



OFFICE OF ADMINISTRATIVE HEARINGS  
Municipal Boundary Adjustment Unit  
Factual Information Form

MBA Unit Docket Number: D491

This form is being completed by:

Name: Paul E. Stoneberg

Representing: Land Owner Laureen R. Thooft

REC'D BY  
MBA

MAY 31 2012

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

1. Population and Households:

	Subject Area	City	Township/Other City
2000 Population	0		
2010 Population	0		
Current Population	0		
Current Households	0		
Projected in 5 Years	0		
Source of Data	Owner		

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	40.15±			

B. Describe any waterways within or adjacent to the subject area (rivers, streams, shore lands, protected water or wetlands, watershed districts):

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C. Are the waterways subject to any State or Federal regulations? If yes, please describe:

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D. Describe the soils in the subject area:

CER ratings 62, 73 on 70, 61

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E. Describe the natural terrain in the subject area:

Flat

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3. The perimeter of the subject area is bordered approximately:

37 % by the city  
63 % by the Township  
       % by other unit of government

4. Present pattern of physical development, planning, and intended land use(s):

A. Fill in the approximate acreage for each land use type.

	Subject Area	City	Township
Residential	0		
Institutional	0		
Commercial/Retail	0		
Industrial	0		
Agricultural	40		
Vacant Land	0		

B. What type of development/zoning is proposed for the subject area?

None.

C. What are the current land use(s)/zoning in the adjacent area(s)?

The land use to the west, south and east is agricultural.

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?			

B. Are there any transportation changes planned:

In the subject area? Yes  No

In the city? Yes  No

In the adjacent area(s)? Yes  No

C. What are the road/highways that serve the subject area?

County Road 51

6. Land Use Controls and Planning:

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

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

B. If any area planning authorities (planning commissions, Met Council, Regional Development Commissions, etc.) have adopted an official position on the proposed boundary adjustment, please describe and attach a copy of the position:

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C. Please note where the following exists and provide any necessary explanations on how it relates to the proposed boundary adjustment. (Since it may be possible to have two or more ordinances attempt to regulate the same area, please indicate whose ordinance presently applies to the subject area.) **Attach copies of maps and portions of ordinances that apply to the subject area.**

	City Adoption Date	Township Adoption Date	County Adoption Date	Which Applies to Subject Area?
Zoning Regulations				
Subdivision Regulations				
Official Map				
Capital Improvements/Budget				
Fire Code				
Shoreland Ordinance				
Floodplain Ordinance				
Wild and Scenic Rivers Ordinance				
Sanitation Ordinance				

D. Is the subject area, or any portion thereof, eligible for "Green Acres" (Minn. Stat. § 273.111)? If yes, please describe:

No.

E. Has the city established separate "Urban and Rural Taxing Districts" (Minn. Stat. § 272.67) in the subject or adjacent area(s)? If yes, please describe:

No.

7. Government services being provided: Please place check marks where appropriate:

	City provides to the city	City provides to the subject area	City will provide to the subject area	Township provides to the township	Township provides to the subject area
<b>Water</b>	No				
<b>Sanitary Sewer/Wastewater Treatment</b>	No				
<b>Storm Sewer</b>	No				
<b>Solid Waste Collection &amp; Disposal</b>	No				
<b>Fire Protection</b>	No				
<b>Law Enforcement</b>	No				
<b>Street Improvements</b>	No				
<b>Street Maintenance</b>	No				
<b>Administrative Services</b>	No				
<b>Recreational Services</b>	No				
<b>Other</b>	None				

A. Please provide any additional relevant information regarding the above mentioned government services:

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**B. Are new services necessary for the subject area?**

No.

