

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

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

REC'D BY  
 MMB NOV 27 2002

USE ADDITIONAL SHEETS IF NECESSARY.

FACTUAL INFORMATION

This form is being completed by Hassan Township  
 who is the Petitioner to the Petition filed under Minnesota Statute  
 414. 02 :

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

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

	<u>Subject Area</u>	<u>City</u>	<u>Township/ Other City</u>
1980 Population	<u>1,766</u>		<u>1,766</u>
1990 Population	<u>1,951</u>		<u>1,951</u>
Current Population	<u>2,463</u>		<u>2,463</u>
Current Households	<u>778</u>		<u>778</u>
Projected in 5 years (2010)	<u>2,900</u>		<u>2,900</u>
Source of Data	<u>2030 Met Council Blueprint</u>		<u>2030 Met Council Blueprint</u>

- (b) Geographic Features:  
 1.

	<u>Present City</u>	<u>Present Township</u>	<u>Subject Area</u>	<u>Adjacent Unit of Gov't</u>
Total Acreage		<u>14790</u>		<u>14790</u>

2. Describe any waterways in or adjacent to the subject area: (rivers, streams, shorelands, protected water, protected wetlands, watershed districts):  
**Please refer to attached sheets.**
3. Are the waterways subject to any State or Federal regulation? **Yes**  
 Describe if yes:  
**Please refer to attached sheets.**

4. Generally describe the soils in the subject area:  
**Please refer to attached sheets.**

5. Describe the terrain in the subject area:  
**Please refer to additional sheets.**

(c) Contiguity: The perimeter of the subject area is approximately \_\_\_\_\_% bordered by the municipality and \_\_\_\_\_% by the township and \_\_\_\_\_% by \_\_\_\_\_  
**Please refer to attached sheets.**

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

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

	City		Township		Subject Area	
	Yes	No	Yes	No	Yes	No

Residential

Institutional (tax exempt)

Commercial/Retail

Industrial

Agricultural

Vacant Lands

(current zoning) **Please refer to attached sheets.**

2. What type of development is proposed for the subject area?  
**Please refer to attached sheets.**

3. What are the current adjacent land uses and/or zoning?  
**Please refer to attached sheets.**

(e) The present transportation network:

	Present City	Present Township	Subject Area
Number of Miles of Highway, Streets & Roads	_____	_____	<u>approximately 40 miles</u>

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

3. What are the major roads/highways that serve the subject area and adjoining areas?  
**Please refer to attached sheets.**

(f) Land Use Controls and Planning:

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

Adoption Date \_\_\_\_\_ 2003 \_\_\_\_\_ End of 2002

Status of Plan \_\_\_\_\_ Reviewed by \_\_\_\_\_ Developing  
Met Council

No Existing Plan \_\_\_\_\_ 1991 \_\_\_\_\_

**The Comprehensive Plan is in draft form but has been reviewed by the Met Council. The draft plan and the 1991 plan will be supplied if requested.**

2. Have any area planning authorities adopted an official position on the proposed boundary adjustment? (planning commissions, boards, joint boards, Met Council, Regional Development Commissions, county, etc.)  
yes X no \_\_\_\_\_ supportive \_\_\_\_\_ non-supportive \_\_\_\_\_

If yes, describe and attach copy of position document:  
**Please see attached sheet (Hanover).**

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

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

Attach copies of maps and portions of ordinances that apply to subject area.  
**Ordinances will be supplied if requested.**

4. What is the current zoning of the subject area?  
**Please refer to attached sheets.**  
and how long has it been in effect? **1979**
5. What is the anticipated zoning if this boundary adjustment is approved?  
**Please refer to attached sheets.**
6. Is the subject area, or any portion thereof, eligible for deferred tax treatment "Green Acres" (M.S. 273.111) because of agriculture or other use? yes X no \_\_\_ Describe if yes: **A considerable amount of acreage of the township is currently in agricultural use and may be eligible for the Green Acres deferred tax treatment.**
7. Has the city established separate Urban and Rural Taxing Districts (M.S. 272.67) in the subject or adjoining area? yes \_\_\_ no X Describe if yes:  
\_\_\_\_\_

