

RC 5/21/10

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

Office of Administrative Hearings  
Municipal Boundary Adjustments  
P. O. Box 64620  
St. Paul, Minnesota 55164-0620

REC'D BY  
MBA  
MAY 21 2010

**USE ADDITIONAL SHEETS IF NECESSARY.**

*This is a preliminary assessment by  
Ideal Township*  
**FACTUAL INFORMATION** *James P. Brandt*

This form is being completed by Ideal Township who is the abutting Township to the Petition filed under Minnesota Statutes § 414.06:

The term "subject area" refers to the area that is proposed for the boundary adjustment.

1. 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>
1990 Population	_____	_____	720
2000 Population	_____	_____	724
Current Population	_____	_____	983
Current Households	_____	_____	485
Projected in 5 years	_____	_____	1120
Source of Data	<u>State Demographer</u>		

2. Geographic Features:

a.

	<u>Present City</u>	<u>Present Township</u>	<u>Subject Area</u>	<u>Adjacent Unit of Gov't</u>
Total Acreage	_____	<u>Ideal 22,640 35 sq miles</u>	<u>352.19</u>	<u>Ideal township</u>

b. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts): None  
there are wetlands

c. Are the waterways subject to any State or Federal regulation?  
Describe if yes: Wetland Conservation Act

- d. Generally describe the soils in the subject area: "Mixed outwash of glacial fluvial sediments that are sandy to coarse loamy"
- e. Describe the terrain in the subject area: Flat to steep to rolling

3. Contiguity: The perimeter of the subject area is approximately 42 % bordered by the municipality and 38 % by the township and 20 % by city of Pequot Lakes

4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

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

Area	City		Township		Subject
	Yes	No	Yes	No	Yes
<u>No</u>					
<u>Residential</u>			<u>yes ~ 80%</u>		
<u>Institutional (tax exempt)</u>					
<u>Commercial/Retail</u>			<u>yes ~ 3%</u>		
<u>Industrial</u>			<u>NO</u>		
<u>Agricultural</u>			<u>yes ~ 15% (residential)</u>		
<u>Vacant Lands</u> (current zoning)					

b. What type of development is proposed for the subject area?  
UNKNOWN

c. What are the current adjacent land uses and/or zoning? Ideal Township agriculture, Rural Residential, Green Space, Conditional use

5. The present transportation network:

a.

Area	Present City	Present Township	Subject
Number of Miles of Highway, Streets, and Roads		<u>49.3</u>	<u>1.63</u>

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

Some road changes were studied for Bushman and Nelson roads, but now on hold.

c. What are the major roads/highways that serve the subject area and adjoining areas?  
Nelson & Bushman, Wild Acres Road and Co Rd #16. MAIN Road  
Wild Turkey Trail serves small development.

6. Land Use Controls and Planning:

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

	City	Township	County
<u>Region</u>			
Adoption Date	<u>1998</u>	<u>6-14-2004</u>	<u>2005</u>
Status of Plan	<u>New Plan in process</u>	<u>IN PLACE</u>	<u>IN PLACE</u>
No Existing Plan	_____	_____	_____

b. 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.) Ideal Township Board

yes X no \_\_\_\_\_ supportive \_\_\_\_\_ non-supportive \_\_\_\_\_ Neutral X with explanation

If yes, describe and attach copy of position document: The related roads carry very heavy truck traffic from gravel operation and heavy residential traffic. These roads (Bushman & Nelson) are presently in need of maintenance or upgrade.

c. 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>
Subdivision Regulations	<u>yes</u>
Official Map	<u>yes</u>
Capital Improvements/ Budget	<u>yes</u>
Fire Code	

Shoreland Ordinance

Floodplain Ordinance

Wild & Scenic  
Rivers Ord.

Sanitation Ordinance  
(on-site sewage treatment)

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



Recreational  
Services

yes

REC'D BY  
MBA

MAY 21 2010

NO NO

Other

-5-

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

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

\* Would city take over or allow existing use? Township provides NO water service

\*\* If city does not provide sewer to the subject area, who does? Area served by on site septic systems

What is the percentage of capacity currently being used by the city? \_\_\_\_\_

\*\* Would city take over or allow existing use? Township HAS NO waste water treatment system.

8. 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.) City has existing waste water Treatment system that could be extended.

