Located in the southernmost corner of Carver County approximately 44 miles south west of the Twin Cities Metropolitan Area, Hancock Township is one of 10 townships in Carver County, Minnesota. Settled in 1856 by Irish settlers, it was named after Gen. Windfield Scott Hancock, a Union commander and soldier. Before settlement, most of the land was covered with maples, oaks, and elms and settlers spent a great deal of time clearing the land for cultivation. By 1860 a steam sawmill was built near Eleven Mile Creek to process the cut timber. In 2006, an estimated 400 residents (Metropolitan Council) made their home in Hancock Township, making it the 10th most populous township in Carver County. Hancock Township has a total land area of approximately 18 square miles (11,397 Acres) and is the smallest township in Carver County. Hancock Township borders Benton Township to the north, San Francisco Township to the east, and Sibley County to the south, and west.
Hancock Township has experienced slight population change over the last several decades. The Metropolitan Council estimates that in 2006 Hancock Township population numbered approximately 400.

Hancock Township population is expected to remain stable over the next 23 years. The Metropolitan Council forecasts for 2010, 2020, and 2030, suggest minimal changes in population with the 2030 population expected to reach approximately 440 people.

Visit www.metrocouncil.org/metroarea/stats.htm for more information on the methodology behind the estimates and forecasts.

Population Trends and Forecasts

Hancock Township has experienced modest household change over the last several decades. During the decade from 1996 to 2006, 23 new homes were built in Hancock Township, which makes up 4.7% of the total new homes built in all of Carver County townships during that decade.

Visit www.metrocouncil.org/metroarea/stats.htm for more information on the methodology behind the estimates and forecasts.

HOUSEHOLDS

Carver County and Hancock Township

FORECASTS

Carver County Hancock Township

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Hancock Township</td>
<td>367</td>
<td>400</td>
<td>390</td>
<td>420</td>
<td>440</td>
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<tr>
<td>Carver County Total</td>
<td>70,205</td>
<td>86,236</td>
<td>110,740</td>
<td>163,830</td>
<td>195,400</td>
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</table>

Forecasts include future annexation areas. All forecasts approved by Council Actions, January 14, 2004, and August 24, 2005 Population Estimates and Forecasts for Carver County Cities and Townships

Source: US Census Bureau, Metropolitan Council
EMPLOYMENT AND EDUCATION

Employment Status, Educational Attainment, and Employment Forecasts

Employment Status and Commute to Work
According to the 2000 Census, Hancock Township had 269 persons 16 years and over. Of this total, 72.1% of these persons were in the labor force. The total civilian labor force (not including persons on active duty in the United States Armed Forces, unpaid volunteers or homemakers) consisted of 194 persons.

Educational Attainment
In 2000, Hancock Township had 231 people 25 years and over, 101 were high school graduates. In addition, 50 had some college with no degree, 23 obtained associates degrees, 14 graduated with bachelor's degrees, and 5 received a graduate or professional degree. Overall, 83.5% of the population 25 years and over were high school graduates or higher.

Employment Forecast
Job growth in Hancock Township is expected to increase only minimally over the next 22 years.

EMPLOYMENT ESTIMATES AND FORECASTS
Carver County and Hancock Township

<table>
<thead>
<tr>
<th>Community</th>
<th>2000 Census</th>
<th>2010 MC Forecast</th>
<th>2020 MC Forecast</th>
<th>2030 MC Forecast</th>
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<tbody>
<tr>
<td>Hancock Township</td>
<td>35</td>
<td>40</td>
<td>40</td>
<td>50</td>
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<tr>
<td>Carver County</td>
<td>28,740</td>
<td>39,860</td>
<td>51,540</td>
<td>59,080</td>
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</table>

Forecasts include future annexation areas.
All forecasts approved by Council Actions, January 14, 2004, and August 24, 2005
Employment Estimates and Forecasts for Carver County Cities and Townships
Source: US Census Bureau, Metropolitan Council

HISTORIC RESOURCES

Historic Resources Profile

Historic Resources in Hancock Township
A number of known historic and archeological sites have been identified within Hancock Township in the Standing Structures and Archaeology Inventory, a Minnesota State Historic Preservation Office (SHPO) survey program that has recorded over 50,000 historic structures and approximately 16,500 archaeological sites statewide.