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

	City provides to city		City provides to subject area		City will provide to subject area		Township provides to township		Township provides to subject area	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
* Water			<b>Yes* portion</b>		<b>Yes* portion</b>					
** Sanitary Sewer/Wastewater Treatment			<b>Yes* portion</b>		<b>Yes* portion</b>					
Storm Sewer							<b>Yes</b>		<b>Yes</b>	
Solid Waste Collection & Disposal							<b>Household Waste - Property Owner Recycling - Township</b>			
Fire Protection			<b>Yes</b>		<b>Yes</b>					
Law Enforcement							<b>Hennepin County Sheriff</b>			
Street Improvements							<b>Yes</b>		<b>Yes</b>	
Street Maintenance							<b>Yes</b>		<b>Yes</b>	
Administrative Services							<b>Yes</b>		<b>Yes</b>	
Recreational Services							<b>Yes</b>		<b>Yes</b>	
Other										

\*Met Council will be providing sanitary sewer service to the subject area in the near future.

- \* If city does not provide water to the subject area, who does?  
**Please refer to attached sheets.**

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

- \* Would city take over or allow existing use?  
**Please refer to attached sheets.**

- \*\* If city does not provide sewer to the subject area, who does?  
**Please refer to attached sheets.**

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

- \*\* Would city take over or allow existing use?  
**Please refer to attached sheets.**

- (h) Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.)  
**Please refer to attached sheets.**

- (i) Plans and programs by the receiving governmental unit for providing governmental services to the subject area and the impact of the proposed action on those services:  
**Please refer to attached sheets.**

- (j) 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		<b>2,524,363</b>		<b>Increasing</b>
<b>Tax Rates:</b>				
County		<b>50.409%</b>		
Local Unit of Gov't		<b>12.733%</b>		
School District		<b>Otsego (279) – 30.092%</b> <b>Elk River (728) – 45.969%</b> <b>Buffalo (877) – 32.049%</b>		
Special Tax Dist.		<b>Other Special – 3.849%</b> <b>Metro Taxing District – 1.996%</b>		
Insurance Rating (fire)		<b>9</b>		
Levy Limit		<b>Not yet released for this year</b>		
Actual Current Levy		<b>\$329,000</b>		
Total Bonded Indebtedness		<b>As of December 31, 2001, - 1,054,848</b>		

- (k) Would the proposed action affect any school district boundaries or adjacent communities? yes \_\_\_ no X Describe if yes: \_\_\_\_\_
- (l) Are new services necessary for the subject area? yes X no \_\_\_ If so, which ones:  
**Law enforcement, water, and sanitary sewer.**

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

**The subject area will be served by the Met Council's sanitary sewer systems, and by a new system developed by Hassan for water.**

- (m) Can necessary governmental services best be provided by the proposed boundary adjustment or would another type of boundary adjustment be more appropriate?  
yes X by proposed action      no \_\_\_\_\_ by \_\_\_\_\_

(n) If the boundary adjustment were approved:

1. Would the city/township suffer any undue hardship? yes \_\_\_ no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
2. Would the symmetry of the city/township be effected? yes \_\_\_ no   
Describe if yes: \_\_\_\_\_  
\_\_\_\_\_
3. Should the subject area be increased or decreased? yes \_\_\_ no   
Describe if yes, and attach a revised area map: \_\_\_\_\_  
\_\_\_\_\_

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

yes  no \_\_\_

If so, which ones and when:

**Roadway, storm water management, and parks and recreation, and sewer and water through agreement.**

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

yes  no \_\_\_

Describe if yes:

**Some properties are subject to assessments for improvements that have been made.**

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

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

**Will be assuming Township indebtedness.**

(r) Has there ever been a previous boundary adjustment filed for this property or substantially the same property before? yes  no \_\_\_

Describe if yes: **A petition for incorporation was filed in 1996, and was withdrawn by the Township before action was taken.**

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

**Please refer to attached sheets.**

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

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

SUBMITTED BY:

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

\_\_\_\_\_  
 Mayor

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

Town of Hassan, this 26 day of November, 2002.