**C. What is the current capacity of the sewer and water systems? How much is being used and by whom?**

**D. Can necessary government services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?**

**8. Describe any existing or potential environmental problems and whether the proposed boundary adjustment is likely to improve or resolve these problems: (Example: ground or surface water, sewage treatment, air pollutants, noise and/or odors; effect on fish and/or wildlife; effect on historical, archaeological, and/or aesthetic resources; impairment of park lands, prime farmlands, wild or scenic rivers, and/or critical habitat; dump and/or disposal sites, etc.):**

**9. Will the proposed boundary adjustment generate a need for an Environmental Assessment Worksheet (EAW) or an Environmental Impact Statement (EIS) If so, please explain why:**

No.

**10. Describe the plan of the receiving unit of government for providing governmental services to the subject area as well as the impact on those services:**

None.

**11. Describe the relationship and the effect of the proposed boundary adjustment on affected and adjacent school districts and communities:**

None.

**12. Fiscal Impact:**

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity				

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County				
Local Unit of Gov't				
School District				
Special Tax District				
Insurance Rating (Fire)				
Levy Limit				
Actual Current Levy				
Total Bonded Indebtedness				

13. If the proposed boundary adjustment were approved:

A. Would the city/township suffer any undue hardship? If yes, please describe:

No.

B. Would the symmetry of the city/township be affected? If yes, please describe:

No.

C. Should the subject area be increased or decreased? If yes, please describe and attach a revised area map:

No.

14. Has the city/township provided any improvements to the subject area? If so, what improvements were provided and when:

No.

15. Has the city/township assessed the subject area for the improvements? If yes, please describe:

Not applicable

16. Will the subject area be assuming any city/township indebtedness? If yes, please describe:

No.

17. Has there ever been a previous boundary adjustment filed for this property or substantially the same property? If yes, when and what was the outcome?:

No. \_\_\_\_\_

18. 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: X Lauren Shooft, this 24 day of May, 2012

LAUREN R. THOFT  
\_\_\_\_\_  
Property Owner

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

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

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

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

**DATA RESOURCES**

1. **POPULATION:**  
State Demographer [www.demography.state.mn.us](http://www.demography.state.mn.us)  
Metropolitan Council [www.metrocouncil.org](http://www.metrocouncil.org)
2. **GEOGRAPHIC FEATURES:**  
County Soil & Water Conservation Office  
University of Minnesota, Dept of Ag [www.extension.umn.edu/AgBusiness](http://www.extension.umn.edu/AgBusiness)  
MN Board of Water & Soil Resources [www.bwsr.state.mn.us](http://www.bwsr.state.mn.us)  
Land Management Information Center [www.lmic.state.mn.us](http://www.lmic.state.mn.us)
3. **LAND USE:**  
County, City and Township Offices  
Metropolitan Council [www.metrocouncil.org](http://www.metrocouncil.org)  
Land Management Information Center [www.lmic.state.mn.us](http://www.lmic.state.mn.us)
4. **TRANSPORTATION:**  
County, City and Township Offices  
Minnesota Department of Transportation [www.dot.state.mn.us](http://www.dot.state.mn.us)
5. **ENVIRONMENTAL:**  
County, City and Township Offices  
Minnesota Pollution Control Agency [www.pca.state.mn.us](http://www.pca.state.mn.us)  
Minnesota Department of Health [www.health.state.mn.us](http://www.health.state.mn.us)  
Land Management Information Center [www.lmic.state.mn.us](http://www.lmic.state.mn.us)
6. **PLANNING:**  
County Zoning Administrator  
Regional Development Commissions  
Local Planning Board & Commissions  
Local City or Township Administrators  
Metropolitan Council [www.metrocouncil.org](http://www.metrocouncil.org)
7. **GOVERNMENTAL SERVICES:**  
County, City and Township Offices  
Regional Development Commissions  
Metropolitan Council [www.metrocouncil.org](http://www.metrocouncil.org)  
Minnesota Pollution Control Agency [www.pca.state.mn.us](http://www.pca.state.mn.us)
8. **FISCAL DATA:**  
City, Township, and County Auditor  
State Auditor [www.auditor.state.mn.us](http://www.auditor.state.mn.us)



