoons	71
FIGURE 9: Dryland Capabilities Classification	73
FIGURE 10: Registration Well & Wellhead Protection Area Map	77
FIGURE 11: Flood Hazard Map	79
FIGURE 12: Existing Land Use	85
FIGURE 13: Existing Land Use ETJ	87
FIGURE 14: Future Land Use	91
FIGURE 15: Future Land Use ETJ	93
FIGURE 16: Annexation	97

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ACKNOWLEDGMENTS

A heartfelt thank you to the residents, business owners, and property owners in Ansley who took the time to share their thoughts, ideas, and hopes for the community's future. Your voices helped shape Ansley's Comprehensive Plan into something that truly reflects who we are and where we want to go. This plan is a reflection of shared values and vision, and it would not have been possible without the public's involvement. The Village of Ansley would also like to acknowledge the Nebraska Department of Economic Development for partially funding this planning project through a Community Development Block Grant.

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INTRODUCTION

The Comprehensive Plan is a toolkit for Ansley's future development, providing long-range guidance on how and where the community will invest and change over the next decade. The Comprehensive Plan contains goals for the future and addresses topics from land use planning and demographics to transportation and community services. The Comprehensive Plan will guide Ansley as it addresses future needs for economic development, transportation, housing, parks and open spaces, and other community assets. It encourages a sustainable and fiscally responsible future by setting the desired direction for future development regulations, policy decisions, and community programs.

COMPLIANCE WITH STATE & LOCAL REQUIREMENTS

The governmental functions of Ansley, Nebraska are provided and coordinated by the Village Board, comprised of five members. Ansley's planning and zoning jurisdiction includes an area within one mile of the city's corporate limits, pursuant to *Nebraska Revised Statute 17-1002*. Ansley's planning and zoning jurisdiction is governed by *Nebraska Revised Statute 17-1004*. As Ansley continues to grow and annex land, the extraterritorial jurisdiction (ETJ) may extend further into Custer County.

Nebraska Revised Statute § 17-1002

(1) Except as provided in section 13-327, any city of the second class or Village may designate by ordinance the portion of the territory located within one mile of the corporate limits of such city or Village and outside of any other organized city or Village within which the designating city or Village will exercise the powers and duties granted by this section and section 17-1003 or section 19-2402.

(2) No owner of any real property located within the area designated by a city or Village pursuant to subsection (1) of this section may subdivide, plat, or lay out such real property in building lots, streets, or other portions of the same intended to be dedicated for public use or for the use of the purchasers or owner of lots fronting thereon or adjacent thereto without first having obtained the approval of the city council or board of trustees of such municipality or its agent designated pursuant to section 19-916 and, when applicable, having complied with sections 39-1311 to 39-1311.05. The fact that such real property is located in a different County or counties than some or all portions of the municipality shall not be construed.

(3) No plat of such real property shall be recorded or have any force or effect unless approved by the city council or board of trustees of such municipality or its designated agent.

(4) In counties that have adopted a comprehensive development plan which meets the requirements of section 23-114.02 and are enforcing subdivision regulations, the County

planning commission shall be provided with all available materials on any proposed subdivision plat, contemplating public streets or improvements, which is filed with a municipality in that County, when such proposed plat lies partially or totally within the extraterritorial subdivision jurisdiction being exercised by that municipality in such County. The commission shall be given four weeks to officially comment on the appropriateness of the design and improvements proposed in the plat. The review period for the commission shall run concurrently with subdivision review activities of the municipality after the commission receives all available material for a proposed subdivision plat.

Nebraska Revised Statute § 17-1004

An ordinance of a City of the second class or Village designating its jurisdiction over territory outside of the corporate limits of the City or Village under section 17-1001 or 17-1002 shall describe such territory by metes and bounds or by reference to an official map.

The Comprehensive Plan has been prepared in accordance with state statutes and requirements. It is the duty of the City Council to make and adopt a master plan for the physical development of the municipality. The community's master plan shall be an advisory document to guide land development decisions. After a public hearing, the Planning Commission shall make its recommendation to the City Council. Following another public meeting, the City Council shall adopt and approve the Comprehensive Plan by Resolution.

Nebraska Revised Statute § 19-903

Comprehensive development plan; requirements; regulations and restrictions made in accordance with plan; considerations.

The regulations and restrictions authorized by sections 19-901 to 19-915 shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon documented population and economic projections. The comprehensive development plan shall, among other possible elements, include:

- (1) A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;*
- (2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;*
- (3) The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services;*
- (4) When a new Comprehensive Plan or a full update to an existing Comprehensive Plan is*

developed on or after July 15, 2010, but not later than January 1, 2015, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community. This subdivision shall not apply to Villages; and

(5)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

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DATA SOURCES

The following paragraphs highlight key data sources utilized in the analysis. A portion of the data was accessed through mySidewalk.com—an online data vendor—which brings together multiple data sources allowing for comparisons and strategic analysis.

Decennial Census



Beginning in 1790, the United States Census tabulated each resident of the country based on where they reside on April 1 during years ending in zero. The mandatory survey determines the number of congressional seats for each state. Over time, the census has become more robust capturing data well beyond the original intent.

American Community Survey (ACS)



Conducted by the U.S. Census Bureau, the ACS supplements the decennial census. This ongoing survey supplies data about the nation on an annual basis. In contrast the universal decennial census, the ACS is sent to a sample of addresses—approximately 3.5 million in all fifty states along with the District of Columbia and Puerto Rico.

For the 2020 5-Year Estimates, Nebraska's response rate was 90.6 percent. The ACS attempts to capture topics beyond those included in the decennial census and includes education, employment, internet access, and transportation data.

Environmental Systems Research Institute (ESRI)



ESRI data is similar to census data but allows communities to enter additional information regarding commercial properties, including vacant lots and buildings. This helps communities and the State of Nebraska market and promote economic development opportunities. ESRI data is reported as estimates utilizing the most recent census data and marketing forecasts for the associated year.

Vision for Ansley

Ansley residents and business owners are valuable community assets. Their participation was, and is, essential to the process. The Comprehensive Plan presents a futuristic vision created by the community. The planning process for Ansley's Comprehensive Plan included public meetings, stakeholder meetings, and workshops which gave community members the opportunity to consider directions and goals for the plan.



Ansley's vision is to promote and grow a diverse economic base while emphasizing overall community growth and development. This requires a proactive approach for attracting new residents and gathering input from existing residents.

Housing is an ongoing issue that will be addressed to attract and maintain residents. Gateway corridors into town and the traditional downtown were major discussion points during public input sessions. Residents expressed support for aesthetics and improvements in those areas, in addition to employment initiatives while maintaining infrastructure is also a priority.

While the Comprehensive Plan captures many ideas, goals, and policies, there are some noteworthy directions and changes presented in this plan. These new directions are a result of community feedback, reactions to current trends and conditions, and policy direction from elected and appointed community officials.

PREVIOUS PLANNING EFFORTS

Ansley, Nebraska has a record of community participation and planning, and this Comprehensive Plan builds on previous efforts. The Comprehensive Plan includes a review of previous efforts and documents which address the goals and policies for future discussions and development ideas. Themes that have carried forward include:

- Increase Housing Options
- Improve Public Infrastructure
- Enhance Gateway Entrances
- Promote Commercial Development

The current Comprehensive Plan includes both major and minor changes to the community's vision as developed in previous plans. Revisions include statistical updates and graphic redesign to make the document more readable and user-friendly. An energy component has been added as required by state statutes.

PLANNING PERIOD

The planning period for Ansley's Comprehensive Plan is 2024–2034 and should be reviewed frequently to guarantee its relevance to the community it serves. A formal review process should be undertaken in 2026 and 2029 which will be important to the Comprehensive Plan's overall success.

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GOALS FOR ANSLEY'S COMPREHENSIVE PLAN 2024-2034

Ansley
Nebraska

Comprehensive Plan Goals

- **Increase Housing Options** —
- **Improve Public Infrastructure** —
- **Enhance Gateway Entrances** —
- **Promote Commercial Development** —
- **Parks and Recreation Development** —

CHAPTER

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COMMUNITY PROFILE

The Community Profile chapter provides a snapshot of current conditions in Ansley and forms the foundation for planning for the next ten years. This profile compiles information derived from outside sources, conversations with stakeholders, on-site assessments, and data analysis. The Community Profile chapter includes the following components:

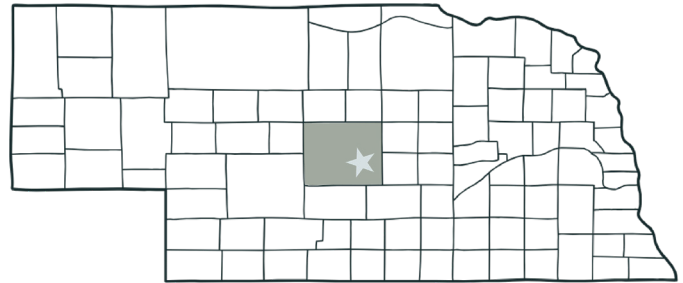
- Description
- History
- Population
- Housing
- Economy & Capital Improvement

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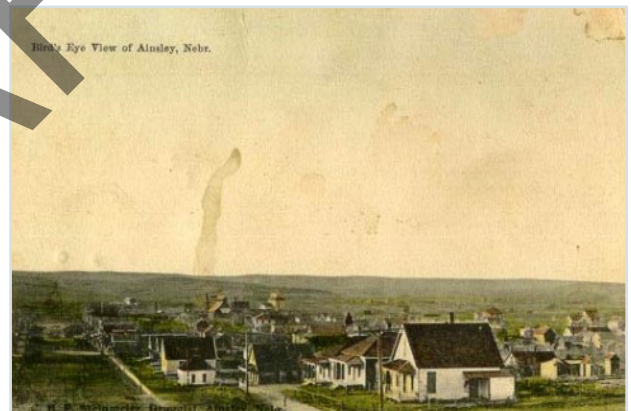
DESCRIPTION

The 2020 census reported Ansley's—categorized as a “village”—population at 459 up slightly from 2010 when its population stood at 441. Ansley's corporate limits cover approximately .72 square miles or 460 acres and is adjacent to Mud Creek which eventually empties into the South Loup River near Ravenna. The post office in Ansley was established April 20, 1886. The name “Ansley” came from Eliza Ansley who was sister to R.O. Phillips, President of the Lincoln Land Company which platted the community (Perkey 1982). Ansley is found in Custer County—one of the largest counties in the state—which is surrounded by Blaine and Loup counties to the north, Logan and Lincoln counties to the west, Dawson and Buffalo counties to the south (along with a sliver of Lincoln County), and Sherman and Valley counties to the east (Figure 1). Ansley is served by Highway 2, Highway 92, and Highway 183. Additionally, Ansley is also served by the Burlington Northern Santa Fe Railroad.



HISTORY

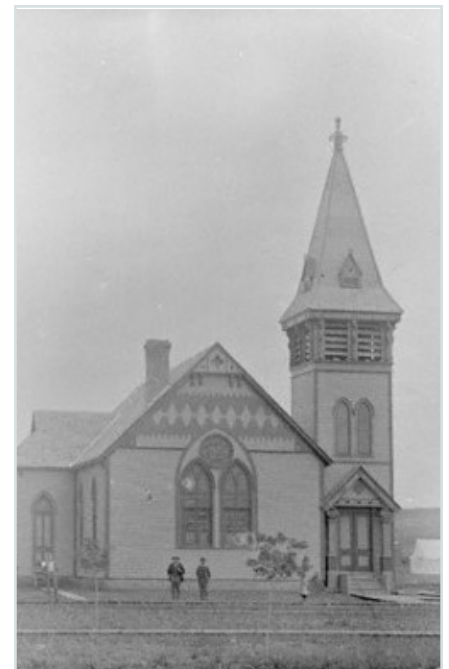
Ansley has an interesting and noteworthy history, with several local landmarks that not only deserve recognition but are foundational elements for boosterism and tourism efforts. Ansley's first settlers arrived in the 1870s and were attracted by the physical elements of the place—grazing land, water, and wood. Ansley was officially founded in 1886 and recorded 628 residents during its first census in 1890. Custer County, where Ansley is found, was named for General George Custer and organized on February 17, 1877 (Fitzpatrick 1960).

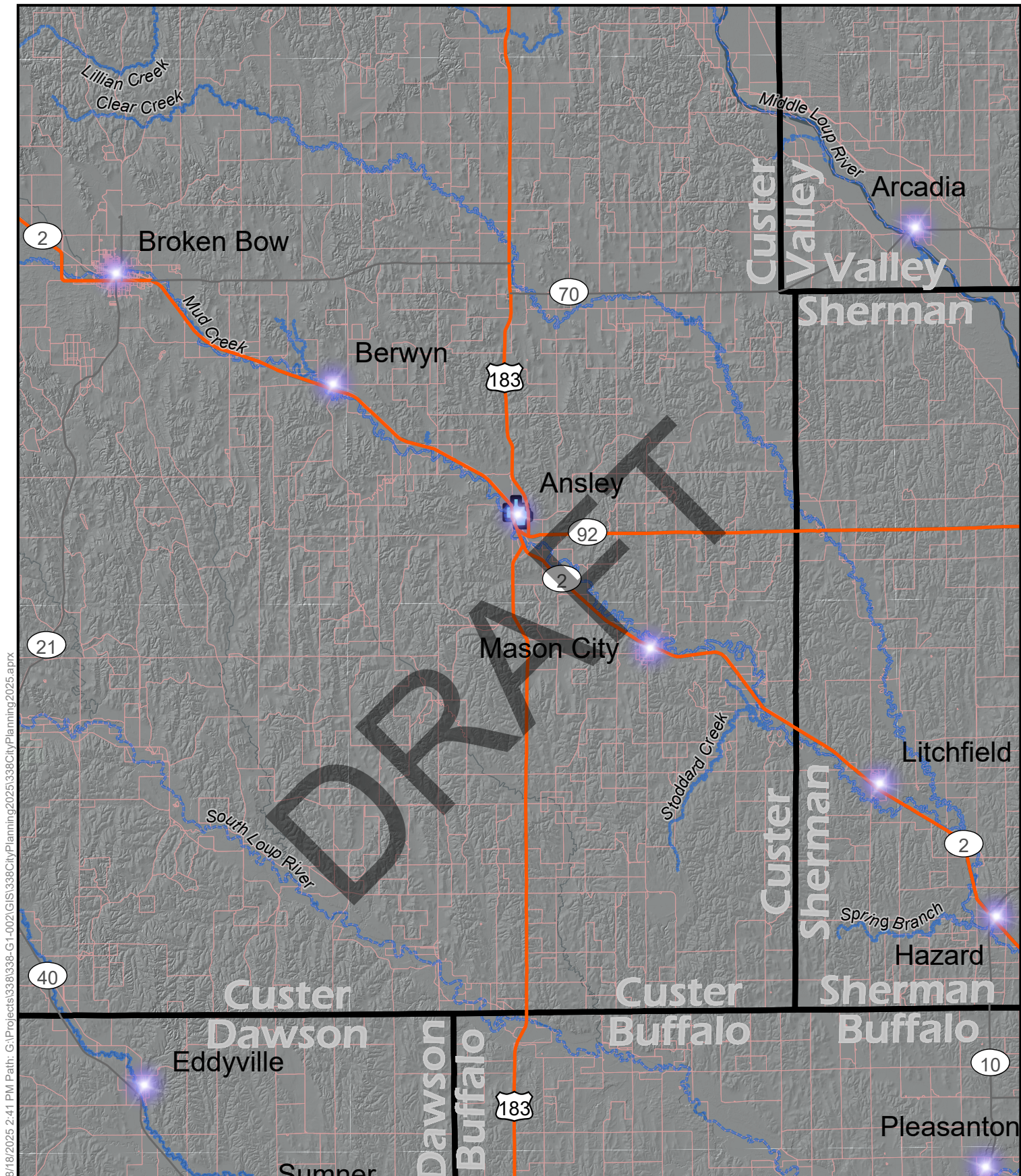


In 1886 Ansley was platted in southeastern Custer County by the Lincoln Land Company, headed by R. O. Phillips. Ansley was named for Eliza J. Ansley, who invested in real estate there. The site was purchased from ranchman Anthony Walkinson. The Burlington and Missouri River Railroad (later the Chicago, Burlington, and Quincy) reached the new settlement soon after it was founded. In 1886 approximately thirty-five Burlington Northern trains per day passed through Ansley. Ansley was the first Nebraska town west of Grand Island to own a power plant and water system. The Ansley Electric Light and Power Company, built by C. J. Stevens, was incorporated September 20, 1892. Destroyed by fire in 1904, it was replaced by another power plant, which burned in 1910. The Municipal Light and Power System was completed in 1911. Ansley's waterworks company was organized and its facilities completed in 1893. Ansley reached its peak population of 817 in 1930. In its centennial year of 1986 the town's more than 600 inhabitants continued to use the slogan applied to Ansley in 1916 by merchant William S. Mattley—“Push, that's Ansley.”

Historical Markers/Museum

The City Park in Ansley contains a historical marker (Ansley 1886–1986). The marker notes that the community was named for Eliza Ansley who invested in real estate. The territory that would become Ansley, was purchased from Anthony Wilkinson. Key to recognize, Ansley was the first community west of Grand Island to own a power plant and a water system.





LEGEND

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 Ansley Corporate Boundary

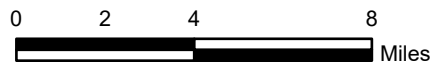


Figure 1 Study Area Map

Ansley, Nebraska

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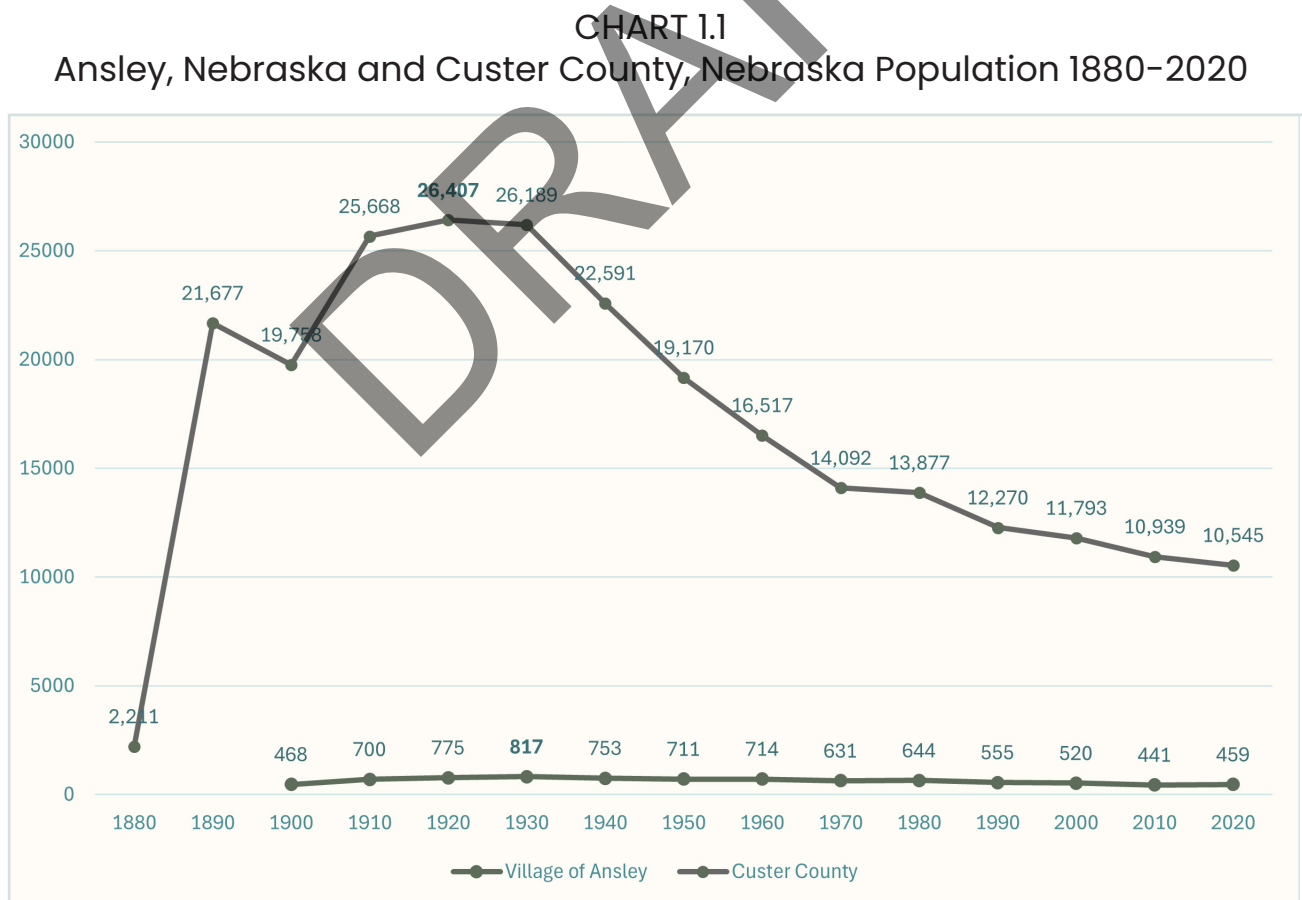
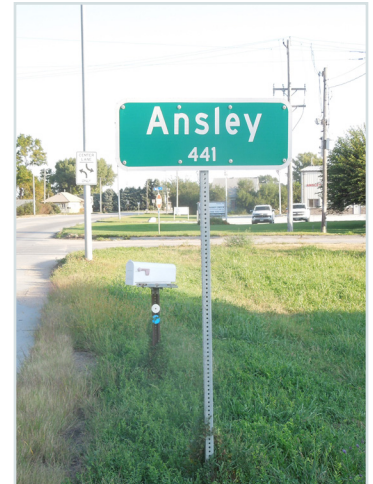
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POPULATION

Understanding the population’s composition provides guidance for community development. Demographics are the basis for prioritizing future goals, all other plan elements depend on an assessment of existing population characteristics and future projections. This data creates a vision for the next five, ten, and fifteen years and helps decision makers plan for social, economic, and physical infrastructure to meet Ansley’s needs and objectives.

Population Change

After registering an initial population of 468 in 1900, Ansley climbed to its peak of 817 in 1930—many communities across the Midwest and Great Plains peaked in population from 1900–1940 (Table ***) (Condra *et al.* 1951). The Dust Bowl years impacted communities across the Great Plains, Ansley was no different and its population has slowly declined since that time. Custer County—organized in 1877 and measures fifty-four by forty-eight miles—has witnessed a similar population pattern. The county’s first recorded population in 1880 was 2,211 and jumped to 21,677 in 1890. The county dipped in population in the 1890s but rebounded and peaked in 1920 at 26,407. Since that time county’s population has declined to 10,545 (Chart 1.1).



Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

Peer Communities

Communities with similar characteristics make for a nice comparison to understand trends across the state—these communities were selected based on the 2020 census. Of the nine peer communities over the last forty years, seven peaked in 1980 (Bancroft, Beaver Crossing, Decatur, Edgar, Nelson, Spalding, and Spencer) while the other two (Hampton and Winside) peaked in 2000 (Table 1.1). Ansley is similar to the peer communities, peaking in 1980 when considering the last forty years of population change. In addition to population comparisons, Table 1.2 reveals trends related to median age, household size, and median household income. Of the peer communities, Ansley tends to be near the middle for all three variables.

TABLE 1.1
Peer Community Population Change 1980–2020

Community	1980	1990	2000	2010	2020
Bancroft (Cuming)	552	494	520	495	496
Beaver Crossing (Seward)	458	448	457	403	375
Decatur (Burt)	723	641	618	481	410
Edgar (Clay)	705	600	539	498	428
Hampton (Hamilton)	419	432	439	423	432
Nelson (Nuckolls)	733	627	587	488	456
Spalding (Greeley)	645	592	537	487	408
Spencer (Boyd)	596	536	541	455	408
Winside (Wayne)	439	434	468	427	379
Ansley (Custer)	644	555	520	441	459

Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

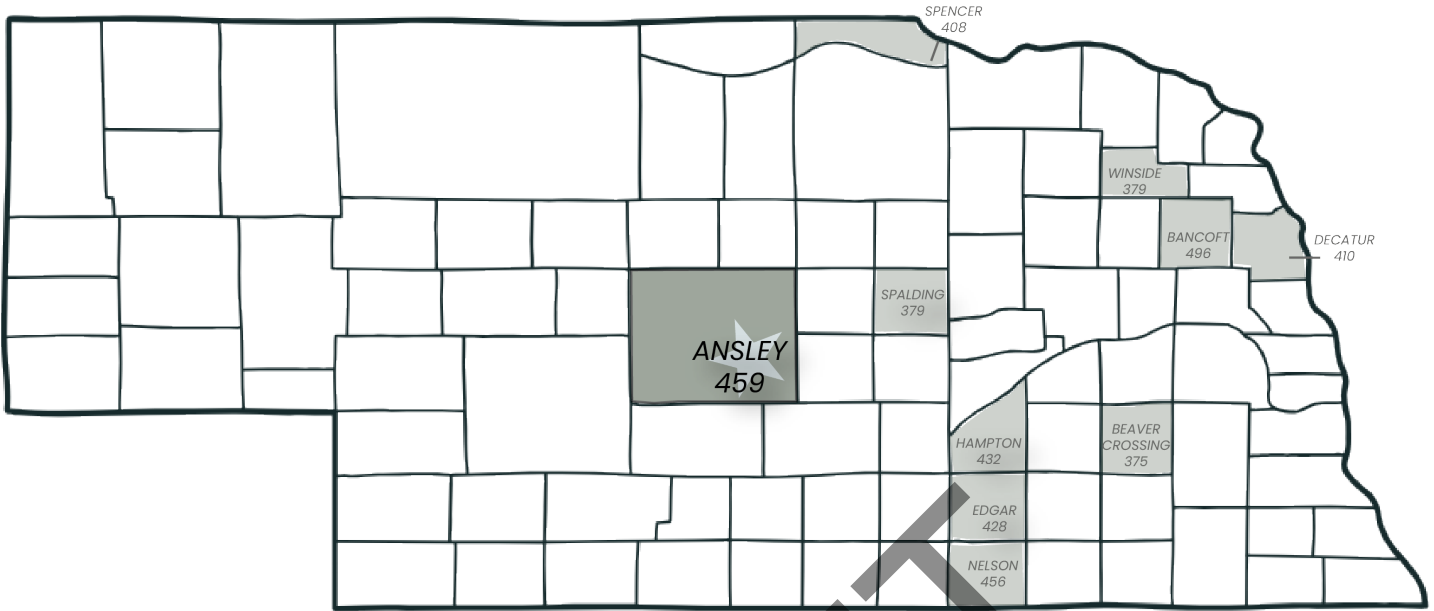


TABLE 1.2
Peer Community Comparisons

Community	Median Age	Average Household Size	Median Household Income
Bancroft	50.3	2.05	\$51,406
Beaver Crossing	47.8	2.37	\$63,173
Decatur	53.9	2.04	\$50,179
Edgar	37.3	2.41	\$41,000
Hampton	38.5	2.45	\$75,000
Nelson	56.6	2.07	\$55,833
Spalding	62.0	2.13	\$51,250
Spencer	59.7	1.79	\$53,125
Winside	29.5	2.48	\$57,083
Ansley	32.6	2.41	\$61,458

Source: American Community Survey Estimates (2021) (mysidewalk.com).

Population Cohorts

Using demographics to predict community change is critical. Planning for future needs, possibly a new elementary school or a retirement facility, based on population trends is important for a community to track. Several minor trends appear for Ansley based on population estimates for 2010 and 2020 (Table 1.3). The age cohort of under 19 years of age, for example, demonstrates a slight decline for Ansley—28.0 percent in 2010 to 25.4 percent in 2020. At the other end of the spectrum, the percent of Ansley’s population 70+ years in age also dipped from 16.2 percent in 2010 to 15.1 percent in 2020.

TABLE 1.3
Population Based on *Estimated*
2010 and 2020 Census Data

Age	Percent (2010)	Number (2020)	Percent (2020)
Under 5	7.7	47	8.3
5-9	7.1	68	12.0
10-14	5.2	24	4.2
15-19	8.0	5	0.9
20-24	0.2	37	6.5
25-29	9.6	51	9.0
30-34	5.9	52	9.2
35-39	8.2	32	5.6
40-44	8.0	19	3.3
45-49	3.6	38	7.0
50-54	2.5	23	4.0
55-59	9.4	29	5.1
60-64	3.1	40	7.0
65-69	5.2	17	3.0
70-74	8.6	18	3.2
75-79	1.1	36	6.3
80-84	3.4	32	5.6
85+	3.1	0	0.0

Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.



Family Dynamics

Families are a fundamental structure for any community, including Ansley. Family is defined as a group of one or more parents and their children living together as a unit. Providing opportunities to members of the community is critical and the Village of Ansley makes decisions based on family data. In addition to defining family, a household is considered a “family household” when at least one member of the household is related to the householder by birth, marriage, or adoption. According to census data, there are 239 total households (or housing units) in Ansley and a total of 161 families. Of the total household units, 57.7 percent is owner-occupied while the remaining 42.3 percent is renter-occupied—data for the State of Nebraska are slightly different in that 67.8 percent owner-occupied and 32.2 percent renter-occupied.

People with Disabilities

Accessibility concerns are also considerations for the Village of Ansley. According to the Centers for Disease Control and Prevention (CDC), 56.7 million adults in the United States live with a disability. These concerns relate to community design, development, and maintenance of community assets. Several of Ansley’s residents live with a disability and many residents are 65+ in age (2021 American Community Survey Estimates). Public spaces, community amenities, and community events should accommodate individuals with disabilities when possible. ADA-compliant ramps and amenities are simple design standards that address accessibility.

Population Projections

Population composition and trends are important considerations when determining projections for a community’s future population. The projections help determine a village’s future land use and community service needs and policies. The various scenarios presented in this Comprehensive Plan present different outcomes—decline or growth—which guide decision-makers in the planning process. Revisiting the Comprehensive Plan on a regular basis is important and will encourage community leaders to stay active and aware of community needs.

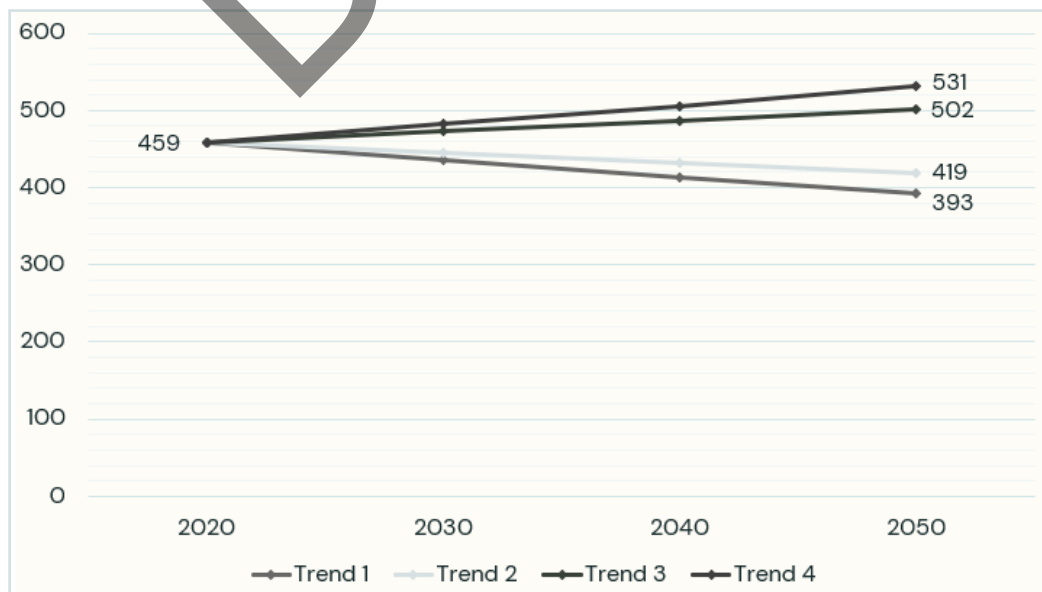
Since the community’s peak in population in 1930, Ansley has lost 43.8 percent of its population. Ansley’s population did, however, increase by 4.1 percent from 2010–2020 (+18). Table 1.4 looks forward and presents four different scenarios based on population estimates ranging from –5.0 percent to +5.0 percent from 2020 to 2050 by decade. Over the course of multiple decades, even a slight change by percent equals a significant population change—growth or decline. While the loss or creation of a major employer or local industry can have a tremendous impact on a community, in general the numbers demonstrate a need to market and promote the community. Ansley has numerous positive and significant resources, selling “place” should be a priority and is key for its future.

TABLE 1.4
Population Projections and Estimates 2020–2050

2020 Population	Projections (Percentage)	2030	2040	2050
459	-5	436 (-23)	414 (-22)	393 (-21)
	-3	445 (-14)	432 (-13)	419 (-13)
	3	473 (+14)	487 (+14)	502 (+15)
	5	482 (+23)	506 (+24)	531 (+25)

Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

CHART 1.2
Population Projections and Estimates 2020–2050



Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

HOUSING

Housing is a critical piece to Ansley's prosperity. The village must seek ways to assess and improve housing options by identifying housing priorities and ways to encourage development of housing options. Inviting, well-maintained housing attracts potential residents and predicting future demand is a priority. Issues related to aging housing stock are concerns if older homes no longer address the needs of today's buyers. Housing in conjunction with demographics will assist village leaders to find appropriate market improvements for community success.