Thomas C. McKoske  
 Township Chair

Jane Granstad  
 Township Clerk

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

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

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



DATA RESOURCES

## 1. POPULATION:

Metropolitan Council (Twin Cities Metro Area)  
Mears Park Centre  
230 East Fifth Street  
St. Paul, MN 55155  
(651) 291-6359

State Demographer  
300 Centennial Building  
658 Cedar Street  
St. Paul, MN 55155  
(651) 296-4100

## 2. GEOGRAPHIC FEATURES:

County Soil and Water Conservation Office

University of Minnesota  
Agricultural Extension Office  
1994 Buford Avenue  
Rm 146, Classroom Office Building  
St. Paul, MN 55108  
(651) 625-3797

Department of Agriculture  
Soil & Water Conservation Board  
155 South Wabasha Street  
Suite 104  
St. Paul, MN 55107  
(651) 296-3767

Land Management Information Center  
330 Centennial Building  
658 Cedar Street  
St. Paul, MN 55155  
(651) 296-1211

## 3. LAND USE:

Local, City and Township Offices

Metropolitan Council  
Mears Park Centre  
230 East Fifth Street  
St. Paul, MN 55101  
(651) 291-6359

Land Management Information Center  
330 Centennial Building  
658 Cedar Street  
St. Paul, MN 55155  
(651) 296-1211

## 4. TRANSPORTATION:

Local, City and Township Offices

County Engineer

Minnesota Department of Transportation  
Transportation Building  
395 John Ireland Boulevard  
St. Paul, MN 55155  
(651) 296-1638

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5. ENVIRONMENTAL:

Local, City, Township, and County Offices

Minnesota Pollution Control Agency  
520 Lafayette Road  
St. Paul, MN 55155  
(651) 296-6300

Minnesota Department of Health  
717 Delaware Street, Southeast  
Minneapolis, MN 55414  
(612) 623-5000

Land Management Information Center  
330 Centennial Building  
658 Cedar Street  
St. Paul, MN 55155  
(651) 296-1211

6. PLANNING:

County Zoning Administrator

Regional Development Commissions

Local Planning Board & Commissions

Local City or Township Administrators

Metropolitan Council  
Mears Park Centre  
230 East Fifth Street  
St. Paul, Minnesota 55101  
(651) 291-6359

7. GOVERNMENTAL SERVICES:

City, Township, County, Metropolitan Council, MPCA and Regional Development Commissions

8. FISCAL DATA:

City, Township, and County Auditor

City, Township, and County Budgets

Financial Reports made to the State Auditor.

OTHER SOURCES OF INFORMATION:

Useful publications are available from the League of Minnesota Cities, 145 University Avenue, West, St. Paul, Minnesota 55103-2044, (651) 281-1200: Annexation of Land to Minnesota Cities, Consolidation of Cities, and A Guide for New Cities.

*Michael C. Couri*  
*Andrew J. MacArthur*  
*Robert T. Ruppe*  
*David R. Wendorf*

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*couriandmacarthur@pobox.com*

REC'D BY  
MAM

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\*Also licensed in Illinois

\*\*Also licensed in California

November 18, 2002

**VIA FACSIMILE AND  
U.S. MAIL**

Christine Scotillo  
Executive Director  
Municipal Boundary Adjustments  
Minnesota State Planning  
Room 300  
658 Cedar Street  
St. Paul, MN 55155

RECEIVED NOV 19 2002

**RE: In the Matter of the Petition of Hassan Township for Incorporation Pursuant to  
Minnesota Statute, Section 414.02  
I-67 Hassan**

Dear Ms. Scotillo:

This office represents the City of Hanover located in Wright and Hennepin Counties, and abutting portions of the proposed incorporated area in the above referenced matter. At the direction of the Hanover City Council, I am submitting this letter requesting that the City of Hanover be given party status in any further proceedings in this matter.