**MINNESOTA STATE DEMOGRAPHER**  
**2010 POPULATION AND HOUSEHOLD ESTIMATES**

<b>LYON COUNTY</b>	<b>POPULATION</b>	<b>HOUSEHOLDS</b>
<b>Florence, City</b>	<b>39</b>	<b>14</b>
<b>Shelburne, Township</b>	<b>178</b>	<b>68</b>

# U.S. Census Bureau

AMERICAN  
FactFinder



DP-1

## Profile of General Population and Housing Characteristics: 2010 2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography: Florence city, Lyon County, Minnesota

	Subject	Number	Percent
1	SEX AND AGE		
186 of 186	Total population	39	100.0
	Under 5 years	6	15.4
	5 to 9 years	1	2.6
	10 to 14 years	4	10.3
	15 to 19 years	1	2.6
	20 to 24 years	3	7.7
	25 to 29 years	2	5.1
	30 to 34 years	1	2.6
	35 to 39 years	3	7.7
	40 to 44 years	2	5.1
	45 to 49 years	1	2.6
	50 to 54 years	9	23.1
	55 to 59 years	3	7.7
	60 to 64 years	1	2.6
	65 to 69 years	0	0.0
	70 to 74 years	1	2.6
	75 to 79 years	1	2.6
	80 to 84 years	0	0.0
	85 years and over	0	0.0
	Median age (years)	39.3	( X )
	16 years and over	27	69.2
	18 years and over	27	69.2
	21 years and over	26	66.7
	62 years and over	3	7.7
	65 years and over	2	5.1
	Male population	18	46.2
	Under 5 years	2	5.1
	5 to 9 years	0	0.0
	10 to 14 years	1	2.6
	15 to 19 years	1	2.6
	20 to 24 years	1	2.6
	25 to 29 years	0	0.0
	30 to 34 years	1	2.6
	35 to 39 years	1	2.6
	40 to 44 years	2	5.1

Subject	Number	Percent
45 to 49 years	0	0.0
50 to 54 years	4	10.3
55 to 59 years	3	7.7
60 to 64 years	1	2.6
65 to 69 years	0	0.0
70 to 74 years	1	2.6
75 to 79 years	0	0.0
80 to 84 years	0	0.0
85 years and over	0	0.0
Median age (years)	47.5	( X )
16 years and over	14	35.9
18 years and over	14	35.9
21 years and over	14	35.9
62 years and over	2	5.1
65 years and over	1	2.6
Female population	21	53.8
Under 5 years	4	10.3
5 to 9 years	1	2.6
10 to 14 years	3	7.7
15 to 19 years	0	0.0
20 to 24 years	2	5.1
25 to 29 years	2	5.1
30 to 34 years	0	0.0
35 to 39 years	2	5.1
40 to 44 years	0	0.0
45 to 49 years	1	2.6
50 to 54 years	5	12.8
55 to 59 years	0	0.0
60 to 64 years	0	0.0
65 to 69 years	0	0.0
70 to 74 years	0	0.0
75 to 79 years	1	2.6
80 to 84 years	0	0.0
85 years and over	0	0.0
Median age (years)	28.5	( X )
16 years and over	13	33.3
18 years and over	13	33.3
21 years and over	12	30.8
62 years and over	1	2.6
65 years and over	1	2.6
<b>RACE</b>		
Total population	39	100.0
One Race	38	97.4
White	29	74.4
Black or African American	0	0.0
American Indian and Alaska Native	0	0.0
Asian	0	0.0
Asian Indian	0	0.0

