

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

REC'D BY
 MMB

MAR 14 2005

D - 419 Lanester/Holt Township

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by James Wagner who is the Petitioner to the Petition filed under Minnesota Statute 414.

[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	0	923	309
1990 Population	0	858	239
Current Population	2	776	313
Current Households	1	unknown	unknown
Projected in 5 years	1	?	?
Source of Data		Fillmore Co	Fillmore Co

- (b) Geographic Features:

1.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage	974	22,484	12.86	

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

None

3. Are the waterways subject to any State or Federal regulation?

Describe if yes: No.

4. Generally describe the soils in the subject area: Silt loam

Type DV - approx 3 acres - silt loam, eroded 2-6% slope
Type RH - approx 10 acres - unknown silt, shallow, med. eroded 12-17% slope

5. Describe the terrain in the subject area: 24% residence and field
76% wooded residence, ruff land with steep slopes

(c) Contiguity: The perimeter of the subject area is approximately 50% bordered by the municipality and 50% 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.)

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	yes		yes		yes	
Institutional (tax exempt)	yes		no		no	
Commercial/Retail	yes		no		no	
Industrial	yes		no		no	
Agricultural	yes		yes		yes	
Vacant Lands	no		no		no	

(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?
Residential and agriculture

(e) The present transportation network:

1.

	Present City	Present Township	Subject Area
--	--------------	------------------	--------------

Number of Miles of Highway, Streets & Roads 11.75 miles 58.27 miles 610 ft.

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

3. What are the major roads/highways that serve the subject area and adjoining areas? Zenith Street - gravel - no curbs or lighting

MAR 14 2005

(f) Land Use Controls and Planning:

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

	City	Township	County	Region
Adoption Date	_____	_____	_____	_____
Status of Plan	_____	_____	_____	_____
No Existing Plan	<u>X</u>	<u>X</u>	<u>X</u>	_____

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 X supportive _____ non-supportive _____

If yes, describe and attach copy of position document: _____

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	<u>Yes</u>		No		Yes				
Subdivision Regulations	<u>Yes</u>		Yes		Yes				
Official Map	<u>Yes</u>		Yes		Yes				
Capital Improvements/Budget	<u>Yes</u>		Yes		Yes				
Fire Code	<u>Yes</u>		Yes		Yes				
Shoreland Ord.	No		No		No				
Floodplain Ord.	No		No		No				
Wild & Scenic Rivers Ord.	No		No		No				
Sanitation Ord. (on-site sewage treatment)	No		No		No				

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? City

What is the percentage of capacity currently being used by the city? 25%

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

** If city does not provide sewer to the subject area, who does? private septic system

What is the percentage of capacity currently being used by the city? 65-70%

** Would city take over or allow existing use? 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:
No impact anticipated to Holt Township due to proposed action

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

	<i>Leansboro</i>	<i>Holt</i>	<i>city</i> <i>12.86 ac</i>	Trend over last 3 yrs.
	Present City	Present Township	Subject Area	
	Year. 04	Year. 04	Year. 04	
Net Tax Capacity	<i>422,997</i>	<i>249,160</i>	<i>1646</i>	
Tax Rates:				
County	<i>44.5710</i>	<i>46.4450</i>	<i>44.5710</i>	
Local Unit of Gov't	<i>73.3130</i>	<i>90,3020</i>	<i>73.3130</i>	
School District	<i>25.8020</i>	<i>26.6120</i>	<i>25.8020</i>	
Special Tax Dist.				
Insurance Rating (fire)	<i>7</i>	<i>10</i>	<i>7</i>	
Levy Limit				
Actual Current Levy	<i>310,105</i>	<i>77,500</i>		
Total Bonded Indebtedness	<i>2,920,908</i>			

(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? unknown

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

yes X 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: _____

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: _____

(s) Why have you filed a petition/objection for boundary adjustment? Urban and rural
detracting was discussed with city, to no avail. Taxation is not
calculated by the amount of city paid improvements received. Property
does not lend itself for development, due to terrain. Land is rural
in character and does not receive the benefits that other residences
of the city get, yet taxation is the same. Property does not get
equal improvements for the amount of tax.