The purpose of the City's application is to preserve its ability to become a party to mediation and/or contested case hearing in reference to the proposed incorporation. The City's application is specifically related to, but not limited to, the issue of whether or not certain areas of the present Hassan Township immediately abutting Hanover would best be served by the City of Hanover.

Under the statutes governing the incorporation process, a potential outcome of the proceedings would be a determination by the finder of fact that the Township, or areas of the Township, would better be served by an adjacent municipality. Because this is one of the possible outcomes, Hanover would like to have the ability to participate in any mediation or hearings, for the purpose of presenting evidence that certain areas of Hassan Township would best be served by the City of Hanover.

Letter to State Planning  
November 18, 2002  
Page 2

REC'D BY  
MMB

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It is my understanding that a hearing in this matter has been set for December 4, 2002 at the Hassan Town Hall, but that the hearing will be opened and then continued indefinitely. Could you please provide all future correspondence regarding this matter to both this office and the City of Hanover. If you have any questions regarding this letter or any other related manner please feel free to contact me.

Very truly yours,



Andrew J. MacArthur

**COURI & MACARTHUR**

**ON BEHALF OF THE CITY OF HANOVER**

cc: City of Hanover

Jeff Carson, Hassan Township Attorney

Anne Marie Solberg, NAC

Mike Nielson, WSB

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

Hassan Township contains part or all of 29 different DNR protected waters, including 15 wetlands and two (2) watercourses (Exhibits 1.2, 1.3 and 1.4). DNR waters that currently have shoreland management classifications include five (5) protected waters or wetlands and two (2) protected watercourses.

Floodplains include the Crow River and Rush Creek, as well as tributary wetlands and drainage ditches. Federal Emergency Management Agency (FEMA) mapping does not identify all areas subject to flooding, particularly from local drainage sources of small size. In particular, FEMA mapping does not identify floodplains associated with Cowley Lake, Grass Lake, Henry Lake or Sylvan Lake.

Hassan Township falls within two different watersheds (see Exhibit 1.4), but the Township Board has delegated all watershed authority to the Elm Creek Watershed Management Commission. The Hennepin Conservation District staff functions as the staff for the Elm Creek Watershed Management Commission. The western and northern portions of the Township fall within the North Fork of the Crow River Watershed and the southern and eastern portions of the Township drain through Rush Creek and eventually Elm Creek and fall within the Mississippi River Watershed.

Wetlands are most numerous in a wide band extend east-west from the Crow Hassan Park Reserve to the southeast corner of the Township. Wetlands generally become less prevalent toward the northeastern corner of the Township where more sandy soils predominate. Shallow marshes, shrub swamps, wet meadows, deep marshes, wooded swamps, and open water wetlands are the predominant wetland types in Hassan Township.

**(b) 3. Are the waterways subject to any State or Federal regulation?**

Yes.

**Describe if yes:**

Waterways are subject to a variety of State and Federal regulations, including, but not limited to: Federal Clean Water Act, the Minnesota Public Waters Act, and the Minnesota Wetland Conservation Act of 1991. Hassan Township has adopted appropriate local regulations as needed or required to protect waterways. In addition, the U.S. Army Corps of Engineers, Minnesota DNR, and Elm Creek Watershed Management Commission maintain jurisdiction over some waterways within the Township.

(b) 4. **Generally describe the soils in the subject area:**

Three major soil groups occur within Hassan Township, as shown on Exhibit 1.6:

***Cordova-Hayden-Nessel Association***

This soil grouping occurs primarily within the southeastern third of the Township. In general, these are the most suitable soils for crop production in the Township. The soils have moderate percolation rates and more than 50% of the soils are wet. Creative development techniques would need to be utilized in these locations to achieve urban densities of development due to moderate percolation rates and over 50% of the association being wet.