Occupancy Characteristics

Tables 1.5 – 1.7 and Chart 1.3 reflect a number of housing data, including total number of units, occupied housing data, housing tenure, units in structure, year structure built for Ansley, Custer County, and the State of Nebraska for comparison. Across the state, home ownership is a priority. The same is true for Ansley and Custer County as both have over 60 percent owner-occupied housing rates—similar to the overall state (Table 1.5). There are, however, slight differences in the number of people per household in Ansley compared to Custer County and the State of Nebraska yet the average household size demonstrates little change (Chart 1.3).

TABLE 1.5
Housing Tenure, Ansley, Custer County, State of Nebraska

Location	Owner-Occupied Percentage	Renter-Occupied Percentage
Ansley	61.2	38.8
Custer County	69.6	30.4
State of Nebraska	67.8	32.2

Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

TABLE 1.6
Occupied Housing Units – Ansley, Custer County, State of Nebraska
(Number and By Percent)

Location	Total	1-Person	2-Person	3-Person	4-Person
Ansley	289	68 (23.5)	89 (30.8)	48 (16.6)	34 (11.8)
Custer County	4,543	1,455 (31.8)	1,720 (37.9)	583 (12.8)	785 (17.3)
State of Nebraska	785,982	238,923 (30.4)	275,089 (35.0)	101,844 (13.0)	170,126 (21.6)

Source: American Community Survey Estimates (2021) (mysidewalk.com).

CHART 1.3
Average Household Size



Source: American Community Survey Estimates (2021) (mysidewalk.com).

TABLE 1.7
Units in Structure – Ansley, Custer County, State of Nebraska
(By Percent)

Location	One-Unit Structures	Two or More Unit Structures	Mobile Homes
Ansley	92.5	3.3	4.2
Custer County	89.1	7.9	3.0
State of Nebraska	76.3	21.6	2.1

Source: American Community Survey Estimates (2021) (mysidewalk.com).



Age of Housing Stock

Age of housing stock is recorded in Ansley's population data. Aging or dated housing impacts the community's ability to recruit new residents, which is an important variable to consider. There are differences between Ansley and Custer County in regard to housing stock, with the county having a higher percentage of newer homes (Table 1.8). For Ansley, 90.4 percent of the homes were constructed prior to 1980 with 61.6 percent before 1939—much higher than the county and the state. Older properties are not liabilities simply based on age, but older homes do require continual upkeep and maintenance. Additionally, many older homes were constructed on smaller lots (often fifty-foot in width) and contain smaller bedrooms than what the market demands today.

TABLE 1.8
Year Structure Built, Ansley, Custer County, State of Nebraska (Number and By Percent)

Year Built	Ansley	Custer County	State of Nebraska
2020 or later	0 (0.0)	29 (0.7)	5,012 (0.60)
2010 to 2019	0 (0.0)	221 (5.0)	76,078 (9.7)
2000 to 2009	3 (1.2)	331 (7.4)	94,225 (12.0)
1980 to 1999	21 (8.4)	599 (13.4)	158,511 (20.2)
1960 to 1979	27 (10.8)	1,012 (22.7)	204,612 (26.0)
1940 to 1959	45 (18.0)	662 (14.9)	106,315 (13.5)
1939 or older	154 (61.6)	1,602 (40.0)	141,229 (18.0)

Source: American Community Survey Estimates (2021) (mysidewalk.com).



Vacancy Rates

A healthy vacancy rate typically varies between 2 and 7 percent. High vacancy rates tend to reduce the value of nearby properties, create fire and safety hazards, and impose costs for the local government. In Ansley’s case, the current vacancy rate is 15.0 percent which is well below Custer County (30.4 percent) yet well above the State of Nebraska (8.4 percent) (Table 1.9) (U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System).

Adequate housing is essential to support economic growth. A small percentage of vacant properties is necessary to attract new residents and create an atmosphere of a healthy housing market tied to job creation and recruitment efforts. A tight housing market, for example, can increase housing prices and make it more challenging for employers to recruit additional employees. A quick search on realtor.com found that Ansley currently has three listings—all single-family properties. Another thirty-one homes are for sale within twenty miles of Ansley.

TABLE 1.9
2020 Total Number of Housing Units (Occupied and Vacant), Ansley, Custer County, State of Nebraska

Location	Total Housing Units	Occupied	Percentage	Vacant	Percentage
Ansley	247	210	85.0	37	15.0
Custer County	5,310	3,696	69.6	1,614	30.4
State of Nebraska	844,278	773,312	91.6	70,966	8.4

Source: U.S. Census Bureau (data.census.gov), U.S. Federal Statistical System.

Recent “Sold” Residential Properties in Ansley

TABLE 1.10
Year Built for Properties
Sold in Ansley, Nebraska
2020–Present

Year Built	Number
1890–1899	3
1900–1909	7
1910–1919	19
1920–1929	24
1930–1939	6
1940–1949	3
1950–1959	4
1960–1969	5
1970–1979	2
1980–1989	2
1990–1999	1
2000–2009	1
2010–2019	0
2020–Present	4



Based on information provided by the Custer County courthouse in Broken Bow, Ansley, Nebraska had eighty-one residential properties sell between January 1, 2020 – present. These properties were on average 1,237 square feet in size with a sold price of \$76,781.20. As for the average year built, for these sold properties it is 1933 with a majority built in the 1910s and 1920s (Table 1.10). Fifty-three homes were built prior to 1930 and of the number, seventeen contain less than 1,000 square feet. In comparison, the average size of a new home in the United States currently is 2,687 square feet (Geffner 2024). Four residential properties have been built since 2020 but only six new residential developments took place from 1970 to 2019. Of the newer homes built since 2000, five residential properties have been constructed with an average size of 1,759 square feet—substantially higher than the overall average. Nine vacant residential lots changed hands from 2020 – present. One sold for a much higher price than the rest and one did not list a sold price, for the remainder the average sold price was \$8,942.86.

It is important to consider the level of activity (eighty-one residential properties sold between January 1, 2020 and present) for residential properties in Ansley. It appears as an active market, one that could most likely support additional residential properties. Along with local employment opportunities, Ansley presents itself within commuting distance to Broken Bow, Loup City, and Ravenna along with slightly longer commutes to Grand Island, Kearney, and Lexington along with many smaller communities. New housing opportunities would most likely be welcomed and not remain on the market for long.

Source: Custer County, Nebraska gworks (<https://custer.gworks.com>).

Housing Value

TABLE 1.11
Owner-Occupied Housing Units with a Mortgage

Value	Ansley	Custer County	State of Nebraska
Less than \$50,000	12 (24.5)	118 (8.4)	11,257 (3.5)
\$50,000 – \$99,999	30 (61.2)	281 (19.9)	22,635 (7.1)
\$100,000 – \$299,999	5 (10.2)	716 (50.8)	193,435 (60.9)
\$300,000 – \$499,999	2 (4.1)	167 (11.9)	68,791 (21.6)
\$500,000 – \$749,000	0	39 (2.8)	15,548 (4.9)
\$750,000 – \$999,999	0	64 (4.5)	3,669 (1.2)
\$1,000,000 +	0	24 (1.7)	2,415 (0.8)
Median	\$78,000	\$152,200	\$220,900

Source: American Community Survey Estimates (2021) (mysidewalk.com).

The median value for owner-occupied housing units with a mortgage is \$129,200 in Ansley, considerably lower than Custer County and the State of Nebraska (Table 1.11). Ansley has a much higher percentage of homes under \$100,000 compared to the county and state, and fewer at the higher values as well. A similar scenario appeared for owner-occupied housing without a mortgage (Table 1.12). Information from Data USA (<https://datausa.io>) provides additional insights into Ansley's current housing situation. According to this site, Ansley's median property value has increased in the last few years, jumping from \$73,900 in 2021 to \$83,300 in 2022—a 12.7 percent increase. This does, however, present a challenge. Homes in this range are affordable but most likely do not offer amenities that many would-be buyers desire.



TABLE 1.12
Owner-Occupied Housing Units
without a Mortgage

Value	Ansley	Custer County	State of Nebraska
Less than \$50,000	18 (20.2)	358 (20.4)	25,714 (12.0)
\$50,000 - \$99,999	38 (42.7)	483 (27.6)	31,170 (14.5)
\$100,000 - \$199,999	9 (10.1)	410 (23.4)	64,460 (30.0)
\$200,000 - \$299,999	17 (19.1)	275 (15.7)	47,537 (22.1)
\$300,000 - \$499,999	7 (7.9)	137 (7.8)	32,746 (15.2)
\$500,000 - \$749,000	0	25 (1.4)	7,702 (3.6)
\$750,000 - \$999,999	0	11 (0.6)	2,691 (1.3)
\$1,000,000 +	0	52 (3.0)	2,212 (1.0)
Median	\$92,000	\$194,800	\$220,900

Source: American Community Survey Estimates (2021) (mysidewalk.com).

Substandard Housing Conditions

When evaluating housing units, it is necessary to examine overall condition. Properties that are uninhabitable should be addressed with removal as a viable option to create infill opportunities. According to the Department of Housing and Urban Development (HUD) guidelines, a housing unit is substandard if it lacks complete plumbing or if it qualifies as overcrowded. HUD defines adequate plumbing as a property with hot and cold piped water, a bathtub or shower, along with a flush toilet. Overcrowding is defined as more than one person per room.

According to census data of the 239 occupied housing units, 234 have complete plumbing facilities, 237 have complete kitchen facilities, 232 have telephone service, and thirteen do not have a vehicle available. All 239 occupied housing units have 1.0 occupants per room, hence overcrowding is not an issue for Ansley at this time (American Community Survey Estimates (2021) (mysidewalk.com)).



Existing Housing Conditions

To further evaluate overall housing conditions, a “windshield” survey was conducted for Ansley. Existing conditions were evaluated based on several physical variables, including condition of siding, foundation, and roof along with any outbuildings, nearby infrastructure, and overall appearance (Figure 2). Of the 399 properties identified, 215 (53.9 percent) were labeled as “sound.” Remaining properties, however, were listed as either having a “minor deficit” (107 or 26.8 percent) or a “major deficit” (77 or 19.3 percent). This survey coincides with several of the comments at public meetings where residents expressed appearance and safety concerns over the condition of numerous properties in Ansley.

Affordable Housing Options

Husker Homes in Ansley is the local housing authority offering twenty apartments that are income specific. There is a maximum amount that residents can be charged for the one- or two-bedroom apartments. The facility is reserved for single adults or couples, no children are allowed. If a unit is available and no eligible renters appear, the apartment is open to all independent of income requirements—renters may, however, have to move if an eligible resident comes forward.

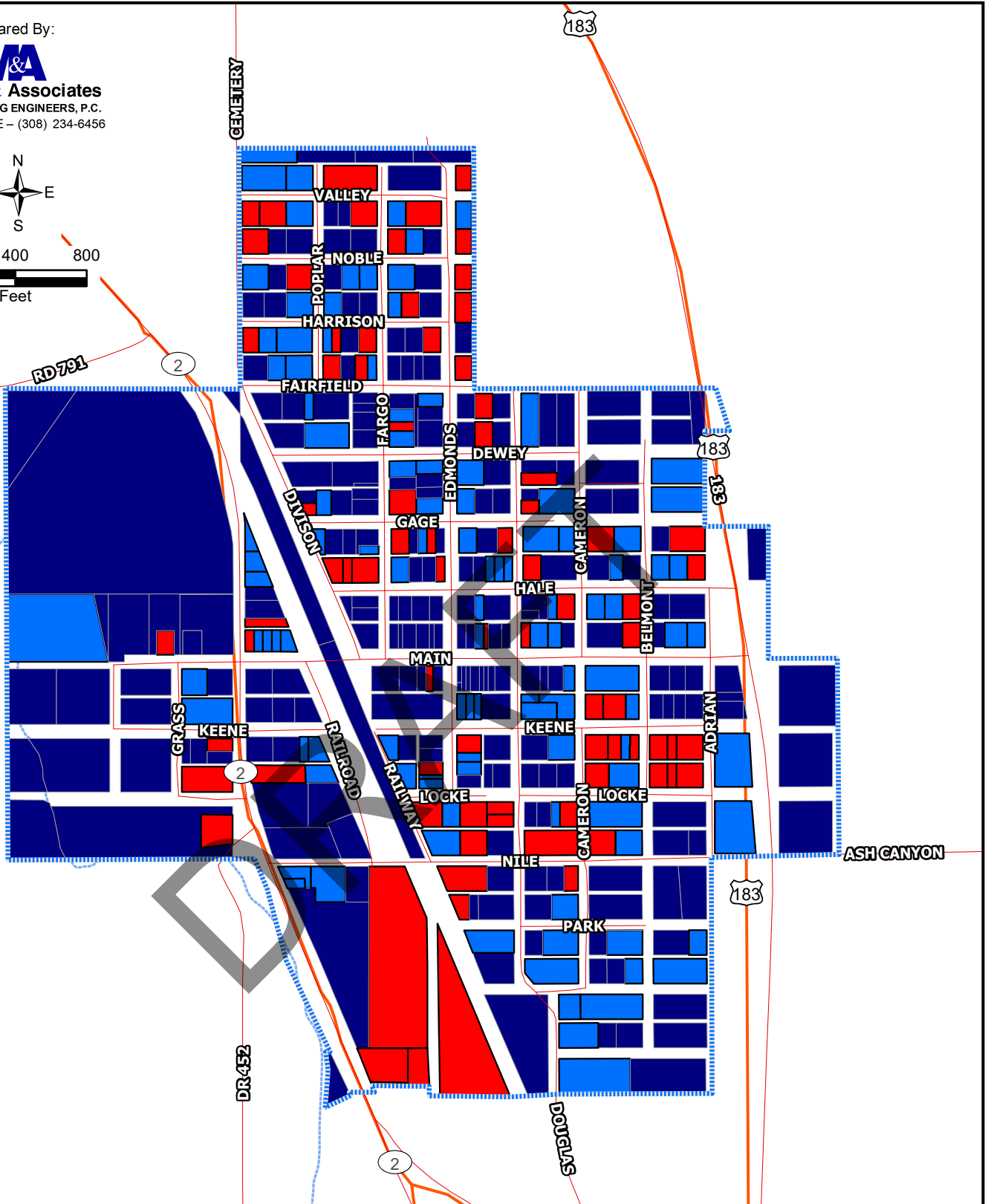
Prepared By:



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Kearney, NE – (308) 234-6456



0 400 800
Feet



LEGEND



Ansley Corporate
Boundary



Sound (215)



Minor Deficit (107)



Major Deficit (77)

Figure 2 - Survey Findings, Existing Housing Conditions

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Housing Affordability Analysis

The 28/36 Rule states that a person should not spend more than 28 percent of their gross monthly income on housing-related costs and less than 36 percent should be spent on total debts. Median household income, for example, in Ansley is \$61,458. That number * .28 = \$17,208. \$17,208 divided by twelve equals \$1,434. Considering the 28 percent threshold of \$1,434 it appears that debt is not a substantial issue in Ansley, either for households with a mortgage or not (Tables 1.14 & 1.15). Sharp increases in real estate prices along with higher interest rates, however, have created concerns for those owning or renting a home in Ansley and throughout the state.

TABLE 1.13
Selected Monthly Owner Costs
(With Mortgage)

Costs	Number of Houses in Ansley
Less than \$200	0
\$200-\$399	0
\$400-\$599	0
\$600-\$799	10 (20.4)
\$800-\$999	19 (38.8)
\$1,000-\$1,499	16 (32.7)
\$1,500-\$1,999	2 (.4)
\$2,000-\$2,499	2 (.4)
\$2,500-\$2,999	0
\$3,000 +	0
Median = \$910	

Source: American Community Survey Estimates (2021) (mysidewalk.com).

TABLE 1.14
Selected Monthly Owner Costs
(Without Mortgage)

Costs	Number of Houses in Ansley
Less than \$200	11 (5.3)
\$200-\$399	34 (16.3)
\$400-\$599	84 (40.2)
\$600-\$999	74 (35.4)
\$1,000-\$1,299	6 (2.9)
\$1,300 - \$1,499	0
\$1,500 +	0
Median = \$516	

Source: American Community Survey Estimates (2021) (mysidewalk.com).



Household Income

Household income is defined by the census bureau as “any sum of money income received in the calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and other nonfamily household members. Included in the total are amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement Income; Supplemental Security Income; public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income.”

For household income, Ansley has a wide range with significant numbers in the \$25,000–\$34,999 and \$75,000–\$99,999 categories (Table 1.15). Many households are in the income categories between those categories and just above the higher number. At the extremes, less than 1.0 percent is below \$15,000 and 4.2 percent above \$150,000.

TABLE 1.15
Household Income,
Ansley, Nebraska

Household Income	Percent
\$10,000 or less	0.4
\$10,000 – \$14,999	0.0
\$15,000 – \$24,000	9.6
\$25,000 – \$34,999	23.8
\$35,000 – \$49,999	12.1
\$50,000 – \$74,999	23.0
\$75,000–\$99,999	21.8
\$100,000 – \$149,999	5.0
\$150,000 – \$199,999	2.9
\$200,000 +	1.3
Median Income = \$61,458	
Mean Income = \$75,090	

Source: American Community Survey Estimates (2021) (mysidewalk.com).

ECONOMY

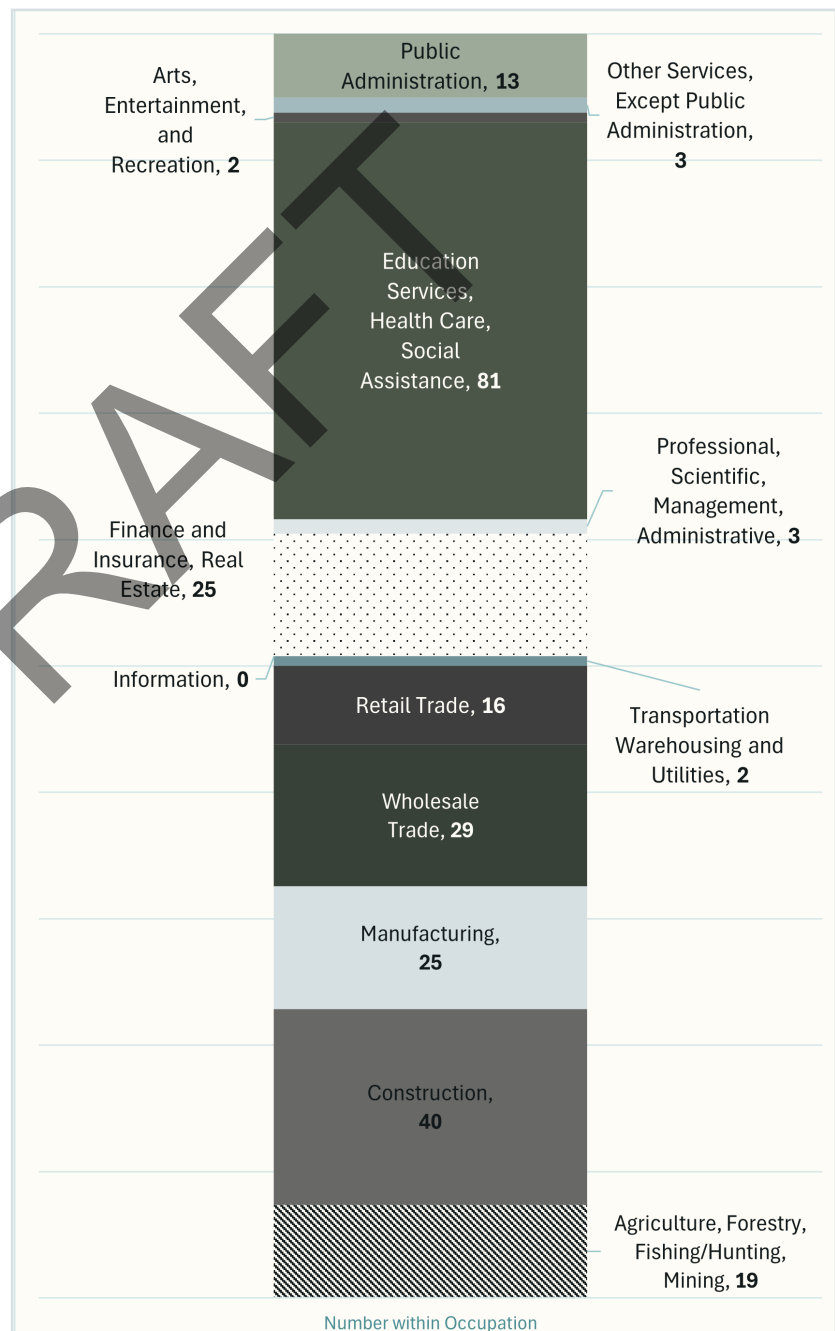
The ability to predict development needs and future land uses relies heavily on economic trends and an analysis of local economic factors is a critical component of the Comprehensive Plan. Although no one development strategy fits all communities, economic development is a major goal of planning efforts. This does, however, require active engagement by the community, its leadership, organizations, institutions, and the business community as well. The private sector is the primary economic engine, but the public sector plays an essential role.

Labor Force

Labor force is a critical consideration for any community. Playing a part in job creation, attracting new residents, and growing the tax base are fundamental issues for a community. An examination of workforce only includes residents who are sixteen years or older. The Federal Reserve Economic Data tracks employment data for Custer County. The county's current (February 2024) unemployment rate is 1.8 percent, below the state's 2.5 percent (<https://fred.stlouisfed.org>; <https://dol.nebraska.gov>).

With a low unemployment rate, Ansley's labor force falls into several categories ranging from agriculture, construction, and retail trade to real estate, health care, and education (Chart 1.4).

CHART 1.4
Ansley's Labor Force by Occupation



Source: American Community Survey Estimates (2021) (myside-walk.com).

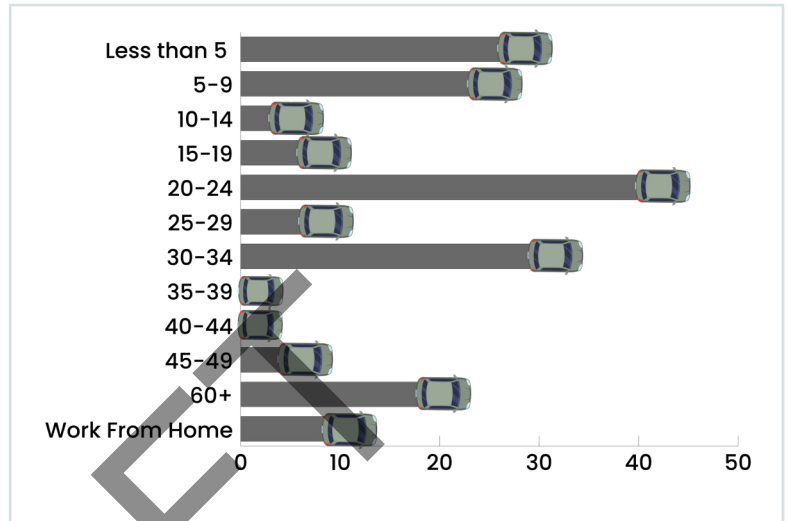
Another employment consideration is commuter patterns. Table 1.16 examines Ansley’s residents who have an average commute of 19.4 minutes which is less than the national average (26.7 minutes). Of those who commute, 85.7 percent drive alone, 10.5 percent carpool, and 3.88 percent walk (<https://datausa.io>).

TABLE 1.16
Travel Time to Work in Minutes

Minutes	Number
Less than 5	31
5-9	28
10-14	8
15-19	11
20-24	45
25-29	11
30-34	34
35-39	2
40-44	2
45-59	9
60+	23
Work From Home	13

Source: American Community Survey Estimates (2021) (mysidewalk.com).

CHART 1.5
Travel Time to Work in Minutes



Source: American Community Survey Estimates (2021) (mysidewalk.com).

Educational Attainment

In a rapidly changing economy, skill requirements for employment are constantly changing. Workforce training and education programs must keep pace with changing requirements to prepare students and workers for jobs in the short-term and careers in the long-term. Community leaders often look for ways to close skill gaps and address mismatches that exist between supply of and demand for workers. Obtaining additional education typically, although not always, provides the ability to earn a higher income over a lifetime. Table 1.17 demonstrates how Ansley compares to the State of Nebraska in terms of educational attainment.

TABLE 1.17
Educational Attainment, Ages 18-24 and 25+

Ages 18-24 Education	Ansley	Nebraska
Less than High School	12 (36.4)	22,296 (1.5)
High School Graduate	3 (.9)	56,117 (3.9)
Some College	11 (33.3)	82,348 (56.6)
Bachelor's Degree or Higher	7 (21.2)	28,193 (19.4)
Ages 25+ Education	Ansley	Nebraska
Less than 9th Grade	0 (0.0)	48,334 (3.7)
9th - 12th Grade	43 (7.3)	52,981 (4.1)
High School Graduate	141 (24.0)	325,200 (25.1)
Some College	256 (43.5)	281,018 (21.7)
Associate's Degree	43 (7.3)	139,742 (10.8)
Bachelor's Degree	83 (14.1)	286,510 (22.1)
Graduate or Professional	22 (3.7)	159,751 (12.3)

Source: American Community Survey Estimates (2021) (mysidewalk.com).

Poverty Levels

According to the Census Bureau, eighteen households in Ansley (239 total households) receive food stamps or SNAP assistance. Another measure is examining full-time, year-round workers. Ansley has 212 full-time, year-round workers and of that number fifty-nine (27.8 percent) make less than \$35,000 (American Community Survey Estimates (2021) (mysidewalk.com)). Additionally, nine households in Ansley were listed as “below poverty level” in recent findings.

Commercial Hub

It is important that Ansley capitalize on its location and transportation linkages. The community has a number of both residential and commercial opportunities, and fostering marketing campaigns, tourism, and commercial developments will only strengthen the community’s tax base. Ansley is served by Highways 2 and 92 which runs east-west and Highway 183 that runs north-south. Additionally, Ansley is also served by the Burlington Northern Santa Fe Railroad. Both transportation options offer several commercial opportunities with easy access. Whether a more traditional commercial endeavor in downtown Ansley or one that requires more space along a highway, Ansley should promote and encourage commercial activity and economic growth which is ultimately a quality of life issue for the entire community.

Local Industry

Education and employment data are two critical issues to consider. Many of Ansley’s citizens have achieved a college degree in diverse fields (Table 1.18). Coupled with that information, census data reveal Ansley’s employment outlook and divides workers into five major categories—Management, Business, Science, and Arts; Natural Resources, Construction, and Maintenance; Production, Transportation, and Material Moving; Sales and Office; and Service (Table 1.19). Those five employment categories are further subdivided with random examples of employment. The largest employers in the community are Ansley Public Schools, Fill-N-Chill, and Trotter Grain & Fertilizer (Village Clerk 2024).

TABLE 1.18
Field of Bachelor’s Degree,
Ansley, Nebraska

Major/Degree	Number & Percent
Science & Engineering	32 (30.5)
Science & Engineering Related Fields	14 (13.3)
Business	18 (17.1)
Education	16 (15.2)
Arts, Humanities	25 (23.8)

Source: American Community Survey Estimates (2021) (mysidewalk.com).

TABLE 1.19
Employment by Sector in
Ansley, Nebraska

Employer	Number
Management, Business, Science, and Arts	108
Service Occupations	26
Sales and Office Occupations	47
Natural Resources, Construction, and Maintenance	66
Production, Transportation, and Material Moving	37

Source: American Community Survey Estimates (2021) (mysidewalk.com).

Shop Local Initiatives

NEBRASKA RURAL ADVANTAGE

Nebraska Rural Advantage was designed to create a business climate that makes Nebraska the preferred location for starting and growing a business. Nebraska Rural Advantage offers Levels One and Two. With an investment comes refundable credits and wage credits. View the Nebraska Economic Development Department website for more information on the Nebraska Rural Advantage.

NEBRASKA ADVANTAGE MICROENTERPRISE TAX CREDIT ACT

Nebraska Advantage Microenterprise Tax Credit Act provides a 20 percent refundable investment tax credit to micro businesses on new investment in targeted communities. The credit is geared to companies with five or fewer employees, including start-ups. View the Nebraska Department of Revenue website for more information on the Microenterprise Tax Credit Act.

REAP BUSINESS LOANS

The Rural Enterprise Assistance Program provides counseling, technical assistance, and training for small business owners as well as low interest loans to small businesses with five employees or less.

TAX INCREMENT FINANCING (TIF)

Tax Increment Financing (TIF) is primarily designed to finance the public costs associated with a private development project. Property tax increases resulting from a new development are targeted to repay the public investment required by a project. TIF projects may be commercial, residential, industrial, or mixed use. Generally, TIF funds can be used for land acquisition, public improvements and amenities, infrastructure, and utilities. View the Nebraska's Department of Economic Development website for more information (<https://opportunity.nebraska.gov>).

Conclusion

Economic growth is challenging, but an important task for a community. Ansley has a number of options and resources to address business retention and expansion, workforce training, succession planning, and youth retention. Ansley is fortunate to possess both large and small ventures that provide various job opportunities and mutually beneficial opportunities exist for the city and businesses. Marketing and promotional efforts by the city ultimately result in win-win situations.



CHAPTER



FACILITIES & INFRASTRUCTURE

The facilities and infrastructure section acts as an inventory of current amenities available to the public. This section should be continually reviewed and updated to support the community. In this chapter the following components will be discussed:

- Education
- Transportation
- Community Amenities
- Parks and Recreational Facilities
- Utilities

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EDUCATIONAL SYSTEM

A quality educational system is a tremendous asset for any community, in this case for Ansley. In many situations, local education opportunities reflect the community's priorities and serve to attract families to the community.

School Classification

Many Nebraska communities and counties place a high value on maintaining and protecting local schools, pride in place is a common mindset. Nebraska State Statutes group schools into six different classifications which are defined by the following law:

Nebraska Code, Chapter 79 Schools, §79-102.

- (1) Class I includes any school district that maintains only elementary grades under the direction of a single school board;*
- (2) Class II includes any school district embracing territory having a population of one thousand inhabitants or less that maintains both elementary and high school grades under the direction of a single school board;*
- (3) Class III includes any school district embracing territory having a population of more than one thousand and less than one hundred fifty thousand inhabitants that maintains both elementary and high school grades under the direction of a single school board;*
- (4) Class IV includes any school district embracing territory having a population of one hundred thousand or more inhabitants with a city of the primary class within the territory of the district that maintains both elementary and high school grades under the direction of a single school board;*
- (5) Class V includes any school district whose employees participate in a retirement system established pursuant to the Class V School Employees Retirement Act and which embraces territory having a city of the metropolitan class within the territory of the district that maintains both elementary grades and high school grades under the direction of a single school board and any school district with territory in a city of the metropolitan class created pursuant to the Learning Community Reorganization Act and designated as a Class V school district in the reorganization plan; and*
- (6) Class VI includes any school district in this state that maintains only a high school, or a high school and grades seven and eight or six through eight as provided in section 79-411, under the direction of a single school board.*

Ansley Public Schools



Quality education options are selling points for a community and its tax base. Ansley Public Schools is a positive that ties directly to making Ansley an attractive destination for families and students. The Ansley Public School District is located in eastern Custer County, Nebraska. Class sizes average fifteen students and Ansley partners with Litchfield to provide several extracurricular activities. Ansley Public Schools is part of the Fort Kearney Conference along with nine other schools. For 2022–2023 the Ansley Public School District was responsible for 200 students, has twenty-one teachers, and district enrollment has slightly fluctuated over the previous few years (Table 2.1). The Spartan Foundation is a community group that supports school/student initiatives.

Operation Costs

Education is often the largest public expense in a community. Since the school board controls the budget, coordinating between the school board and village board is essential for effective management of growth, annual budgets, and the delivery of educational services. Active participation from both sides of the relationship fosters a sustainable system in Ansley, which is critical to the community's long-term success. Table 2.2 shares Ansley's general fund operating expenditures per formula student in comparison to other regional districts. Ansley is similar to peer communities (\$21,790 per student funding) but do note that many of those communities are part of larger consolidated districts.

TABLE 2.1
Ansley Public Schools
Enrollment 2019–2023

Year	Enrollment
2022–2023	200
2021–2022	181
2020–2021	193
2019–2020	192

Source: Nebraska Department of Education, Ansley Public Schools.

