



MINNESOTA
OAH
OFFICE OF
ADMINISTRATIVE
HEARINGS

REC'D BY
MBA

SEP 27 2012
(Petitioners)

OFFICE OF ADMINISTRATIVE HEARINGS
Municipal Boundary Adjustment Unit
Factual Information Form

MBA Unit Docket Number: **D-499 Lakeland/West Lakeland**

This form is being completed by:

Name:

Representing:

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

1. Population and Households:

	Subject Area	City	Township/Other City
2000 Population	2	1917	3547
2010 Population	2	1796	
Current Population	2	1798	
Current Households	1	691	1101
Projected in 5 Years	Same		
Source of Data	owner	census	census

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	3.1 acres	2.9 sq miles	12.4 sq miles	

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

Saint Croix River

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

Federal Scenic Wild River Act

D. Describe the soils in the subject area:

Sand, black dirt

E. Describe the natural terrain in the subject area:

Beach, bluff, flat acreage

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

50% by the city

50% 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	0.3		
Institutional			
Commercial/Retail			
Industrial			
Agricultural			
Vacant Land	2.8		

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)?

None

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	1- 350ft driveway		

B. Are there any transportation changes planned:

In the subject area? Yes ☐ No x ☒

In the city? Yes ☐ No x ☒

In the adjacent area(s)? Yes ☐ No ☐

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

Rivercrest Road/Hwy 95 North

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:

Opposed- City of Lakeland

For- West Lakeland Township

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				Both
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
Water	Yes	No	No	Yes	No
Sanitary Sewer/ Wastewater Treatment	Yes	No	No	Yes	No
Storm Sewer	Yes	No	No	Yes	No
Solid Waste Collection & Disposal	Yes	No	No	Yes	No
Fire Protection	Yes	Yes	Yes	Yes	Yes
Law Enforcement	Yes	Yes	Yes	Yes	Yes
Street Improvements	Yes	Yes	Yes	Yes	Yes
Street Maintenance	Yes	Yes	Yes	Yes	Yes
Administrative Services					
Recreational Services					
Other					

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

County provides police

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?

1300 gallon septic and private well- 2 occupants

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

Yes

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.):

None

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:

None

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- same district

12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity	17,176			Increase

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County	4,684			increase
Local Unit of Gov't	6,521	(6,521)	1,126	increase
School District	5,520			increase
Special Tax District	396			increase
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, Lakeland has \$2,200,000+ in the account for years

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

No, boundary would simply move south

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

No- same

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:

No

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

SEP 27 2012

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

City of Lakeland rate- 102.755 – Lakeland Township rate- 64.856

City of West Lakeland proposed taxes, City of Lakeland proposed taxes

SUBMITTED BY:

City of _____, this _____ day of _____, 20____

Mayor

City Clerk

Township of _____, this _____ day of _____, 20____

Township Chair

Township Clerk

BY:  _____, this 26th day of Sept., 2012

Kathryn S. Norha
Property Owner

Eric R. Norha
Property Owner

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

Rev. 2/2012

REC'D BY
MBA

SEP 27 2012



Department of
Property Records and
Taxpayer Services

14949 62nd Street North P.O. Box 6
Stillwater, MN 55082-0006
(651) 430-6175
www.co.washington.mn.us

Taxpayer:



KATHRYN ANZELC
ERIC NORHA
1747 RIVERCREST RD N
LAKELAND MN 55043-8703

Your Proposed Property Tax for 2012

- THIS IS NOT A BILL - DO NOT PAY -

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM

Property ID: 26.029.20.24.0003

Property Address: 1747 RIVERCREST RD N
LAKELAND MN 55043

Legal Description:

Section 26 Township 029 Range 020 PT GOV LOT 2 BEING PT DESC AS FOLLOWS
COMM AT NW CORN OF S1/2-NW1/4 SEC 26 THN N89DEG09'03"E BEAR ORIENT
TO WASH CO COORDINATE SYSTEM SO ZONE ALG NO LIN OF SD S1/2 NW1/4
& NO LINE OF SD GOV LOT 2 AS DETERMIN BY 1 INCH BY 30 INCH IRON BAR SET
BY JOSEPH OLD

	Taxes Payable In 2011	Taxes Payable In 2012
Property Classification:	Res Hstd	Res Hstd
Estimated Market Value:	885,900	1,273,200
Homestead Exclusion:		0
Taxable Market Value:	885,900	1,273,200*

Your taxable market value for property tax payable in 2012 was sent to you in the spring of 2011. The period to discuss possible changes has passed and changes can no longer be made to your property valuation. It is included here for your information only.