9. 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: Ideal Township would provide Fire protection, road maintenance and administrative services. The deteriorated roads will require additional maintenance at a cost of approximately \$100+K in next 3 years. This would require Ideal to increase our Levy.

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

\_\_\_\_\_ Present City Present Township Subject Area Trend over last 3  
yrs.

Year: 2010 Year: \_\_\_\_\_

Year: \_\_\_\_\_

Net Tax Capacity 11,287,711

TAXABLE MARKET VALUE 1,047,439,500

Tax Rates:

County \_\_\_\_\_

Local Unit of Gov't \_\_\_\_\_

School District \_\_\_\_\_

Special Tax District \_\_\_\_\_

Insurance Rating (fire) \_\_\_\_\_

Levy Limit 11,287,711

Actual Current Levy \$ 820,000

Total Bonded Indebtedness \$ 205,000

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes \_\_\_ no X Describe if yes: \_\_\_\_\_

12. 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?

13. 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 \_\_\_\_\_

14. If the boundary adjustment were approved:

- a. Would the city/township suffer any undue hardship? yes \_\_\_ no MAYBE X  
Describe if yes: there would be additional cost to bring roads up to higher standards, and rearrange our maintenance schedule for roads.
- b. Would the symmetry of the city/township be effected? yes \_\_\_ no X  
Describe if yes: \_\_\_\_\_
- c. Should the subject area be increased or decreased? yes \_\_\_ no X  
Describe if yes, and attach a revised area map: \_\_\_\_\_

15. Has the city/township provided any improvements to the subject area? yes \_\_\_ no X  
If so, which ones and when: \_\_\_\_\_

16. Has the city/township assessed the subject area for the improvements? yes \_\_\_ no X  
Describe if yes: \_\_\_\_\_

17. Will the subject area be assuming any city/township indebtedness? yes X no \_\_\_  
Describe if yes: New piece of fire equipment was purchased and indebtedness is

18. Has there ever been a previous boundary adjustment filed for this property or substantially the same property before? yes \_\_\_ no X Describe if yes: \_\_\_\_\_

19. Why have you filed a petition/objection for boundary adjustment? No objection - just explanation on potential added cost to township.

20. 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? Any expansion or change in use (gravel pit) could result in need for environmental assessment.

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



REC'D BY  
MBA

MAY 21 2010

SUBMITTED BY:

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

\_\_\_\_\_  
Mayor

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

Township of Ideal, this 21 day of MAY, 2010

James P. Brandt  
James P. Brandt  
Township Chair

Anna St Pierre  
Township Clerk

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
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 the Office of Administrative Hearings - Municipal Boundary Adjustments 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) 361-7900.*

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

Office of Administrative Hearings  
Municipal Boundary Adjustments  
P. O. Box 64620  
St. Paul, Minnesota 55164-0620

REC'D BY  
MBA

MAY 18 2010

**USE ADDITIONAL SHEETS IF NECESSARY.**

**FACTUAL INFORMATION**

This form is being completed by \_\_\_\_\_ who is the \_\_\_\_\_ to the Petition filed under Minnesota Statutes § 414. \_\_\_\_\_:

The term "subject area" refers to the area that is proposed for the boundary adjustment.

1. Present population and number of households, past population and projected population growth of the subject area:

	Subject Area	City	Township/ Other City
1990 Population	_____	<u>432</u>	<u>720</u>
2000 Population	_____	<u>979</u>	<u>724</u>
Current Population	_____	<u>1774</u>	<u>990</u>
Current Households	_____	<u>792</u>	<u>481</u>
Projected in 5 years	_____	<u>2,034</u>	<u>1,120</u>
Source of Data	_____	<u>State Demographer/Census</u>	

2. Geographic Features:

a.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage	<u>9690</u>	<u>22,640</u>	<u>352.19</u>	_____

- b. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts):  
National Wetland Inventory shows a significant amount of wetland

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

Describe if yes: Wetland Conservation Act

d. Generally describe the soils in the subject area: Sandy Loam

e. Describe the terrain in the subject area:  
Steep to rolling

3. Contiguity: The perimeter of the subject area is approximately 42% bordered by the municipality and 38% by the township and 20% by City of Pequot Lakes.