TABLE 2.2
Cost Per Pupil by Average Daily
Attendance 2022–2023

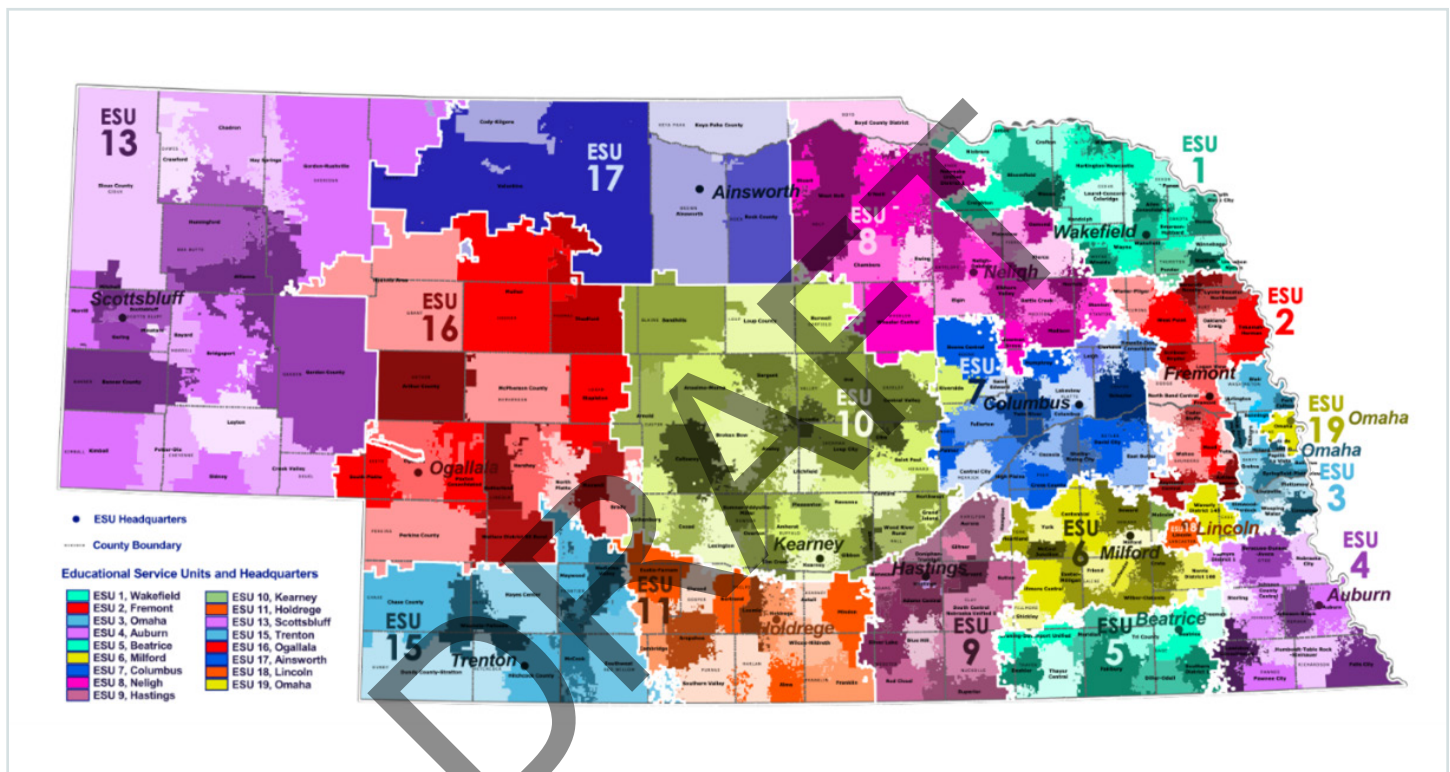
District	\$ – ADA
Bancroft	\$21,024
Beaver Crossing (Centennial)	\$23,925
Decatur (Lyons–Decatur)	\$24,479
Edgar (South Central)	\$22,147
Hampton	\$23,281
Nelson (South Central)	\$22,147
Spalding (Riverside)	\$29,451
Spencer (Boyd County)	\$23,427
Winside	\$21,900
Ansley	\$21,790

Source: Nebraska Department of Education

Educational Service Unit

Nebraska is divided into nineteen Educational Service Units (ESU), which provide districts across the state with support and training. Figure 3 demonstrates coverage areas for each unit. Ansley Public Schools is part of ESU 10 which has a home base in Kearney, Nebraska and serves Blaine, Boone, Custer, Custer, Dawson, Garfield, Greeley, Hall, Howard, Loup, Sherman, and Valley counties covering 9,515 square miles and over 30,000 students.

FIGURE 3
Nebraska's Educational Service Units



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TRANSPORTATION

Transportation is a fundamental consideration for any community. Transportation is a criterion often viewed from a local standpoint or regional perspective. Networks within the community and those outside Ansley allow for the movement of goods, services, and people, in addition to continual economic development.

Roads

Ansley's connectivity to a larger transportation network creates many growth opportunities. Located in northeast Custer County and along Highways 2, 92, and 183. Ansley is a mere sixteen miles to Broken Bow, forty-nine miles from Kearney, sixty-five miles to Grand Island, ninety miles to North Platte, 163 miles from Lincoln, and 214 miles to Omaha. U.S. numbered routes and major arterial roads moving traffic in and out of the community present opportunities for community leaders to showcase Ansley with prominent gateway entrances providing a positive "first impression."



TABLE 2.3
Lane Mile Report, Ansley, Nebraska

Surface	Miles	Percent
Asphalt	4.36	19.7
Bituminous	13.35	60.3
Concrete	3.81	17.2
Earth	0.14	0.6
Gravel	.48	2.1
Total: 22.14		

Traffic counts are an important consideration and the Nebraska Department of Transportation provided traffic flow data for major highways and streets in or near Ansley (Nebraska Department of Transportation). The data is important to consider not only for potential commercial development but long-term maintenance plans as well. In 2023, traffic count averages indicated that just north of Ansley (Highway 2) the counts were 3,205 cars per day along with 345 trucks, just east of Ansley on Highway 92 going toward Loup City 595 cars and 85 trucks per day were tallied, north of Ansley on Highway 183 toward Sargent the counts were 795 cars per day along with 120 trucks, and south of Ansley at the intersection of Highway 183 and Highway 2 the averages were 2,230 cars per day and 260 trucks.

Source: Nebraska Department of Roads 2024.

Street Improvement Plan

The Nebraska Department of Transportation (NDOT) annually reports surface aggregates for all roads in Ansley. Road types include asphalt, bituminous, brick, concrete, earth, and gravel. Ansley has a total of 22.14 lane miles and a breakdown by percent is found in Table 2.3.

Sidewalks



Sidewalks are an essential amenity in communities, they are also public infrastructure and require maintenance, Americans with Disabilities Act (ADA) compliance, and on occasion complete replacement (Duany *et al.* 2000; Jacobsen 2003). Disrepair coupled with non-compliant connections make sidewalks a hazard. Completing a comprehensive sidewalk inventory would assist city leaders with a strategic sidewalk plan, locating problem areas and connectivity.

Freight Trains



The Burlington Northern Santa Fe (BNSF) Railroad follows Highway 2 through Ansley and operates some 32,500 miles of track in twenty-eight states and three Canadian provinces. There are double tracks in Ansley, yet there are no rail spurs and trains only stop to switch crews or to accommodate the logistics of multiple trains. There is an overpass on Highway 183/92 while Main Street has an at-grade crossing.

COMMUNITY AMENITIES



Public Works Department

The Village of Ansley serves with a public works department which oversees a variety of community service programs. Public works facilities are located at 909 Division Street and Village Offices are found at 217 Nile Street.

Utilities

Ansley is currently served by three domestic water wells. Currently there are 276 residential water users in Ansley along with twenty-six commercial users. From 10-1-2023 through 9-30-2024 total consumption was 22,652,009 gallons. For wastewater discharge over the same time frame, the total was 12,321,813 gallons.

Healthcare

Ansley is served by the Central Nebraska Medical Clinic in Arcadia along with multiple physicians in Broken Bow in addition to the Jennie Melham Memorial Medical Center.

Custer County Extension Office

The University of Nebraska-Lincoln Extension office for Custer County is located in Broken Bow at 431 S. 10th Street (308 872-6831). The office provides research-centric information related to agriculture and natural resources, consumer and family economic, community and economic development, and 4-H and youth programs.

Library

The Ansley Township Library (308 935-1335) aims to promote lifelong learning, cultural enrichment, recreation, and solutions. Located at 619 Main Street in the heart of the community, the library offers on-site as well as on-line resources.

Newspaper

Ansley is served by the *Custer County Chief* published in Broken Bow. The *Ansley Herald* archive is available on-line at newspapers.com.

Post Office

Ansley's post office is located at 806 Main Street and open throughout the week in addition to Saturday mornings.

Places of Worship

Ansley offers a wide range of religions and denominations—the following is a list of those institutions.

ANSLEY FIRST BAPTIST CHURCH

502 Main Street

Ansley, Nebraska

CHRISTIAN CHURCH

821 Douglas Street

Ansley, Nebraska

UNITED METHODIST CHURCH

602 Keene Street

Ansley, Nebraska



Public Safety

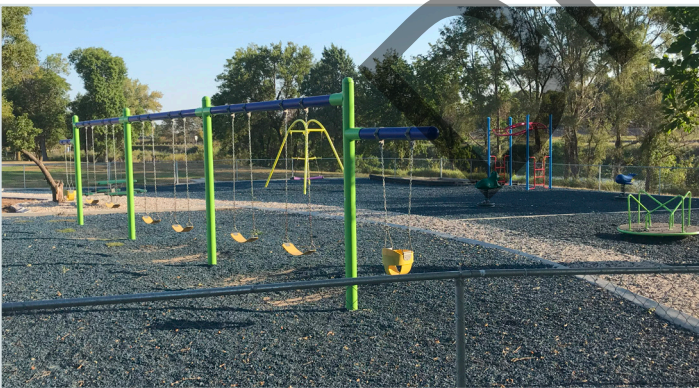
Ansley, Nebraska is provided law enforcement by the Custer County Sheriff located at 116 South 11th Avenue in Broken Bow (308 872-6418).

Park & Recreation Facilities

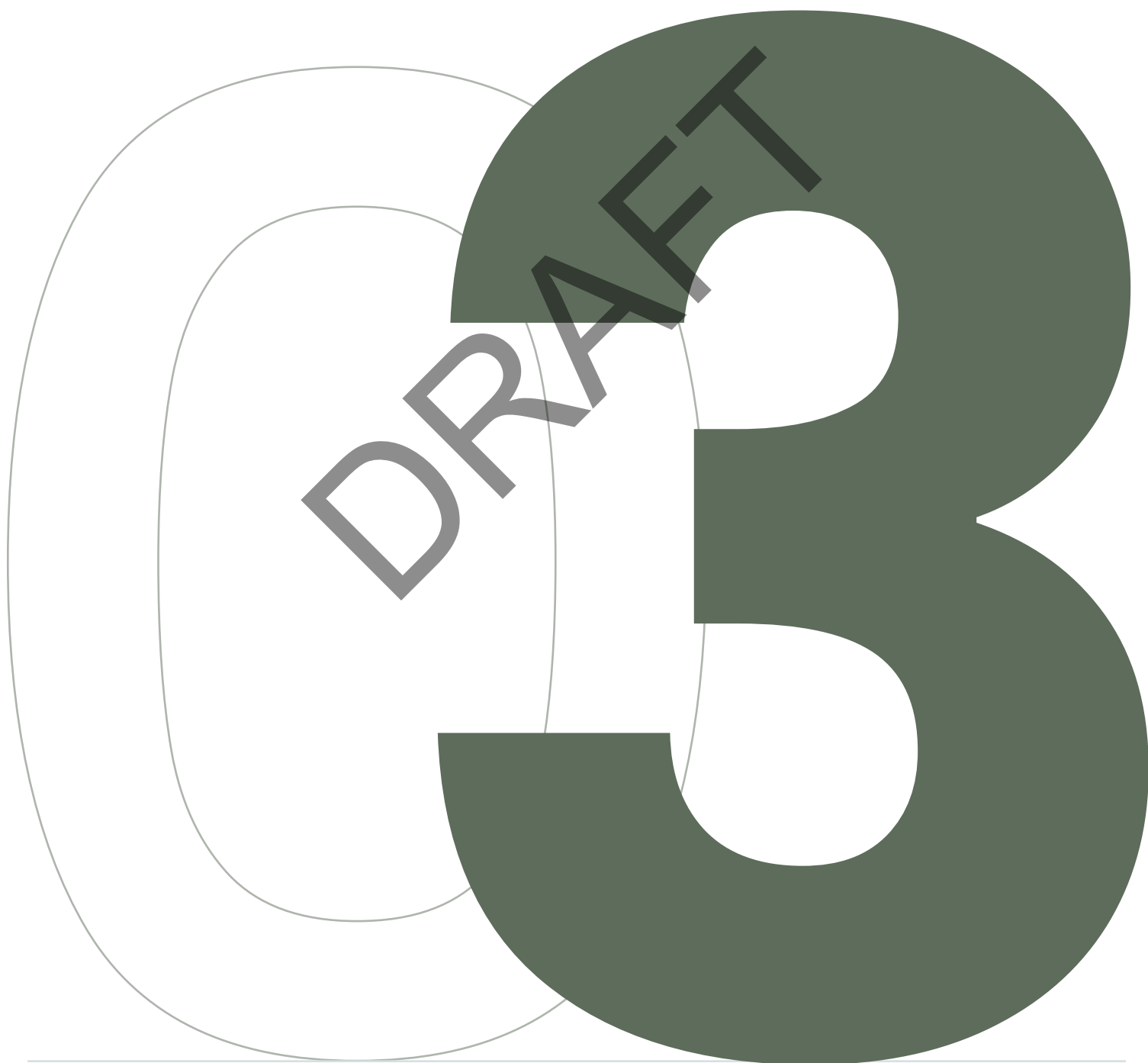
A community should provide places for residents to play, socialize, and relax. Ansley has two village parks (Square Pegs in north Ansley and Ansley Village Park adjacent to Highway 2) along with a village operated swimming pool, offering a public pool, picnic areas, playground equipment, sand volleyball, tennis courts, and basketball courts. Ansley's community operated swimming pool was constructed in 1975 but does not, however, meet current ADA requirements. Beyond accessibility concerns, the existing aquatic facility has several concerns—recirculation pipes are deteriorating and the diving well does not meet current guidelines, for instance—and needs attention. Despite concerns, the swimming pool remains open at this time. Ansley Village Park, located on the community's west side, is home to Lake Ansley which is supervised by the Nebraska Game Commission—the five-acre lake is home to large mouth bass, channel catfish, and bluegill. The facility also provides camping pads along with a tennis court and playground equipment.

Muddy Creek Celebration

Ansley plays host to the Muddy Creek Celebration each summer. The typical three-day event draws support from a wide range of businesses and organizations. Activities include variety of kid's games, live entertainment, a cemetery tour, a parade on Main Street, a craft & vendor show, a car show, fishing tournament, a community supper, and sand volleyball tournament. Muddy Creek culminates on Sunday with a community church service.



CHAPTER





ENERGY & NATURAL RESOURCES

Evaluating natural resources—land, soil, and water—is necessary for community leaders to consider when planning for development and infrastructure. Development requires an understanding of natural features and potential impacts. Proper land use practices can protect an area’s natural resources while complementing the built environment, hence it is important to acknowledge and understand Ansley’s climate and topography. Conservation can, and should, complement development and progress. With that in mind, this section focuses on the following components:

- Energy
- Land
- Soil
- Water

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LAND, CLIMATE, AND SETTING

Ansley is located in Custer County in central Nebraska at 41.22 north latitude and 99.30 west longitude with an altitude of 2,305 feet. Custer County is immense in regard to size, covering some 2,576 square miles. Much of the county supports agriculture (farming and ranching) and land under irrigation has increased since the 1940s and 1950s. Ansley's continental climate is typical for the Great Plains, characterized by extremes—cold winters and warm summers, high winds, and dramatic changes in weather conditions (Table 3.1). The annual high temperature is 62 degrees, the annual low is 36, annual precipitation is 26.39 inches, and annual snowfall averages 28 inches.

TABLE 3.1
Average Highs-Lows and Precipitation for Ansley, Nebraska

Month	Average High	Average Low	Precipitation
January	36	11	0.59
February	40	15	0.66
March	51	24	1.82
April	62	34	2.67
May	71	46	4.20
June	81	56	3.93
July	87	62	3.25
August	85	59	3.07
September	77	48	2.52
October	64	35	1.90
November	49	23	1.18
December	37	13	0.60
Average Annual Precipitation = 26.39 inches			
Average Annual Snowfall = 28 inches			

Source: www.usclimatedata.com.

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ENERGY

Nebraska legislators passed LB997 in 2010 that requires cities and counties to adopt an energy element in comprehensive plans. The energy element is required to include infrastructure and use by sector, utilization of renewable energy sources, and energy conservation measures that benefit the community.

Nebraska Energy Use by Sector

In 2020, Nebraska was 19th lowest in energy consumption in the United States. The state consumed 863.7 trillion British thermal units (Btu) of energy, less than one percent of the (0.93 percent) of the nation's total. In comparison, Texas was highest at 13,480.8 trillion (15 percent of the nation's total) and Vermont was lowest with 125.7 trillion Btu (Nebraska Department of Environment and Energy 2022).

In 2020, the industrial sector consumed nearly half (43 percent) of Nebraska's total. Of the remainder, the transportation sector consumed 22 percent, the residential sector 19 percent, and the commercial sector 16 percent. Between 2019 and 2020, all sectors witnessed a decrease in consumption—transportation -8.4 percent, commercial -7.7 percent, residential -5.5, and industrial -1.4 percent (Nebraska Department of Environment and Energy 2022).

In regard to per capita consumption, Nebraska was 9th highest in the nation. In that respect, petroleum provided 25.3 percent of the state's energy needs, followed by coal 23.7 percent, renewable energy 22.5 percent, natural gas 21.4 percent, and nuclear power at 7.2 percent. Of the 22.5 percent in the renewable category, wind energy dominates with by far the majority of energy in this sector, in addition to biofuels, geothermal, hydroelectric, solar, and wood/waste energy (Nebraska Department of Environment and Energy 2022).

The Village of Ansley—which provides electricity, water, sewer, and trash to residents—currently has 265 residential electric customers and seventy commercial customers. For water consumption, in August (2024) the village provided 2,198,000 gallons to 272 customers. Black Hills Energy provides natural gas, while commercial and household waste is received by the Lexington Area Solid Waste Agency in Lexington, Nebraska.

Renewable Options

There are currently three viable renewable energy options to consider—solar, water, and wind.

SOLAR ENERGY

Solar energy is a renewable energy source that involves harnessing light from the sun and converting it to electricity. In the process, sunlight is captured using either photovoltaic (PV) collectors or flat plate collectors. There is potential for solar power in Nebraska, yet the expense and logistics associated with this technology remains questionable. Sparsely populated Custer County does have 222 sunlit days each year (the U.S. average is 205 days) so there is potential for solar power.

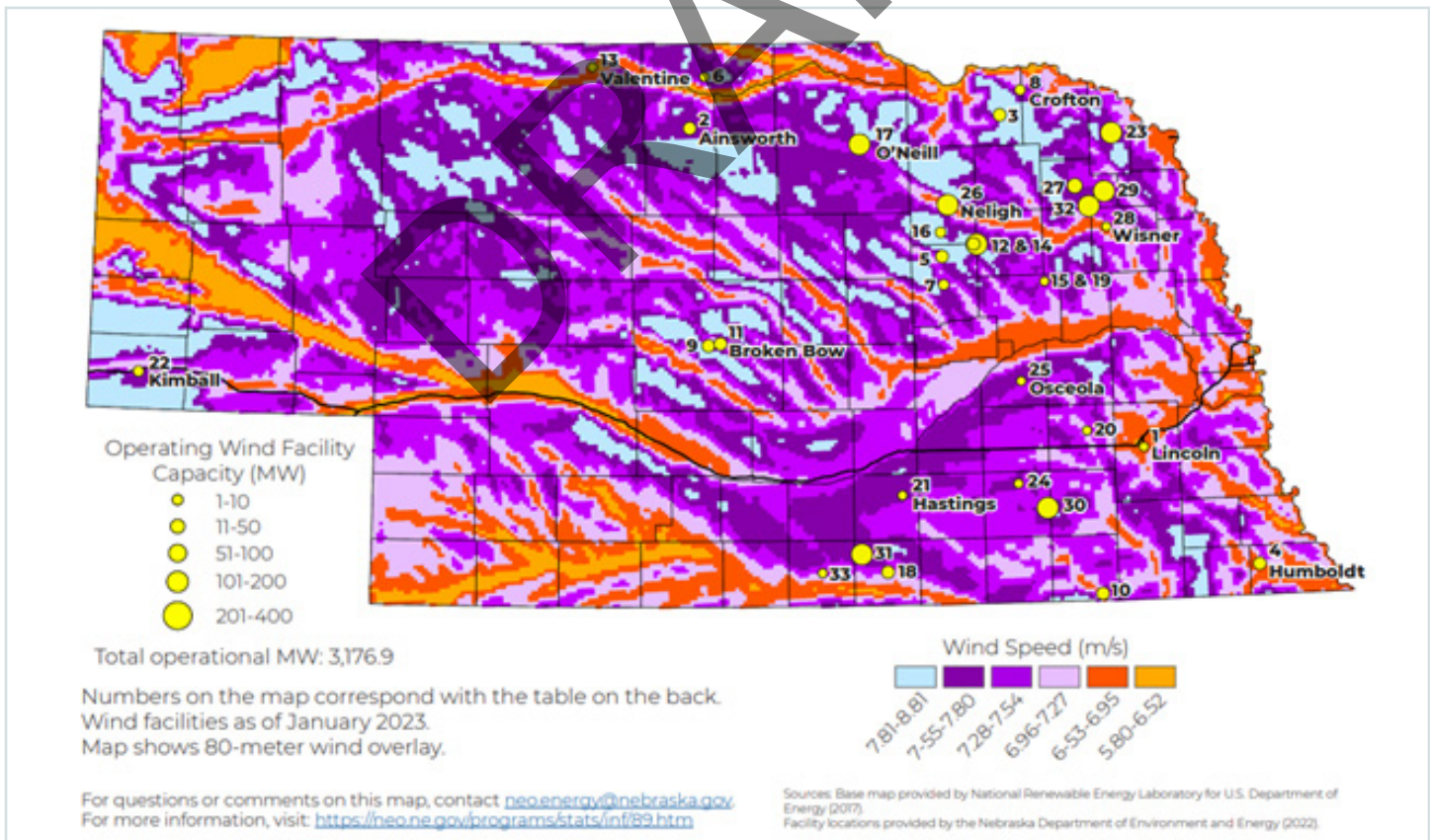
WATER ENERGY

Nebraska has an abundance of groundwater, much from the Ogallala Aquifer. This critical resource requires constant monitoring to ensure quality and supply are both maintained. In many situations—based on typography and landscape elements—hydroelectric power generation is an option, even in certain locations in Nebraska. Hydroelectric power on a large scale, however, at this time does not appear to be a viable option throughout much of the state, in particular for Ansley and Custer County.

WIND ENERGY

Wind power is yet another renewable energy source, one that has become more common not only in the Great Plains and Midwest but in Nebraska in particular. Capturing wind to produce power is not new, the idea has been in play for centuries. Wind turbines convert kinetic energy into mechanical power, or wind power. At the end of 2021, Nebraska was one of twenty states that generated over 1,000 megawatts of wind capacity. Figure 4 demonstrates the current wind production sites in the state.

FIGURE 4
Wind Power in Nebraska



Source: Nebraska Department of Environment and Energy. <https://neo.ne.gov/>

SOILS

Scholars from a variety of fields often collect soil data related to soil fertility and water capacity as well as erosion, drought, flooding, and other factors to make decisions (Wilson et al. 1982). Soil data, for instance, is used to plan for the use and management of soils for “crops and pasture; as rangeland; for windbreaks; as sites for buildings, sanitary facilities, highways and other transportation systems, and parks and other recreation facilities; and for wildlife habitat.” It can be used to identify the potentials and limitations of each soil for specific land uses and to help prevent construction failures caused by unfavorable soil properties” (Wilson et al. 1982, 63). Seevers and Pollock (1974) agree and note that soil association is defined as a landscape with distinctive patterns, one that normally consists of one or more major soils and one minor soil. Soil maps are important to know and understand when considering various land uses. A soils map, for instance, is useful in “managing a watershed, a wooded tract, or a wildlife area, or in planning engineering works, recreational facilities, and community developments” (Seevers and Pollock 1974, 2).

Developers and planners use soil information to evaluate the effect of specific land uses on productivity and environmental impacts. Contractors, for example, use soil surveys to “locate sources of sand and gravel, roadfill, and topsoil. They can use it to identify areas where wetness or very firm soil layers can cause difficulty in excavation. Health officials, highway officials, engineers, and others may also find this survey useful. The survey can help them plan the safe disposal of wastes and locate sites for pavements, sidewalks, campgrounds, playgrounds, lawns, and trees and shrubs” (Wilson et al. 1982, 83).

According to Wilson et al. (1982, 1), soils in Custer County range in texture, drainage, and productivity (Figures 5–9). Much of the county “is silty, well drained soils on dissected upland. Many of these soils are best suited to range and are used for livestock grazing. The uplands are transected by stream and river valleys, which generally extend from the northwest to the southeast. Wilson et al. (1982, 1) continue and point out that “valleys range from silty, well drained soils on stream terraces to sandy, poorly drained soils on bottom lands. Many of the soils in the valleys are excellent for cultivated crops if irrigated. Some areas in the western part of the county and other scattered locations are silty, well drained on tablelands. These soils are generally suited to and used for cultivated crops. The northwestern part of the county is sandy, excessively drained soils of the Nebraska Sandhills.” Wilson et al. (1982, 2) note that these soils are “best suited to range and are used for livestock grazing” and that “many of the soils in Custer County are susceptible to wind and water erosion. Conservation measures are needed to control erosion and reduce sedimentation in streams and rivers.”

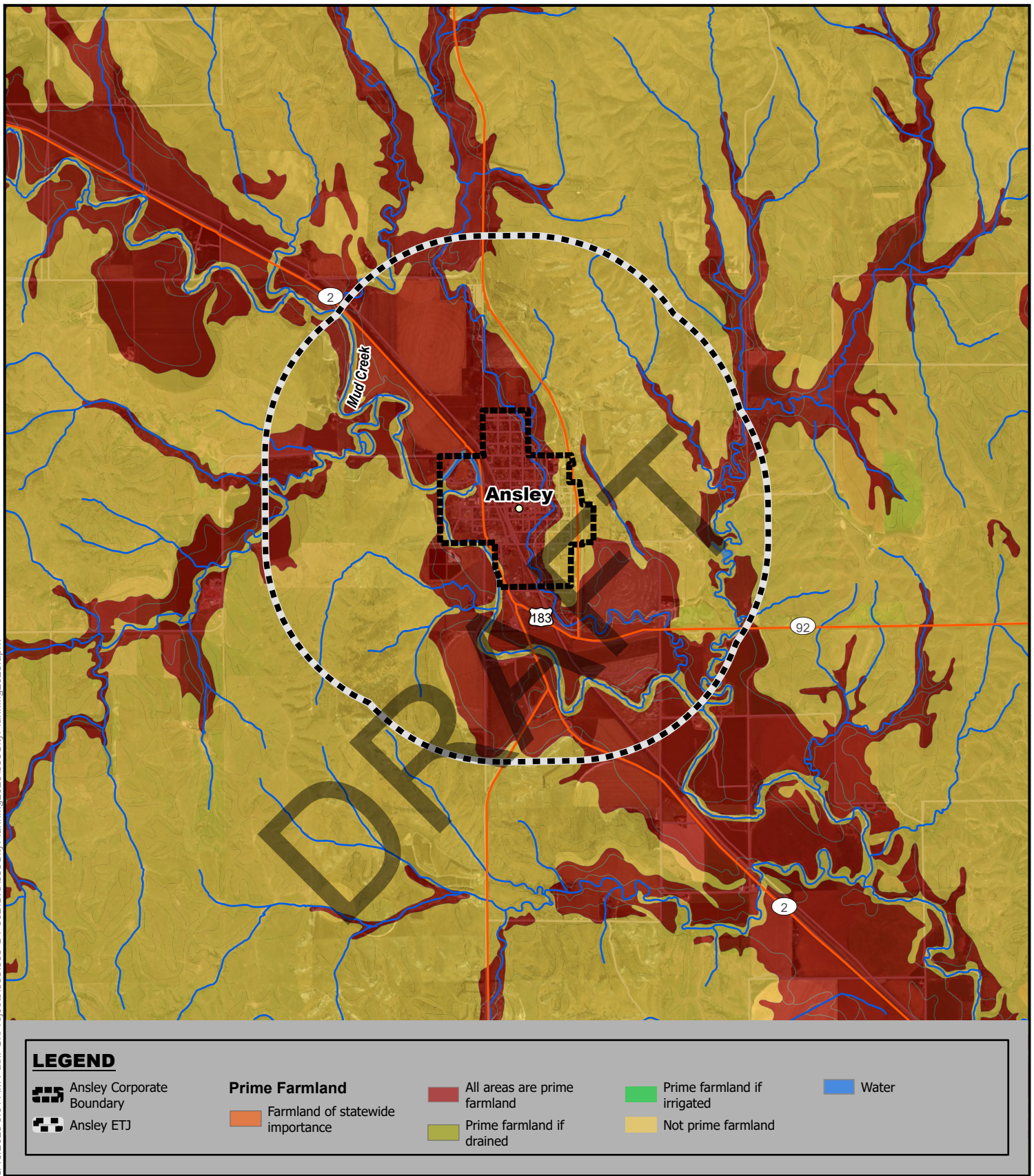
Much of “Custer County is drained by the Middle Loup and South Loup Rivers and their tributaries. These streams and rivers flow in parallel courses in a generally southeasterly direction. Surface runoff in the southern part of the county is carried to the Platte River” by the Wood River and smaller tributaries (Wilson et al. 1982, 2). Beyond surface water, “wells throughout Custer County provide water for domestic and livestock use, industrial use, and irrigation.” In upland areas, water resources “suitable for domestic use and for livestock is available from wells extending into deposits of Quarternary and Tertiary sand and gravel”

(Wilson *et al.* 1982, 2). In the tablelands the water table is many feet below the surface and in the windblown areas and in the valleys the water table is a few feet to 100 feet deep. With that, water for irrigation and industrial uses is available throughout the county. Note, however, that environmental concerns exist as “ground water can become contaminated by drainage from feedlots, septic tanks, or other concentrations of waste” (Wilson *et al.* 1982, 2).

Understanding soil types and their spatial distribution is important as it dictates to a degree the limitations and potentials of the natural environment. Approximately one-third of Custer County, for example, is planted in row crops, much of that irrigated land producing corn, alfalfa, and soybeans. “Dryfarming” is a popular option but production varies according to rainfall to a large degree. In all areas, water and wind erosion are concerns. These issues are minimized by conservation practices—crop residue and conservation tillage in addition to windbreaks and shelterbelts. Raising livestock is the largest agriculture segment in Custer County—some 60+ percent of the county is devoted to livestock. Rangeland is scattered throughout the county, from the loess hills in southern and eastern Custer County as well as the sandhills in the northwest portion of the county. Native hay production is a significant activity in rangeland areas, much of it occurring where the water table is high.