*A new law effective beginning for pay 2012 converts the homestead market value credit to a market value exclusion. The pay 2012 taxable market value for homesteads reflects this exclusion.

Mailing Addresses and Telephone Numbers	(1) Actual 2011 Property Tax	(2) Proposed 2012 Property Tax	Budget and Tax Meeting Location and Dates
WASHINGTON COUNTY 14949 62ND ST N PO BOX 6 STILLWATER MN 55082 651-430-6175 www.co.washington.mn.us	2,963.65	4,736.01	DECEMBER 8, 2011 6:00 PM COUNTY BOARD ROOM GOVERNMENT CENTER
CITY OF LAKE LAND 690 QUINNELL AVE N LAKE LAND MN 55043 651-436-4430 www.lakelandmn.com	3,956.46	6,683.72	DECEMBER 20, 2011 6:00 PM CITY HALL 690 QUINNELL AVEN
State General Tax	0.00	0.00	NO MEETING REQUIRED
ISD 834 STILLWATER 1875 GREELEY ST S STILLWATER MN 55082 651-351-8321 www.stillwater.k12.mn.us	1,661.28 Other Local Levies 1,741.09	2,620.07 2,896.80	DECEMBER 8, 2011 7:15 PM STILLWATER CITY HALL 216 4TH ST N <small>Your school district was scheduled to hold a referendum at the November general election. If the referendum was approved by the voters, the school district's voter approved property tax for 2012 may be higher than the proposed amount shown on this notice.</small>
METRO SPECIAL TAXING DISTRICTS 390 ROBERT ST N SAINT PAUL MN 55101 651-802-1446 www.metrocouncil.org	130.25	219.92	DECEMBER 14, 2011 6:00 PM METROPOLITAN COUNCIL CHAMBERS 390 ROBERT ST N
Other Special Taxing Districts	112.27	179.48	NO MEETING REQUIRED
Tax Increment Tax	0.00	0.00	NO MEETING REQUIRED
Fiscal Disparity Tax	0.00	0.00	NO MEETING REQUIRED
TOTAL Excluding Special Assessments	\$ 10,575.00	\$ 17,336.00	Percent Change 63.9%

- THIS IS NOT A BILL - DO NOT PAY -



Department of
Property Records and
Taxpayer Services

14949 62nd Street North, PO Box 6
Stillwater, MN 55082-0006
(651) 430-6175
www.co.washington.mn.us

Property ID: 26.029.20.24.0003

District Code 901 17-834-0

Tax Estimate if Property is located in
West Lakeland

	Pay 2011	Pay 2012
New Improvements	0	0
Estimated Market Value	0	0
Taxable Market Value	885,900	1,273,200
Property Class	Res Hstd	Res Hstd
1. Current Year PTR Qualifying Tax		\$0.00
2. Prior Year PTR Qualifying Tax	\$0.00	
Your Property Tax and How it is Reduced by the State		
3. Property Tax before reduction by state-paid aids and credits	\$7,129.00	\$11,779.00
5. Credits:		
A. Homestead and ag credits	0.00	0.00
B. Other Credits	0.00	0.00
6. Tax After Reduction for aids/credits	\$7,129.00	\$11,779.00
Where Your Property Tax Dollars Go		
7. Washington County		
A. County	\$2,925.34	\$4,684.31
B. County Regional Rail Authority	\$19.27	\$30.99
8. City or Town <u>West Lakeland Township</u>	\$519.23	\$1,125.74
9. State General Tax	\$0.00	\$0.00
10. <u>School District 834</u>		
A. Voter Approved Levies	\$1,661.28	\$2,620.45
B. Other Local Levies	\$1,741.09	\$2,898.95
11. Special Taxing Districts:		
A. Metro Special Taxing Districts	\$130.25	\$216.06
B. Other Special Taxing Districts	\$112.27	\$179.54
C. Tax Increment Financing Districts	0	\$0.00
D. Fiscal Disparities	\$0.00	\$0.00
12. Non-School voter approved referenda levies	\$20.27	\$22.96
13. Total before special assessments	\$7,129.00	\$11,779.00
14. Special Assessments:		
Co Env Chg	\$3.00	
0.00	\$0.00	0.00
0.00	\$0.00	0.00
0.00	\$0.00	0.00
all rest		0.00
15. Total property tax and special assessments	\$7,132.00	\$11,782.00