Subject	Number	Percent
Chinese	0	0.0
Filipino	0	0.0
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoaan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	9	23.1
Two or More Races	1	2.6
White; American Indian and Alaska Native [3]	1	2.6
White; Asian [3]	0	0.0
White; Black or African American [3]	0	0.0
White; Some Other Race [3]	0	0.0
Race alone or in combination with one or more other races: [4]		
White	30	76.9
Black or African American	0	0.0
American Indian and Alaska Native	1	2.6
Asian	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Some Other Race	9	23.1
HISPANIC OR LATINO		
Total population	39	100.0
Hispanic or Latino (of any race)	9	23.1
Mexican	9	23.1
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino [5]	0	0.0
Not Hispanic or Latino	30	76.9
HISPANIC OR LATINO AND RACE		
Total population	39	100.0
Hispanic or Latino	9	23.1
White alone	0	0.0
Black or African American alone	0	0.0
American Indian and Alaska Native alone	0	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	9	23.1
Two or More Races	0	0.0
Not Hispanic or Latino	30	76.9
White alone	29	74.4
Black or African American alone	0	0.0
American Indian and Alaska Native alone	0	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	0	0.0
Two or More Races	1	2.6

Subject	Number	Percent
<b>RELATIONSHIP</b>		
Total population	39	100.0
In households	39	100.0
Householder	14	35.9
Spouse [6]	10	25.6
Child	14	35.9
Own child under 18 years	11	28.2
Other relatives	1	2.6
Under 18 years	1	2.6
65 years and over	0	0.0
Nonrelatives	0	0.0
Under 18 years	0	0.0
65 years and over	0	0.0
Unmarried partner	0	0.0
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
Total households	14	100.0
Family households (families) [7]	11	78.6
With own children under 18 years	5	35.7
Husband-wife family	10	71.4
With own children under 18 years	4	28.6
Male householder, no wife present	0	0.0
With own children under 18 years	0	0.0
Female householder, no husband present	1	7.1
With own children under 18 years	1	7.1
Nonfamily households [7]	3	21.4
Householder living alone	3	21.4
Male	3	21.4
65 years and over	0	0.0
Female	0	0.0
65 years and over	0	0.0
Households with individuals under 18 years	5	35.7
Households with individuals 65 years and over	1	7.1
Average household size	2.79	( X )
Average family size [7]	3.27	( X )
<b>HOUSING OCCUPANCY</b>		
Total housing units	20	100.0
Occupied housing units	14	70.0
Vacant housing units	6	30.0
For rent	0	0.0
Rented, not occupied	0	0.0
For sale only	2	10.0

Subject	Number	Percent
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	1	5.0
All other vacants	3	15.0
Homeowner vacancy rate (percent) [8]	13.3	( X )
Rental vacancy rate (percent) [9]	0.0	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	14	100.0
Owner-occupied housing units	13	92.9
Population in owner-occupied housing units	35	( X )
Average household size of owner-occupied units	2.69	( X )
Renter-occupied housing units	1	7.1
Population in renter-occupied housing units	4	( X )
Average household size of renter-occupied units	4.00	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

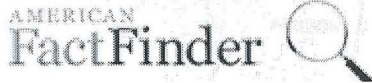
[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

# U.S. Census Bureau



DP-1

## Profile of General Population and Housing Characteristics: 2010 2010 Census Summary File 2

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf2.pdf>.

Summary File 2 has a population threshold of 100. Data are available only for the population groups having a population of 100 or more of that specific group within a particular geographic area.

Geography: **Shelburne township, Lyon County, Minnesota**

POPGROUP: **Total population**

Subject	Number	Percent
SEX AND AGE [1]		
Total population	178	100.0
Under 5 years	13	7.3
5 to 9 years	14	7.9
10 to 14 years	12	6.7
15 to 19 years	13	7.3
20 to 24 years	1	0.6
25 to 29 years	11	6.2
30 to 34 years	14	7.9
35 to 39 years	16	9.0
40 to 44 years	10	5.6
45 to 49 years	10	5.6
50 to 54 years	28	15.7
55 to 59 years	8	4.5
60 to 64 years	6	3.4
65 to 69 years	5	2.8
70 to 74 years	7	3.9
75 to 79 years	3	1.7
80 to 84 years	5	2.8
85 years and over	2	1.1
Median age (years)	38.5	( X )
16 years and over	135	75.8
18 years and over	129	72.5
21 years and over	126	70.8
62 years and over	25	14.0
65 years and over	22	12.4
Male population	99	55.6
Under 5 years	7	3.9
5 to 9 years	8	4.5
10 to 14 years	7	3.9
15 to 19 years	8	4.5
20 to 24 years	0	0.0
25 to 29 years	7	3.9