Hancock Township currently has no sites on the National Register of Historic Places (NRHP); however, the township hall was considered eligible for the NRHP when surveyed in 1977. The Standing Structures and Archaeology inventories contain the County’s known archaeological sites and historic standing structures; however, according to SHPO many archaeological sites and historic standing structures remain unidentified or not inventoried across MN, including Carver County.

IDENTIFIED HISTORIC STRUCTURES (Source: SHPO, 2007)

HANCOCK TOWNSHIP

This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Source: Carver County Planning and Water Management, MN State Historic Preservation Office
Produced by Government Center – Administration Building
600 East 4th Street
Chaska, Minnesota  55318
Phone:  (952)361-1820
Fax:  (952)361-1828
www.co.carver.mn.us/pz
Carver County Planning and Water Management
Land & Water Services Division
The township has a significant level of participation in the Agricultural Preserve Program by landowners. About 8,476 acres (75%) of the land is entered in the Preserve Program as of 1999. Of the total land in the program, 2,854 acres (34%) has the expiration filed. The Agricultural Preserve participation rate indicates a high level of commitment to agriculture over the long term. The Agricultural Preserve covenant limits the residential density to 1/40 regardless of the zoning provisions.

Source: Metropolitan Council, Carver County Planning and Water Management Department, 2007
The primary land use in the township is commercial agriculture (8,861 acres) centered around dairying, livestock, and cash grain farming. The amount of land in farms has remained relatively stable with the size of farms increasing both in size and operation.
**PLANNED LAND USE (2030)**

**HANCOCK TOWNSHIP LAND USE (2030)**

- **Mixed Use Residential** (Two or more of the following: residential, industrial, commercial and/or office, and institutional uses, where the primary use is residential)
- **Commercial** (Provision of goods or services)
- **Institutional** (Primarily religious, governmental, educational, social or healthcare facilities)
- **Airports** (Public or private airports and related activities)
- **Rural Residential** (Residential purposes, including mostly one-family homes. Housing development should not exceed 1 housing unit per acre)
- **Agricultural** (Agricultural purposes, including farming, dairying, pasturage, horticulture, viticulture, and animal and poultry husbandry)
- **SIBLEY COUNTY**
- **OPEN WATER** (Permanently flooded open water, rivers, streams)

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Source: Carver County Planning and Water Management, Land & Water Services Division

Government Center – Administration Building
600 East 4th Street
Chaska, Minnesota 55318
Phone: (952) 361-1820
Fax: (952) 361-1828
www.co.carver.mn.us/pw

**Visit**

www.co.carver.mn.us/2030
## Land Use Summary

Hancock Township

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>2008 (acres)</th>
<th>2030 (acres)</th>
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<tbody>
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<td>Mixed Use Residential</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Commercial</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Institutional</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Airport</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>341</td>
<td>341</td>
</tr>
<tr>
<td>Agricultural</td>
<td>9,496</td>
<td>9,496</td>
</tr>
<tr>
<td>Wetlands</td>
<td>1,399</td>
<td>1,399</td>
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<tr>
<td>Open Water</td>
<td>117</td>
<td>117</td>
</tr>
<tr>
<td>Transition Area</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>11,382</strong></td>
<td><strong>11,382</strong></td>
</tr>
</tbody>
</table>
The land in the township is flat to gently rolling and is highly suited to agriculture; it is predominately Soil Classification Survey (SCS) Class 1, 2 & 3 land - Prime and Good agricultural land. A 1999 Carver County Permanent Agricultural Land study showed that most of Hancock township is “highly qualified” for permanent agricultural preservation. Not all land in the township is suitable for intensive agricultural land use however, and may be better suited for open space or other uses.
TOWNSHIP POLICIES

Land Use

Because of the location, soils types, development trends, market demands in the area, and distance to sewer and water services, agriculture will continue to be the principal use of land in Hancock Township. Land use patterns will remain relatively stable. Very limited amounts of agricultural land will be converted to residential uses.