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OFFICE OF ADMINISTRATIVE HEARINGS
Municipal Boundary Adjustment Unit
Factual Information Form

MBA Unit Docket Number: D-499 Lakeland/West Lakeland

This form is being completed by:

Name: Steven Iverson

Representing: City of Lakeland

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

1. Population and Households:

	Subject Area	City	Township/Other City
2000 Population	<u>2</u>	<u>1,917</u>	
2010 Population	<u>2</u>	<u>1,802</u>	
Current Population	<u>2</u>	<u>1,821</u>	
Current Households	<u>1</u>	<u>691</u>	
Projected in 5 Years	<u>1</u>	<u>691</u>	
Source of Data		<u>US Census</u>	

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	<u>3.0</u>	<u>1,323.0</u>		

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

St. Croix River

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

Yes, subject to DNR and U.S. Army Corp of Engineers regulations. St. Croix River is a protected scenic waterway.

D. Describe the soils in the subject area:

The soil is moderately limited due to sloping.

E. Describe the natural terrain in the subject area:

The terrain is heavily wooded and on a bluff line.

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

55 % by the city
45 % 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	3.0	1155	
Institutional	-	-	
Commercial/Retail	-	46	
Industrial	-	-	
Agricultural	-	122	
Vacant Land	-	-	

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

St. Croix River District and R-1 District

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

Residential

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	50 Feet	16.2 Miles	

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?

Rivercrest Road

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	June 2009			
Status of Plan	N/A			
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:

The Lakeland City Council has adopted Resolution 2012-13 opposing the proposed boundary adjustment. The resolution is attached.

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	10/20/2009			City
Subdivision Regulations	N/A			
Official Map	N/A			
Capital Improvements/Budget	N/A			
Fire Code	N/A			
Shoreland Ordinance	6/21/2011			City
Floodplain Ordinance	10/20/2009			City
Wild and Scenic Rivers Ordinance	State			State
Sanitation Ordinance	2/14/2010			City

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
Water	✓	Not Utilized			
Sanitary Sewer/ Wastewater Treatment					
Storm Sewer					
Solid Waste Collection & Disposal					
Fire Protection	✓	✓			
Law Enforcement	✓	✓			
Street Improvements	✓	✓			
Street Maintenance	✓	✓			
Administrative Services	✓	✓			
Recreational Services	✓	✓			
Other					

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

At present, the subject area is receiving fire protection through Lakeland's water utility. This service would not be available if detachment took place.

OCT 10 2012

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?

City Water is available but not utilized by subject area.

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

N/A

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.):

None

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:

N/A

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

No Effect

12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity	14,665.00	2,248,169.00		

Tax Rates	Subject Area	City	Township	Trend over Last 3 years
County	4,723.77	718,041.86		
Local Unit of Gov't	6,520.29	1,036,076.08		
School District	5,519.39	502,093.59		
Special Tax District	418.55	65,396.62		
Insurance Rating (Fire)	6	6		
Levy Limit	N/A	N/A		
Actual Current Levy	17,176.00	2,316,607.47		
Total Bonded Indebtedness				

13. If the proposed boundary adjustment were approved:

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

Yes, the city cannot continue to carry on functions of government without hardship. Municipal services would be effected by the loss of tax revenue.

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

Yes, the boundary consists of a straight line with no deviations for individual purposes. Detachment would upset the northern boundary affecting symmetry.

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:

Yes, road improvements were recently done and water service has been provided.

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

Road improvements are paid by general fund and the water service was assessed and paid in full by 2011.

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

OCT 10 2012

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

Please reference attached resolution.

