

PLEASE PROVIDE THE INFORMATION REQUESTED BELOW WITHIN THE NEXT TEN DAYS WITH ANY ATTACHMENTS TO:

Minnesota Planning  
Municipal Boundary Adjustments  
658 Cedar Street – Room 300  
St. Paul, Minnesota 55155-1603

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Dawson Grain Coop, Inc., by and through its attorney, who is the petitioner to the Petition filed under Minnesota Statute 414.06.

[The term “subject area” referred to herein means the area that is proposed for a boundary adjustment.]

- (a) Present population and number of households, past population and projected population growth of the subject area:

	<u>Subject Area</u>	<u>City</u>	<u>Township/ Other City</u>
1980 Population	<u>-0-</u>	<u>1901</u>	<u>                    </u>
1990 Population	<u>-0-</u>	<u>1626</u>	<u>                    </u>
2000 Current Population	<u>-0-</u>	<u>1539</u>	<u>                    </u>
Current Households	<u>-0-</u>	<u>1756</u>	<u>                    </u>
Projected in 5 years	<u>                    </u>	<u>                    </u>	<u>                    </u>
Source of Data	<u>                    </u>	<u>                    </u>	<u>                    </u>

- (b) Geographic Features:

1.

	<u>Present City</u>	<u>Present Township</u>	<u>Subject Area</u>	<u>Adjacent Unit of Gov't</u>
Total Acreage	<u>720</u>	<u>                    </u>	<u>5.32</u>	<u>                    </u>

2. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts):

Judicial Ditch #4 abuts the property on the north boundary of the subject area.

3. Are the waterways subject to any State or Federal regulation? Yes.  
Describe if yes: Lac qui Parle Shore Line Management and Local Watershed District.

4. Generally describe the soils in the subject area:

5. Describe the terrain in the subject area: flat

(c) Contiguity: The perimeter of the subject area is approximately 34 % bordered by the municipality and 66 % by the township.

(d) Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

1. The land uses are: (Fill in approximate acreage or percentages if available instead of yes or no.)

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	n/a					
Institutional (tax exempt)	n/a					
Commercial/Retail	n/a					
Industrial	n/a					
Agricultural	100%					
Vacant Lands	n/a					
(current zoning)						

2. What type of development is proposed for the subject area? None.

3. What are the current adjacent land uses and/or zoning? Industrial & Agricultural

(e) The present transportation network: Subject area has single access to U. S. Highway 212.

1.	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets & Roads	_____	_____	_____



Floodplain Ord. No  
 Wild & Scenic  
 Rivers Ord. No  
 Sanitation Ord. No  
 (on-site sewage  
 treatment)

Attach copies of maps and portions of ordinances that apply to subject area.

4. What is the current zoning of the subject area? Industrial.  
and how long has it been in effect? Since the subject area was annexed in 1980.
5. What is the anticipated zoning if this boundary adjustment is approved?  
n/a
6. Is the subject area, or any portion thereof, eligible for deferred tax  
treatment "Green Acres" (M.S. 273.111) because of agriculture or other  
use? Yes \_\_\_\_\_ No  x   
Describe if yes:
7. Has the city established separate Urban and Rural Taxing Districts (M.S.  
272.67) in the subject or adjoining area? Yes \_\_\_\_\_ No  x   
Describe if yes:

(g) Present governmental services being provided in the subject area:

	City provides to city		City provides to subject area		City will provide to subject area		Township provides to township		Township provides to subject area	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
*Water										
** Sanitary Sewer/ Wastewater Treatment										
Storm Sewer										
Solid Waste Collection & Disposal										
Fire Protection										
Law Enforcement										
Street Improvements										
Street Maintenance										