TOWNSHIP POLICY LU-1

Agriculture will continue to be the primary land use and economic base of the Township. The Township hereby adopts the Carver County Land Use Plan as part of the Township Plan. A map showing future land use in the Township can be found in the County Plan. The County Plan along with the policies in this Plan will be used to manage land use and environmental resources in Hancock Township.

TOWNSHIP POLICY LU-2

POLICY AREA DESIGNATION The entire Township is hereby designated as being in the "Agricultural Policy Area". The density in the Township shall be limited to Option 1 - the basic 1 dwelling per 1/4 1/4 section as provided in the County Plan.

TOWNSHIP POLICY LU-3

The County Plan provides for a number of land use options the township can choose to implement. Hancock Township chooses not to implement: the transfer of 1 per 40 eligibilities to non-adjacent parcels; golf courses; or additional feedlot regulation options.

TOWNSHIP POLICY LU-4

The Township contains two Rural Service Districts - Assumption and the southern half of the Gotha district. Gotha is not expected to experience very much new development. Bongards is located on US 212, and along the Twin Cities Western Railroad, major transportation routes into the Metro area. The location of the District makes limited highway service and railroad based multi-modal uses appropriate.

Water and Natural Resources

Hancock Township is located in the Bevens Creek Watershed. Carver County is the Water Authority for this watershed and is required to prepare and implement a water plan which addresses surface water and groundwater issues. The Township is required to adopt a Local Water management Plan that complies with the Watershed Plan.

TOWNSHIP POLICY WR-2

Hancock Township hereby concurs with and adopts the Carver County Water Management Organization (CCWMO) Watershed Management Plans; this plan serves as the Township’s Local Surface Water Management Plan. The CCWMO Watershed Management Plan will likely be updated in 2010 and the Township acknowledges that it will need to address updates in its township chapter and will do so based on input into the CCWMO plan update process.
Transportation

Hancock Township’s transportation system consists of county and state highways and Township roads (see map). The Township is responsible for the planning, construction, and maintenance of the Township road system while the County & State are responsible for their respective systems. The primary function of local roads is to provide access to individual parcel of land and to move traffic to the collector system. The purpose of the collectors is to collect traffic from the local roads and to provide access to individual parcels of property. The principal function of the arterials is to move traffic to destinations outside the township and to provide for connections to the regional system. In a rural area such as Hancock Township the arterials also perform a secondary function of providing access to individual parcels of property.

TOWNSHIP POLICY TR-1

The Township’s primary responsibility is the maintenance and improvement of the Township road system as shown on the Plan map and as provided by statute. The town road system will be maintained at a level consistent with the need to serve the agricultural economy and residential development at densities provided in the Land Use Plan. Improvements will be made only to maintain or attain that level of service. The Township road system consists of those roads identified as Township roads on the Hancock Township Map. The system may be modified by additions or deletions to the system made on the official town road map as recorded in the Office of the County Recorder or other appropriate Township action.

TOWNSHIP POLICY TR-2

Alternatives should be investigated in cases where the approval of a change in land use would raise traffic on a gravel road substantially above 200 ADT. Individual land uses that will generate high levels of traffic and/or heavy vehicle traffic will be discouraged and may be required to participate in the upgrading of facilities.

TOWNSHIP POLICY TR-3

The Township does not foresee the need for the construction of any new roads on the Township system. The Township’s primary concern is the maintenance and improvement (when necessary) of the town road system. If new roads are needed to provide service to new residential development, these roads will be constructed solely at the expense of the developer. Such roads shall meet Township and County standards for local roads or a higher standard if the road will be of a higher classification as shown in the County Transportation Plan. The Township will not accept these as public roads. These roads will be maintained and repaired by a homeowner’s association or similar entity consisting of the land owners served by the road. However, the Township may accept a new road if it connects to an existing public road at either end.
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Source: Carver County Planning and Water Management

Visit
www.co.carver.mn.us/2030plan