4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

a. 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- 69.0%					
Institutional (tax exempt)	Yes- 7.3%					
Commercial/Retail	Yes- 3.7%					
Industrial	No					
Agricultural	Yes- 16.7% (primarily residential land uses)					
Vacant Lands (current zoning)						

b. What type of development is proposed for the subject area?  
The City's Comprehensive Plan classifies a majority of the area "Urban Reserve," a classification which identifies the area as an area for future residential development.

c. What are the current adjacent land uses and/or zoning?  
Zoning- Ag/Residential      Uses- Residential, Ag, Commerical

5. The present transportation network:

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets, and Roads	<u>65</u>	<u>49.3</u>	<u>1.63</u>

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

The City initially began discussion regarding necessary improvements to Buschmann Road, although planned improvements have been temporarily put on hold due to economic factors.

c. What are the major roads/highways that serve the subject area and adjoining areas? Nelson Road, Buschmann Road and Wild Turkey Trail.  
Buschmann Road is a paved City street which carries heavy truck traffic from the petitioners gravel operation would remain in part the City's responsibility if the petitioned area was detached.

6. Land Use Controls and Planning:

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

	City	Township	County	Region
Adoption Date	<u>1/1998</u>	<u>2004</u>	<u>2005</u>	_____
Status of Plan	<u>City currently in process of completing new plan with a proposed adoption date of June 7, 2010.</u>			
No Existing Plan	_____	_____	_____	_____

b. 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: The Breezy Point City Council consensus was to oppose the proposed detachment. A Resolution of Opposition will be addressed at the June 7, 2010 Council meeting.

c. 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
<u>Zoning</u>		<u>Yes</u>							
<u>Subdivision Regulations</u>		<u>Yes</u>							
<u>Official Map</u>		<u>Yes</u>							

Capital Improvements/

REC'D BY  
MBA

MAY 18 2010

Budget	Yes
Fire Code	No
Shoreland Ordinance	Yes- State Shoreland Management Act
Floodplain Ordinance	n/a
Wild & Scenic Rivers Ord.	Yes
Sanitation Ordinance (on-site sewage treatment)	Yes- State 7080 and Crow Wing County Article 37

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

d. What is the current zoning of the subject area? Agriculture/ R1 Low Density Residential and how long has it been in effect? 1973/2005

e. What is the anticipated zoning if this boundary adjustment is approved? Unknown- Zoning would fall under jurisdiction of Crow Wing County

f. Is the subject area, or any portion thereof, eligible for deferred tax treatment "Green Acres" (Minn. Stat. § 273.111) because of agriculture or other use? yes \_\_\_\_\_ no x Describe if yes: \_\_\_\_\_

g. Has the city established separate Urban and Rural Taxing Districts (Minn. Stat. § 272.67) in the subject or adjoining area? yes \_\_\_\_\_ no x Describe if yes: \_\_\_\_\_

7. 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		no		no		no		no		no
** Sanitary Sewer/ Wastewater Treatment	yes		no		**		no		no	
Storm Sewer	yes		no		**		no		no	
Solid Waste Collection & Disposal		no		no		no		no		no
Fire Protection	yes		yes							
Law Enforcement	yes		yes							
Street Improvements	yes		yes							
Street Maintenance	yes		yes							
Administrative Services	yes		yes							
Recreational Services		yes								

Other \*\* City Services may be available if needed

\* If city does not provide water to the subject area, who does? Area served by private wells

What is the percentage of capacity currently being used by the city? \_\_\_\_\_

\* Would city take over or allow existing use? n/a- Township has no water service

\*\* If city does not provide sewer to the subject area, who does? Area served by on-site septic systems. City has wastewater treatment system

What is the percentage of capacity currently being used by the city? \_\_\_\_\_

\*\* Would city take over or allow existing use? n/a. Township has no wastewater treatment system.

8. 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.) The City has the potential to resolve any potential septic problems since it has an existing wastewater treatment system.

9. 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:

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

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

	Present City Year:	Present Township Year:	Subject Area Year:	Trend over last 3 yrs.
--	-----------------------	---------------------------	-----------------------	------------------------

Net Tax Capacity **5,396,414**

Tax Rates:

County

Local Unit of Gov't 34.029 %

School District

Special Tax District

Insurance Rating (fire)

Levy Limit none

Actual Current Levy 1,779,090

Total Bonded Indebtedness 4,680,000

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes \_\_\_ no x Describe if yes: \_\_\_\_\_

12. 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?  
The City wastewater treatment facility currently has a capacity of 408,000 gpd. The actual usage is 230,000 gpd, or 55% of capacity.