No - private contract

Administrative Services No  
 Recreational Services No  
 Other

- \* If city does not provide water to the subject area, who does? Private well  
 What is the percentage of capacity currently being used by the city? 50%
- \* Would city take over or allow existing use? n/a
- \* If city does not provide sewer to the subject area, who does? Private system  
 What is the percentage of capacity currently being used by the city? 50%
- \* Would city take over or allow existing use? n/a
- (h) Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.): none.
- (i) Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services: none.
- (j) Describe the fiscal impact on the city, the subject area, and adjacent units of local government: The following information was provided by the City:

	Present City Year: 2001	Present Township Year: 2001	Subject Area Year: 2001	Trend over last 3 yrs.	
Net Tax Capacity	456,654	276,686	7406	2000	12,365
Tax Rates: County Local Unit of Gov't	51,949	59,046		1999	8,248
School District	102,054	14,457			
Special Tax Dist.	6,137	15,142			
Insurance Rating (fire)	7,243	7,243			
Levy Limit Actual Current Levy	447,768	40,000			

Total Bonded  
Indebtedness                      734,000

- (k) Would the proposed action affect any school district boundaries or adjacent communities? Yes \_\_\_\_\_ No   x

Describe if yes:

- (l) Are new services necessary for the subject area? Yes \_\_\_\_\_ No   x

If so, which ones:

What is the current capacity of the sewer and water systems, how much is being used and by whom? Current system is used exclusively by petitioner.

- (m) Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?

Yes \_\_\_\_\_ by proposed action            no \_\_\_\_\_ by \_\_\_\_\_

- (n) If the boundary adjustment were approved:

1. Would the city/township suffer any undue hardship? Yes \_\_\_\_\_  
No   x

Describe if yes: City's concern for other possible petitions is not relevant to current petition.

2. Would the symmetry of the city/township be effected? Yes \_\_\_\_\_  
No   x

Describe if yes:

3. Should the subject area be increased or decreased? Yes \_\_\_\_\_ No   x

Describe if yes, and attach a revised area map:

- (o) Has the city/township provided any improvements to the subject area?  
Yes \_\_\_\_\_ No   x

If so, which ones and when:

- (p) Has the city/township assessed the subject area for the improvements?  
Yes \_\_\_\_\_ No   x

Describe if yes:

- (q) Will the subject area be assuming any city/township indebtedness?  
 Yes \_\_\_\_\_ No x

Describe if yes:

- (r) Has there ever been a previous boundary adjustment filed for this property or substantially the same property before?

Yes \_\_\_\_\_ No x

Describe if yes: Subject area was annexed into the City in 1980.

- (s) Why have you filed a petition/objection for boundary adjustment?

Petitioner seeks detachment, in part, to redirect the its tax obligations from the city to the adjoining township. In light of the agricultural nature of Petitioner's business and customers, Petition would receive a greater benefit from the township. The city has not developed the property for industrial or commercial, other than to designate the area "industrial." While the city may provide bus service and partial street maintenance to the subject area, it does not provide services consistent with an industrial development. Further, the subject area receives little benefit from a streetlight that is approximately 1000 feet away.

Finally, the city will not suffer an undue hardship if detachment was granted. The subject property or adjoining property is not needed for future development. The symmetry of the city would not b affected. The expenses, if any, associated with discontinuing the minimal municipal services provided to the subject area would be nominal. The city will be able to carry on the functions of government without undue hardship. Detachment is appropriate.

- (t) Will the boundary adjustment generate a need for any Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS)? Yes \_\_\_\_\_  
 No x If so, why?

Attach any additional information which you believe is important. If you have not supplied some information, please explain why.

SUBMITTED BY:

City of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

REC'D BY  
M M B

JUN 24 2002

Town of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Township Chair

\_\_\_\_\_  
Township Clerk

Dawson Grain Coop, Inc.

BY: Mark Willard, this 18<sup>th</sup> day of June, 2002.  
Its General Manager, Property Owner

Complete the form as fully and completely as possible. Any information that is not supplied, and is readily available, and must be obtained by Minnesota Planning will be charged back against the party who did not supply it. A jointly completed form is also acceptable. If you have any questions, contact the Municipal Boundary Adjustments Office at (651) 284-3383.