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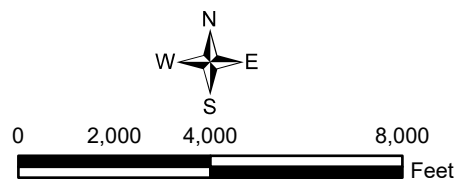
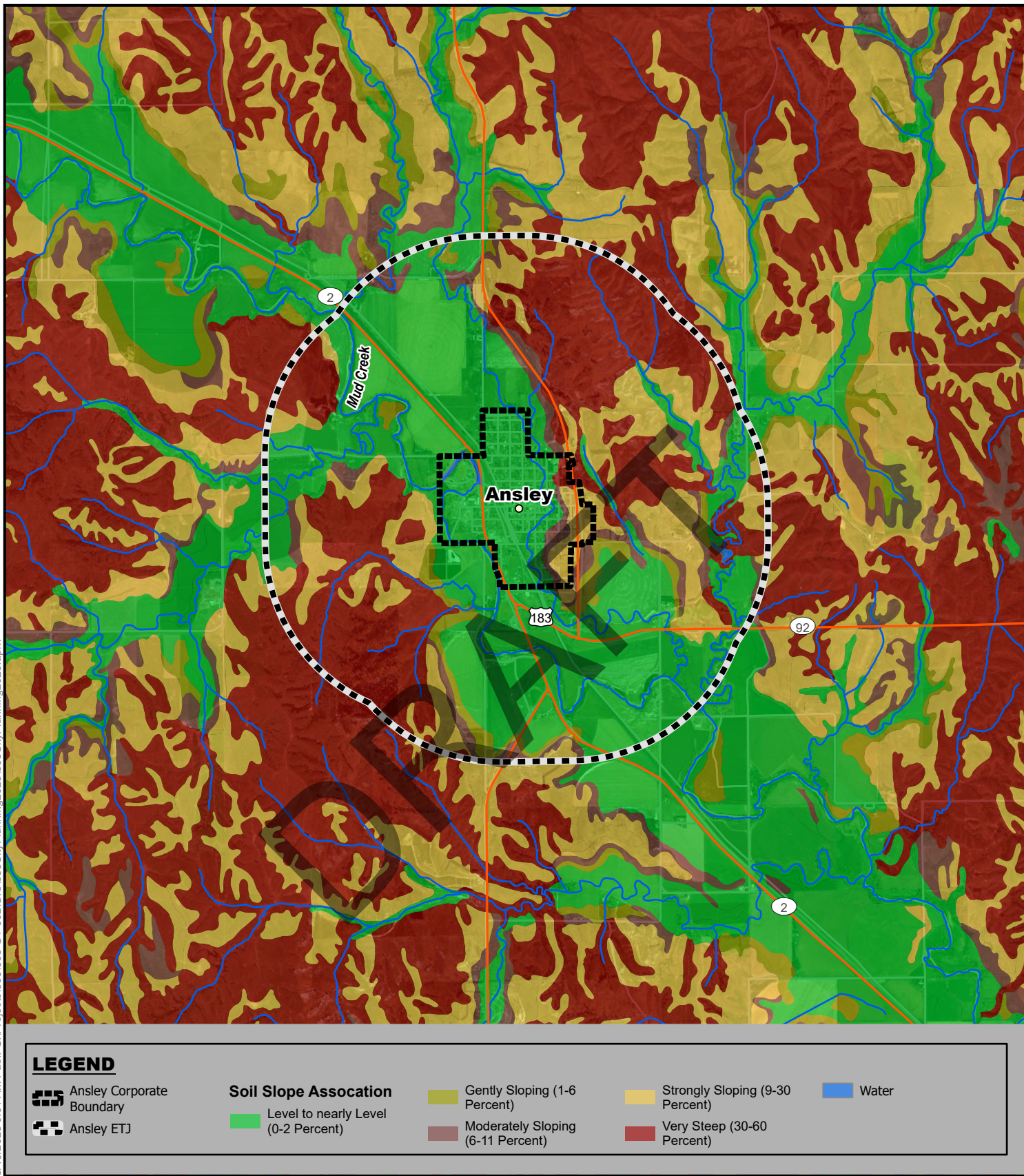


Figure 5
Soil Suitability For
Prime Farmland
Ansley, Nebraska

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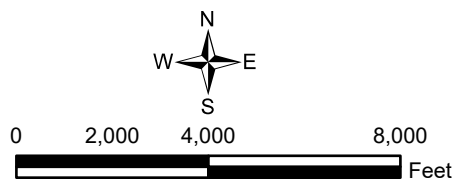
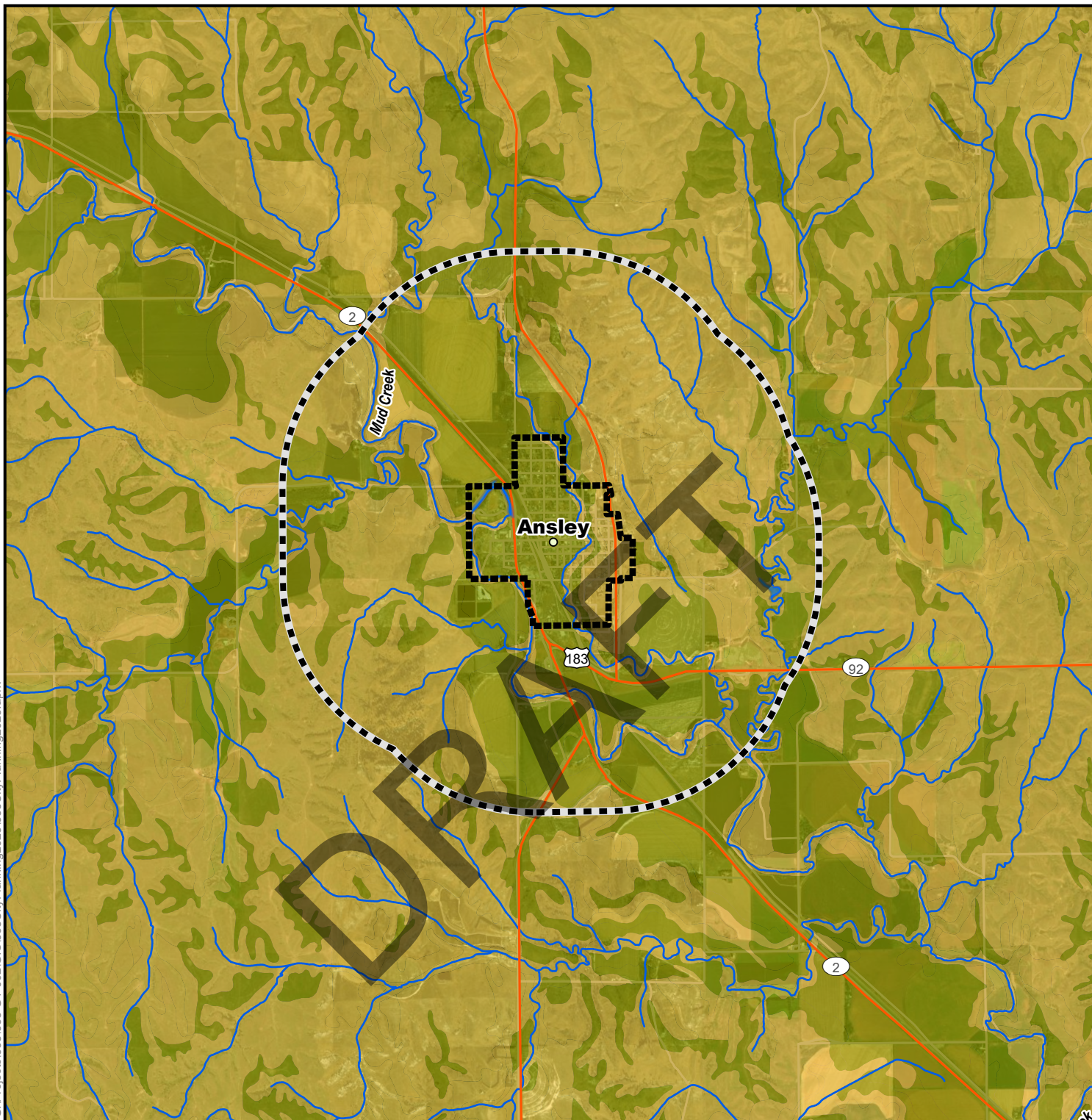


Figure 6
Slope By
Soil Association Map
Ansley, Nebraska

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LEGEND



Ansley Corporate Boundary



Ansley ETJ

Soil Suitability

Moderate Limitations



Severe Limitations



Water

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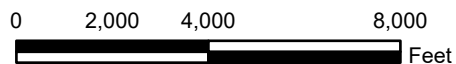
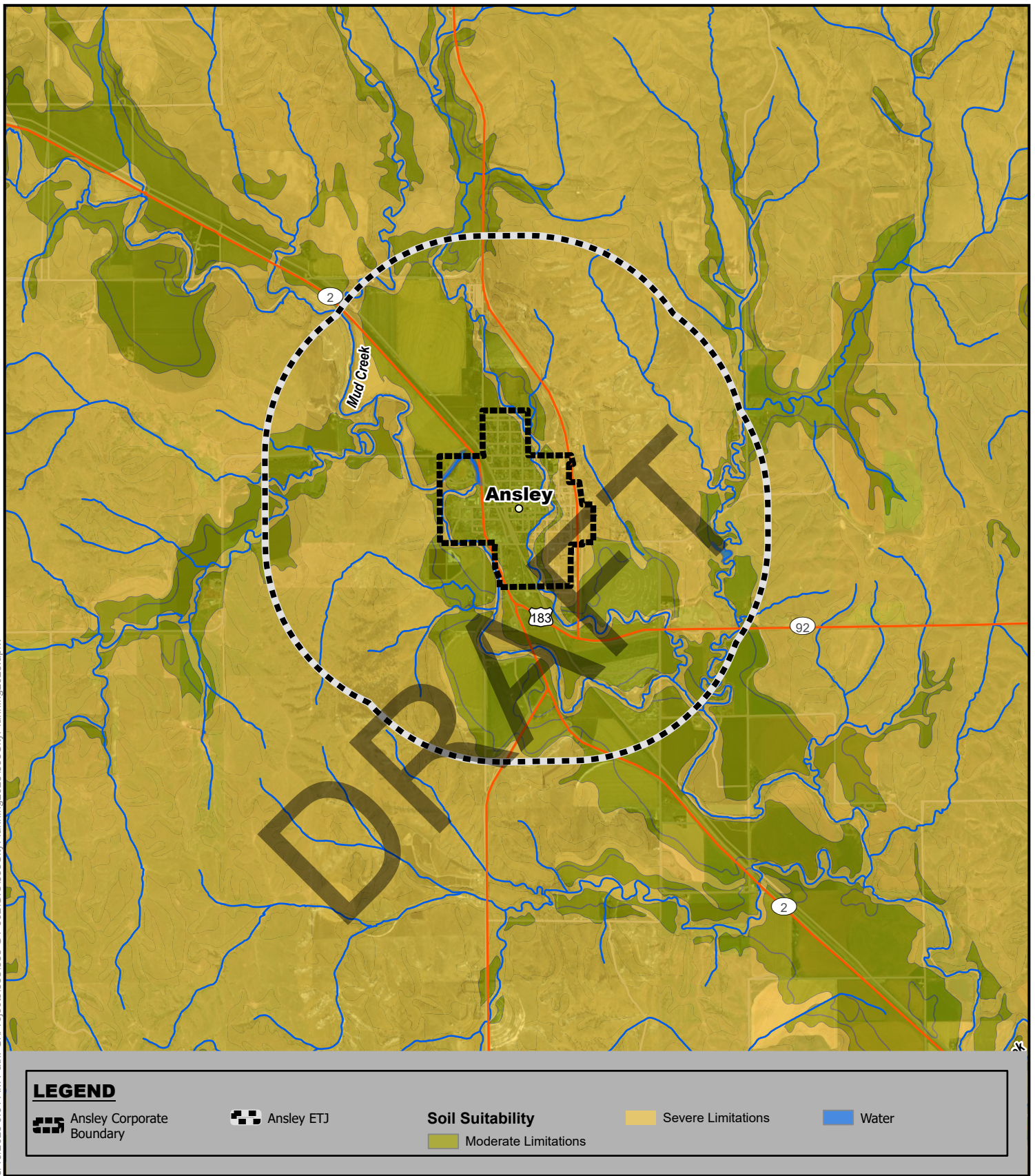


Figure 7
Soil Suitability For
Septic Tanks
Ansley, Nebraska

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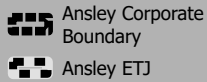
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Figure 8
Soil Suitability For
Sewage Lagoons
Ansley, Nebraska

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LEGEND



**Non-Irrigated Capability
Class - Dominant
Condition**

Class 1

Class 2
Class 3
Class 4

Class 5
Class 6
Class 7

Class 8
Water



Class Description

Class 1	Soils have few limitations that restrict their use.	Class 5	Soils have little or no erosion hazard, but have other limitations impractical to remove that limit their use.	Class 8	Soils/landforms have limitations that preclude their use for commercial plant production and restrict their use.
Class 2	Soils have some limitations that reduce the choice of plants or require moderate conservation practices.	Class 6	Soils have very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, etc.		
Class 3	Soils have some limitations that reduce the choice of plants or require moderate conservation practices or both.	Class 7	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use to grazing, etc.		
Class 4	Soils have very severe limitations that restrict the choice of plants, require very careful management, or both..				

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Feet

Figure 9
Dryland Capability
Classification
Ansley, Nebraska

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WATER

Nebraska has an abundant groundwater supply, much of it related to the Ogallala Aquifer—one of the largest known aquifers in the world. Conservation measures need to be consistently assessed to protect this critical resource.

The State of Nebraska receives approximately 80 percent of its public drinking water and nearly 100 percent of its private water supply from groundwater sources. The agriculture economy, which is fundamental to the entire state economy, is directly tied to these natural sources as well. The State of Nebraska understands the vital importance of natural resources and has developed Natural Resources Districts (NRDs) to protect and oversee resources, in this case water resources. Custer County has an abundance of groundwater supplies. In the uplands, wells are 150 to 300 feet deep and draw water from the Ogallala formation. On bottom lands and stream terraces in the county, wells range from roughly ten to eighty feet in depth (Figure 10).

This resource is protected by the Wellhead Protection Program that provides the following information on Federal regulation compliance:

- Outlines duties of the governmental entities and utility districts.
- Determines protection area.
- Identifies contamination sources.
- Develops a containment source management program.
- Develops an alternative drinking water plan.
- Reviews contaminated sources in future wellhead areas.
- Encourages public participation and involvement.

The Nebraska Wellhead Protection Program aims to:

- Prevent new contamination sources in Wellhead Protection Areas through planning.
- Minimize the hazard of existing contamination sources through management.
- Provide early warning of existing contamination through groundwater monitoring.

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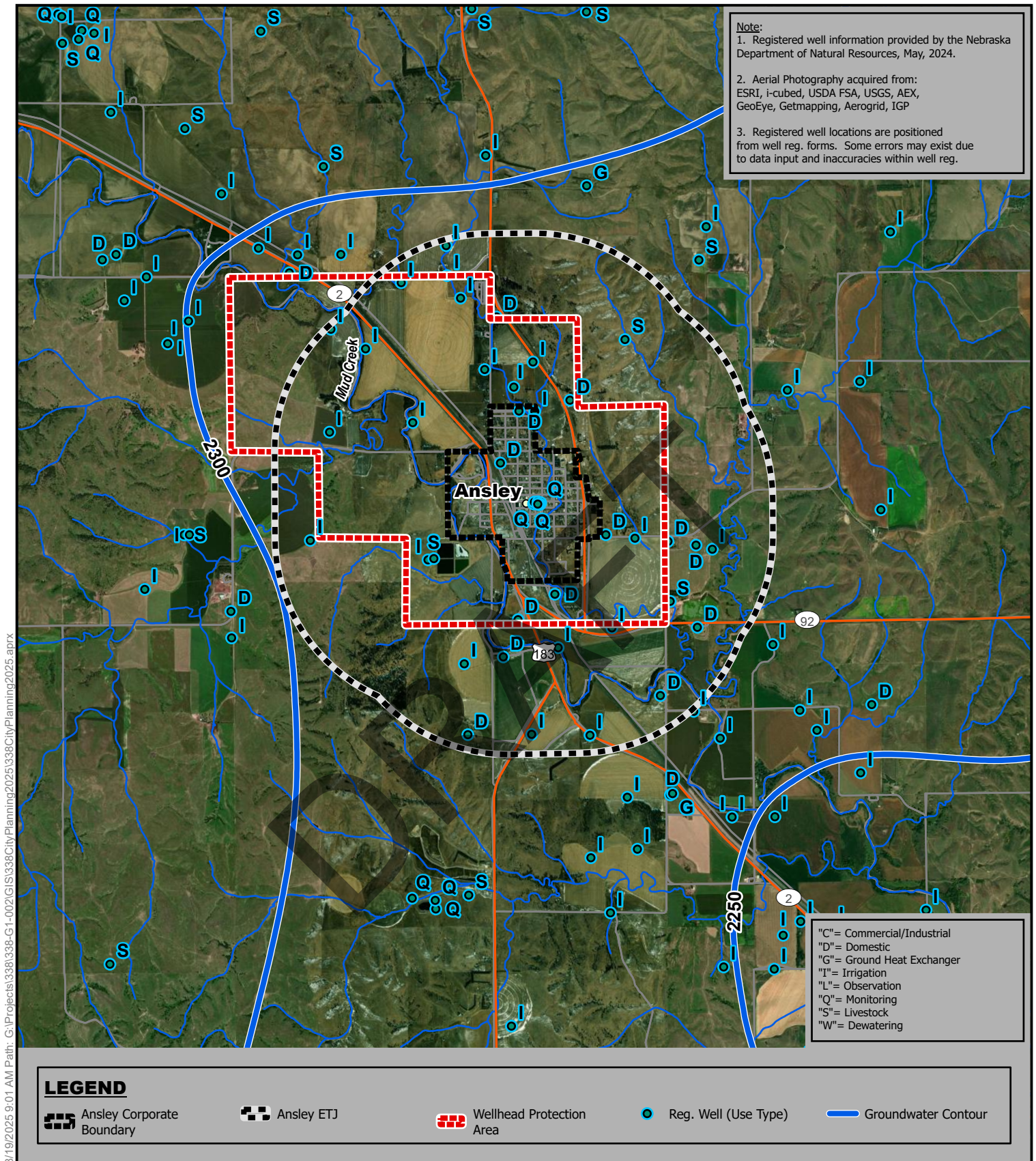


Figure 10
**Registered Well &
 Wellhead Protection
 Area Map**
Ansley, Nebraska

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Floodplain–Floodway

Ansley, Nebraska in Custer County sits adjacent to Mud Creek and occupies the lowest elevation in the county (Figure 11). Mud Creek eventually joins the South Loup River near Ravenna, Nebraska in northeast Buffalo County. The South Loup joins the Middle Loup River just east of Boelus, Nebraska in southwest Howard County. Much of the community is in a floodway. Sections of Ansley near Highway 2 on the community's west side and much of the eastern portion of Ansley near Highway 183 is not in a floodway.

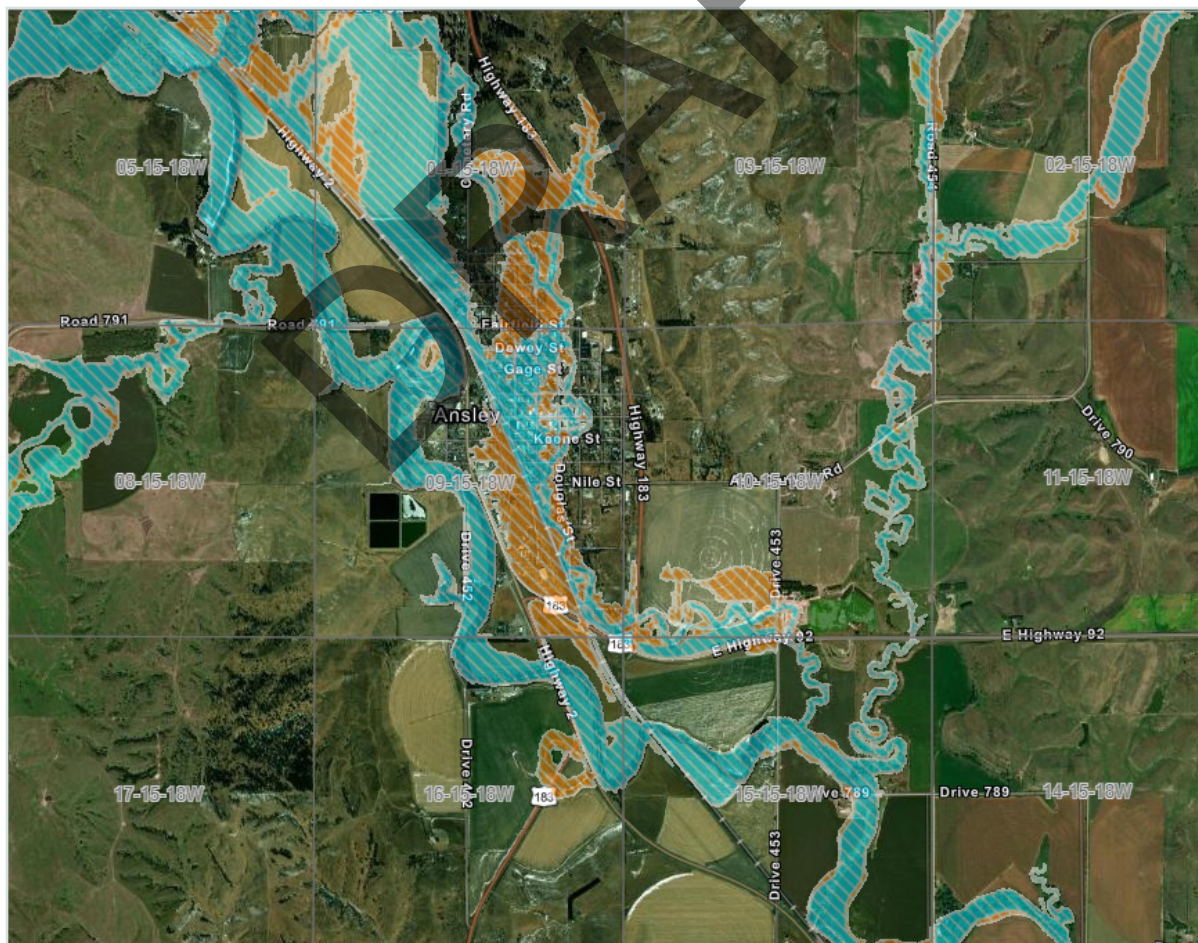
1 Percent Annual Chance of Flooding

Commonly known as the 100-year floodplain, the 1 percent chance of annual flooding defines an area where there is a 1 percent chance of flooding to annually occur within the boundary.

2 Percent Annual Chance of Flooding

The 2 percent chance of annual flooding is commonly known as the 500-year floodplain. There is a 2 percent chance of annual flooding in these areas but was not mapped by FEMA.

FIGURE 11
Flood Hazard Map Ansley, Nebraska



Source: Nebraska Department of Natural Resources. <https://dnr.nebraska.gov>. Floodplain Management. Date Last Accessed September 12, 2024.

CHAPTER



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LAND USE & ANNEXATION

This section examines Ansley's land use patterns and provides a vision with possibilities and options for future development and growth. Discussions of existing and future land use plans are a good barometer of the overall health of the community. This section also evaluates future annexation plans for Ansley.

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LAND USE

Land use is a critical aspect in the comprehensive plan process which allows community members an opportunity to visualize existing land uses and discuss how and where Ansley could and should grow. Land use planning allows community leaders and residents to assess physical, social, and economic factors in a way to not only discuss growth opportunities but to also mitigate potential pitfalls moving forward.

Ansley, Nebraska's Existing Land Use

A fundamental consideration for a comprehensive plan is land use. Existing land use evaluates the pros and cons of Ansley's existing mix of land uses and growth patterns. In Ansley's case, the corporate limits include a total of 249.1 acres. Of that number, single-family residential (46.03 percent), public/quasi-public (16.57 percent), commercial (13.68 percent), and vacant (12.17 percent) occupy the four largest land use categories (Figures 12 & 13) (Table 4.1). Consider Ansley's housing concerns in relation to land use. Single-family residential does occupy the largest category but Ansley's housing shortage remains. With that in mind, note that "vacant" property accounts for over thirty acres (12.17 percent) and multi-family residential just 1.6 acres or 0.66 percent. Another category to mention is recreational, occupying just 1.9 acres or 0.77 percent of Ansley's incorporated area. Although there is no set standard amount of recreational land that a community should possess, numbers vary dramatically across the country depending on location, terrain, and a community's total population. Studies have indicated that anywhere from 1 percent to 15 percent of a community's land area should be devoted to recreation.

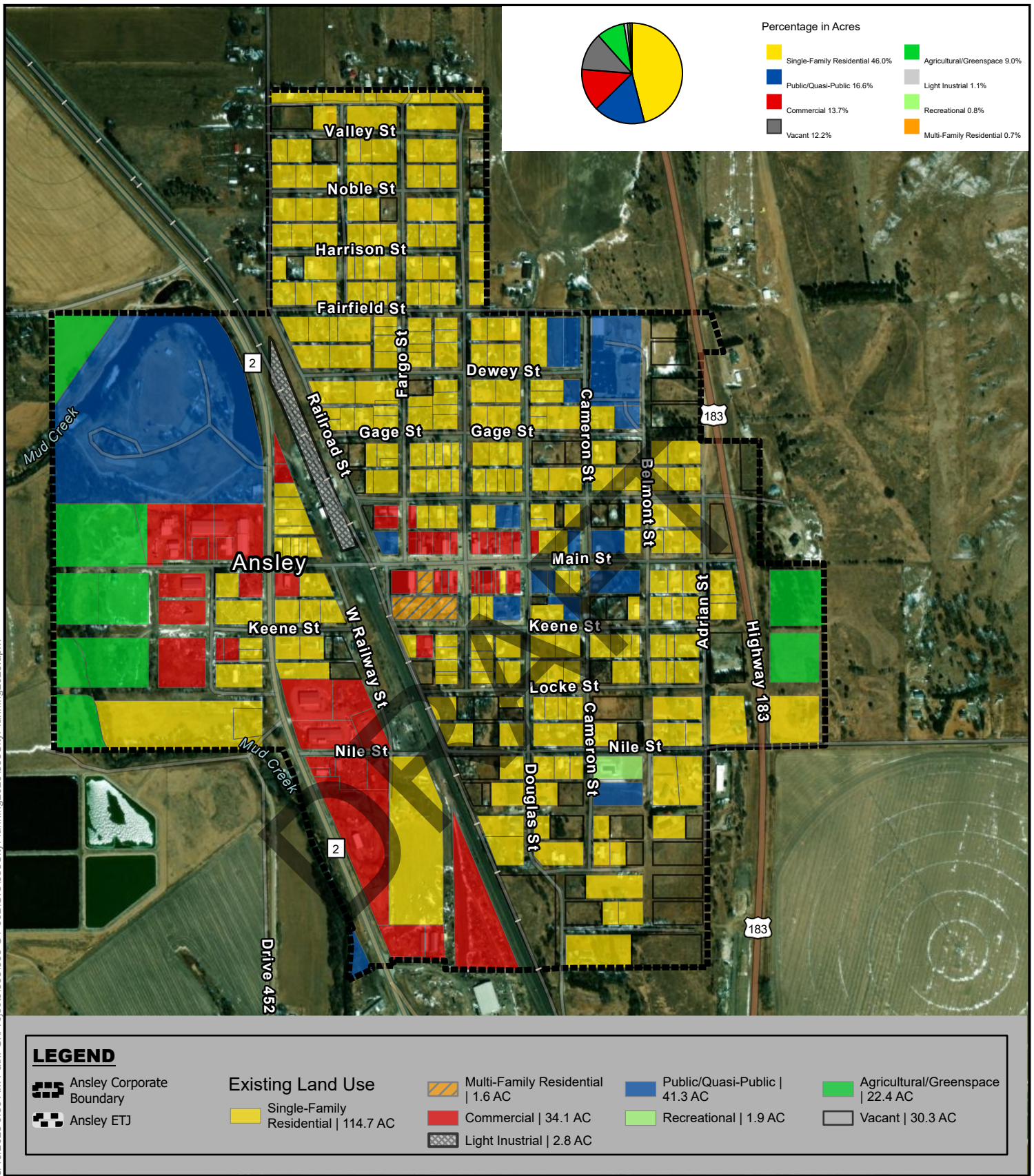
TABLE 4.1
Ansley, Nebraska's Land Use Categories

Land Use Type	Acres	Percent
Agriculture	114.7	46.03
Public/Quasi-Public	41.3	16.57
Commercial	34.1	13.68
Vacant	30.3	12.17
Agricultural	22.4	8.98
Light Industrial	2.8	1.14
Recreational	1.9	.77
Multi-Family Residential	1.6	.66
Corporate Limits	249.1	—

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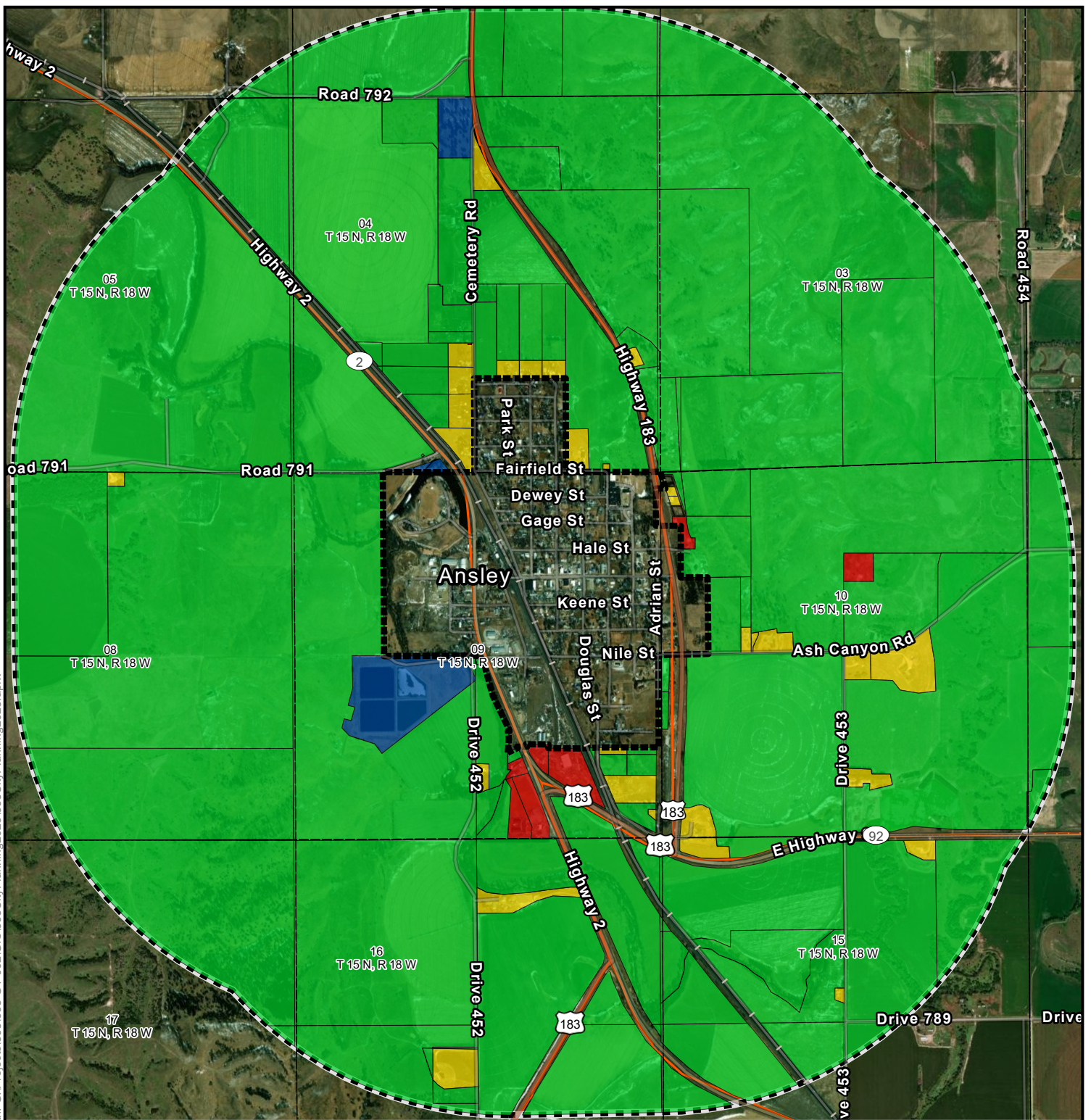
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LEGEND

- Ansley Corporate Boundary
- Ansley ETJ

Existing Land Use

- Single-Family Residential | 94.9 AC

- Multi-Family Residential | 0
- Commercial | 27.5 AC
- Light Industrial | 0 AC

- Public/Quasi-Public | 51.3 AC
- Recreational | 0 AC

- Agricultural/Greenspace | 3,753.7 AC
- Vacant | 0.9 AC

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Figure 13
Existing Land Use ETJ
Ansley, Nebraska

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Future Land Use and Planning

Planning for future land use options is an essential step in Ansley's comprehensive plan. The purpose of this section is to provide a general guide for future changes in development patterns with the underlying goal of avoiding or minimizing conflicts between land uses and the environment. A future land use plan must reflect existing land uses while being flexible to adapt as Ansley changes and moves forward.

As a component of the planning process, a series of public input meetings were held and a public input survey was shared with residents. Community involvement was, and is, essential to capture the public's input and plan for future land uses. The future land use plan gathered information from the public, analyzed existing land use patterns, and evaluated data from primary and secondary sources.

A future land use plan is a vision of how residents see the community moving forward. This vision is a model, providing guidance and continually evolving over the next decade. To prepare and plan, Ansley's decision makers and community leaders need to be ambitious yet remain realistic. Types of land use will vary within the community, incorporating a balance of activities—residential, commercial, and public space. With that, housing options will also vary based on location, size, and price and will attract a wide range of residents. Commercial development should be encouraged which will also attract new residents and serve to retain Ansley's current population, all while strengthening the tax base.