13. 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 \_\_\_\_\_

The proposed boundary adjustment would not improve service to the subject area. The proposed boundary



adjustment would reduce the chances of needed road improvements or maintenance affecting the subject area. The proposed adjustment would reduce the availability of City services to the area; including police service and sanitary sewer if needed in the future and would also expose the subject area to annexation to another municipality. The proposed detachment would also nearly double the distance from the fire station serving the subject area. The proposed boundary adjustment would also further impair the City's existing boundary and would affect future planning endeavors of the City by taking away areas for future residential development as identified in the City's Comprehensive Plan.

14. If the boundary adjustment were approved:

a. Would the city/township suffer any undue hardship? yes  no   
Describe if yes: loss of tax base and commercial enterprises, setting future precedence for detachment increased, and loss of control of land uses.

b. Would the symmetry of the city/township be effected? yes  no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_

c. Should the subject area be increased or decreased? yes  no   
Describe if yes, and attach a revised area map: Detachments should be denied  
\_\_\_\_\_

15. Has the city/township provided any improvements to the subject area? yes  no   
If so, which ones and when: City has plowed Buschmann and Nelson Roads since its existence. Mowing and brush removal along Buschmann and Nelson Road on a yearly basis. 2006- Cut hill out of Buschmann/Nelson corner to increase visibility and improve drainage. 2007- Cut ditches at intersection of Buschmann and Wild Turkey Trail to improve visibility and drainage. 2009- Cut ditches along Nelson Road to improve drainage.

16. Has the city/township assessed the subject area for the improvements? yes  no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_

17. Will the subject area be assuming any city/township indebtedness? yes  no   
Describe if yes: The City has general obligation improvement debt.  
\_\_\_\_\_

18. Has there ever been a previous boundary adjustment filed for this property or substantially the same property before? yes  no  Describe if yes: \_\_\_\_\_  
\_\_\_\_\_

19. Why have you filed a petition/objection for boundary adjustment? The City believes that the proposed detachment would further affect its western boundary, established in the 1930's, and also take away its ability to control commercial/industrial development within the proposed area. If said detachment is approved, the City would lose the ability to control the existing gravel operation which would continue to affect the City through factors such as noise, dust, and heavy truck traffic over the City's roads.

REC'D BY  
MSBA

MAY 18 2010

20. 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? The boundary adjustment itself would not result in the need for and EIS or EAW but any expansion or change in use of the property (gravel operation) could result in the need for environmental assessment.

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

SUBMITTED BY:

City of Breezy Point, this 18th day of May, 2010

James J. Weaver  
Mayor

Joe Kelley  
City Clerk

Township of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

BY: \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
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 the Office of Administrative Hearings - Municipal Boundary Adjustments 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) 361-7900.*

REC'D BY  
MBA

MAY 11 2010

State of Minnesota

Office of Administrative Hearings

Re: D-469 Breezy Point/Ideal Township

---

In the Matter of the Petitioners for the  
Detachment of Certain Lands from  
The City of Breezy Point pursuant to  
Minnesota Statutes Chapter 414

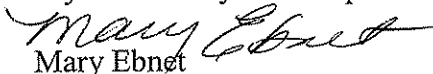
---

May 10, 2010

Dear Christine M. Scotillo

Enclosed is the *Factual Information* form with the information requested.

If you have any further questions please contact me.

  
Mary Ebnet

Consultant for the Petitioners

e-mail [mary@wildacresmn.com](mailto:mary@wildacresmn.com) or phone 218-820-9255

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

REC'D  
 MBA

MAY 11 2010

Office of Administrative Hearings  
 Municipal Boundary Adjustments  
 P. O. Box 64620  
 St. Paul, Minnesota 55164-0620

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Mary Bonet who is the Consultant to the Petition filed under Minnesota Statutes § 414.06:

The term "subject area" refers to the area that is proposed for the boundary adjustment.

1. Present population and number of households, past population and projected population growth of the subject area:

	Subject Area	City	Township/ Other City
1990 Population	14		
2000 Population	9		
Current Population	18		
Current Households	5		
Projected in 5 years	5		
Source of Data	subject owners		

2. Geographic Features:

a.