(t) Will the boundary adjustment generate a need for an 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

Town of _____, this _____ day of _____, 20__.

Township Chair Township Clerk

BY: James W. Wagon, this 11 day of March, 2005.
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.**

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

RECEIVED
 MAR 14 2005

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Thomas M. Marion Jr. who is the City Attorney for Lansing to the Petition filed under Minnesota Statute 414. NParty

[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 (Holt)
1980 Population	0	923	unknown
1990 Population	0	858	"
Current Population	2	788	"
Current Households			
Projected in 5 years			
Source of Data			

- (b) Geographic Features:

1. Combination of rolling hills, sloped woods

	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): None to our knowledge

3. Are the waterways subject to any State or Federal regulation?
 Describe if yes: N/A

4. Generally describe the soils in the subject area: clay - tana ?

5. Describe the terrain in the subject area: Rolling hills & woods

(c) Contiguity: The perimeter of the subject area is approximately 30 % bordered by the municipality and 50 % 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.) 1286

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No
Residential	<u>100</u>				<u>100</u>	
Institutional (tax exempt)			<u>?</u>			
Commercial/Retail			<u>?</u>			
Industrial			<u>0</u>			
Agricultural			<u>?</u>			
Vacant Lands			<u>?</u>			

(current zoning)

2. What type of development is proposed for the subject area?
residential

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

(e) The present transportation network:

1. former township road - gravel, maintained by city.
Present City Present Township Subject Area

Number of Miles of Highway, Streets & Roads mile _____ mile

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

3. What are the major roads/highways that serve the subject area and adjoining areas?
former Township Road, now a City Road

(f) Land Use Controls and Planning:

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

	City	Township	County	Region
Adoption Date	1989			
Status of Plan				
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: _____

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		?		yes		1989		
Subdivision Regulations	yes		"		"		?		
Official Map									
Capital Improvements/Budget									
Fire Code		No							
Shoreland Ord.		No							
Floodplain Ord.		No							
Wild & Scenic Rivers Ord.		No							
Sanitation Ord. (on-site sewage treatment)	yes								

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 line
leads off city well
 What is the percentage of capacity currently being used by the city? unknown

* Would city take over or allow existing use? No

** If city does not provide sewer to the subject area, who does? private Septic
 What is the percentage of capacity currently being used by the city? unknown

** Would city take over or allow existing use? No

(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:
we plow the road & maintain it
but would stop doing so ~~adj~~
adjacent to this property, perhaps

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

	<i>Stevens</i> Present City Year: <i>04</i>	<i>Holt</i> Present Township Year: <i>04</i>	<i>city</i> 1280 ac Subject Area Year: <i>04</i>	Trend over last 3 yrs.
Net Tax Capacity	422,997	249,160	1646	

Tax Rates:

County	44.5710	46.4450	44.5710
Local Unit of Gov't	13.3130	30.3020	13.3130

School District	25.8020	26.6120	25.8020
-----------------	---------	---------	---------

Special Tax Dist.

Insurance Rating (fire)

Levy Limit			
Actual Current Levy	310,105	77,500	
Total Bonded Indebtedness			

(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? _____

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

yes X by proposed action no _____ by _____

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

	<u>Lanesboro</u>	<u>Holt</u>	<u>19.0432-020</u>
	<u>Present City</u>	<u>Present Township</u>	<u>Subject Area</u>
	<u>Year 2005</u>	<u>Year</u>	<u>Trend over last 3 yrs.</u>
	<u>Year</u>	<u>Year</u>	<u>Year</u>
Net Tax Capacity	<u>464,451</u>	<u>296,131</u>	<u>1929</u>
Tax Rates:			
County	<u>42.4260</u>	<u>44.4020</u>	<u>42.4260</u>
Local Unit of Gov't	<u>68.6500</u>	<u>27.8250</u>	<u>68.6500</u>
School District	<u>26.3680</u>	<u>27.2040</u>	<u>26.3680</u>
Special Tax Dist.			
Insurance Rating (fire)			
Levy Limit			
Actual Current Levy	<u>318,846</u>	<u>83,000</u>	
Total Bonded Indebtedness			

(k) Would the proposed action affect any school district boundaries or adjacent communities? . yes _____ no

Describe if yes: _____

(l) Are new services necessary for the subject area? yes _____ no

If so, which ones: _____

What is the current capacity of the sewer and water systems, how much is being used and by whom? UNKNOWN

(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 _____

Describe if yes: _____

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: _____

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

yes _____ no _____

If so, which ones and when: water - 2000 ?