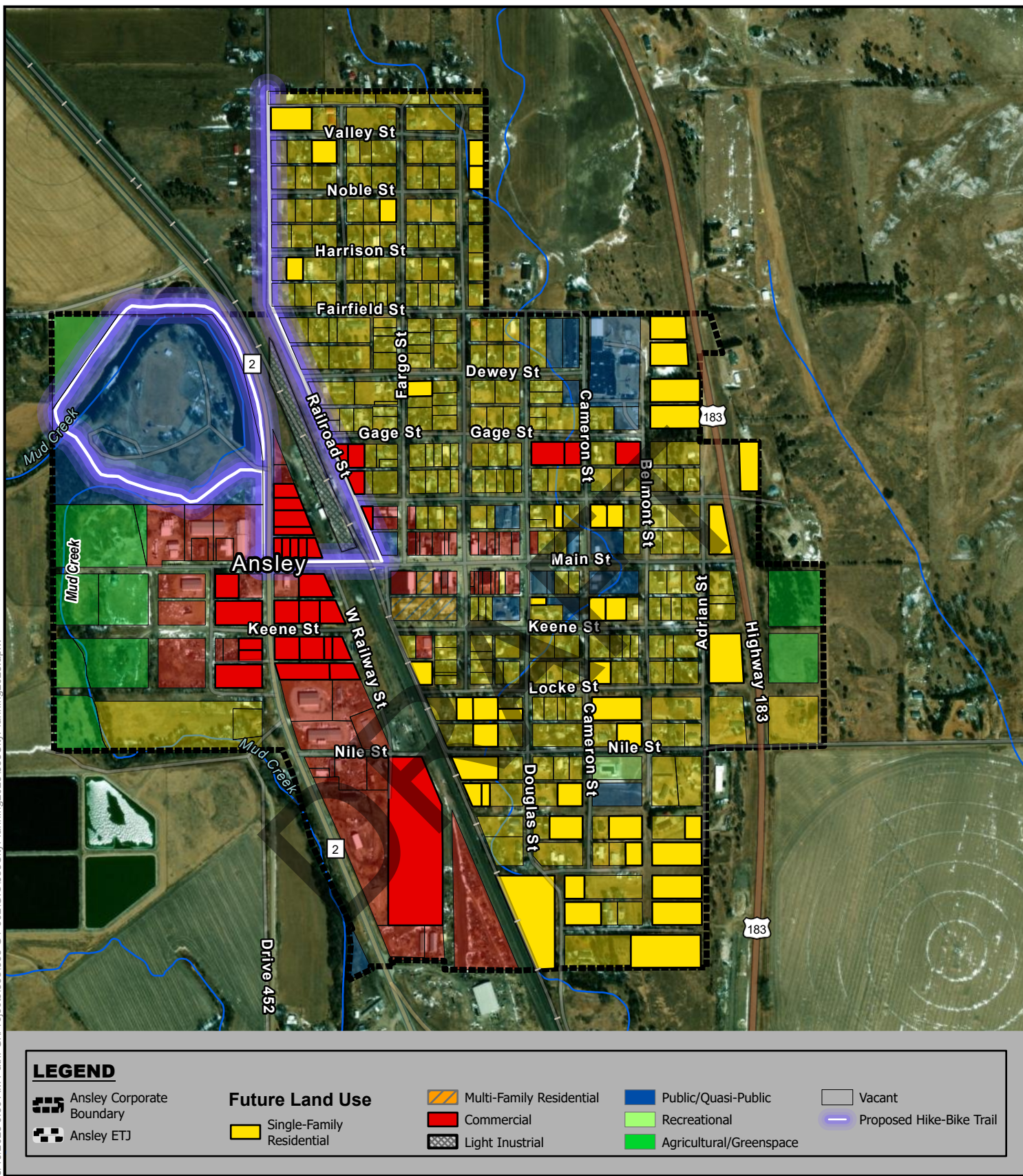
Ansley's future land use map highlights opportunities discussed during multiple public input meetings (Figures 14 & 15). Those who shared goals agreed that commercial development near the junction of Highway 2 and Highway 92 would appear as the most likely viable option. Several developable properties are found west of Highway 2 and the large tract(s) east of Highway 2 and north of Highway 92 have commercial potential (suggestions included convenience store, restaurant, or truck wash). Others made general statements regarding commercial properties along both sides of Highway 2, running from north to south from Lake Ansley to the junction with Highway 92.

For recreation, several comments focused on connectivity. Lake Ansley is a tremendous community asset. It is, however, isolated from the community with limited pedestrian access and vehicular access only via Highway 2. Creating pedestrian linkages to the lake would only increase its value to the community. Another recreation option mentioned is a hike-bike trail. Multiple routes were discussed, with links from the school north and west to Cemetery Road. Other options mentioned ran from downtown Ansley north along Division Street to Cemetery Road. Yet another proposed option would extend a trail north from the swimming pool through the community. Options that proposed an extension to downtown and/or on south to the swimming pool would allow accessibility within a few blocks of the entire community. All these options culminate with a trail loop through the Ansley Cemetery (established in 1887) north of the community near the junction with Highway 183.

Residential development is also a primary concern for future land use. Several comments were made about open lots near Highway 183 in southeast Ansley along with infill lots throughout the community. Utilizing existing infrastructure would be an advantage for both suggestions. Other “residential” comments focused on areas either north of the public school and/or north of the community in general. Road 792 already provides access to this area from Highway 2. Highway 183 is also found in close proximity to these areas and would provide further access to future residential developments from the east.

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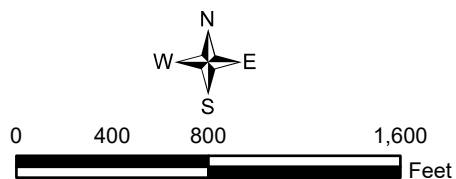
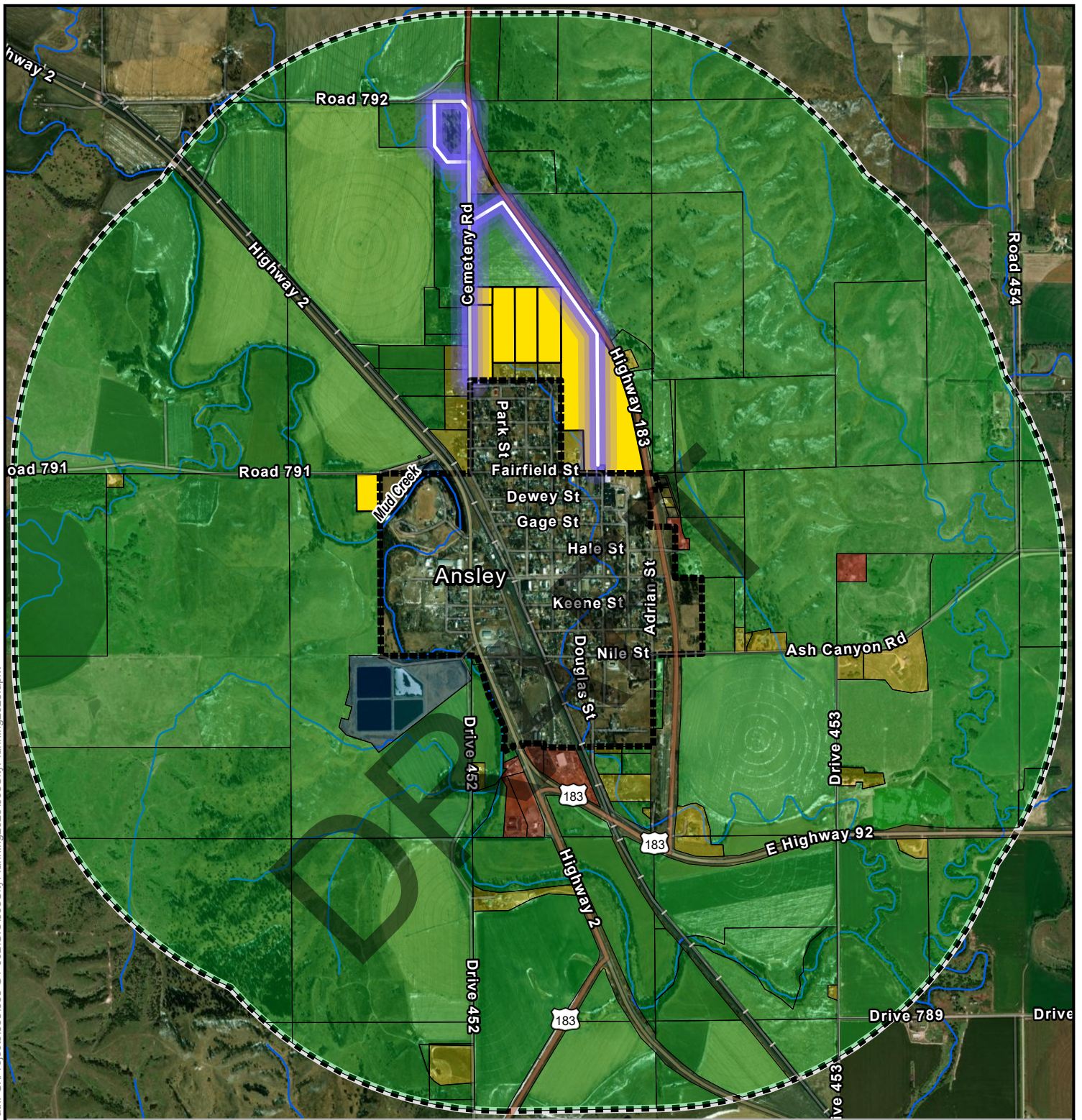


Figure 14
Future Land Use
Ansley, Nebraska

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LEGEND



Ansley Corporate
Boundary



Ansley ETJ

Future Land Use

- Agricultural/Greenspace
- Commercial

Light Industrial

Multi-Family Residential

Public/Quasi-Public

Recreational

Single-Family
Residential

Vacant

Proposed Hike-Bike Trail

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Figure 15
Future Land Use ETJ
Ansley, Nebraska

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ANNEXATION PLAN

In simple terms annexation is the addition of territory to a unit of government, usually in terms of a city adding adjacent land to accommodate expansion (Pacione 2009). Why do this, why annex additional land? Political reach is a consideration as a community extends control over a larger area (Kaplan *et al.* 2004). Done correctly, an annexation plan should create opportunities for new development and help facilitate future land use plans outlined in this document.

To create opportunities for new development, there needs to be a plan in place to reserve land necessary to accomplish the community's goals. This plan—similar to a future land use plan—is a guide or tool for the city to utilize when discussing future growth and development opportunities. This annexation plan is not law, annexation should follow state statutes while at the same time follow Ansley's development needs and goals.

Benefits of an Annexation Plan

PROTECT AND ENHANCE THE CITY'S TAX BASE

Annexation allows each community to protect and enhance the village's tax base. Land along highway corridors is prime real estate for commercial and light industrial development. Companies need to be located within the corporate limits for the village to capture property and sales taxes. Many situations require financing options that communities can offer (for instance, Tax Increment Financing (TIF)) as an incentive to potential developments.

Another facet of annexation includes benefits citizens receive from the city or village, although they may not own property within the corporate limits. Residents and businesses located on the community's fringe outside of the corporate limits benefit from the city's resources yet do not contribute directly to the tax base outside of sales tax. Done correctly, annexation—while increasing Ansley's size and population—allows for the community to have more influence on development and the community's overall appearance. In many cases, annexation is a catalyst for new development and job growth as well.

AVOID JURISDICTION CONFUSION & CONTROL FRINGE DEVELOPMENT

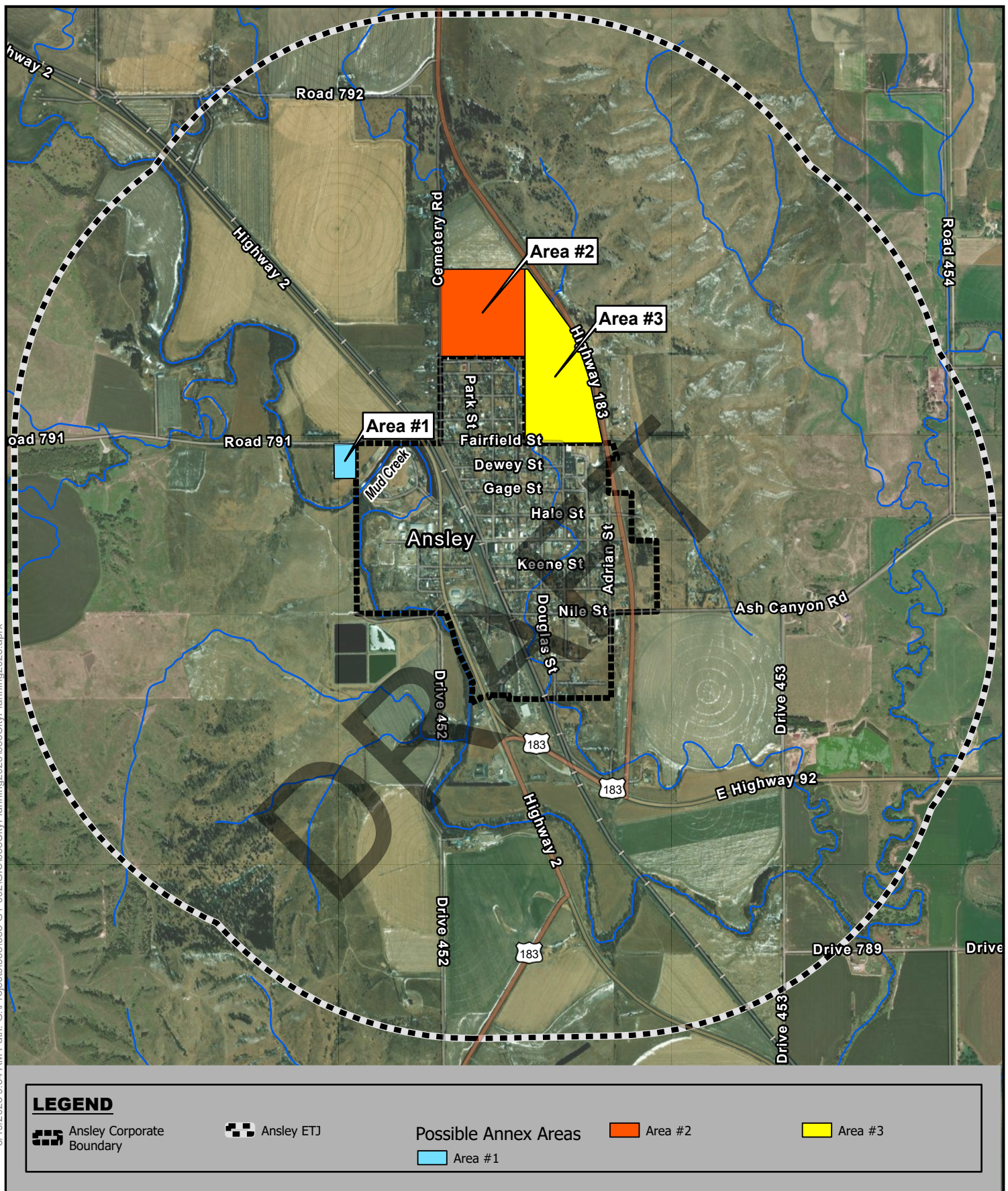
With a plan in place, confusion between the village and the county will be alleviated. This will also allow planning directives to logically work through development which will require infrastructure and benefit both Ansley and Custer County. Finding a balance between development and existing land use requires both time and planning. Where appropriate, infill development—which takes advantage of existing infrastructure in many cases—should be promoted.

Annexation Phases

Annexation should follow guidelines set forth by *Nebraska State Statutes §19-3052*. As seen in Figure 16 proposed areas for the annexation plan include parcels north of the community (north of Valley Street), the area between Cemetery Road and Highway 2 that is west of Ansley, north of Ansley Public Schools and west of Highway 183, and areas south of existing corporate limits near the intersection of Highway 2 and Highway 92. With the possibility of efficiently extending infrastructure to these areas, they make future development a strong possibility for both commercial and residential opportunities.

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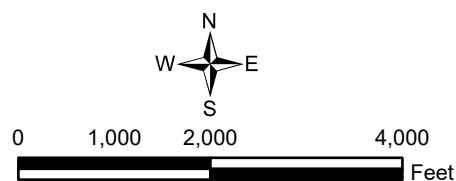


Figure 16
Annexation
Ansley, Nebraska

CHAPTER

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PUBLIC INPUT, GOALS & ACTION STEPS

This is the “action” section of Ansley’s Comprehensive Plan. This section outlines the guidelines, regulations, and future practices with the purpose of helping decision-makers implement the actions and visions presented in this plan that align with the community’s goals.

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PUBLIC INPUT

Public input is the backbone of any successful comprehensive plan. It provides residents and stakeholders with the opportunity to share their hopes and concerns as they consider what is next. Public input meetings were held on July 11, 2024, January 6, 2025, May 15, 2025, and August 7, 2025. The initial meeting introduced team leaders to the community and explained the comprehensive plan process. Following the kick-off meeting, survey data was collected from August 14, 2024 to September 26, 2024 that focused on key issues—housing, transportation, education, parks and recreation, and tourism, for example. The second public input meeting focused on demographics and provided comparisons to peer communities in Nebraska. Survey results were also shared and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis further captured public comments. The third public input meeting shared SWOT results as well as conducting a charette that allowed community members to discuss and highlight on maps their views of future annexation and/or development in Ansley. The third meeting also focused on Ansley’s existing land use and future land use patterns along with zoning and annexation. The fourth and final meeting looked to the future with a recapitulation of topics covered in previous meetings in addition to considering future goals.



Public Input Survey

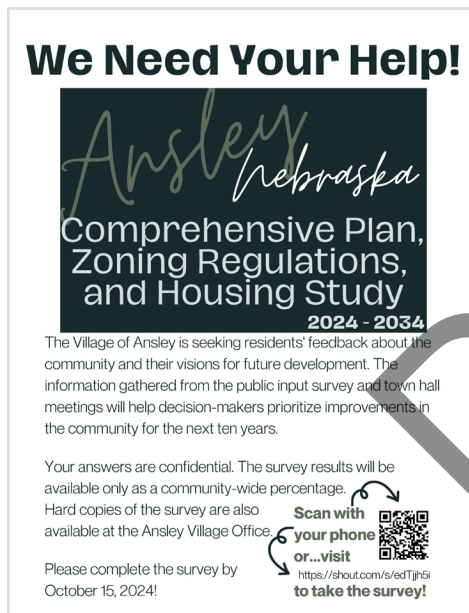
Perhaps it is best to start by answering the question, what is a survey? Simply put, a survey is one way to gather data and information to capture the public’s thoughts and goals (Clegg 1983; Secor 2010). Montello and Sutton (2006, 82) contend that “surveys require respondents to answer questions about their opinions, attitudes, or preferences. They can also ask questions about activities or demographics.” Secor (2010, 196) adds that surveys “allow researchers to gather information about a population” and answer “questions about the distribution of characteristics within a population and across particular sites or population subgroups.”

Decades ago face-to-face surveys were more commonplace, now with advancements in technology more options exist. Even though more survey techniques are now available, response rates have declined in recent decades (Tourangeau and Plewes 2013). For many, one

primary concern is distrust (other factors that often lead to low response rates are areas with large numbers of “single-parent households, families with young children, workers with long commutes, and high crime rates” (Tourangeau and Plewes 2013, 7).

To create more trust in the process, Village of Ansley employees and community leaders provided support for the survey. Information about the survey was found in *Dates and Updates*—a weekly newsletter in Ansley. Community leaders—and the local Rotary club—also promoted the survey on the village’s website, social media, local businesses displayed copies of the survey, and board members even went door to door. The on-line option was managed by Miller & Associates as part of the larger comprehensive plan project.

The “Ansley” survey may be labeled as a random survey, in that every member of the entire community had an equal chance of completing the survey (it also eliminates the potential bias of cluster area sampling) (Leisher 2014). Most questions allowed participants to “rank or order” choices, others were “open ended” meaning that choices were not provided on the survey which encouraged respondents to provide answers. Confidentiality was, and is, also a survey concern. In this case no personal information (names or addresses) was captured. Finally, survey length was also a consideration. There is an inverse relationship associated with survey length. Surveys with fewer questions tend to have higher response rates and as response rates increase so does accuracy (Tourangeau and Plewes 2013).



We Need Your Help!

Ansley Nebraska

**Comprehensive Plan,
Zoning Regulations,
and Housing Study**

2024 - 2034

The Village of Ansley is seeking residents' feedback about the community and their visions for future development. The information gathered from the public input survey and town hall meetings will help decision-makers prioritize improvements in the community for the next ten years.

Your answers are confidential. The survey results will be available only as a community-wide percentage. Hard copies of the survey are also available at the Ansley Village Office.

Scan with your phone or...visit <https://shout.com/s/edTjh6i> to take the survey!

Please complete the survey by October 15, 2024!

The Ansley survey was made public from August 14, 2024 to September 26, 2024 and had a total of 67 responses. The survey itself contains thirty questions, divided into eight sections. The first section contains six questions that have several secondary questions. These general questions focused on Ansley’s community facilities, connectivity, the downtown district, economy, housing, and infrastructure. The second section focused on the economy with four more questions, three of which are more open-ended. Section 3 deals with education and contained two questions. The fourth section pertains to childcare with three questions. Telecommunications occupies the fifth section with two questions. Section 6 deals with housing and has four questions. The penultimate section relates to tourism with four questions and the final section captures basic demographic information about those who provided responses to the survey.

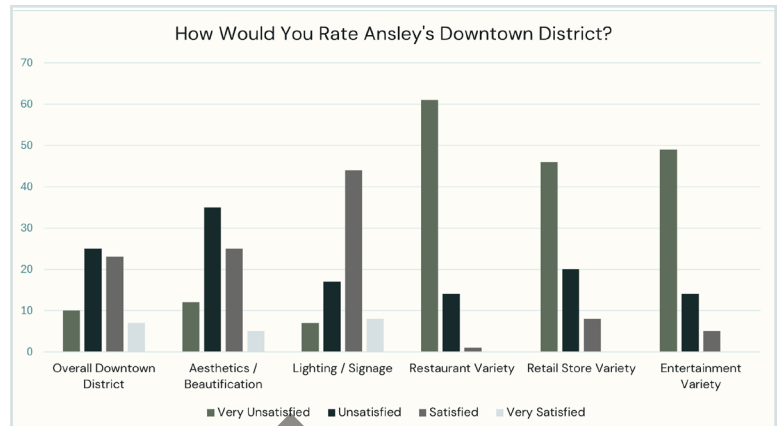
Section 1 contains six questions, which all have sub-questions to provide further insights.

The most common response to a question regarding “Overall Facilities and Services” was “Satisfied” (48 percent) followed by “Very Satisfied” (23 percent) while “Unsatisfied” (22 percent) did capture several remarks. “Fire Protection,” the “Library,” and “Parks and Recreation” also received high remarks. Several did express concerns about “Law Enforcement.”

For Question 2, many were “Satisfied” (45 percent) with Ansley’s “Connectivity” yet 29 percent selected “Unsatisfied.” The primary response for all sub-questions (Pedestrian

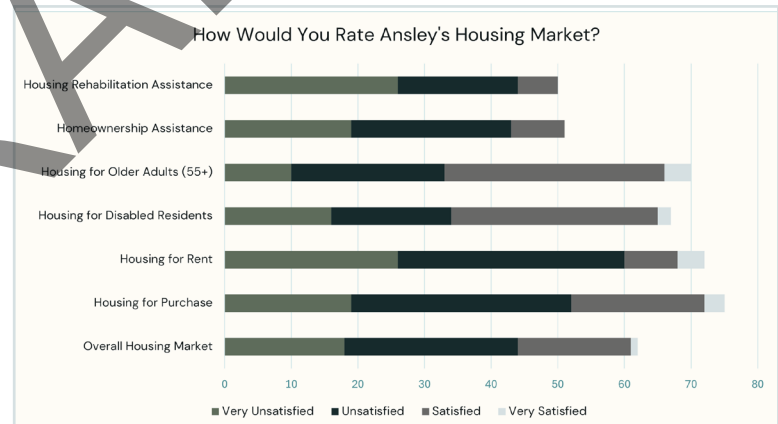
Accessibility, Vehicular Accessibility, Hike/Bike Trails, Wayfinding to Landmarks, and Gateway Entrances) was “Satisfied.” Several did, however, express dissatisfaction with “Hike/Bike Trails” and “Gateway Entrances.”

Question 3 related to the downtown district, 53 percent selected “Unsatisfied” or “Very Unsatisfied” while 46 percent chose “Satisfied” or “Very Satisfied.” A strong majority of “Very Unsatisfied” responses were recorded for “Restaurant Variety,” “Retail Store Variety,” and “Entertainment Variety.” “Aesthetics/ Beautification” was also a concern with 45 percent being “Unsatisfied.” One question with a majority of “Satisfied” satisfied responses in this section was for “Lighting/ Signage.”



For Question 4 regarding Ansley's economy (along with the four sub-questions) the most common response was “Unsatisfied.” “Very Unsatisfied” and “Unsatisfied” for “Overall Economy” recorded 59 percent. Other questions that generated concerns with “Very Unsatisfied” or “Unsatisfied” responses were “Job Opportunities” (78 percent), “Youth Retention” (70 percent), and “Entrepreneurial Support” (65 percent).

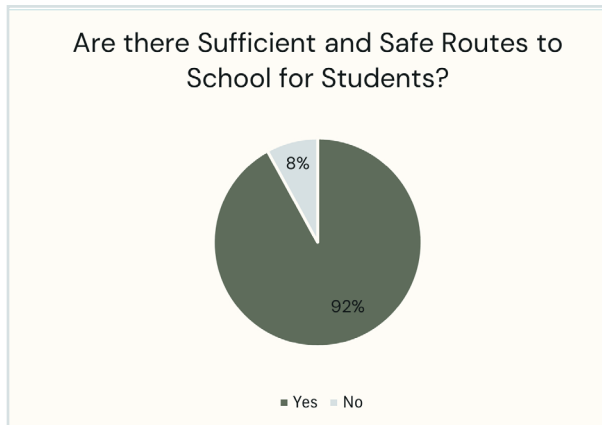
Ansley's housing market (Question 5) appears to be another area of concern. Just 28 percent selected “Satisfied” or “Very Satisfied” while 68 percent were either “Unsatisfied” or “Very Unsatisfied.” Examining the extremes paints a more bleak picture for several questions—only 4 percent were “Very Satisfied” with “Housing for Purchase” while 24 percent were “Very Unsatisfied.” For “Housing for Rent,” 33 percent were “Very Unsatisfied” and only 5 percent were “Very Satisfied.” On a positive note, the most common response for “Housing for Disabled Residents” and “Housing for Older Adults” was “Satisfied.”



The final broad question (Question 6) dealt with Ansley's infrastructure. A majority of respondents were “Satisfied” with “Overall Infrastructure,” “Sanitary Sewer,” “Streets,” and “Water Quality.” The most common response for “Stormwater Drainage,” “Water Pressure,” and “Electricity” was “Satisfied.” The only negative was “Sidewalks” with 62 percent either “Very Unsatisfied” or “Unsatisfied.”

Question 7 asked respondents to note which stores they frequent in Ansley. The top four responses were Fill-n-Chill (57), Ansley Lumber & Supply (46), Yanez Service (11), and Main Street Styles (9). The next question (8) asked respondents to list stores in other communities

that they patronage. Two businesses stand out in the responses—The Grocery Kart (42) in Broken Bow and Dollar General (21) in Broken Bow (note that Dollar General has two locations in Broken Bow, one on the east side of town and the other on the west—both along Highway 2). Others include Hy-Vee, McDonald’s, Runza, Target, and Wal-Mart. Question 9 inquires about what store would respondents support in Ansley. Two stand out on the list—restaurant (38) and grocery store (35). Responses for coffee shop, clothing store, sporting goods, and bookstore were also shown support. Question 10 asked respondents to consider what village leaders should focus on regarding local economic development. The top response was “Housing Development” followed by “Downtown Revitalization” and “Incentives for Retail Stores.” After those three responses, were “Existing Business Support,” “Youth Retention,” and “Workforce Development.”



Section 3 contained two questions (11 & 12) related to education. Survey respondents indicated that there are safe routes to school by a wide margin—92 percent (Yes) versus 8 percent (No). Data demonstrates a generational connection between survey respondents and Ansley Public Schools (APS). Nearly half (44 percent) shared that a member of the household is a graduate of Ansley Public Schools and another 33 percent is either currently enrolled or a member of the household is enrolled.

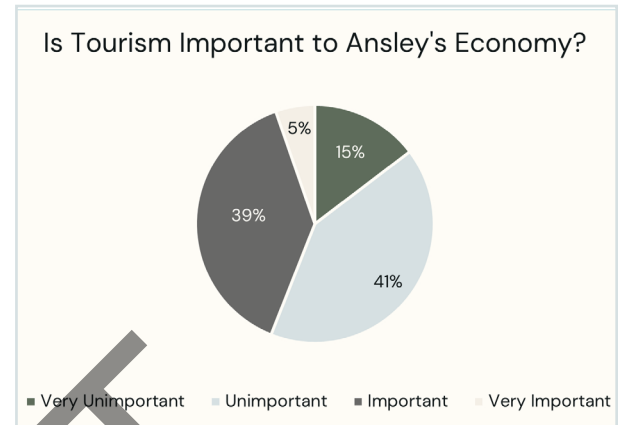
Section 4 dealt specifically with childcare. Of those who responded, a vast majority (91 percent) do not participate in childcare outside of their home. Of those who do utilize childcare, 7 percent provide “In-Home Care,” 5 percent attend an “After School Program,” and 4 percent utilize a “Childcare Center.” The final few questions for childcare received few responses, in part due to the fact that the overwhelming majority of households in Ansley do not utilize childcare. Of those who did respond, several expressed concerns related to “Price,” “Hours of Operation,” “Quality of Care,” and “Availability.”

Section 5 related to telecommunications. Regarding type of internet connection in Ansley, a majority have “Fiber Internet” (72 percent), followed by “Wireless/Cellular” (16 percent), and “Cable Internet” (8 percent). In terms of satisfaction with internet connectivity, 59 percent of respondents are “Satisfied” or “Very Satisfied” with “Price,” 66 percent for “Reliability,” and 67 percent for “Speed.”

Four questions comprised the “Housing” portion of the survey (Section 6). The first question examines housing conditions. Of the responses, 35 percent indicated “Needs Minor Repairs,” 32 percent checked “No repairs Needed,” and 27 percent selected “Needs Moderate Repairs, \$3,000–\$15,000.” Question 19 simply asked “What is Ansley’s greatest housing need?” Of the forty-nine responses, nineteen included the word “affordable.” In general, most noted a lack of housing in Ansley. Consider the following specific concerns to the question. One concern was “moderately priced housing for young families” and another was “housing for young families, under \$200,000.” Several others pointed to condition. One response noted “abandoned houses need tore down. Less restrictions/hoops to jump through to clean up properties” while another said “Ansley needs to enforce property code. A sad amount of homes are dangerous.”

That theme continued with a need for “clean, decent, non-trashy homes” along with “destroy or fix up old houses in the village.” Of the responses to Question 20, 80 percent own their home and 16 percent rent in Ansley. Regarding Ansley and housing initiatives, ten responded that they were not aware of any housing initiatives while several others are aware of a housing development group that has constructed a handful of homes in Ansley that have sold quickly.

Section 7 involved tourism. The first question sought to identify if tourism was important and results reveal an even split—56 percent either “Unimportant” or “Very Unimportant” while 44 percent checked “Important” or “Very Important.” The idea of supporting more tourism in Ansley is popular—59 percent in favor to 41 percent opposed. Question 24 asked about a favorite event in Ansley. By far, the most common response was “Muddy Creek Festival” (22) followed by high school activities (6) and the Junk Jaunt (3). The final question in this section highlighted the most important tourist attraction. “Lake Ansley” stood out with twenty-two responses followed by the “Junk Jaunt” and “Medicine Creek Days” both with five.



The final survey section provided a demographic snapshot of those who completed the survey. Of survey participants, nearly half have lived in the community for more than twenty years (44.4 percent), an equal number have been in Ansley for 6–10 years (19.4 percent) and 11–20 years (19.4 percent). Finally, 16.7 percent have resided in the community from 1–5 years and no one who took the survey is “new” to Ansley. In regard to why live in Ansley, overwhelmingly the response was “family.” “Close to family” or “family in the area” was repeated often in the responses. The final “open-ended” question allowed respondents to share thoughts about the survey and Ansley in general. A common theme was related to housing and dilapidated structures that impact the appearance and quality of life in Ansley. In addition to housing, more retail was often recorded as a need. “People” and “Lake Ansley” were two standout positive responses.

SWOT Analysis

SWOT analysis is conducted by an organization to identify its internal strengths and weaknesses along with its external opportunities and threats (Ghazinoory and Memariani 2007; Helms and Nixon 2010). Developed in the late 1950s and into the 1960s primarily for private companies, the “tool” has expanded to include charitable organizations along with municipalities to consider competitive advantages (Puyt *et al.* 2020; Sarsby 2016). Strengths (advantage over others), weaknesses (disadvantage over others), opportunities (elements to exploit to its advantage), and threats (elements that cause concerns) (SWOT) are characteristics to evaluate competitive positioning and consider both short-term and long-term goals and objectives. One research article summarized SWOT as safeguarding the satisfactory operations, opening the door to opportunities, fixing the faults, and averting threats (Puyt *et al.* 2020).

	HELPFUL to positive development	HARMFUL to positive development
INTERNAL ORIGIN characteristics of the community	S Strengths	W Weaknesses
EXTERNAL ORIGIN characteristics of the community	O Opportunities	T Threats

Strengths, for instance, are internal characteristics and for Ansley might include customer service or tourism events. Weaknesses are also internal and examples are the lack of parks or hike/bike trails. Opportunities are external factors that provide promise for future successes, examples are greater transportation improvements and technology advancements. Threats are external and typically cannot be controlled—greater market trends or state/federal regulations, for example. SWOT analysis is versatile and has demonstrated meaningful results for numerous Fortune 500 companies (Home Depot and McDonald's) and non-profit organizations (United Way).