	Present City	Present Township	Subject Area	Adjacent Unit of Gov't
Total Acreage			352.19	

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

Thirty Lakes Watershed district

- c. Are the waterways subject to any State or Federal regulation?  
 Describe if yes:

d. Generally describe the soils in the subject area: Sandy loam & Gravel

e. Describe the terrain in the subject area: rolling hills and small amount of wet lands.

3. Contiguity: The perimeter of the subject area is approximately 55 % bordered by the municipality and 25 % by the township and 20 % by City of Pequot Lakes

4. Present pattern of physical development, planning, and intended land uses in the subject area and adjoining areas:

a. 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					3.5 Acres	
Institutional (tax exempt)					0	
Commercial/Retail					Com. Gravel / 0 Retail	
Industrial					0	
Agricultural					3450 acres	
Vacant Lands (current zoning)					66% 231 acres	

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

None

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

agricultural / vacant land / rural residential

5. The present transportation network:

a.

Asphalt Roads

Present City	Present Township	Subject Area

Number of Miles of Highway, Streets, and Roads

approximately 2 miles

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

c. What are the major roads/highways that serve the subject area and adjoining areas?

no major roads - Co. Rd 16 - 1 1/2 miles away

6. Land Use Controls and Planning:

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

	City	Township	County	Region
Adoption Date	1997	2005		
Status of Plan				
No Existing Plan				

b. 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

c. 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									
Subdivision Regulations									
Official Map									
Capital Improvements/ Budget									
Fire Code									
Shoreland Ordinance									
Floodplain Ordinance									
Wild & Scenic Rivers Ord.									
Sanitation Ordinance (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 wells

What is the percentage of capacity currently being used by the city? 0

\* Would city take over or allow existing use? 0

\*\* If city does not provide sewer to the subject area, who does? private sewer systems

What is the percentage of capacity currently being used by the city? 0

\*\* Would city take over or allow existing use? 0

8. 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

9. 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

10. Describe the fiscal impact on the city, the subject area, and adjacent units of local government:

	Present City Year:	Present Township Year:	Subject Area Year:	Trend over last 3 yrs.
--	-----------------------	---------------------------	-----------------------	------------------------

Net Tax Capacity

*Taxes increased*

Tax Rates:

County

*decreased*

Local Unit of Gov't

School District

Special Tax District

Insurance Rating (fire)

Levy Limit

Actual Current Levy

Total Bonded Indebtedness

11. Would the proposed action affect any school district boundaries or adjacent communities?

yes \_\_\_ no  Describe if yes: \_\_\_\_\_

12. 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?

*N/A*

13. 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 \_\_\_\_\_

14. If the boundary adjustment were approved:
- a. Would the city/township suffer any undue hardship? yes \_\_\_ no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
- b. Would the symmetry of the city/township be effected? yes \_\_\_ no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
- c. Should the subject area be increased or decreased? yes \_\_\_ no   
Describe if yes, and attach a revised area map: \_\_\_\_\_  
\_\_\_\_\_
15. Has the city/township provided any improvements to the subject area? yes \_\_\_ no   
If so, which ones and when: \_\_\_\_\_  
\_\_\_\_\_
16. Has the city/township assessed the subject area for the improvements? yes \_\_\_ no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
17. Will the subject area be assuming any city/township indebtedness? yes  no \_\_\_  
Describe if yes: *bonded for City improvements for fire and police station*  
\_\_\_\_\_
18. Has there ever been a previous boundary adjustment filed for this property or substantially the same  
property before? yes \_\_\_ no  Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
19. Why have you filed a petition/objection for boundary adjustment? *rural in nature*  
*meet qualification & Tax relief*  
\_\_\_\_\_
20. 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 \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Mayor

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

Township of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

BY: Mary Ebnert, this 10 day of May, 2010

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

BY: Vera Hewitt, this 10 day of May, 2010  
Property Owner

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
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 the Office of Administrative Hearings - Municipal Boundary Adjustments 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) 361-7900.*

**MINNESOTA STATE DEMOGRAPHER  
2008 POPULATION AND HOUSEHOLD ESTIMATES**

<b>CROW WING COUNTY</b>	<b>2008 POPULATION</b>	<b>2008 HOUSEHOLDS</b>
Breezy Point, City	1,774	792
Ideal, Township	980	485