SUBMITTED BY:

City of LAKELAND, this 21ST day of September 2012

Mayor [Signature]

Chris Waggoner
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

Rev. 2/2012

RESOLUTION 2012-13**CITY OF LAKELAND
WASHINGTON COUNTY, MINNESOTA****A RESOLUTION OPPOSING THE PROPOSED DETACHMENT OF REAL
PROPERTY FROM THE CITY OF LAKELAND, MINNESOTA**

WHEREAS, Minnesota Statutes, Chapter 414, as amended (the "Act"), and specifically Section 414.06 of the Act, allows for a process in which property situated within a city and abutting the municipal boundary, rural in character and not developed for urban residential, commercial, or industrial purposes, may be detached from such city; and

WHEREAS, the detachment proceeding is initiated by submitting to the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit ("OAH"), either (i) a resolution of the city to which the land is attached consenting to the detachment, or (ii) a petition of all of the property owners of the land to be detached if the area is less than 40 acres; and

WHEREAS, Section 414.06, Subdivision 2 of the Act requires a contested case hearing to be held under Section 414.09 of the Act if the affected city does not consent to the detachment; and

WHEREAS, Section 414.06, Subdivision 3 of the Act provides that upon completion of the contested case hearing, the OAH Chief Administrative Law Judge may order the detachment after making the following factual findings:

- (i) The requisite number of property owners have signed the detachment petition, if initiated by the property owners;
- (ii) The property is rural in character and not developed for urban residential, commercial or industrial purposes;
- (iii) The property is within the boundaries of the city and abuts a boundary;
- (iv) The detachment would not unreasonably affect the symmetry of the detaching city; and
- (v) The land to be detached is not needed for reasonably anticipated future development; and

WHEREAS, the Chief Administrative Law Judge may additionally deny the detachment on finding that the remainder of the city cannot continue to carry on the functions of government without undue hardship; and

WHEREAS, the City of Lakeland, Minnesota (the "City") has received a "Property Owner Petition for Detachment of Property from a City," dated July 27, 2012 (the "Petition"), executed by Eric and Kathryn Norha (collectively, the "Petitioners") proposing the detachment of the property located at 1747 Rivercrest Road N. from the City; and

WHEREAS, as required by Section 414.06, Subdivision 1 of the Act, the Petition states that the property to be detached (the "Property") is approximately three acres in size, is owned by each of the Petitioners, is situated within the City and abuts the City's northern boundary, contains a single-family home and a shed, and is not serviced by public improvements; and

WHEREAS, the Petition requests detachment of the Property from the City to the Town of West Lakeland, Minnesota (the "Town"); and

WHEREAS, the City makes the following factual findings relating to the Petition and the Property, following Section 414.06, Subdivision 3 of the Act:

- (i) As the Property is less than 40 acres in total size, the requisite number of Property owners (100% of owners) has signed the Petition.
- (ii) The Property is not rural in character, and it is developed for urban residential purposes. Pursuant to Section 159.040 and Appendix A of the City Code, the Property is zoned as R-1, which is reserved for low density residential areas in rapidly developing rural settings. R-1 districts provide lots large enough to maintain a semi-rural setting, but not large enough to support commercial agriculture. R-1 districts therefore provide a buffer between agriculture districts and urban, or rapidly developing districts.
- (iii) The Property is additionally located in the St. Croix Overlay District, and is therefore regulated by the Lower St. Croix River Bluffland and Shoreland Management Regulations. The City Code categorizes this zoning overlay district as "SCRD." The Minnesota Department of Natural Resources ("DNR") has developed a comprehensive master plan relating to boundaries, classification, and development required by the federal Lower St. Croix River Act of 1972, and the DNR has promulgated administrative rules that establish guidelines and specify standards for local zoning ordinances within the boundaries covered by the comprehensive master plan. These rules are found in Minnesota Rules, Chapter 6105, as amended (the "Rules"). Section 6105.0360 of the Rules designates rural and urban districts within the Saint Croix Riverway, and allows for different development practices in each district. The City is fully located within an urban district, while the unincorporated areas of Washington County, which include the Town, are fully located within a rural district.
- (iv) The Property is located within the boundaries of the City and abuts the City's northern boundary.
- (v) Detachment of the Property would unreasonably affect the symmetry of the City. The Property is located at the northeastern boundary of the City. The Property is bounded by the Town on the north, the Saint Croix River on the east, another single-family residential lot on the south, and Rivercrest Road on the west. The City's northern boundary runs approximately one-half mile from the Saint Croix River on the east to a gravel mine pit on the west. This boundary consists of a straight line, with no deviations for individual properties. Detachment of the Property would therefore upset this northern boundary and would unreasonably affect the symmetry of the City. Detachment of the Property would also unreasonably affect the symmetry of the City's water utilities which run to the City's northern boundary. Additionally, the City is responsible for the maintenance of Rivercrest Road N. and provides snowplowing services for the entire road. The City also recently reconstructed Rivercrest Road N. Detachment creates challenges for maintenance and services provided by the City and unreasonably affects the City's symmetry.
- (vi) The Property may be needed for reasonably anticipated future development. The City consists of only 2.1 square miles of land, is hemmed in by the Saint Croix River, and is