***Hayden-Cordova-Peaty Muck Association***

This soil association occupies a broad finger extending diagonally from the southwest corner to nearly the northeast corner of the Township. The soils in this association range from level wetlands to rolling hills and knolls. The Hayden soil makes up approximately 40 percent of the association and has a high moisture capacity. Another 30 to 45 percent of this association is poorly drained with pockets of wet areas.

***Hubbard-Anoka Association***

In Hassan Township, the extent of this association is restricted primarily to areas within about one mile of the Crow River. Topography is rolling to undulating and soils consist primarily of loams, sands, and mixtures thereof. All upland soils in this association tend to be quite sandy, have rapid permeability, and low water holding capacity. These conditions are favorable for urban and commercial development. However, septic systems should be designed and monitored carefully in order to avoid contamination of nearby water bodies and wells.

(b) 5. **Describe the terrain in the subject area:**

The topography of Hassan Township is predominantly level to gently rolling with wet meadows, marshes, and lakes and a few gently rolling and undulating hills, knolls, and ridges. Most areas of the Township have slopes of less than 12 percent. The most prominent slope has about 70 feet of relief and is located south of Territorial Road directly south of Rogers. A few areas, particularly those overlooking the Crow River in the northern part of the Crow Hassan Park Reserve, have slopes ranging from 12 up to 35 percent. Elevations fall from a height of about 1,020 feet above sea level south of Rogers at Territorial Road to a low of about 850 along the Crow River in the northeast corner of the Township. Elevations in most areas of the Township range between 900 and 960.

- (c) The perimeter of the subject area is the same as the current perimeter of Hassan Township. The perimeter of Hassan as it borders on other municipalities is as follows:

Rogers Perimeter =	35.5%
St. Michael Perimeter =	27.1%
Dayton Perimeter =	13.2%
Corcoran Perimeter =	12.8%
Otsego Perimeter =	6.8%
Hanover Perimeter =	4.6%

- (d) 1.

	Hassan Township	
	Existing Land Use (%)	Future Land Use (%)
Residential	11.91	71.84
Institutional (tax exempt)		
Commercial/Retail	3.91	3.31
Industrial		7.95
Agricultural	67.28	0
Vacant Lands (Crow Hassan Park Reserve)	16.90	16.90

- (d) 2. **What type of development is proposed for the subject area?**

The development proposed generally is a transition from rural to urban development. Areas that have access to water and sewer will be developed at urban densities. The proposed development will be consistent with the Comprehensive Plan when it is adopted.

- (d) 3. **What are the current adjacent land uses and/or zoning?**

As a rapidly urbanizing area, the current adjacent landuses are a mix of urbanized development and under/undeveloped properties. The surrounding undeveloped properties are expected to also urbanize in the relative near future.

(e) 3. **What are the major roads/highways that serve the subject area and adjoining areas?**

Hassan Township is served by the following major roads/highways:

- Interstate 94
- Trunk Highway 101
- County Road 144 (141<sup>st</sup> Ave. N)
- County Road 13 (Brockton Lane N)
- County Road 116 (Territorial Road)
- County Road 117 (109th Ave. N.)
- County Road 203 (Park Drive)
- County Road 159 (Territorial Road)
- County Road 150 (Main St.) and,
- County Road 101

(f) 4. **What is the current zoning of the subject area?**

The current zoning classifications for all of the subject area are as follows:

- Commercial/Industrial
- Commercial-1
- Commercial-2
- Commercial-3
- Rural Estates 2-acre
- Rural Estates 4-acre
- Rural Estates 5-acre
- Parks
- Agricultural
- Agricultural Preserve Overlay

A copy of the Zoning Map is attached.

**And how long has it been in effect?**

Hassan Township originally adopted zoning in 1979.