For Ansley, the SWOT analysis took place on January 6, 2025. During the discussion several strengths were revealed. Of all “strengths,” Ansley’s “school” led the way with eight positive responses. Another standout comment was “location.” Of those who took the survey, four indicated “location” yet many others shared similar “spatial” answers. Dovetailing off of location, consider that two other respondents highlighted “highways” and four more indicated “Lake Ansley” is a strength. Other responses included “local businesses,” “swimming pool,” and “infrastructure.” Several others shared strengths worth noting but difficult to quantify. Consider that four respondents indicated “people” as a strength in addition to “small town” and “work ethic.”

The second category in the SWOT analysis examined “weakness.” Several “weaknesses” were highlighted in the meeting, with various “housing” concerns capturing eight responses—“abandoned housing” and “affordable housing.” Six answers corresponded to “jobs” or the lack of “job opportunities.” In addition to “housing” and “jobs,” many pointed to specific weaknesses like the lack of daycare providers, cafes, restaurants, and entertainment options. Two respondents noted “floodplain” concerns as a “weakness.”

The third SWOT category—opportunities—solicited several responses as well. Several responses pointed to “businesses” and “business development” as opportunities, specifically looking at “retail” and “retail stores.” Another leading response was “education” or “school” for the community. Still others pointed to “community” and “location” along with “lake” and “great place to raise a family” as opportunities.

Threat is the final category in the SWOT analysis and the responses varied across several themes. Multiple responses related to “abandoned houses,” “absent property owners,” “old houses,” “declining population,” and a general “lack of public involvement.” Others indicated “taxes” as a threat while several stated that “floodplain” or flooding issues are a threat.

For Ansley’s community leaders, SWOT analysis offers an opportunity to consider the strengths and weaknesses as well as the opportunities and threats. From this analysis, realistic community goals and plans should be implemented to provide direction for community leaders to capitalize on strengths (education and location) and opportunities (business community and education), as well as addressing weaknesses (housing and employment options) and threats (declining population and dilapidated housing).

GOALS

Moving forward, several broad goals stand out including additional housing, improving public infrastructure, enhancing gateway entrances, promoting commercial development, and developing park and recreational facilities. Ultimately, these realistic goals are a combination of information gathered at public input sessions and data collected through the planning process that allow the community to develop new initiatives as Ansley looks to the future.



Comprehensive Plan Goals

- Increase Housing Options —
- Improve Public Infrastructure —
- Enhance Gateway Entrances —
- Promote Commercial Development —
- Parks and Recreation Development —

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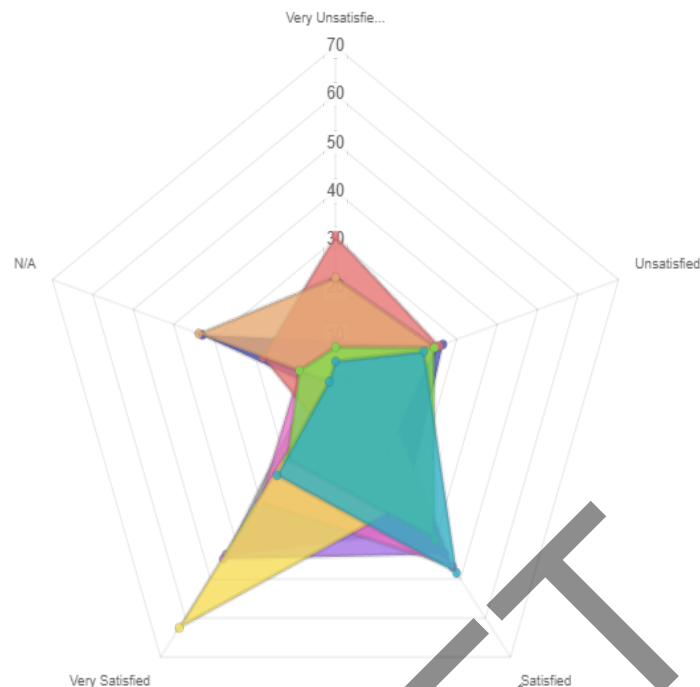
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Ansley Comprehensive Plan Public Input Survey

The Village of Ansley seeks residents' input and visions for future development. This information gathered will help decision-makers prioritize improvements in the Village for the next ten years. Hard copies of this survey are available at the Village Office.

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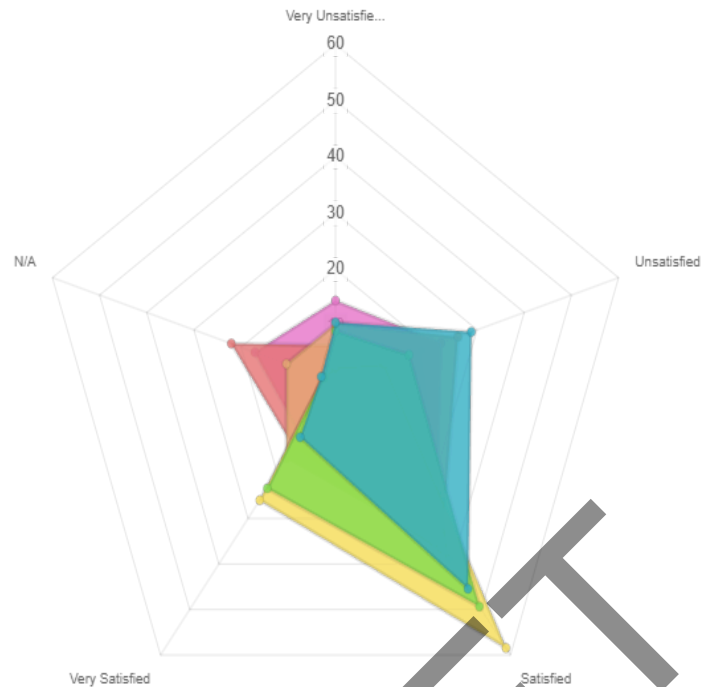
1 How would you rate Ansley's Community Facilities & Services?



	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Facilities and Services	3 (5%)	14 (22%)	31 (48%)	15 (23%)	1 (2%)	64	2.92 / 4
Village Government	6 (8%)	19 (24%)	31 (40%)	15 (19%)	7 (9%)	78	2.77 / 4
Fire Protection / EMS	2 (3%)	3 (4%)	24 (30%)	50 (63%)	1 (1%)	80	3.54 / 4
Healthcare	17 (22%)	19 (25%)	15 (19%)	0 (0%)	26 (34%)	77	1.96 / 4
Law Enforcement	24 (31%)	20 (26%)	13 (17%)	7 (9%)	14 (18%)	78	2.05 / 4
Library	3 (4%)	8 (10%)	37 (47%)	24 (30%)	7 (9%)	79	3.14 / 4
Parks & Recreation	2 (3%)	7 (9%)	34 (44%)	35 (45%)	0 (0%)	78	3.31 / 4
Public School (Ansley Public Schools)	5 (6%)	6 (8%)	30 (38%)	35 (44%)	4 (5%)	80	3.25 / 4
Senior Citizen Programs	7 (9%)	21 (27%)	23 (29%)	2 (3%)	26 (33%)	79	2.38 / 4

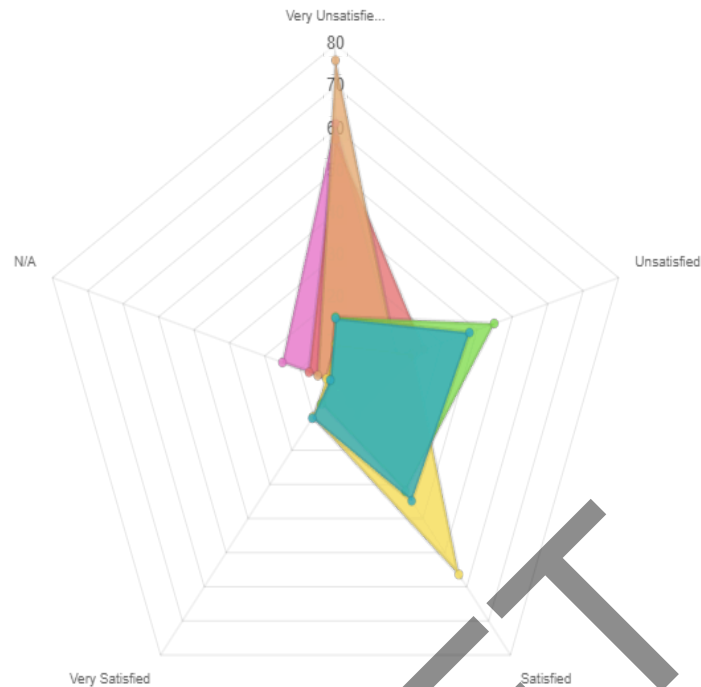
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2 How would you rate Ansley's Connectivity?



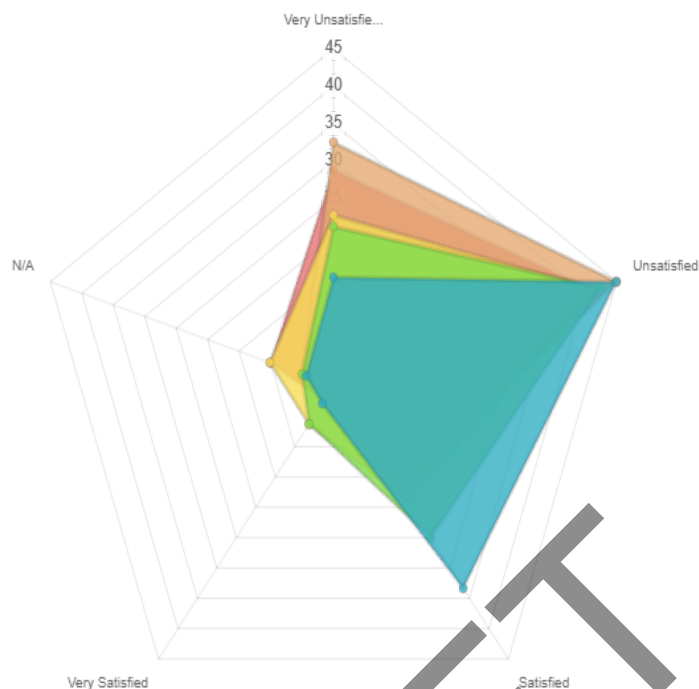
	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Connectivity	7 (11%)	19 (29%)	30 (45%)	8 (12%)	2 (3%)	66	2.61 / 4
Pedestrian Accessibility	7 (9%)	12 (16%)	38 (49%)	18 (23%)	2 (3%)	77	2.89 / 4
Vehicular Accessibility	2 (3%)	8 (10%)	45 (58%)	20 (26%)	2 (3%)	77	3.11 / 4
Hike/Bike Trails	8 (10%)	20 (26%)	28 (36%)	13 (17%)	8 (10%)	77	2.67 / 4
Wayfinding to Landmarks	5 (6%)	14 (18%)	30 (39%)	11 (14%)	17 (22%)	77	2.78 / 4
Gateway Entrances	11 (14%)	17 (22%)	26 (34%)	9 (12%)	13 (17%)	76	2.52 / 4
							2.77 / 4

3 How would you rate Ansley's Downtown District?



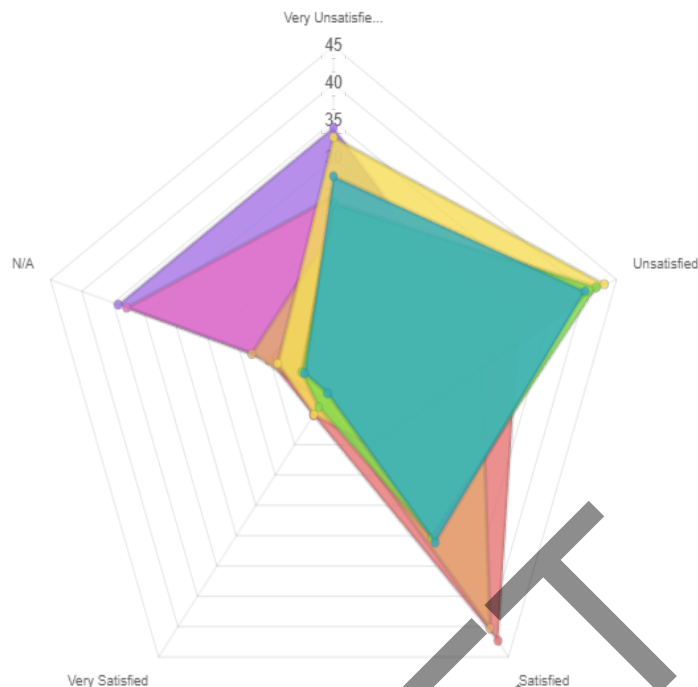
	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Downtown District	10 (15%)	25 (38%)	23 (35%)	7 (11%)	1 (2%)	66	2.42 / 4
Aesthetics / Beautification	12 (15%)	35 (45%)	25 (32%)	5 (6%)	1 (1%)	78	2.3 / 4
Lighting / Signage	7 (9%)	17 (22%)	44 (56%)	8 (10%)	2 (3%)	78	2.7 / 4
Restaurant Variety	61 (76%)	14 (18%)	1 (1%)	0 (0%)	4 (5%)	80	1.21 / 4
Retail Store Variety	46 (57%)	20 (25%)	8 (10%)	0 (0%)	6 (8%)	80	1.49 / 4
Entertainment Variety	49 (61%)	14 (18%)	5 (6%)	0 (0%)	12 (15%)	80	1.35 / 4
							1.89 / 4

4 How would you rate Ansley's Economy?



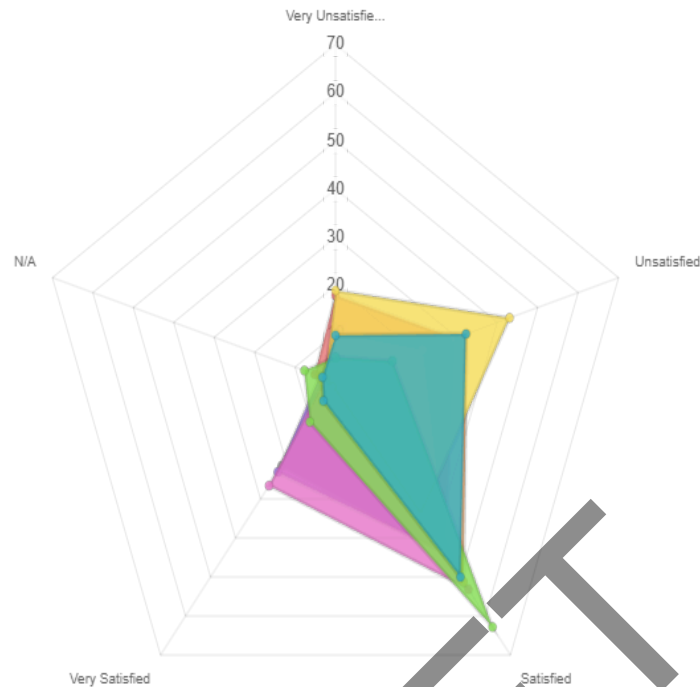
	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Economy	10 (14%)	31 (45%)	23 (33%)	2 (3%)	3 (4%)	69	2.26 / 4
Business Support & Retention	17 (21%)	34 (43%)	20 (25%)	5 (6%)	4 (5%)	80	2.17 / 4
Entrepreneurship Support	18 (23%)	33 (42%)	15 (19%)	5 (6%)	8 (10%)	79	2.1 / 4
Job Opportunities	26 (33%)	36 (45%)	14 (18%)	0 (0%)	4 (5%)	80	1.84 / 4
Youth Retention	23 (29%)	33 (41%)	14 (18%)	2 (3%)	8 (10%)	80	1.93 / 4
							2.05 / 4

5 How would you rate Ansley's Housing Market?



	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Housing Market	18 (28%)	26 (40%)	17 (26%)	1 (2%)	3 (5%)	65	2.02 / 4
Housing for Purchase	19 (24%)	33 (42%)	20 (25%)	3 (4%)	4 (5%)	79	2.09 / 4
Housing for Rent	26 (33%)	34 (43%)	8 (10%)	4 (5%)	7 (9%)	79	1.86 / 4
Housing for Disabled Residents	16 (21%)	18 (23%)	31 (40%)	2 (3%)	10 (13%)	77	2.28 / 4
Housing for Older Adults (55+)	10 (13%)	23 (29%)	33 (42%)	4 (5%)	8 (10%)	78	2.44 / 4
Homeownership Assistance	19 (25%)	24 (32%)	8 (11%)	0 (0%)	25 (33%)	76	1.78 / 4
Housing Rehabilitation Assistance	26 (34%)	18 (24%)	6 (8%)	0 (0%)	26 (34%)	76	1.6 / 4
							2.01 / 4

6 How would you rate Ansley's Infrastructure?



	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Overall Infrastructure	6 (10%)	20 (32%)	31 (50%)	3 (5%)	2 (3%)	62	2.52 / 4
Sanitary Sewer	4 (5%)	11 (14%)	49 (63%)	8 (10%)	6 (8%)	78	2.85 / 4
Sidewalks	15 (19%)	34 (43%)	27 (34%)	1 (1%)	2 (3%)	79	2.18 / 4
Streets	8 (10%)	26 (33%)	41 (51%)	4 (5%)	1 (1%)	80	2.52 / 4
Stormwater Drainage	14 (18%)	23 (29%)	34 (44%)	3 (4%)	4 (5%)	78	2.35 / 4
Water Quality	7 (9%)	7 (9%)	42 (53%)	21 (27%)	2 (3%)	79	3 / 4
Water Pressure	8 (10%)	15 (19%)	34 (44%)	18 (23%)	3 (4%)	78	2.83 / 4
Electricity	8 (10%)	17 (22%)	35 (44%)	17 (22%)	2 (3%)	79	2.79 / 4

2.63 / 4

Economy

7 What three (3) specific stores do you visit most regularly in Ansley?

DRAFT

1. Store Name	Ansley Lumber
2. Store Name	Fill N Chill
3. Store Name	Yanez Service
1. Store Name	Smilebutton photography studio
2. Store Name	Fill n Chill gas station
1. Store Name	Custers
2. Store Name	Lumber Yard
1. Store Name	Custer's (Fill n Chill)
2. Store Name	Lumber yard
1. Store Name	Fill n Chill
1. Store Name	Fill N Chill
2. Store Name	Ansley Lumber yd
3. Store Name	Main Street Style
1. Store Name	fill and Chill
2. Store Name	X
3. Store Name	X
1. Store Name	Fill-n-Chill
2. Store Name	X
3. Store Name	X
1. Store Name	fill n chill
2. Store Name	None
3. Store Name	None
1. Store Name	Fill n Chill
2. Store Name	X
3. Store Name	X

1. Store Name	X
1. Store Name	fill in chill
1. Store Name	Fill and Chill
2. Store Name	None
3. Store Name	None
1. Store Name	Yahez Sevice
2. Store Name	NA
3. Store Name	NA
1. Store Name	Fill & Chill
1. Store Name	Fill n Chill
2. Store Name	The E Clothing
3. Store Name	Ansley Lumber
1. Store Name	Fill n Chill
2. Store Name	Lumber Yard
3. Store Name	The E
1. Store Name	lumber yard
2. Store Name	Fill n Chill
3. Store Name	Bank
1. Store Name	fill n Chill
2. Store Name	Lumber Yard
1. Store Name	Fill and Chill
2. Store Name	Ansley Public School
3. Store Name	N/A
1. Store Name	Custers / Fill n Chill
1. Store Name	Fill n Chil
2. Store Name	Sun Valley

3. Store Name	Lumber Yard
1. Store Name	Lumber Yard
2. Store Name	Custers
3. Store Name	Muddy Creek
1. Store Name	Fill n Chill
2. Store Name	Ansley Lumber
3. Store Name	Bank
1. Store Name	Fill & Chill
2. Store Name	Lumber Yard
3. Store Name	Bank
1. Store Name	Main Street Styles
2. Store Name	Ansley Lumberyard
3. Store Name	Fill and Chill
1. Store Name	Ansley Lumber
2. Store Name	Chuy's Mexican Restaurant (until they closed it)
1. Store Name	Ansley Lumberyard
2. Store Name	Fill and Chill
3. Store Name	Garden Center
1. Store Name	Fill and Chill
2. Store Name	Muddy creek ag
3. Store Name	Trotter fertilizer
1. Store Name	Yanez Service
2. Store Name	Ansley Lumber
3. Store Name	Fill n Chill
1. Store Name	Lumber Yard

2. Store Name	Fill & Chill
3. Store Name	Yanaz Service
1. Store Name	Main Street Styles
2. Store Name	Fill & Chill
3. Store Name	Ansley Lumber
1. Store Name	Fill & Chill
2. Store Name	Ansley Lumber
3. Store Name	Heartland Insurance
1. Store Name	Fill n Chill
2. Store Name	Yanez
3. Store Name	Erin Fecht - Hairdresser
1. Store Name	E clothing
2. Store Name	lumberyard
3. Store Name	gas station
1. Store Name	Fill N Chill
1. Store Name	Fill n Chill
2. Store Name	Ansley Lumber
1. Store Name	Ansley Lumber
2. Store Name	Custer's
3. Store Name	Yanez station
1. Store Name	Ansley lumber
2. Store Name	The E
3. Store Name	Fill N Chill
1. Store Name	Ansley Lumber
2. Store Name	Fill & Chill

3. Store Name	Main Street styles
1. Store Name	Main street styles
2. Store Name	Lumber yard
3. Store Name	Fill and chill
1. Store Name	Ansley Lumber and Supply
1. Store Name	Heartland insurance
2. Store Name	Ansley lumber
3. Store Name	Flatwater bank
1. Store Name	Ansley Lumber
2. Store Name	Yanez Service
3. Store Name	Main Street Styles
1. Store Name	Gas station
1. Store Name	E store
2. Store Name	Fill n chill
3. Store Name	Ansley lumber
1. Store Name	Ansley lumber
2. Store Name	Fill n chill
3. Store Name	Yanez service
1. Store Name	Yanez Service
2. Store Name	Pump and Pantry
3. Store Name	Insurance of the Heartland
1. Store Name	Ansley Lumber
2. Store Name	Ron's Barber Shop
3. Store Name	Sun Valley Greenhouse Landscaping
1. Store Name	Main Street styles

2. Store Name	Fill n chill
3. Store Name	Ansley Lumber and supply
1. Store Name	Chill n Fill
1. Store Name	Fill'n Chill
2. Store Name	E Clothing
1. Store Name	Fill N Chill
1. Store Name	Lumber yard
2. Store Name	Fill n chill
3. Store Name	Chuy's
1. Store Name	Yanez Service
2. Store Name	Fill-n-Chill
3. Store Name	Ansley Lumber & Supply
1. Store Name	Ansley Lumber
2. Store Name	Flatwaterbank
3. Store Name	Yanez Service
1. Store Name	Fill and Chill
2. Store Name	Chueys
3. Store Name	Ansley Lumber
1. Store Name	Ansley Lumber & Supply
2. Store Name	Fill N Chill
3. Store Name	Muddy Creek Ag
1. Store Name	Fill n chill
2. Store Name	Ansley Lumber
1. Store Name	Gas station
2. Store Name	Lumber yard

3. Store Name	Feed store
1. Store Name	Ansley Lumber
1. Store Name	Main Street Styles
2. Store Name	Fill N Chill
3. Store Name	Ansley Lumber
1. Store Name	Fill N Chill
1. Store Name	Fill n chill
2. Store Name	Lumber yard
3. Store Name	Trotters
1. Store Name	Chill n Fill
1. Store Name	Ron's Barber
2. Store Name	Fill N Chill
3. Store Name	Ansley Lumber
1. Store Name	Fill n chills
1. Store Name	Ansley lumber
2. Store Name	Fill and chill
1. Store Name	Custer's last stop
2. Store Name	NA
3. Store Name	NA
1. Store Name	Main Street Styles
2. Store Name	Fill & Chill
3. Store Name	Insurance of the Heartland
1. Store Name	Fill N' Chill
2. Store Name	Ansley Lumber
3. Store Name	Flatwater Bank
1. Store Name	Fill N Chill

ANSLEY

2. Store Name

Ansley Lumber & Supply

3. Store Name

The E Clothing

DRAFT

- 8** What three (3) specific stores do you visit most regularly in other communities? (Please list the store name and community)

DRAFT

1. Store Name, Community	Grocery Kart- Broken Bow
2. Store Name, Community	Dollar General- Broken Bow
3. Store Name, Community	The Rescue- Sargent
1. Store Name, Community	Grocery Store - BB Grocery Kart
2. Store Name, Community	Dollar General - BB
1. Store Name, Community	Tracker Supply
2. Store Name, Community	Dollar General
3. Store Name, Community	Runza
1. Store Name, Community	Restaurants fast food Raising Canes
2. Store Name, Community	Dollar General
3. Store Name, Community	Walmart
1. Store Name, Community	Grocery Kart Broken Bow NE
2. Store Name, Community	Walmart Kearney, NE
3. Store Name, Community	X
1. Store Name, Community	Walmart
2. Store Name, Community	Bookstores
3. Store Name, Community	Claire's
1. Store Name, Community	Runza (Bow)
2. Store Name, Community	Grocery Kart (Bow)
3. Store Name, Community	X
1. Store Name, Community	fill in chill
1. Store Name, Community	None
2. Store Name, Community	None
3. Store Name, Community	None
1. Store Name, Community	NA

1. Store Name, Community	NA
2. Store Name, Community	NA
3. Store Name, Community	NA
1. Store Name, Community	GK, Broken Bow
2. Store Name, Community	Resturaunts, Broken Bow
3. Store Name, Community	Clothing Shops, Kearney
1. Store Name, Community	McDonalds
2. Store Name, Community	Tractor Supply
3. Store Name, Community	Starbucks
1. Store Name, Community	McDonalds
2. Store Name, Community	Tractor Supply
3. Store Name, Community	Walmart
1. Store Name, Community	Breakfast Place McDonalds
2. Store Name, Community	Sit in & eat Bonfire
3. Store Name, Community	Bar Kinkaters
1. Store Name, Community	Grocery
2. Store Name, Community	Clothing
1. Store Name, Community	Howdy's / Broken Bow
2. Store Name, Community	Ollies / Broken Bow
3. Store Name, Community	Grocery Kart ? Broken Bow
1. Store Name, Community	Fill n Chill
1. Store Name, Community	Walmart / Kearney
2. Store Name, Community	Mall / Kearney
3. Store Name, Community	Car Wash / Broken Bow
1. Store Name, Community	Gk/Bow
2. Store Name, Community	Dollar General/Bow

1. Store Name, Community	Runza
2. Store Name, Community	Breakfast
3. Store Name, Community	Food
1. Store Name, Community	Starbucks - Kearney
2. Store Name, Community	Runza - Broken Bow
3. Store Name, Community	Breakfast place - McDonalds
1. Store Name, Community	Grocery Kart, Broken Bow
2. Store Name, Community	Walmart , Kearney
3. Store Name, Community	Menards, Kearney
1. Store Name, Community	Menards Kearney
2. Store Name, Community	Target Kearney
3. Store Name, Community	Hy-Vee Kearney
1. Store Name, Community	Grocery Kart
2. Store Name, Community	Tumbleweed Restaurant
3. Store Name, Community	Walmart
1. Store Name, Community	Grocery kart Broken Bow
2. Store Name, Community	Tractor supply Broken Bow
3. Store Name, Community	Tumbleweed Broken Bow
1. Store Name, Community	Grocery Kart, Broken Bow
2. Store Name, Community	Walmart, Grand Island or Kearney
3. Store Name, Community	Dollar General, Broken Bow
1. Store Name, Community	Menards
2. Store Name, Community	HyVee
3. Store Name, Community	Tractor Supply
1. Store Name, Community	Grocery Kart, Broken Bow

2. Store Name, Community	Frontier Pharmacy, Broken Bow
3. Store Name, Community	Runza, Broken Bow
1. Store Name, Community	Restaurants (Bone Fire, Fiesto Bravo, Runza, Tumbleweed), Broken Bow
2. Store Name, Community	Grocery Store (Family Fare and Walmart), Kearney
3. Store Name, Community	Coffee (Caribou), Kearney; (Ollies) Broken Bow; (Howdy) Broken Bow
1. Store Name, Community	Fast Food
2. Store Name, Community	Groceries
3. Store Name, Community	Clothing
1. Store Name, Community	Grocery Kart Broken Bow
2. Store Name, Community	Dollar general Broken Bow
3. Store Name, Community	Sams Club Grand Island
1. Store Name, Community	Dollar General
2. Store Name, Community	Walmart
3. Store Name, Community	Target
1. Store Name, Community	Grocery Kart / Broken Bow
2. Store Name, Community	Ace Hardware/ Broken Bow
3. Store Name, Community	Varney Drug/ Broken Bow
1. Store Name, Community	Home depot - G.I.
2. Store Name, Community	Tractor Supply - Broken Bow
3. Store Name, Community	Closest Restaurant - anywhere
1. Store Name, Community	Grocery Kart
2. Store Name, Community	Runza
3. Store Name, Community	Dollar Store
1. Store Name, Community	Grocery kart broken bow
2. Store Name, Community	Pump and pantry broken bow

3. Store Name, Community	Walmart Kearney
1. Store Name, Community	Ansley Lumber and Supply, Ansley
2. Store Name, Community	Ace Hardware, Broken Bow
3. Store Name, Community	Grocery Kart, Broken Bow
1. Store Name, Community	Grocery cart BBo
2. Store Name, Community	Dollar General, BBo
3. Store Name, Community	City Cafe, BBo
1. Store Name, Community	Tractor supply Broken Bow
2. Store Name, Community	Grocery Kart Broken Bow
3. Store Name, Community	O'Reilly Broken Bow
1. Store Name, Community	Bubble Gum Factory Kearney
2. Store Name, Community	Panera Kearney
3. Store Name, Community	Hy-Vee Kearney
1. Store Name, Community	Grocery kart , broken bow
2. Store Name, Community	Frontier pharmacy, broken Bow
3. Store Name, Community	Ollies , broken bow
1. Store Name, Community	Grocery kart, Broken Bow
2. Store Name, Community	Subway, Broken Bow
3. Store Name, Community	Casey's, Broken Bow
1. Store Name, Community	Menards, Kearney
2. Store Name, Community	City Cafe, Broken Bow
3. Store Name, Community	Grocery Cart, Broken Bow
1. Store Name, Community	Grocery kart Broken Bow
2. Store Name, Community	Varney Healthmart Broken Bow
3. Store Name, Community	Ace Hardware Broken Bow

1. Store Name, Community	Grocery Kart, Broken Bow
2. Store Name, Community	Dollar General, Broken Bow
3. Store Name, Community	Joes Market, Loup City
1. Store Name, Community	Grocery Kart BB
2. Store Name, Community	Walmart Kearney
3. Store Name, Community	Dollar General BB
1. Store Name, Community	Grocery kart
2. Store Name, Community	Dollar general
1. Store Name, Community	Grocery Kart, Broken Bow
2. Store Name, Community	Dollar General, Broken Bow
3. Store Name, Community	Trotter's, Broken Bow
1. Store Name, Community	grocery kart, Broken Bow, NE
2. Store Name, Community	Frontier Pharmacy, Broken Bow, NE
3. Store Name, Community	Dairy Queen, Broken Bow, NE
1. Store Name, Community	Walmart kearney
2. Store Name, Community	Grocery kart BB
3. Store Name, Community	Dollar general BB
1. Store Name, Community	Tractor Supply Broken Bow
1. Store Name, Community	Grocery cart, Broken Bow
2. Store Name, Community	Hy-Vee Grocery, Kearney
3. Store Name, Community	Dollar General, broken bow
1. Store Name, Community	Sams Club
2. Store Name, Community	Restaurants
3. Store Name, Community	Target
1. Store Name, Community	Dollar General

2. Store Name, Community	Grocery Kart
3. Store Name, Community	Tractor Supply
1. Store Name, Community	Grocery Kart, Broken Bow
2. Store Name, Community	Tractor Supply, Broken Bow
1. Store Name, Community	Grocery cart, broken bow
2. Store Name, Community	Walmart, Kearney
3. Store Name, Community	Orscelin, Broken Bow
1. Store Name, Community	Dollar General , Broken Bow
2. Store Name, Community	Grocery Kart, Broken Bow
3. Store Name, Community	Hyvee, Kearny
1. Store Name, Community	Dollar general, broken bow
2. Store Name, Community	Walmart, kearney
3. Store Name, Community	Hobby-lobby, kearney
1. Store Name, Community	Wal Mart, Kearney
2. Store Name, Community	Hyvee, Kearney
3. Store Name, Community	Grocery Kart, Broken Bow
1. Store Name, Community	Fast food restaurants, broken bow
2. Store Name, Community	Grocerie kart broken bow
3. Store Name, Community	Dollar General , broken bow
1. Store Name, Community	Grocery Kart
2. Store Name, Community	Menards
3. Store Name, Community	Hy-Vee
1. Store Name, Community	HyVee Kearney
2. Store Name, Community	Target Kearney
3. Store Name, Community	Food Establishments all over
1. Store Name, Community	Grocery kart