OCT 10 2012

bisected by Interstate 94. In short, there is very little buildable land available for residential, commercial and industrial purposes within the City. The City anticipates that the Property and surrounding properties will be eligible for future development consistent with the requirements of the City's zoning ordinance and the Lower St. Croix River Bluffland and Shoreland Management Regulations.

- (vii) The City cannot continue to carry on the functions of government without undue hardship if the Property is detached. The City's property tax levy applicable to the Property in 2012 was \$6,520.29. The City has only 640 households located within its corporate jurisdiction. Loss of this tax revenue would significantly impair the City's ability to provide comprehensive municipal services to the Property and the remainder of the City.

WHEREAS, the Petition stated in support of detachment that the City's tax rates are substantially higher than the Town's rates. As a matter of public policy, it is not in the interest of the State of Minnesota to allow property owners to be transferred into alternate political subdivisions purely for property tax relief. If the Property is detached, the City's boundary would be rearranged accordingly, potentially allowing the next abutting property owners to request detachment. Such an arrangement may begin a cycle of detachment proceedings that was not contemplated by the Act. The City is bordered by a number of other communities including West Lakeland Township, City of Afton, City of Lakeland Shores and the City of Lake St. Croix Beach. It is conceivable that the granting of petitions of this nature could lead to serial detachments not intended by the Legislature. Additionally, Petitioners have significantly benefitted from the City's zoning regulations which have allowed the Petitioners to improve the Property without the rural regulations in effect in the Town. Allowing them to now detach for the sole purpose of realizing lower tax rates would be inequitable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKELAND, MINNESOTA, AS FOLLOWS:

1. The City hereby declines to join in the Petition requesting detachment of the Property to the Town. By this action, the City requests a contested hearing on the Petition, assuming the Petition is not earlier withdrawn, such hearing to be conducted pursuant to Section 414.09 of the Act, by the OAH or some other appointed agency.
2. Upon execution of this Resolution, City staff is authorized and directed to distribute this Resolution to applicable OAH staff and officials, the Petitioners, and the Town Board.

Dated: August 21, 2012.



Brian Zeller, Mayor

ATTEST:


Chris Wallberg, City Clerk

Resolution moved by Livingston/seconded by Glasgow.
On roll call Paiement, Glasgow, Larsen, Livingston and
Zeller voted aye. Resolution was adopted.



OFFICE OF ADMINISTRATIVE HEARINGS
Municipal Boundary Adjustment Unit
Factual Information Form

MBA Unit Docket Number: D-499 Lakeland/West Lakeland

This form is being completed by:

Name: Steven Iverson

Representing: City of Lakeland

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

1. Population and Households:

	Subject Area	City	Township/Other City
2000 Population	<u>2</u>	<u>1,917</u>	
2010 Population	<u>2</u>	<u>1,802</u>	
Current Population	<u>2</u>	<u>1,821</u>	
Current Households	<u>1</u>	<u>691</u>	
Projected in 5 Years	<u>1</u>	<u>691</u>	
Source of Data		<u>US Census</u>	

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage	<u>3.0</u>	<u>1,323.0</u>		

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

St. Croix River

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

Yes, subject to DNR and U.S. Army Corp of Engineers regulations. St. Croix River is a protected scenic waterway.

D. Describe the soils in the subject area:

The soil is moderately limited due to sloping.

E. Describe the natural terrain in the subject area:

The terrain is heavily wooded and on a bluff line.

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

55 % by the city
45 % 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	3.0	1155	
Institutional	-	-	
Commercial/Retail	-	46	
Industrial	-	-	
Agricultural	-	122	
Vacant Land	-	-	

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

St. Croix River District and R-1 District

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

Residential

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?	50 Feet	14.2 miles	

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?

Rivercrest Road

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	June 2009			
Status of Plan	N/A			
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:

The Lakeland City Council has adopted Resolution 2012-13 opposing the proposed boundary adjustment. The resolution is attached.