(f) 5. **What is the anticipated zoning if this boundary adjustment is approved?**

If the incorporation is approved, the Township will be revising the Zoning Ordinance and considering new standards for urbanized development as well as flexible development techniques that will assist in preserving locations not currently served by water and sewer for future urban densities. Before this is accomplished, it is anticipated that the current zoning will remain in effect until necessary amendments can be made.

(g) \* **If city does not provide water to the subject area, who does?**

The City of Rogers currently provides water to a portion of the subject area. However the Township has completed a water distribution plan and will be providing this service to the remainder of the township in the future.

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

It is anticipated that the city would allow existing users to remain on their system, and anticipated that new users will be able to connect as it becomes available.

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

The City of Rogers currently provides sewer to a portion of the subject area. However, it is planned that the Met Council will be providing this service in the near future.

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

It is anticipated that the city would allow existing users to remain on their system, and anticipated that new users will be able to connect as it becomes available through the Met Council.

- (h) Describe any existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems: (Example: ground or surface water problems, water quality and levels, sewage treatment, air pollutant emissions, noise, odors, affect on fish or wildlife; affect on historical resources, archaeological resources, aesthetic resources; impairment of park lands, prime farmlands, wild and scenic rivers, critical area; abandoned dump or disposal site, etc.)**

The proposed action will likely improve existing or potential environmental problems by enabling the township to confidently plan for its future and implement those plans. Many of these issues need to be addressed on a big picture basis, rather than looking solely at individual properties. For example, a Stormwater Management Plan can be developed and implemented to control surface water runoff, prevent sedimentation and erosion, and maintain or improve water quality levels. This plan may determine that a specific piece of property is needed for a regional pond or some other type of improvement. Without being an incorporated city, the township may be unable to effectively implement these types of plans because another city may annex needed properties.

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

Hassan Township plans on continuing to provide services as they are currently being provided in the short term, with the exception of law enforcement services which will need to be immediately examined and a new arrangement made. After the incorporation is approved, Hassan will study each city service provided to determine the most effective and efficient manner of providing those services, and either maintain those services as they exist, or make changes or capital improvements as necessary.