Subject	Number	Percent
30 to 34 years	7	3.9
35 to 39 years	9	5.1
40 to 44 years	6	3.4
45 to 49 years	4	2.2
50 to 54 years	16	9.0
55 to 59 years	5	2.8
60 to 64 years	3	1.7
65 to 69 years	3	1.7
70 to 74 years	4	2.2
75 to 79 years	2	1.1
80 to 84 years	2	1.1
85 years and over	1	0.6
Median age (years)	37.8	( X )
16 years and over	74	41.6
18 years and over	70	39.3
21 years and over	69	38.8
62 years and over	14	7.9
65 years and over	12	6.7
Female population	79	44.4
Under 5 years	6	3.4
5 to 9 years	6	3.4
10 to 14 years	5	2.8
15 to 19 years	5	2.8
20 to 24 years	1	0.6
25 to 29 years	4	2.2
30 to 34 years	7	3.9
35 to 39 years	7	3.9
40 to 44 years	4	2.2
45 to 49 years	6	3.4
50 to 54 years	12	6.7
55 to 59 years	3	1.7
60 to 64 years	3	1.7
65 to 69 years	2	1.1
70 to 74 years	3	1.7
75 to 79 years	1	0.6
80 to 84 years	3	1.7
85 years and over	1	0.6
Median age (years)	38.8	( X )
16 years and over	61	34.3
18 years and over	59	33.1
21 years and over	57	32.0
62 years and over	11	6.2
65 years and over	10	5.6
RELATIONSHIP [1]		
Total population	178	100.0
In households	178	100.0
Householder	68	38.2
Spouse [2]	46	25.8



Subject	Number	Percent
Child	50	28.1
Own child under 18 years	42	23.6
Other relatives	2	1.1
Under 18 years	1	0.6
65 years and over	0	0.0
Nonrelatives	12	6.7
Under 18 years	6	3.4
65 years and over	0	0.0
Unmarried partner	1	0.6
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
<b>HOUSEHOLDS BY TYPE [3]</b>		
Total households	68	100.0
Family households (families) [4]	50	73.5
With own children under 18 years	19	27.9
Husband-wife family	46	67.6
With own children under 18 years	19	27.9
Male householder, no wife present	1	1.5
With own children under 18 years	0	0.0
Female householder, no husband present	3	4.4
With own children under 18 years	0	0.0
Nonfamily households [4]	18	26.5
Householder living alone	16	23.5
Male	14	20.6
65 years and over	5	7.4
Female	2	2.9
65 years and over	2	2.9
Households with individuals under 18 years	21	30.9
Households with individuals 65 years and over	16	23.5
Average household size	2.62	( X )
Average family size	2.96	( X )
<b>HOUSING TENURE [3]</b>		
Occupied housing units	68	100.0
Owner-occupied housing units	65	95.6
Population in owner-occupied housing units	163	( X )
Average household size of owner-occupied units	2.51	( X )
Renter-occupied housing units	3	4.4
Population in renter-occupied housing units	15	( X )
Average household size of renter-occupied units	5.00	( X )

X Not applicable.

[1] When a category other than Total Population is selected, all persons in the household are classified by the race, Hispanic or Latino origin, or tribe/tribal grouping of the person.

[2] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[3] When a category other than Total Population is selected, all persons in the household are classified by the race, Hispanic or Latino origin, or tribe/tribal grouping of the householder.

[4] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

Source: U.S. Census Bureau, 2010 Census.

Summary File 2, Tables PCT3, PCT4, PCT7, PCT9, PCT10, PCT15, PCT18, PCT22, PCT24, PCT28, PCT31, PCT32, PCT36, PCT37, PCT39, HCT2, HCT4, HCT5, and HCT7.