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Municipal Boundary Adjustments  
658 Cedar Street - Room 300  
St. Paul, Minnesota 55155-1603

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by City of Dawson who is the Respondent to the Petition filed under Minnesota Statute 414.06:

[The term "subject area" referred to herein means the area that is proposed for a boundary adjustment.]

- (a) Present population and number of households, past population and projected population growth of the subject area:

	Subject Area	City	Township/ Other City
1980 Population	N/A	1901	
1990 Population	N/A	1626	
Current Population	N/A	1539	
Current Households	N/A	756	
Projected in 5 years			
Source of Data			

- (b) Geographic Features:

1.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage				

2. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts):  
Judicial Ditch #4

3. Are the waterways subject to any State or Federal regulation? Yes  
Describe if yes: Lac qui Parle River Shore Line Management  
Local Watershed District

4. Generally describe the soils in the subject area:  
\_\_\_\_\_  
\_\_\_\_\_

5. Describe the terrain in the subject area: Flat

(c) Contiguity: The perimeter of the subject area is approximately 40 % bordered by the municipality and 60 % by the township and \_\_\_\_\_ % by \_\_\_\_\_.

(d) Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

1. The land uses are: (Fill in approximate acreage or percentages if available instead of yes or no.)

	Dawson					
	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	N/A					
Institutional (tax exempt)	N/A					
Commercial/Retail	N/A					
Industrial	100%					
Agricultural	N/A					
Vacant Lands	N/A					

(current zoning)

2. What type of development is proposed for the subject area?  
Will remain industrial

3. What are the current adjacent land uses and/or zoning?  
Industrial and agricultural

(e) The present transportation network:

1. access is directly unto U.S. Hwy 212

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets & Roads	_____	_____	_____

2. Are any transportation changes planned in the subject area? yes \_\_\_\_\_ no X  
in the city? yes \_\_\_\_\_ no X in adjacent areas? yes \_\_\_\_\_ no X

3. What are the major roads/highways that serve the subject area and adjoining areas?  
U.S. Hwy 212 & CSAH 25

(f) Land Use Controls and Planning:

1. Comprehensive Plan (Attach copy of portion that applies to subject area):

	City	Township	County	Region
Adoption Date	June 2002			
Status of Plan	Draft			
No Existing Plan				

2. Have any area planning authorities adopted an official position on the proposed boundary adjustment? (planning commissions, boards, joint boards, Met Council, Regional Development Commissions, county, etc.)

yes  no  supportive  non-supportive

If yes, describe and attach copy of position document: Planning Zoning  
Minutes of March 26, 2002

3. Please check where the following exists and give any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible that two or more ordinances attempt to regulate the same area, please circle whose ordinance presently applies to the subject area.)

	City		Township		County		Date Adopted		
	Yes	No	Yes	No	Yes	No	City	Town	County
Zoning	Yes								
Subdivision Regulations	N/A								
Official Map	Yes								
Capital Improvements/Budget	As	Needed							
Fire Code	Yes								
Shoreland Ord.	N/A								
Floodplain Ord.	N/A								
Wild & Scenic Rivers Ord.	N/A								
Sanitation Ord. (on-site sewage treatment)									

Attach copies of maps and portions of ordinances that apply to subject area.



\* If city does not provide water to the subject area, who does? Private well

What is the percentage of capacity currently being used by the city? 50%

\* Would city take over or allow existing use? Current system allowed due to use by employees only. If system fails or needs upgrading it would be required to be connected to city. The well would then be sealed.

\*\* If city does not provide sewer to the subject area, who does? Private system

What is the percentage of capacity currently being used by the city? 90%  
Current system allowed due to use by employees only. If system fails or needs upgrading it would be required to be connected to City sewer system.

\*\* Would city take over or allow existing use? \_\_\_\_\_

(h) Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.) None

(i) Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services:

The property being in the City Limits could receive water/sewer connections at their request. Cost for connection would have to be negotiated.