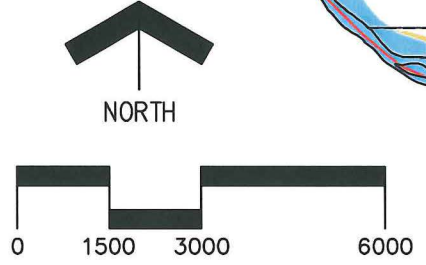
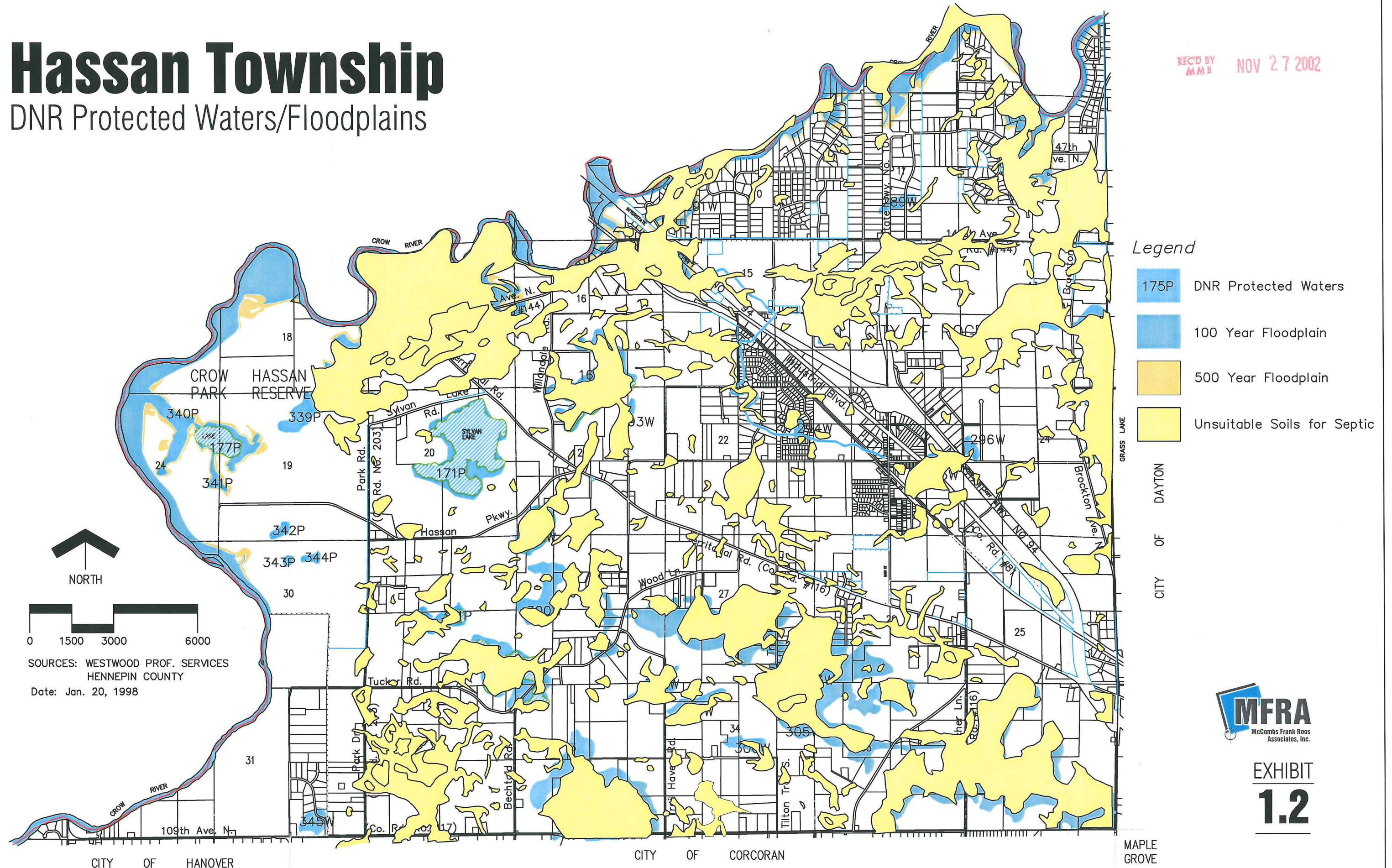
- (s) Why have you filed a petition/objection for boundary adjustment?**

As the last remaining township in Hennepin County, Hassan Township has been proactive in meeting the challenges that the future will bring related to growth and development. Hassan is an urban township, providing many of the services that citizens expect when they are a part of an incorporated city. The Township is determined to take an active role in the decisions that are made regarding the expected growth and development pressures facing our community. The Board of Supervisors, with support of our citizens, filed this petition with the belief that incorporation is the most effective method of achieving these goals.

# Hassan Township

## DNR Protected Waters/Floodplains

REC'D BY  
MMB NOV 27 2002



SOURCES: WESTWOOD PROF. SERVICES  
HENNEPIN COUNTY  
Date: Jan. 20, 1998



EXHIBIT  
**1.2**

CITY OF HANOVER

CITY OF CORCORAN

MAPLE GROVE

# Hassan Township

## National Wetland Inventory

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### Legend

-  Riverine - Rivers
-  Lacustrine - Open Water
-  Palustrine - Unconsolidated Bottom
-  Palustrine - Emergent Wetland
-  Palustrine - Scrub-Shrub Wetland
-  Palustrine - Forested Wetland

Sources: Minnesota Land Management  
Information Center, Minnesota Dept. of  
Transportation Base Map '97