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	10/20/2009			City
Subdivision Regulations	N/A			
Official Map	N/A			
Capital Improvements/Budget	N/A			
Fire Code	N/A			
Shoreland Ordinance	6/21/2011			City
Floodplain Ordinance	10/20/2009			City
Wild and Scenic Rivers Ordinance	State			State
Sanitation Ordinance	2/14/2010			City

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
Water	✓	Not Utilized			
Sanitary Sewer/ Wastewater Treatment					
Storm Sewer					
Solid Waste Collection & Disposal					
Fire Protection	✓	✓			
Law Enforcement	✓	✓			
Street Improvements	✓	✓			
Street Maintenance	✓	✓			
Administrative Services	✓	✓			
Recreational Services	✓	✓			
Other					

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

At present, the subject area is receiving fire protection
through Lakeland's water utility. This service would not
be available if detachment took place.

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?

City water is available but not utilized by the subject area.

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

N/A

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.):

None

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:

N/A

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

No effect

12. Fiscal Impact:

	Subject Area	City	Township	Trend over last 3 years
Net Tax Capacity	\$ 6,520.29	\$ 1,026,069.00		1% Decrease

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)	6	6		
Levy Limit				
Actual Current Levy	\$4,520.29	\$1,024,069.00		
Total Bonded Indebtedness				

13. If the proposed boundary adjustment were approved:

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

Yes, the city cannot continue to carry on functions of government without hardship. Municipal services would be effected by the loss of tax revenue.

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

Yes, the boundary consists of a straight line with no deviations for individual purposes. Detachment would upset the northern boundary affecting symmetry.

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:

Yes road improvements were recently done and water service has been provided.

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

Road improvements are paid by general fund and the water service was assessed and paid in full in 2011.

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:

Please reference attached resolution.

SUBMITTED BY:

City of LAKE LAKE, this 21ST day of September 2012

Mayor

Chris Waalberg
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

Rev. 2/2012

RESOLUTION 2012-13

CITY OF LAKELAND
WASHINGTON COUNTY, MINNESOTAA RESOLUTION OPPOSING THE PROPOSED DETACHMENT OF REAL
PROPERTY FROM THE CITY OF LAKELAND, MINNESOTA

WHEREAS, Minnesota Statutes, Chapter 414, as amended (the "Act"), and specifically Section 414.06 of the Act, allows for a process in which property situated within a city and abutting the municipal boundary, rural in character and not developed for urban residential, commercial, or industrial purposes, may be detached from such city; and

WHEREAS, the detachment proceeding is initiated by submitting to the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit ("OAH"), either (i) a resolution of the city to which the land is attached consenting to the detachment, or (ii) a petition of all of the property owners of the land to be detached if the area is less than 40 acres; and

WHEREAS, Section 414.06, Subdivision 2 of the Act requires a contested case hearing to be held under Section 414.09 of the Act if the affected city does not consent to the detachment; and

WHEREAS, Section 414.06, Subdivision 3 of the Act provides that upon completion of the contested case hearing, the OAH Chief Administrative Law Judge may order the detachment after making the following factual findings:

- (i) The requisite number of property owners have signed the detachment petition, if initiated by the property owners;
- (ii) The property is rural in character and not developed for urban residential, commercial or industrial purposes;
- (iii) The property is within the boundaries of the city and abuts a boundary;
- (iv) The detachment would not unreasonably affect the symmetry of the detaching city; and
- (v) The land to be detached is not needed for reasonably anticipated future development; and

WHEREAS, the Chief Administrative Law Judge may additionally deny the detachment on finding that the remainder of the city cannot continue to carry on the functions of government without undue hardship; and

WHEREAS, the City of Lakeland, Minnesota (the "City") has received a "Property Owner Petition for Detachment of Property from a City," dated July 27, 2012 (the "Petition"), executed by Eric and Kathryn Norha (collectively, the "Petitioners") proposing the detachment of the property located at 1747 Rivercrest Road N. from the City; and

WHEREAS, as required by Section 414.06, Subdivision 1 of the Act, the Petition states that the property to be detached (the "Property") is approximately three acres in size, is owned by each of the Petitioners, is situated within the City and abuts the City's northern boundary, contains a single-family home and a shed, and is not serviced by public improvements; and

WHEREAS, the Petition requests detachment of the Property from the City to the Town of West Lakeland, Minnesota (the "Town"); and