Grocery Kart

2. Store Name, Community

TSC

3. Store Name, Community

Subway

1. Store Name, Community

Hy vee

2. Store Name, Community

Tractor supply

3. Store Name, Community

dollar store

1. Store Name, Community

Dollar General

2. Store Name, Community

Grocery Store

3. Store Name, Community

Variety Store

1. Store Name, Community

Grocery Kart Broken Bow

2. Store Name, Community

Maschka's Building Center Arcadia

3. Store Name, Community

Target Kearney

1. Store Name, Community

Grocery Kart, Broken Bow

2. Store Name, Community

Runa, Broken Bow

3. Store Name, Community

Walmart, Kearney

1. Store Name, Community

Grocery Kart - Broken Bow

2. Store Name, Community

Dollar General - Broken Bow

3. Store Name, Community

Menards - Kearney

9 What three (3) additional business types would you support in Ansley?

DRAFT

1. Business Type	Restaurant
2. Business Type	Bar
1. Business Type	Cafe
2. Business Type	Bar
1. Business Type	Cafe
2. Business Type	Grocery Store
1. Business Type	Runza
2. Business Type	Dollar General
3. Business Type	Walmart
1. Business Type	Restaurants
2. Business Type	X
3. Business Type	X
1. Business Type	Restaurant
2. Business Type	Grocery Store
3. Business Type	X
1. Business Type	Bookstores
2. Business Type	clothing stores
3. Business Type	Jewelry Stores
1. Business Type	grocery store
2. Business Type	floral shop
3. Business Type	restaurants
1. Business Type	lumber yard
1. Business Type	The General Store
2. Business Type	Fill and Chill
3. Business Type	

1. Business Type	None
1. Business Type	NA
2. Business Type	NA
3. Business Type	NA
1. Business Type	Any resturant
2. Business Type	Grocery Store
3. Business Type	Half decent Bar
1. Business Type	Restuarannt
2. Business Type	Clothing Stores
3. Business Type	Entertainment
1. Business Type	Restuarants
2. Business Type	Mall
3. Business Type	Movie Theater
1. Business Type	Mens Clothes ShoPs
2. Business Type	Food
1. Business Type	Coffee Shop
2. Business Type	Resturant
3. Business Type	N/A
1. Business Type	Dollar General
2. Business Type	Subway
1. Business Type	Clothing
2. Business Type	Entertainment
3. Business Type	Food
1. Business Type	Another Resturante
1. Business Type	Food
2. Business Type	Better Sidewalks

3. Business Type	Mens Clothing
1. Business Type	Foodplace
2. Business Type	Clothing Store
1. Business Type	Grocery Store
2. Business Type	Car Wash
3. Business Type	Restaurant
1. Business Type	Retail
2. Business Type	Grocery
3. Business Type	Laundry Mat
1. Business Type	Grocery store
2. Business Type	Restaurant
3. Business Type	Bar
1. Business Type	Bar and grill
2. Business Type	Cafe
3. Business Type	Car wash
1. Business Type	Grocery Store
1. Business Type	Grocery Store
2. Business Type	Cafe
3. Business Type	Sporting Goods
1. Business Type	Grocery Store
2. Business Type	Cafe/Restaurant
3. Business Type	Gift Shop
1. Business Type	Restaurant
2. Business Type	Antique
3. Business Type	Coffee/Grocery

1. Business Type	Fast Food
2. Business Type	Groceries
3. Business Type	Something for Teens or kids of all ages
1. Business Type	Good cafe
1. Business Type	Sporting goods store
2. Business Type	Food
3. Business Type	Arcade
1. Business Type	Grocery store
2. Business Type	Drug Store
3. Business Type	Motel
1. Business Type	Restaurant
2. Business Type	Bar / Restaurant
3. Business Type	Daycare
1. Business Type	Variety store like Dollar Store
2. Business Type	Hotel or Motel
3. Business Type	Grocery store
1. Business Type	Grocery store
1. Business Type	Grocery store
2. Business Type	Grocery Store
3. Business Type	Grocery Store
1. Business Type	Variety store
2. Business Type	Grocery
3. Business Type	Restaurant
1. Business Type	Restaurant
1. Business Type	Grocery store

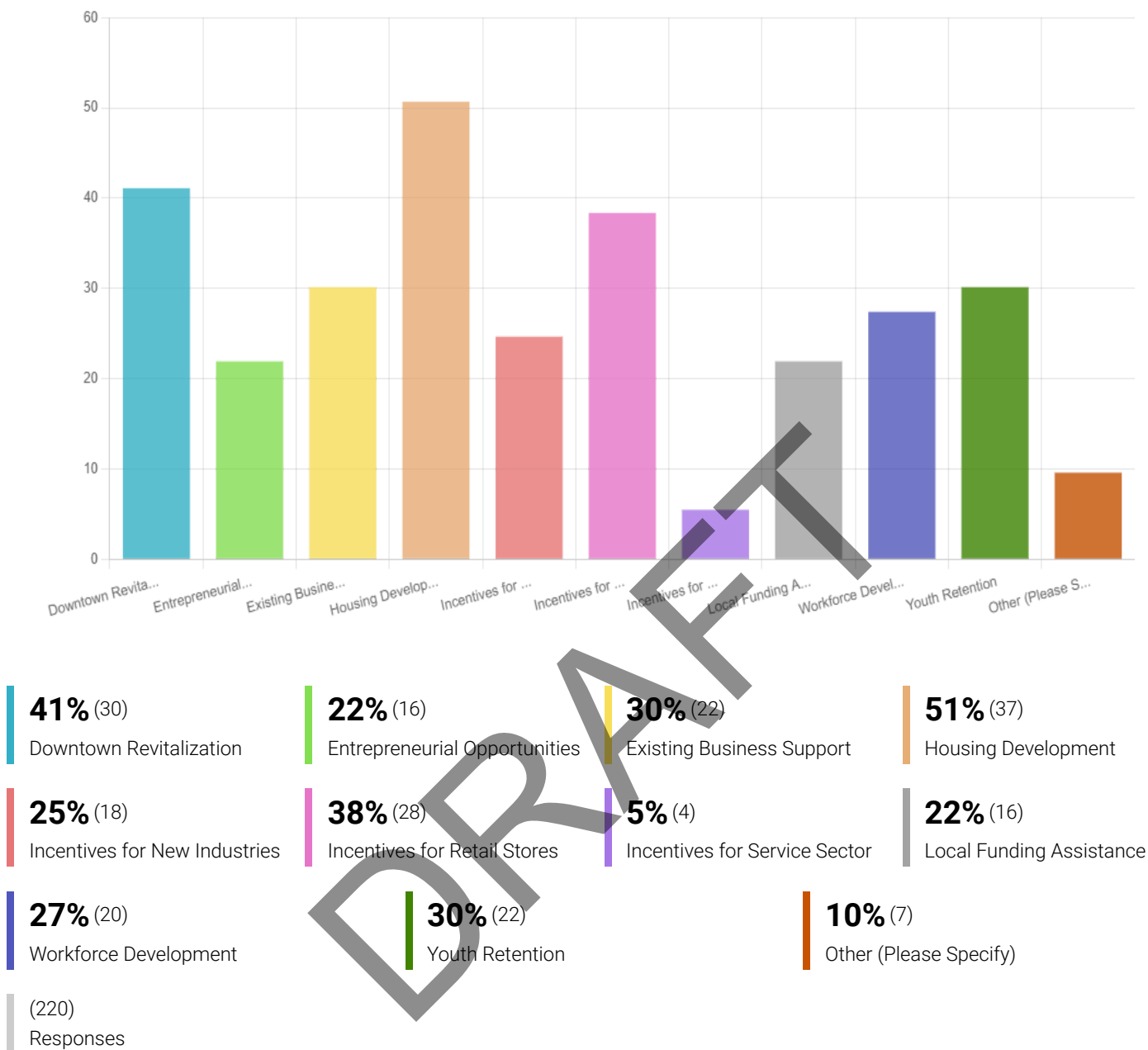
2. Business Type	Grill/restaurant
3. Business Type	Arcade or community center
1. Business Type	Restaurant
2. Business Type	Grocery
3. Business Type	Retail
1. Business Type	Grocery store
2. Business Type	Restaurant/ fast food
3. Business Type	Dollar General
1. Business Type	Grocery Store
2. Business Type	General Merchandise Store of any kind
3. Business Type	Child Care facility
1. Business Type	Grocery store
2. Business Type	Bar restaurant
3. Business Type	Variety store
1. Business Type	Restaurant
2. Business Type	Grocery store
3. Business Type	Daycare
1. Business Type	Dollar General
1. Business Type	Child care
2. Business Type	Restaurant
1. Business Type	Restaurant/Cafe
1. Business Type	cafe
1. Business Type	Bakery
2. Business Type	Resturants
3. Business Type	Hardware

1. Business Type	Restaurant
2. Business Type	Mechanic Shop
1. Business Type	Restuarant
2. Business Type	Bar
1. Business Type	Restaurants
2. Business Type	Upgrading the library
3. Business Type	Pool Hall
1. Business Type	Restaurant
2. Business Type	Grocery Store
3. Business Type	General Store
1. Business Type	Restaurant
1. Business Type	Grocery store
2. Business Type	Dollar store
3. Business Type	Farm store
1. Business Type	Restaurant
2. Business Type	Restaurant
3. Business Type	Restaurant
1. Business Type	Grocery store
2. Business Type	Variety store
1. Business Type	Dollar Tree/Dollar General store for basic needs
2. Business Type	Restaurants/Bars
3. Business Type	YMCA/recreational facility
1. Business Type	Groceries
2. Business Type	Restaurant
3. Business Type	Dollar General

1. Business Type	Grocery Store
1. Business Type	Groceries
2. Business Type	Restaurant options
3. Business Type	Dollar General
1. Business Type	Grocery store
2. Business Type	Daycare
1. Business Type	Dollar store
2. Business Type	Restaurant
1. Business Type	Coffee shop
2. Business Type	Lunch venue
3. Business Type	Small variety store
1. Business Type	Grocery Store
2. Business Type	Dollar store
1. Business Type	Grocery Store
2. Business Type	Dollar General type
3. Business Type	Restaurant/cafe
1. Business Type	Grocery store
2. Business Type	Restaurant
3. Business Type	Retail/General Store

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10 How should Village leaders focus local economic development efforts? (Select top 3.)



Internet connection

Build food Places

TIF

Daycare

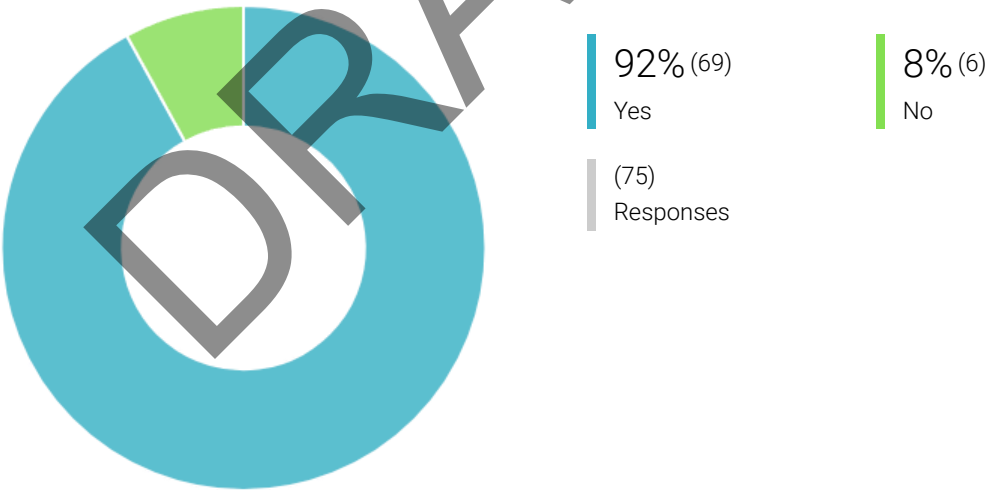
Railroad crossing quiet zone or directional horn

Child care

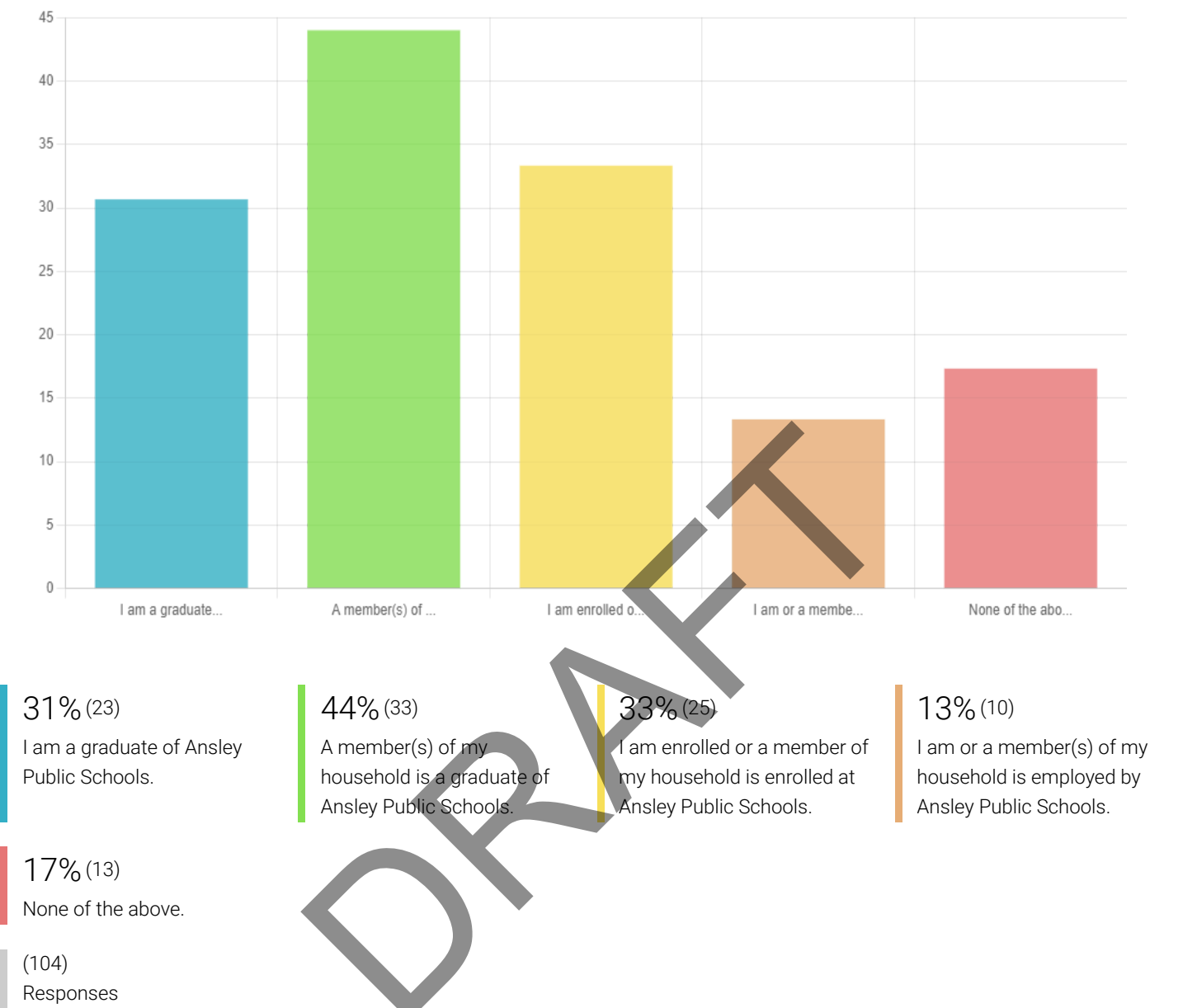
Child care

Education

11 Are there sufficient and safe routes to school for students?

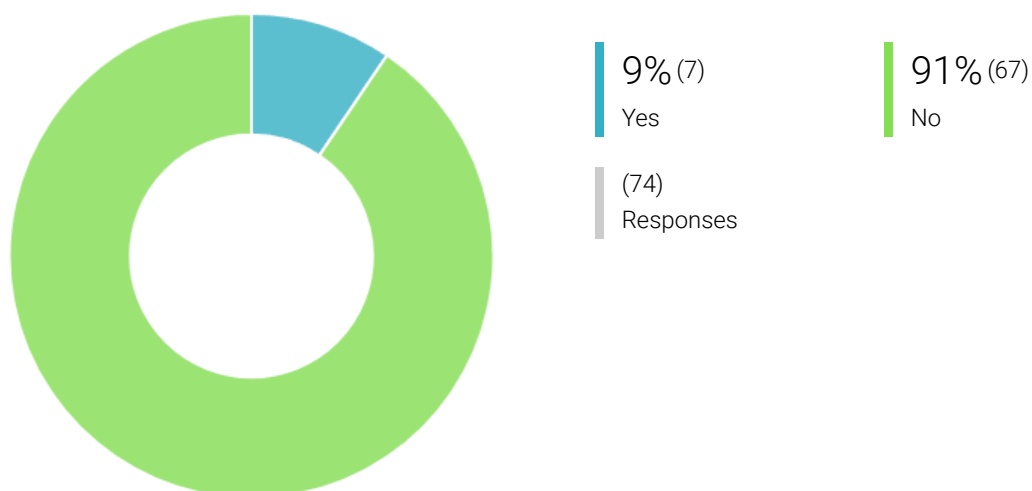


12 Please check all that apply.



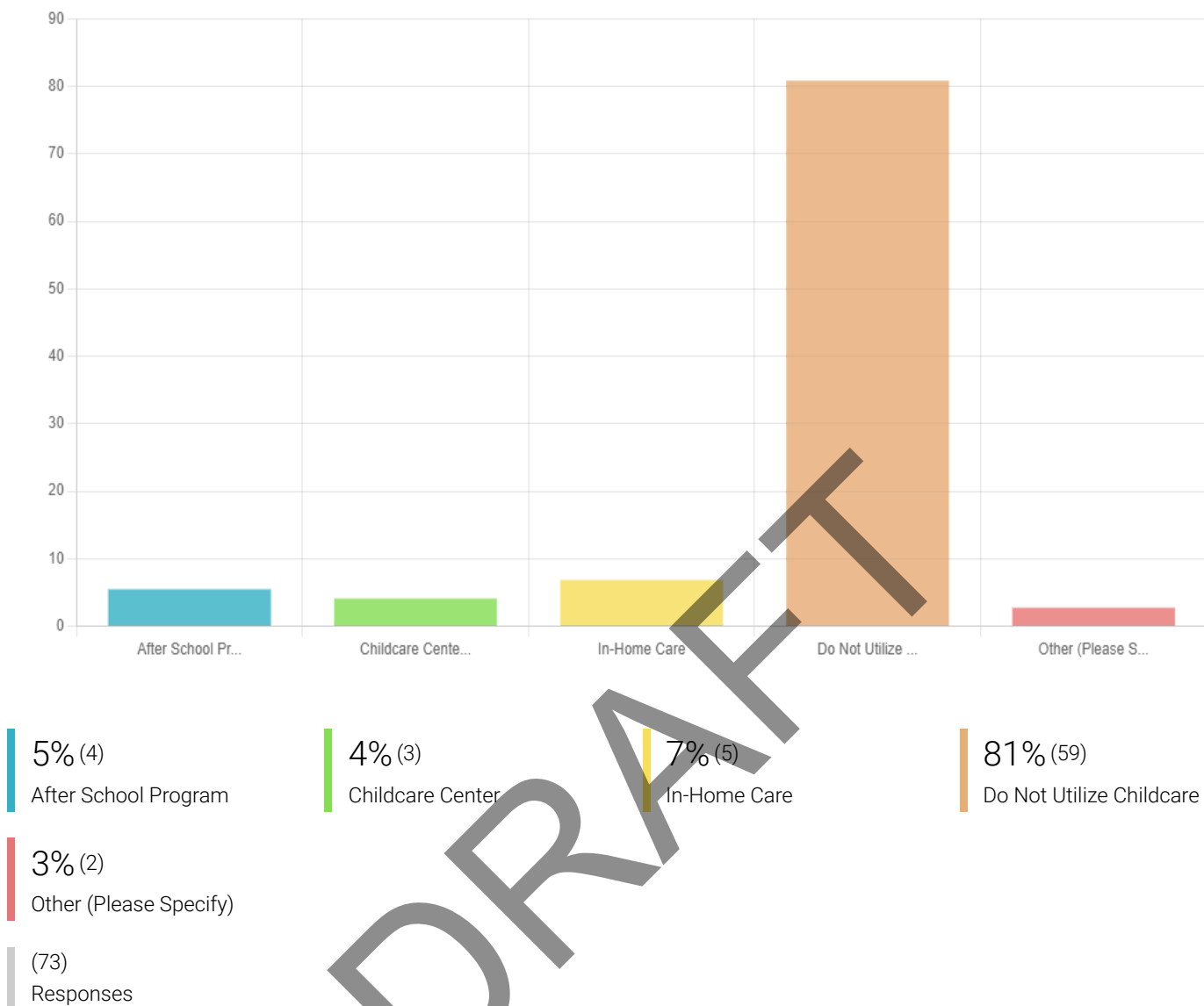
Childcare

13 Do any members of your household regularly attend childcare outside of your home?



DRAFT

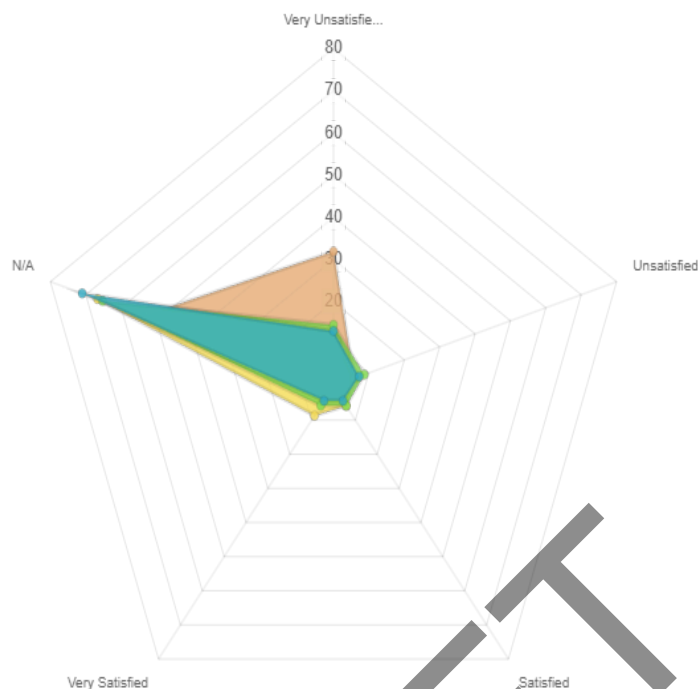
14 What type of childcare does your household utilize?



Grandparents

Use daycare outside of Ansley

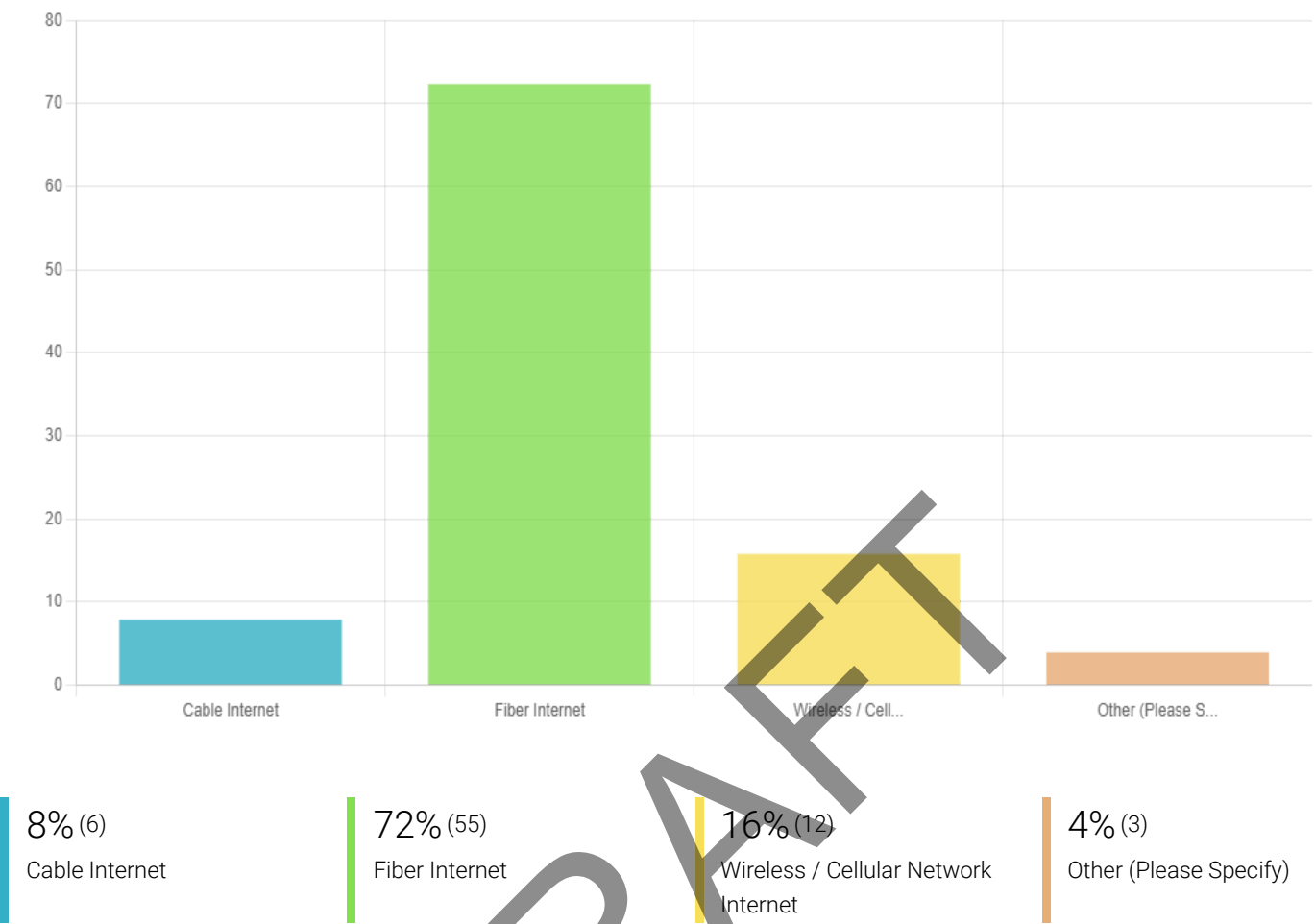
15 Are you satisfied with the childcare in Ansley?



	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	N/A	Responses	Weighted Average
Price	9 (13%)	5 (7%)	3 (4%)	3 (4%)	49 (71%)	69	2 / 4
Hours of Operation	10 (14%)	6 (9%)	4 (6%)	4 (6%)	45 (65%)	69	2.08 / 4
Quality of Care	9 (13%)	4 (6%)	4 (6%)	6 (9%)	46 (67%)	69	2.3 / 4
Availability	22 (32%)	4 (6%)	3 (4%)	3 (4%)	37 (54%)	69	1.59 / 4
							2 / 4

Telecommunications

16 Which type of internet connection does your household primarily use?



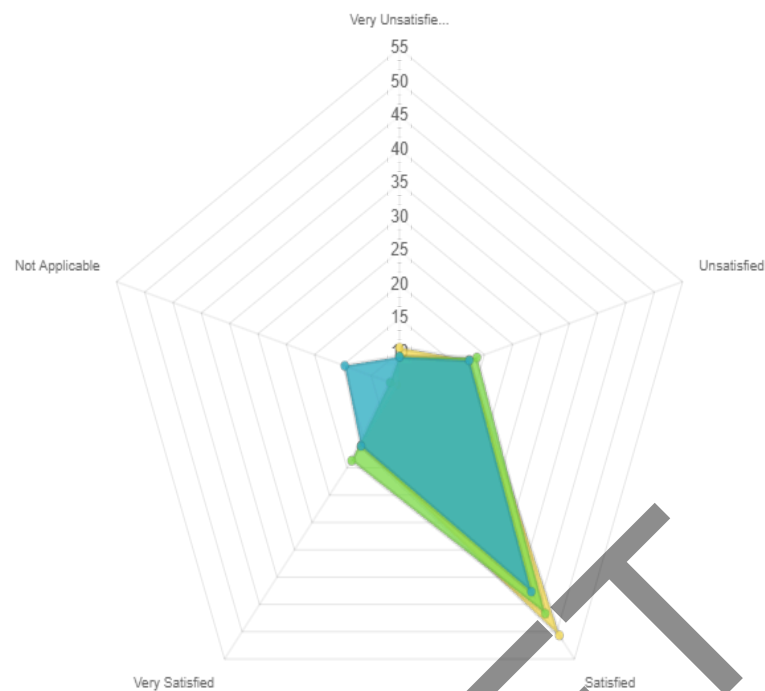
(76)
Responses

None had viasat

None

Dish Satellite

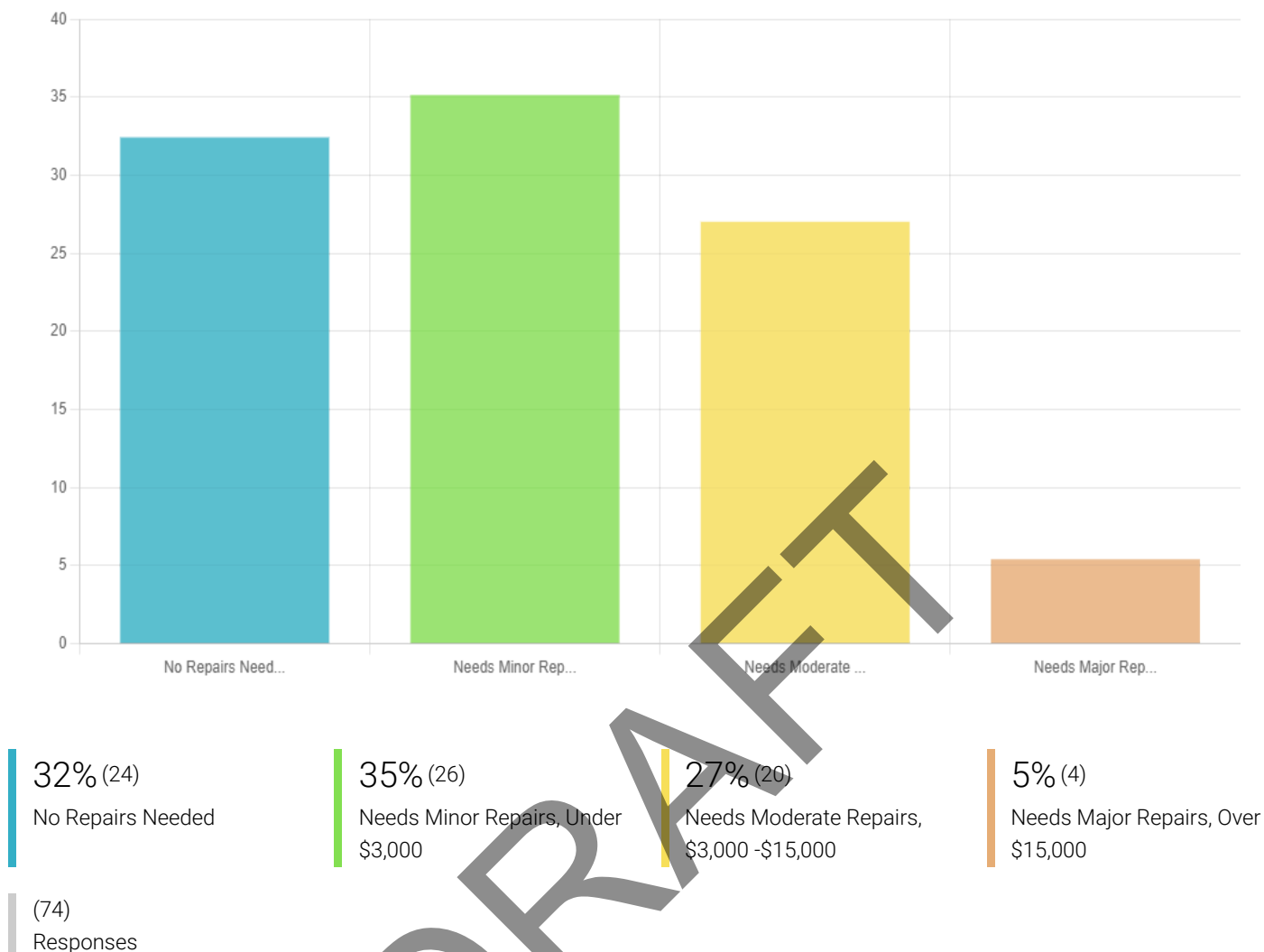
17 Are you satisfied with your current internet provider?



	Very Unsatisfied	Unsatisfied	Satisfied	Very Satisfied	Not Applicable	Responses	Weighted Average
Price	7 (9%)	13 (17%)	32 (43%)	12 (16%)	11 (15%)	75	2.77 / 4
Reliability	7 (9%)	14 (19%)	35 (47%)	14 (19%)	5 (7%)	75	2.8 / 4
Speed	8 (11%)	13 (17%)	38 (51%)	12 (16%)	4 (5%)	75	2.76 / 4
							2.78 / 4

Housing

18 Which condition best describes your current housing structure?



19 What is Ansley's greatest housing need?

DRAFT

Getting houses that are uninhabited sold to people that could buy them. We have many houses declining because people refuse to sell them and let them fall apart.