(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: unknown

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

yes no _____

Describe if yes: annexed into the City from the township by government agreement in 1941

(s) Why have you filed a petition/objection for boundary adjustment? no

RECORDED
M M U
MAY 14 2005

Name of Governmental Unit	Bonds								
	Outstanding	Issued During	Paid During	Total	General Obligation	Bonds Outstanding December 31, 2004			
	January 1, 2004	2004	2004			G.O. Tax Increment	G.O. Special Assessment	G.O. Revenue	Revenue
County-Fillmore	3,800,000.00	-	136,711.25	3,663,288.75	3,663,288.75				
	3,800,000.00		136,711.25	3,663,288.75	3,663,288.75				
Cities									
Canton	-	-	-	-	-				
Chatfield	3,554,266.00	785,000.00	159,567.00	4,179,699.00	335,000.00	-	1,344,000.00	495,000.00	2,005,699.00
Fountain	65,000.00	-	69,825.00	-	-				
Harmony	3,655,713.00	-	139,971.00	3,515,742.00	-			2,645,000.00	670,742.00
Lanesboro	2,255,234.00	825,000.00	159,328.00	2,920,308.00	98,000.00	48,000.00	366,000.00	1,340,000.00	778,908.00
Mabel	295,000.00	125,000.00	65,000.00	355,000.00	125,000.00		230,000.00		
Peterson	-	-	-	-	-				
Ostrander	424,000.00	-	8,000.00	416,000.00	341,000.00				75,000.00
Preston	4,055,704.34	-	3,136,695.32	3,742,009.02	-	20,000.00	900,000.00	1,509,999.99	977,009.03
Rushford City	3,320,000.00	990,000.00	1,250,000.00	3,060,000.00	100,000.00		1,080,000.00		890,000.00
Rushford Village	149,258.00	-	13,733.00	135,525.00	-			115,927.00	
Spring Valley	4,327,631.00	-	857,631.00	3,470,000.00	1,385,000.00	840,000.00	730,000.00	515,000.00	
Whalan	-	-	-	-	-			220,000.00	280,779.00
Wykoff	49,000.00	470,779.00	19,000.00	500,779.00	-				
Total	22,150,808.34	3,195,779.00	5,878,748.32	22,285,662.02	2,395,520.00	908,000.00	4,870,000.00	7,101,705.99	5,397,358.03
School Districts									
#227 Chatfield	20,614.54	1,875,000.00	7,723.79	1,887,890.75	1,875,000.00				
#229 Lanesboro	2,439,759.20	-	161,189.80	2,278,569.40	2,275,000.00				
#238 Mabel-Canton	3,860,000.00	3,590,000.00	195,000.00	7,255,000.00	7,255,000.00				
#239 Rushford-Peterson	25,365.60	-	7,617.30	17,748.30	17,748.30				
#499 LeRoy Ostrander	2,430,000.00	2,710,000.00	110,000.00	5,030,000.00	2,320,000.00				
#534 Stewartville	21,385,000.00	535,000.00	20,850,000.00	20,850,000.00	-				
#858 St Charles	9,185,000.00	-	330,000.00	8,855,000.00	8,855,000.00				
#2137 Kingsland	-	2,050,000.00	-	2,050,000.00	2,050,000.00				
#2198 Fillmore Central	2,515,000.00	-	205,000.00	2,310,000.00	2,310,000.00				
Total	41,860,739.34	2,585,000.00	21,866,530.89	50,534,268.45	26,957,748.30				

**MINNESOTA STATE DEMOGRAPHER
2003 POPULATION AND HOUSEHOLD ESTIMATES**

FILLMORE COUNTY	2003 POPULATION	2003 HOUSEHOLDS
Lanesboro, City	776	386
Holt, Township	313	122