WHEREAS, the City makes the following factual findings relating to the Petition and the Property, following Section 414.06, Subdivision 3 of the Act:

- (i) As the Property is less than 40 acres in total size, the requisite number of Property owners (100% of owners) has signed the Petition.
- (ii) The Property is not rural in character, and it is developed for urban residential purposes. Pursuant to Section 159.040 and Appendix A of the City Code, the Property is zoned as R-1, which is reserved for low density residential areas in rapidly developing rural settings. R-1 districts provide lots large enough to maintain a semi-rural setting, but not large enough to support commercial agriculture. R-1 districts therefore provide a buffer between agriculture districts and urban, or rapidly developing districts.
- (iii) The Property is additionally located in the St. Croix Overlay District, and is therefore regulated by the Lower St. Croix River Bluffland and Shoreland Management Regulations. The City Code categorizes this zoning overlay district as "SCRD." The Minnesota Department of Natural Resources ("DNR") has developed a comprehensive master plan relating to boundaries, classification, and development required by the federal Lower St. Croix River Act of 1972, and the DNR has promulgated administrative rules that establish guidelines and specify standards for local zoning ordinances within the boundaries covered by the comprehensive master plan. These rules are found in Minnesota Rules, Chapter 6105, as amended (the "Rules"). Section 6105.0360 of the Rules designates rural and urban districts within the Saint Croix Riverway, and allows for different development practices in each district. The City is fully located within an urban district, while the unincorporated areas of Washington County, which include the Town, are fully located within a rural district.
- (iv) The Property is located within the boundaries of the City and abuts the City's northern boundary.
- (v) Detachment of the Property would unreasonably affect the symmetry of the City. The Property is located at the northeastern boundary of the City. The Property is bounded by the Town on the north, the Saint Croix River on the east, another single-family residential lot on the south, and Rivercrest Road on the west. The City's northern boundary runs approximately one-half mile from the Saint Croix River on the east to a gravel mine pit on the west. This boundary consists of a straight line, with no deviations for individual properties. Detachment of the Property would therefore upset this northern boundary and would unreasonably affect the symmetry of the City. Detachment of the Property would also unreasonably affect the symmetry of the City's water utilities which run to the City's northern boundary. Additionally, the City is responsible for the maintenance of Rivercrest Road N. and provides snowplowing services for the entire road. The City also recently reconstructed Rivercrest Road N. Detachment creates challenges for maintenance and services provided by the City and unreasonably affects the City's symmetry.
- (vi) The Property may be needed for reasonably anticipated future development. The City consists of only 2.1 square miles of land, is hemmed in by the Saint Croix River, and is

bisected by Interstate 94. In short, there is very little buildable land available for residential, commercial and industrial purposes within the City. The City anticipates that the Property and surrounding properties will be eligible for future development consistent with the requirements of the City's zoning ordinance and the Lower St. Croix River Bluffland and Shoreland Management Regulations.

- (vii) The City cannot continue to carry on the functions of government without undue hardship if the Property is detached. The City's property tax levy applicable to the Property in 2012 was \$6,520.29. The City has only 640 households located within its corporate jurisdiction. Loss of this tax revenue would significantly impair the City's ability to provide comprehensive municipal services to the Property and the remainder of the City.

WHEREAS, the Petition stated in support of detachment that the City's tax rates are substantially higher than the Town's rates. As a matter of public policy, it is not in the interest of the State of Minnesota to allow property owners to be transferred into alternate political subdivisions purely for property tax relief. If the Property is detached, the City's boundary would be rearranged accordingly, potentially allowing the next abutting property owners to request detachment. Such an arrangement may begin a cycle of detachment proceedings that was not contemplated by the Act. The City is bordered by a number of other communities including West Lakeland Township, City of Afton, City of Lakeland Shores and the City of Lake St. Croix Beach. It is conceivable that the granting of petitions of this nature could lead to serial detachments not intended by the Legislature. Additionally, Petitioners have significantly benefitted from the City's zoning regulations which have allowed the Petitioners to improve the Property without the rural regulations in effect in the Town. Allowing them to now detach for the sole purpose of realizing lower tax rates would be inequitable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKELAND, MINNESOTA, AS FOLLOWS:

1. The City hereby declines to join in the Petition requesting detachment of the Property to the Town. By this action, the City requests a contested hearing on the Petition, assuming the Petition is not earlier withdrawn, such hearing to be conducted pursuant to Section 414.09 of the Act, by the OAH or some other appointed agency.