Affordable (decent Housing)

affordable housing for families

basement

Cheaper and nicer houses to rent or buy

generators

X

N/A

All houses need repaired

NA

NA

Houses are trashed on outside

N/A

NA

Higher Pressure

repairs

Affordable Housing Availability/ Remodeling Old Houses

Fencing for every yard

Destroy or fix up old houses in the village.

Rental options for the middle working class

Clean, decent, non-trashy homes

People who care about their homes and take pride in them.

family houses and affordability

Ansley needs to enforce property code. A sad amount of homes are dangerous

DRAFT

Exterior, sewer, and electric

small family starter homes

More

Affordable housing, ranch style with basement

Houses big enough for 4-6 people

Rehab help

Affordable housing that's supported by the local job market

Rentals

More rentals/single family houses

Availability at an affordable price

Home ownership and elimination of crap rental houses that don't get improved

Abandoned houses need tore down. Less restrictions/hoops to jump through to clean up properties.

Housing for young families, under \$200,000

Moderately priced housing for young families.

Affordable housing, housing improvements, new affordable housing construction

More of it.

Rental and beginning homeownership

Helping residents clean up areas instead of just giving them citations and writeups.

Assistance with purchasing homes.

Affordable housing and apartments

Multi family dwelling, duplexes for rent

Affordable and safe rentals for young families. Several of the older rental homes probably shouldn't be lived in

Apartment homes for young people are needed. More new built homes at affordable prices for young families are needed. Empty lots should be made available for purchase to the town members so a home can be built on one.

Affordable homes for young families.

Places to rent

Family Homes

Affordable housing not high overpriced

Affordable, affordable, affordable housing for low to mid income families. Possibly even a small apartment complex or duplexes.

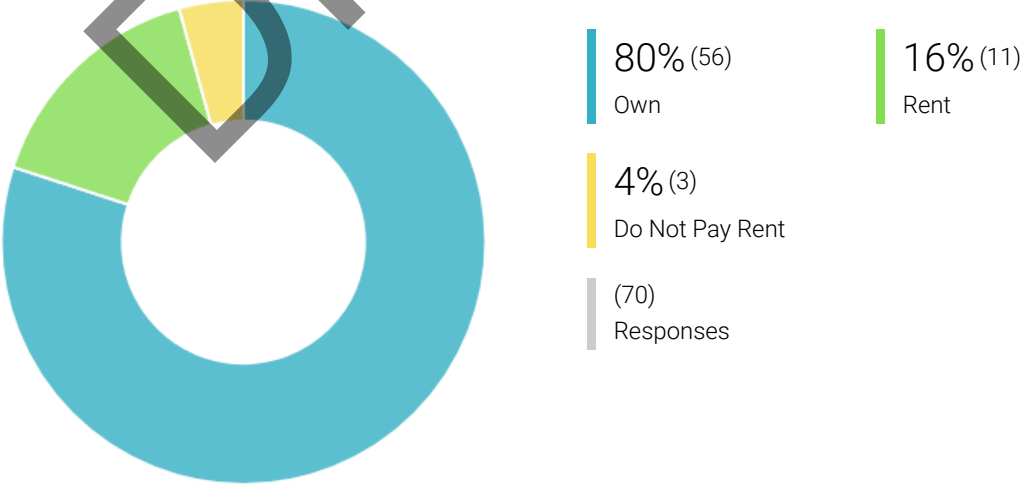
Affordable homes for moderate income earners.

Affordable housing for families.

Affordable for young families and the elderly

DRAFT

20 Do you own or rent your home?



21 Over the last ten years, what housing initiatives have been successful in Ansley?

DRAFT

none

X

No clue

X

N/A

N/A

NA

NA

N/A

NA

lots moving in

Building New Houses

Not that I'm aware of...

Building new houses.

UN

Unknown

Investment Group / Even though one home can't sell, others have and brought people to town.

I have no idea

A group of folks have put money into building moderate priced homes and once its sold rolled into building another home

Not sure, only been in Ansley for the past 3 years

New homes

a few spec homes

Didn't know there was any initiatives

Ansley Investment Group

DRAFT

Ansley investment group

Ansley investment group

None

The independent group that's sold houses in the past few years

None

Several new homes in the community. Also several refurbished homes.

The three new homes that were built on Main Street hill.

Do not know.

None

Lots for development

Code enforcement

I can't think of any.

Don't know. Some very expensive homes have been built with suspect quality.

There is a housing group that has built and sold 3 homes and one home still for sale. But it is listed right now at \$395,00. There are very few families if any in our community that can afford that. Would love to see some older homes rehabbed

0 you can't build a house and then ask 500,000 for it not unless you are pushing the younger generation out of town. No body is going to buy it unless they are already wealthy and retired.

I think that some housing that has come in has been a bit on the higher middle income housing has gone over however the middle class family housing is still absolutely lacking. I wish we could get homes that are vacant could be persuaded to sell and those homes replaced or redone for families that can actually afford and utilize the homes.

I am unaware that there have been any housing initiatives in Ansley in the last 10 years

The economic development group has built some nice houses and they have sold very quickly, however, they did not bring in any families. Only retired people or those whose children are grown. The latest house they built is not selling and it is in a bad location as well as a bad design and too expensive.

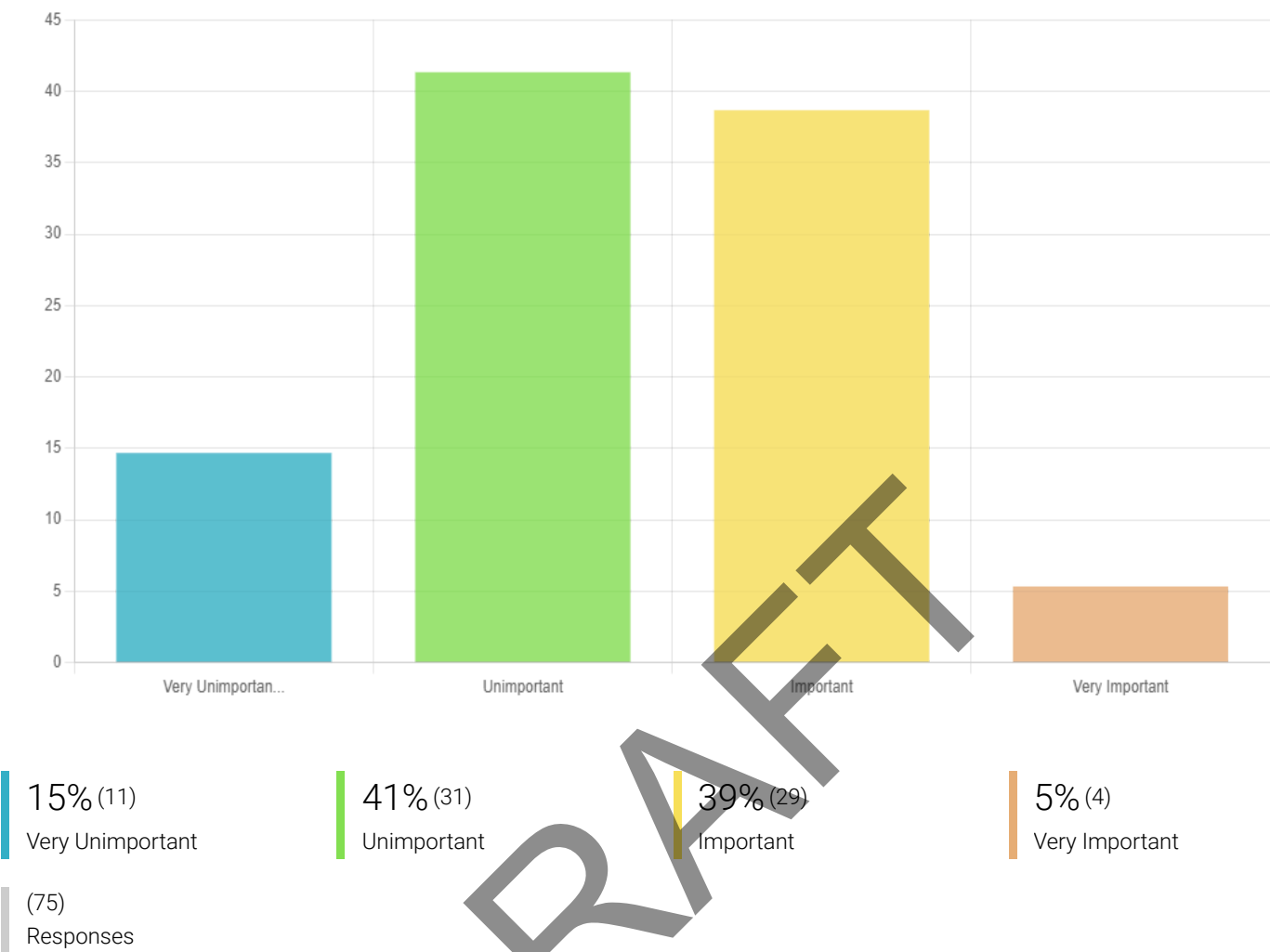
Ansley Investment Group

Not aware of any others

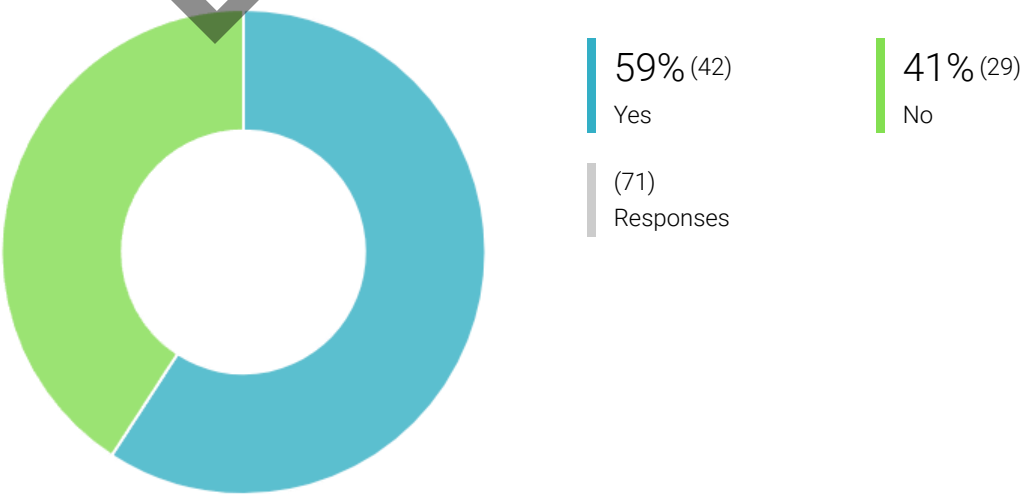
DRAFT

Tourism

22 Is tourism important to Ansley's economy?



23 Would you support further developing tourism opportunities in Ansley?



24 What is your favorite event in Ansley?

DRAFT

Muddy Creek festival

Muddy Creek festival except for the president of the committee Andy Gibbons

X

Muddy Creek

Muddy Creek Festival

any I guess

Muddy Creek days

W in C

The Muddy Creek Festival

None of them

Muddy Creek Festive

Muddy Creek Days

Muddy Creek Festival

None

Ansley Community Weekend

Muddy Creek

Muddy Creek

Muddy Creek

School Functions

Ansley Festival

Is there any events... Like besides sports events that you don't know of unless you have a child in school. Maybe the town festival kids free events.

Festival

School sporting events

Muddy Creek Celebration

BBQ contest

Unknown

Muddy Creek Parade

N/A don't have one

School sports

Muddy Creek Festival

Muddy creek festival

Junk jaunt

Festival

None

Junk jaunt

Muddy Creek festival

Muddy Creek Festival

Wine tasting fund raiser they used to do

None

Summer festival

Muddy Creek Celebration

school activities

Sporting activities, muddy creek

Festival

Junk jaunt

Baseball season.

Muddy Creek Celebration

Muddy Creek Celebration

Town celebration

Junk Juant

DRAFT

Ansley festival

Muddy creek festival.. it's the only thing that we have

It use to be the Ansley Festival. When growing up I spent every year at my Grandparents.

Junk Jaunt

Would like to see a few options only one is our Muddy Creek Celebration which is good. More town involvement would be good if good get people engaged

none

The celebraton used to be very enjoyable but is now catered more to children so as a retired person it doesn't hold a lot of interest for me. I think the Memorial Day activities are probably the most popular for people my age.

Nothing. We don't do much!

DRAFT

25 What is the most important tourist attraction in Ansley?

DRAFT

Junk Jaunt

Lake

Park?

Ansley Park

X

Muddy Creek

X

Don't Know

X N/A

N/A

None

Ansley Park

None

Muddy Creek days

Muddy Creek Festival

None

Ansley Community Weekend

Muddy Creek

Muddy Creek

...the park or lake/pond

Ansley Park and lake.

Clean up the entrances coming into Ansley.

N/A

Unknown

DRAFT

Ansley Park / Camper Facilities (one of the best we've seen)

No idea

Not sure we have one

Junk Jaunt

Park

Park at lake and veterans wall

The park along the highway

Junk jaunt

Park & Lake

None

Junk jaunt or lake

The lake

Fishing lake

Lake

None

The park facility

The Ansley Park, with fishing and boating in the lake, hiking trail, picnic shelters, RV parking, ball fields, and sand volleyball courts. We have an awesome park and lake!

park

Lumber store

Junk Jaunt

Veterans wall

Gibbon's super tall skeletons and our fishing pond.

Ansley Lake

Lake

???

The lake and inexpensive camper sites

The Ansley Lake and campground

Don't think there is one really.

None unless you count the historical marker at the park

Ansley Lake Park

The lake

Our small lake

none

None.

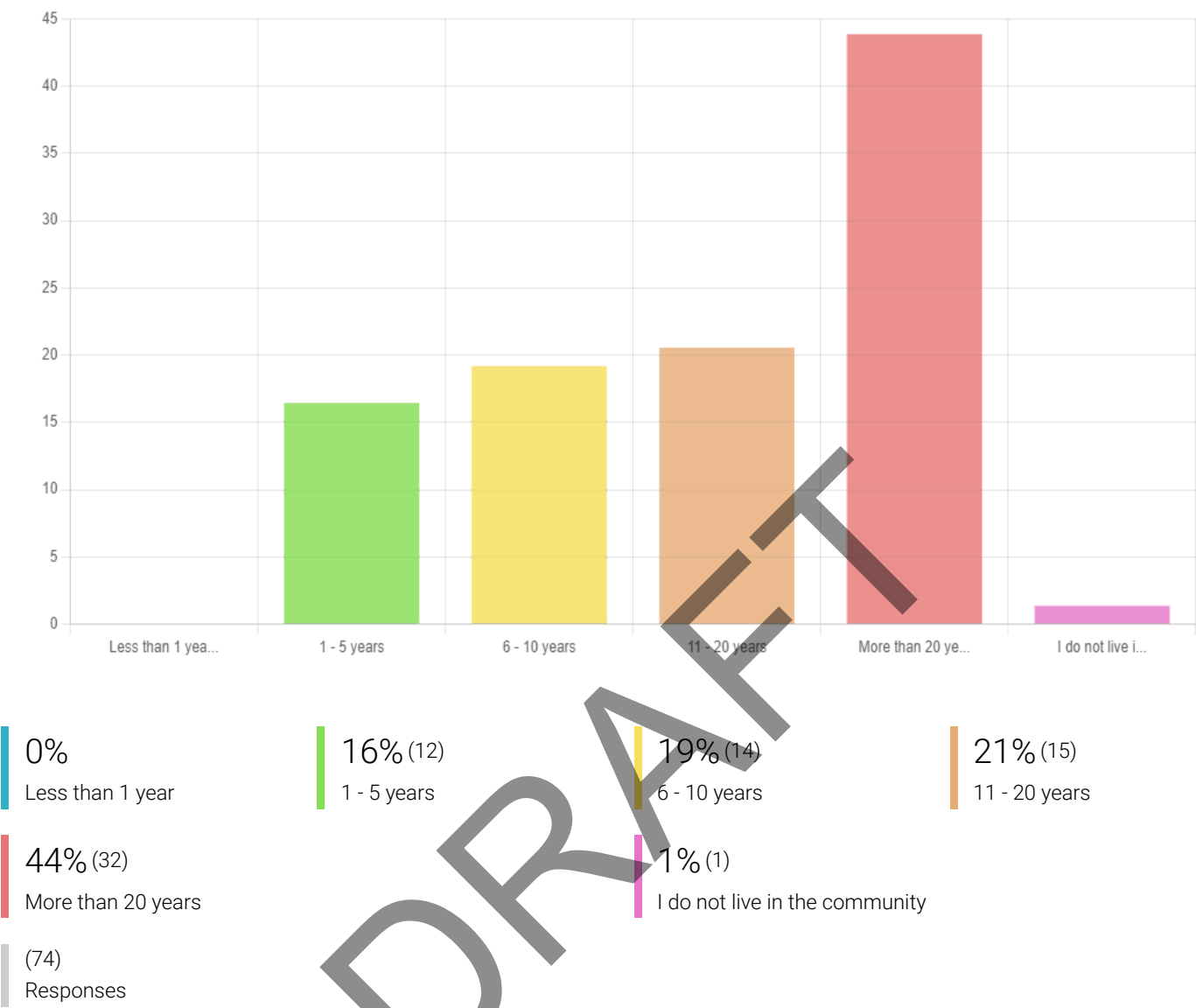
The park with the lake.

DRAFT

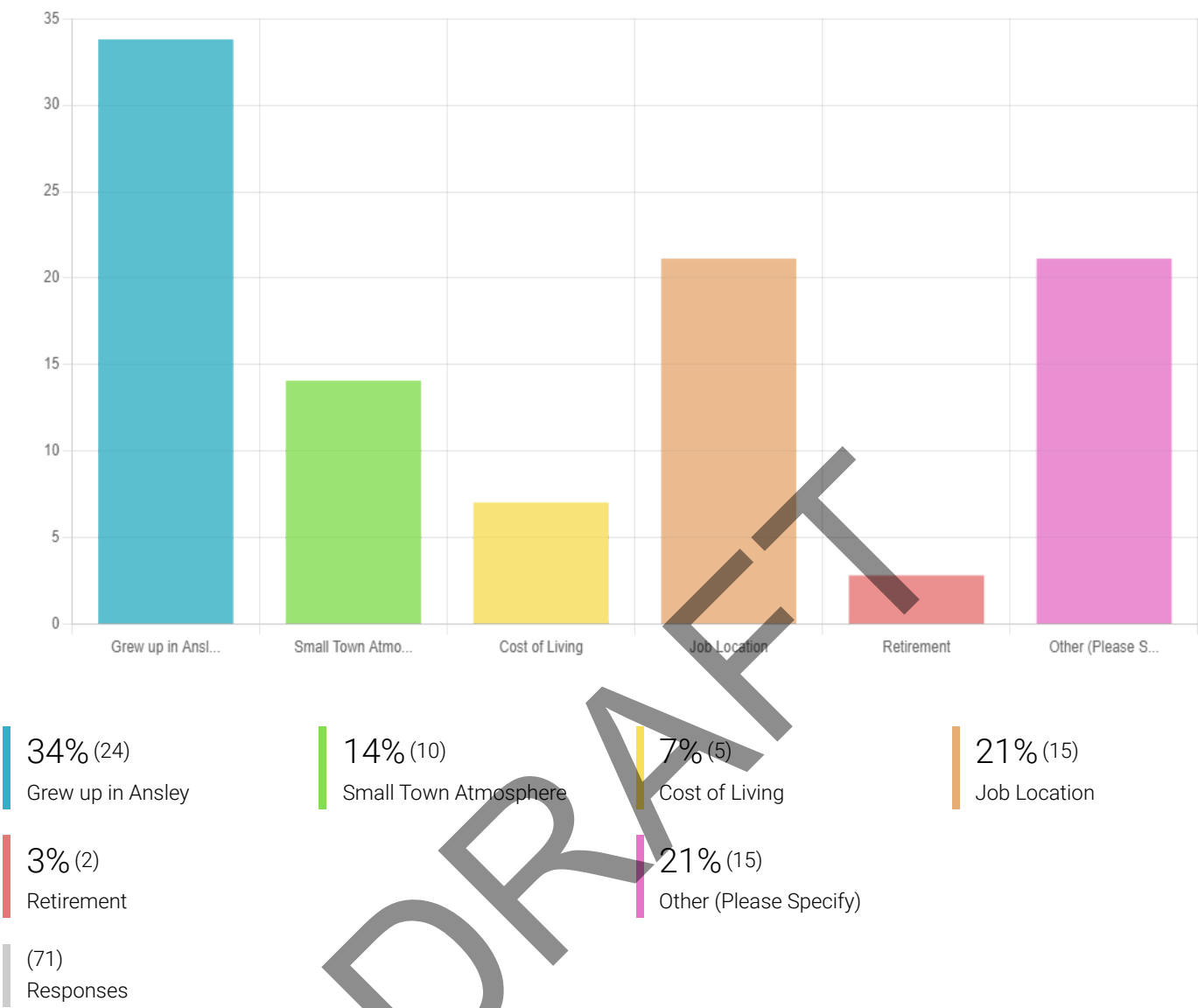
DRAFT

Tell us about yourself.

26 How many years have you lived in Ansley?



27 What was the biggest reason you moved to the community?



Spouse is from Ansley

Switched Schools

Dead Grandma

helping someone

Children

Take care of Parents

Grew up in Ansley, Small Town Atmosphere and Cost of Living

Close to family

Family

Family in area

married person from Ansley

To be near grandchildren

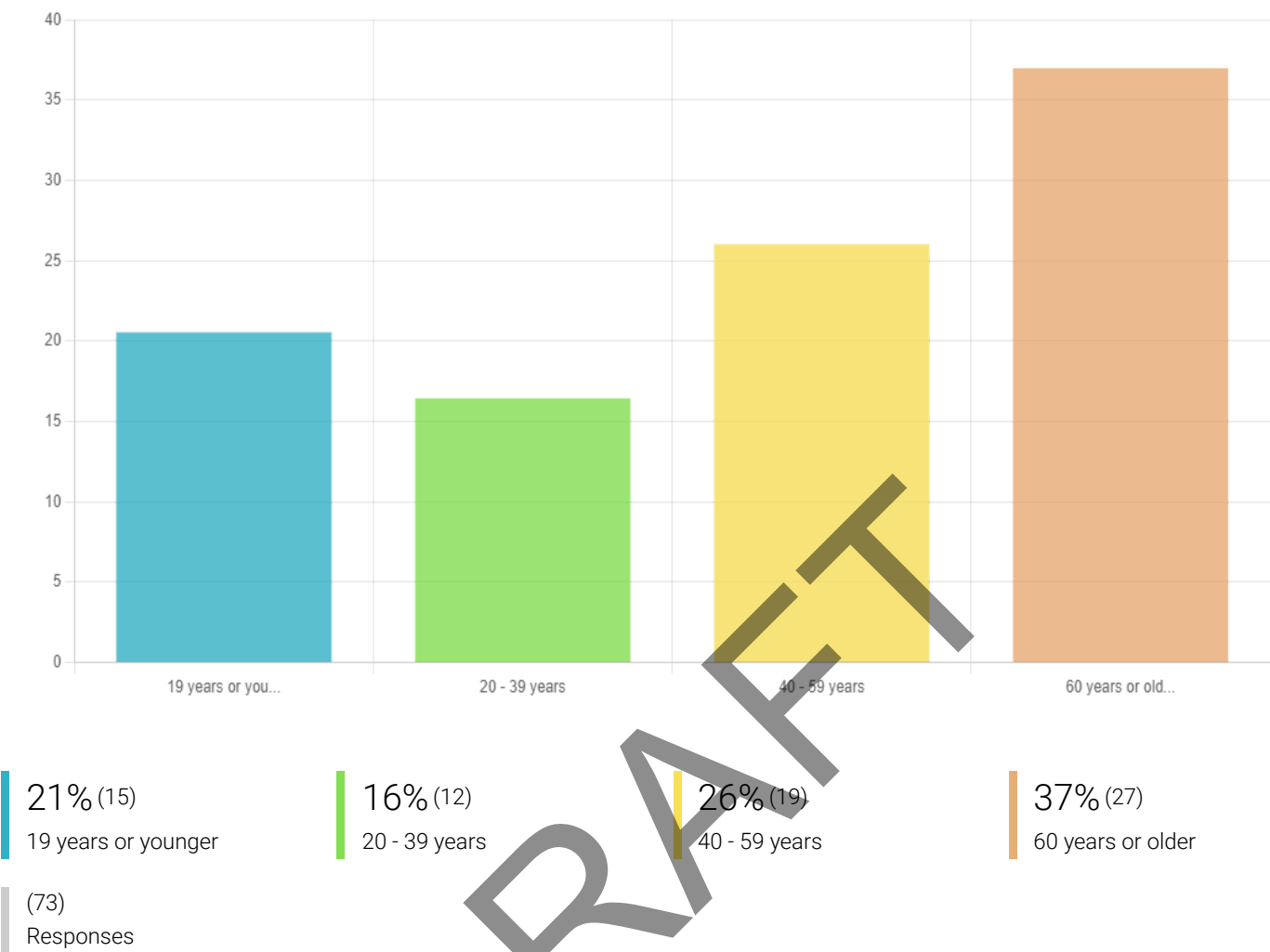
And married an Ansley resident

Family

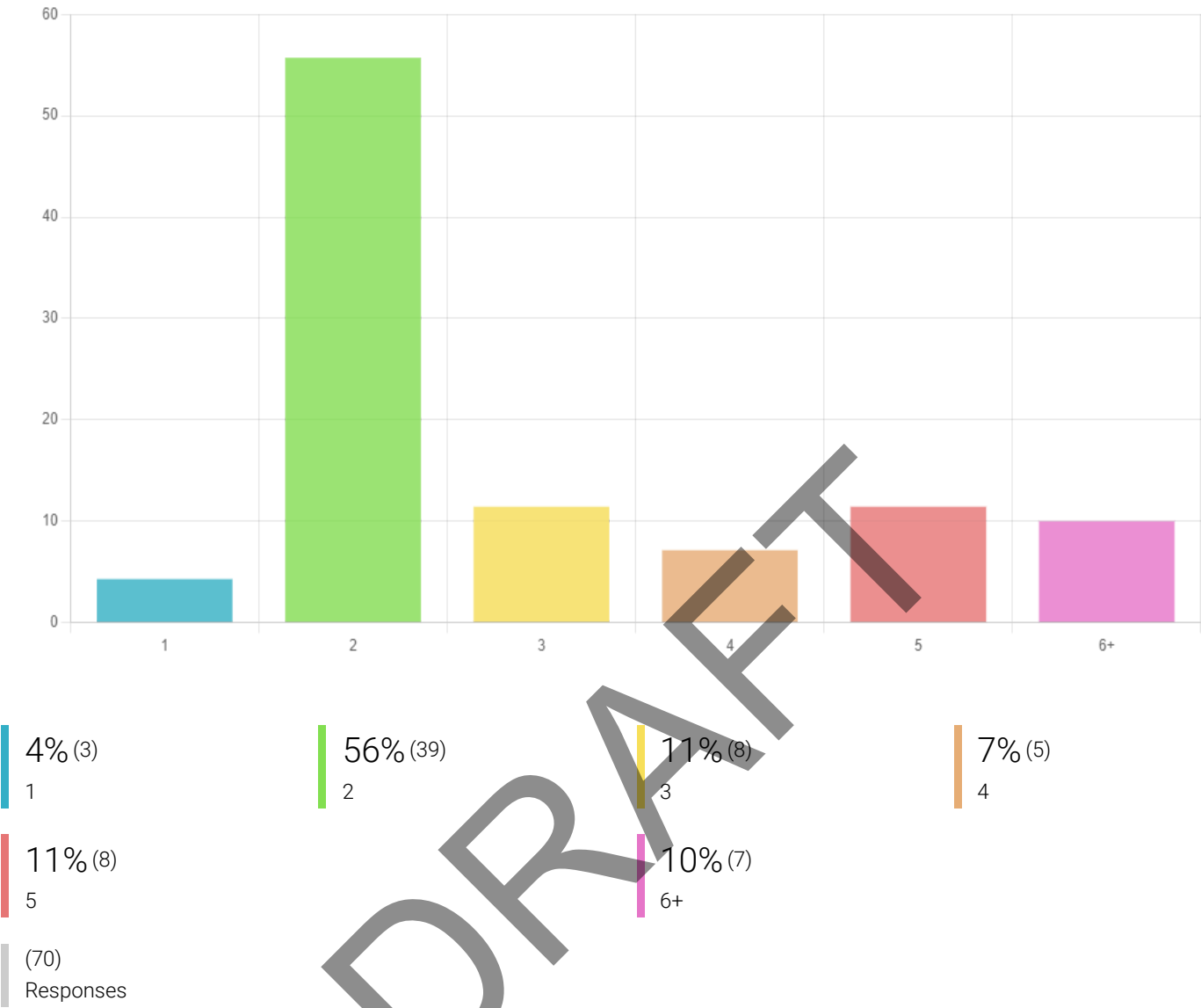
Marriage

DRAFT

28 What is your age?



29 How many total persons live in your home, including yourself?



30 Please list any comments regarding this survey or other related matters.

DRAFT

The largest needs we have as a community are childcare, housing, and reasons to keep people coming to and staying in town. We have a lot of youth moving back, but unless we can provide housing and childcare opportunities it will be hard to keep them here.

The city has done a great job of cleaning up properties. If we can have less abandoned properties, this will give others the opportunity to be homeowners.

No comment

None

We NEED better internet and more restarants and stores.

Add A Dollar General & a Subway this way People don't really have to travel all the way to Kearney or Broken Bow to get something that they want or need. Ravenna is a small town and has those two things.

1. Tourism, Ansley needs something to call there own most people drive through with little to no idea that they even went by our town or they pass on by during area events.
2. Businesses are far and few between that meets the needs of our community; a grocery store, a daycare center, cafe or clinic, with accessible sidewalks on main street could benefit our community.
3. Daycare needs to be available many parents have to drive to Bow or Ravenna for daycare I'm very fortunate for my family to watch kids while at doctors appointments or at work.

Why can't the community get the east side of Ansley on hwy 2 cleaned up. (East of the state building on both sides of hwy to viaduct).

I think the community could attract more young families if this was accomplished.

What is a Gateway Entrance? Aesthetics / Beautification (East = 0 and West = 4). Skeletons make Ansley look as if we are very red neck kind of town (uneducated). Ansley has a lot of people who participate in fishing, what if they held fishing tourneys to draw people to town? Is there anyway to override County/Broken Bow's decision to not allow Ansley \$'s to invest in a Bed & Breakfast? Anyway to talk to Sargent's Grocery Store & Senior Center to see if they could open a facility here or do share purchasing?

None

thank you

I think there should be more outreach for government assistance or programs to help revitalize the community. Applying for grants to help build back.

Need of a good sit down restaurant , variety type store, affordable housing, & hotel for travelers.

We need a grocery store and homes people starting out in the world can afford to buy so we can get younger people in town. Even though I don't have children in daycare there is a very big need for a daycare in Ansley.

Friendly people, nice pak facilities for a small town.

More village support for projects In town.

Ansley should do a better job with informing the new community members of things instead of assuming they know like all the locals who attend events yearly since they were kids.

This survey is worthless (I hope we did not have to pay for this), as it is too specific and not general enough. We have very few businesses. We have NO tourism. Employment opportunities are almost non-existent. NO general grocery store (except a gas station on the highway that sells limited grocery items). NO general merchandise store(s). NO childcare business/facility available in the community. NO healthcare facilities (doctor, dentist, hospital, etc...). The nearest full-service town is 16 miles away.

And if you feel we are being negative, we are very supportive of all opportunities in our community. We want our community to grow and thrive. And supportive of any practical means along those lines.

City should spray for mosquitos again

None

I fully support the enforcement of city code and have seen positive effects this last year. The upkeep of the community is very important to me and we all need to do our part to keep our community looking presentable.

The city needs to spend more resources on negating the flood risk in town - clean out culverts so the water can escape from the town. The current plan to resolve the flood plain issue will take years to complete and instigate; in the mean time, the city should do more to clean out culverts, so the water doesn't backup all over town.

Continue cleaning up town eyesores

Thank you

Idle houses in town need to be delt with or fixed up. Build affordable housing.

In change there is always room for improvement. The reason we loved Ansley was a small community that we had freedoms big city life couldn't provide. Ansley should not lose those qualities in growth, and advancements. The ability to see kids play in the streets, small town living should keep that sense of less big brother oversight on how you live. We have loved our children growing in a town where they could play all day and night and people knew they were just kids having fun. Also as homeowners the ability to have freedom of keeping our homes nice without so much oversight like big towns and their homeowners associations telling them how to park and where to park and where you can set a trash can versus not. Truly it is the small things in small towns that people love and want to see continue. That's why they love small towns. That should not be lost.

I don't feel Ansley is as forward thinking as many of the other small communities in the area. We support the school pretty well but even then we don't seem to have a lot of activities other than sports and sometimes attendance is decent at plays and music events. Mason City and Litchfield always seem to have something going on and are supporting events more than we do here. Their celebrations seem to bring in more participants than we do.

Ansley needs to revitalize. Our little town is dying and has a less than stellar reputation in the county.