- (j) Describe the fiscal impact on the city, the subject area, and adjacent units of local government::

2001 Assessment - Pay 2002

	Present City Year: 2001	Present Township Year: 2001	Subject Area Year: 2001	Trend over last 3 yrs.
Net Tax Capacity	456,654	276,686	7406	2000 12365 1999 8248 1998 6216
<b>Tax Rates:</b>				
County	51.949	59.046		
Local Unit of Gov't	102.054	14.457		
School District	6.137	15.142		
Special Tax Dist.	7.243	7.243		
Insurance Rating (fire)				
<b>Levy Limit</b>				
Actual Current Levy	449,768	40,000		
Total Bonded Indebtedness	734,000			

- (k) Would the proposed action affect any school district boundaries or adjacent communities?    yes \_\_\_\_\_    no   X

Describe if yes: \_\_\_\_\_

- (l) Are new services necessary for the subject area?    yes \_\_\_\_\_    no   X

If so, which ones: \_\_\_\_\_

What is the current capacity of the sewer and water systems, how much is being used and by whom?    City systems can handle Dawson Grain

- (m) Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?

LEAVE AS IS

yes \_\_\_\_\_ by proposed action    no \_\_\_\_\_ by \_\_\_\_\_

-7-

(n) If the boundary adjustment were approved:

1. Would the city/township suffer any undue hardship? yes  no

Describe if yes: Most of Dawson's industrial sites are located on the edge of town. If one industrial site could leave, the others may also try.

2. Would the symmetry of the city/township be effected? yes  no

Describe if yes: \_\_\_\_\_  
\_\_\_\_\_

3. Should the subject area be increased or decreased? yes  no

Describe if yes, and attach a revised area map: Remain as is.  
\_\_\_\_\_

(o) Has the city/township provided any improvements to the subject area?

yes  no

If so, which ones and when: \_\_\_\_\_  
\_\_\_\_\_

(p) Has the city/township assessed the subject area for the improvements?

yes  no

Describe if yes: \_\_\_\_\_  
\_\_\_\_\_

(q) Will the subject area be assuming any city/township indebtedness?

yes  no

Describe if yes: As capital improvements are required, the property will be assessed their share of the total city costs.  
\_\_\_\_\_

(r) Has there ever been a previous boundary adjustment filed for this property or substantially the same property before?

yes  no

Describe if yes: Requested to be annexed into the City of Dawson in 1980.  
\_\_\_\_\_

(s) Why have you filed a petition/objection for boundary adjustment? The property is developed as industrial property as are adjacent parcels and does not qualify for the detachment under the statute. The City provides fire protection, police protection, bus service, city lighting, and partial maintenance of U.S. Highway 212 by sweeping the highway. The property has railroad line availability because of the actions of the City of Dawson being involved in the initiation, funding, and administration of the Lac qui Parle Regional Rail Authority.

(t) Will the boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS)?  
yes \_\_\_ no  If so, why? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach any additional information which you believe is important. If you have not supplied some information, please explain why.

SUBMITTED BY:

City of Dawson, this 5th day of June, 2002.

Glenn Dunham  
Mayor

Mark Larson  
City Clerk

Town of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Township Chair

\_\_\_\_\_  
Township Clerk

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.  
Property Owner

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.  
Property Owner

Complete the form as fully and completely as possible. Any information that is not supplied, and is readily available, and must be obtained by Minnesota Planning will be charged back against the party who did not supply it. A jointly completed form is also acceptable. **If you have any questions, contact the Municipal Boundary Adjustments Office at (651) 284-3383.**

**MINNESOTA STATE DEMOGRAPHER  
2000 POPULATION AND HOUSEHOLD ESTIMATES**

<b>LAC QUI PARLE COUNTY</b>	<b>2000 POPULATION</b>	<b>2000 HOUSEHOLDS</b>
<b>Dawson, City</b>	<b>1,539</b>	<b>677</b>
<b>Riverside, Township</b>	<b>301</b>	<b>113</b>