2. Upon execution of this Resolution, City staff is authorized and directed to distribute this Resolution to applicable OAH staff and officials, the Petitioners, and the Town Board.

Dated: August 21, 2012.



Brian Zeller, Mayor

ATTEST:


Chris Wallberg, City Clerk

Resolution moved by Livingston/seconded by Glasgow.
On roll call Paiement, Glasgow, Larsen, Livingston and
Zeller voted aye. Resolution was adopted.



OFFICE OF ADMINISTRATIVE HEARINGS
Municipal Boundary Adjustment Unit
Factual Information Form

MBA Unit Docket Number: **D-499 Lakeland/West Lakeland**

This form is being completed by:

Name: Daniel Kylo
Representing: West Lakeland Township

REC'D BY
MBA

SEP 07 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			3542
2010 Population			4046
Current Population			4052
Current Households			1317
Projected in 5 Years			1350
Source of Data			Met Council

2. Geographic Features:

A.

	Subject Area	City	Township	Adjacent Unit of Gov't
Total Acreage			8400	

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

St Croix River, Middle St Croix Watershed Management Org.
(MSCWMO)

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

The St Croix River is regulated by State & Federal Gov.
The MSCWMO is regulated by the State

D. Describe the soils in the subject area:

Sandy, with limestone bluff

E. Describe the natural terrain in the subject area:

River bluff line

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

REC'D BY
MBA

SEP 07 2012

____ % by the city
30 % 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			5214
Institutional			NA NA
Commercial/Retail			177
Industrial			258
Agricultural			763
Vacant Land			798

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

Single Family Estate

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

Single Family Estate

5. Existing Transportation Network:

A.

	Subject Area	City	Township
How many miles of highways, streets, and roads?			44 miles

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?

Rivercrest Ave N, Hwy 95

6. Land Use Controls and Planning:

A. Comprehensive Plan (Attach a copy of the portion that applies to the subject area): *A Portion of WLT Comp plan attached*

	City	Township	County	Region
Adoption Date		<i>Aug 24, 2010</i>		
Status of Plan		<i>Updated</i>		
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:

NA

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		<i>Aug 24, 2010</i>		
Subdivision Regulations		<i>Aug 24, 2010</i>		
Official Map			✓	
Capital Improvements/Budget		<i>NA</i>		
Fire Code		<i>Aug 24, 2010</i>		
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:

NA

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:

NA

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
Water				<i>No</i>	
Sanitary Sewer/ Wastewater Treatment				<i>No</i>	
Storm Sewer				<input checked="" type="checkbox"/>	
Solid Waste Collection & Disposal				<input checked="" type="checkbox"/>	
Fire Protection				<input checked="" type="checkbox"/>	
Law Enforcement				<input checked="" type="checkbox"/>	
Street Improvements				<input checked="" type="checkbox"/>	
Street Maintenance				<input checked="" type="checkbox"/>	
Administrative Services				<input checked="" type="checkbox"/>	
Recreational Services				<i>No</i>	
Other					

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

The township offers or provides very few municipal services except for what is mentioned above.

B. Are new services necessary for the subject area?

NA

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

NA

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

NA

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.):

NA

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:

NA

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:

There will be ^{little} change in government services except to ~~provide~~ expand ^{existing} services to the subject area. Small impact.

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

It would have little impact on the above mentioned institutions

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			NA	
Local Unit of Gov't			NA	
School District			NA	
Special Tax District			NA	
Insurance Rating (Fire)			NA	
Levy Limit			NA	
Actual Current Levy			\$450,000	steady
Total Bonded Indebtedness			0	

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:

Very little

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

NA

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

NA

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

NA

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?:

NA

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 West Lakeland, this 4 day of September, 2012

David Hill
Township Chair

Susan Agrimson
Township Clerk

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

BY: _____, this _____ day of _____, 20____

Property Owner

Property Owner

Rev. 2/2012

MINNESOTA STATE DEMOGRAPHER

2011 POPULATION AND HOUSEHOLD ESTIMATES

WASHINGTON COUNTY	POPULATION	HOUSEHOLDS
Lakeland, City	1,796	681
West Lakeland, Township	4,052	1,285