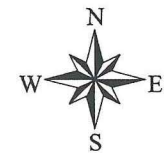
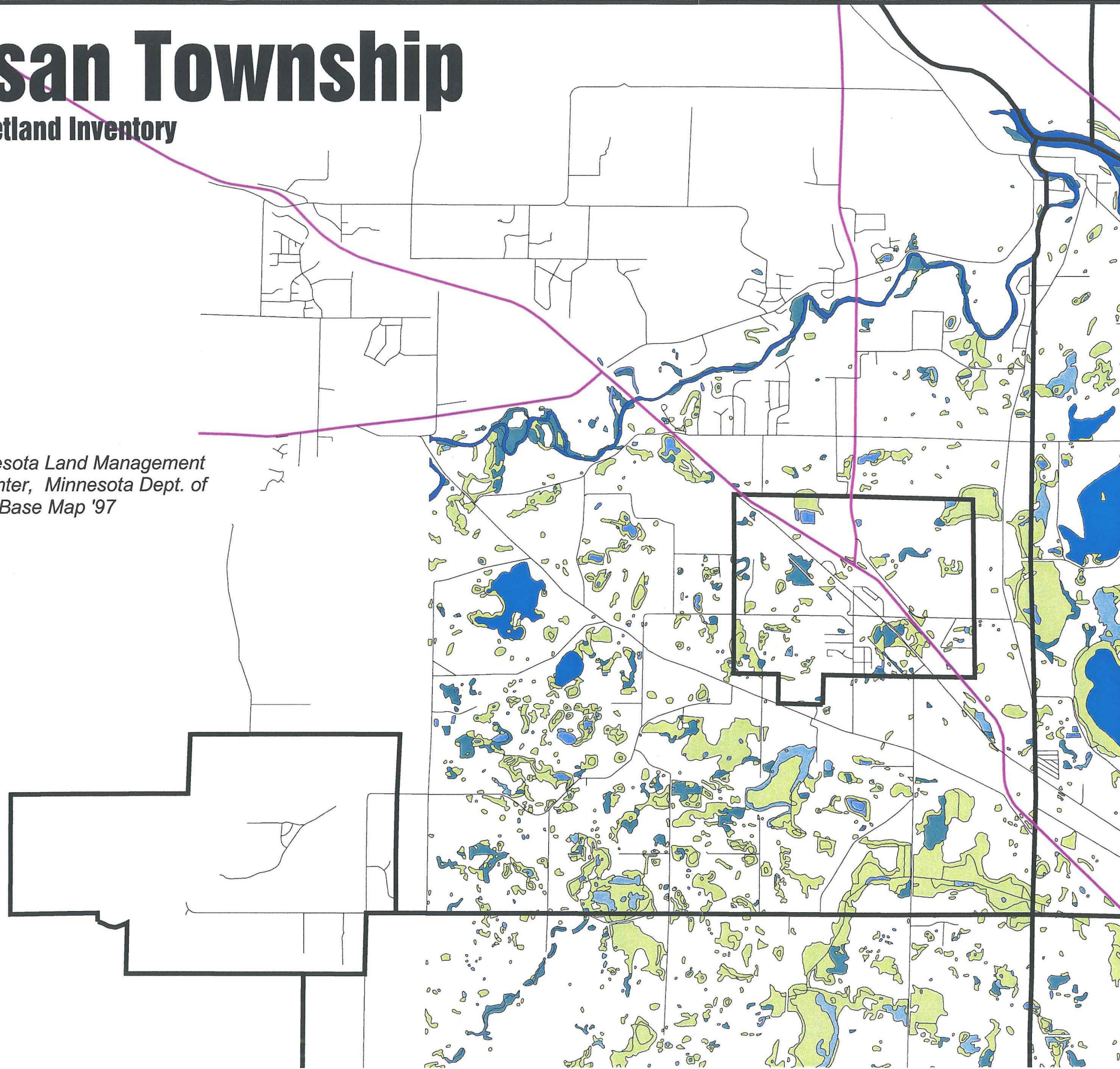
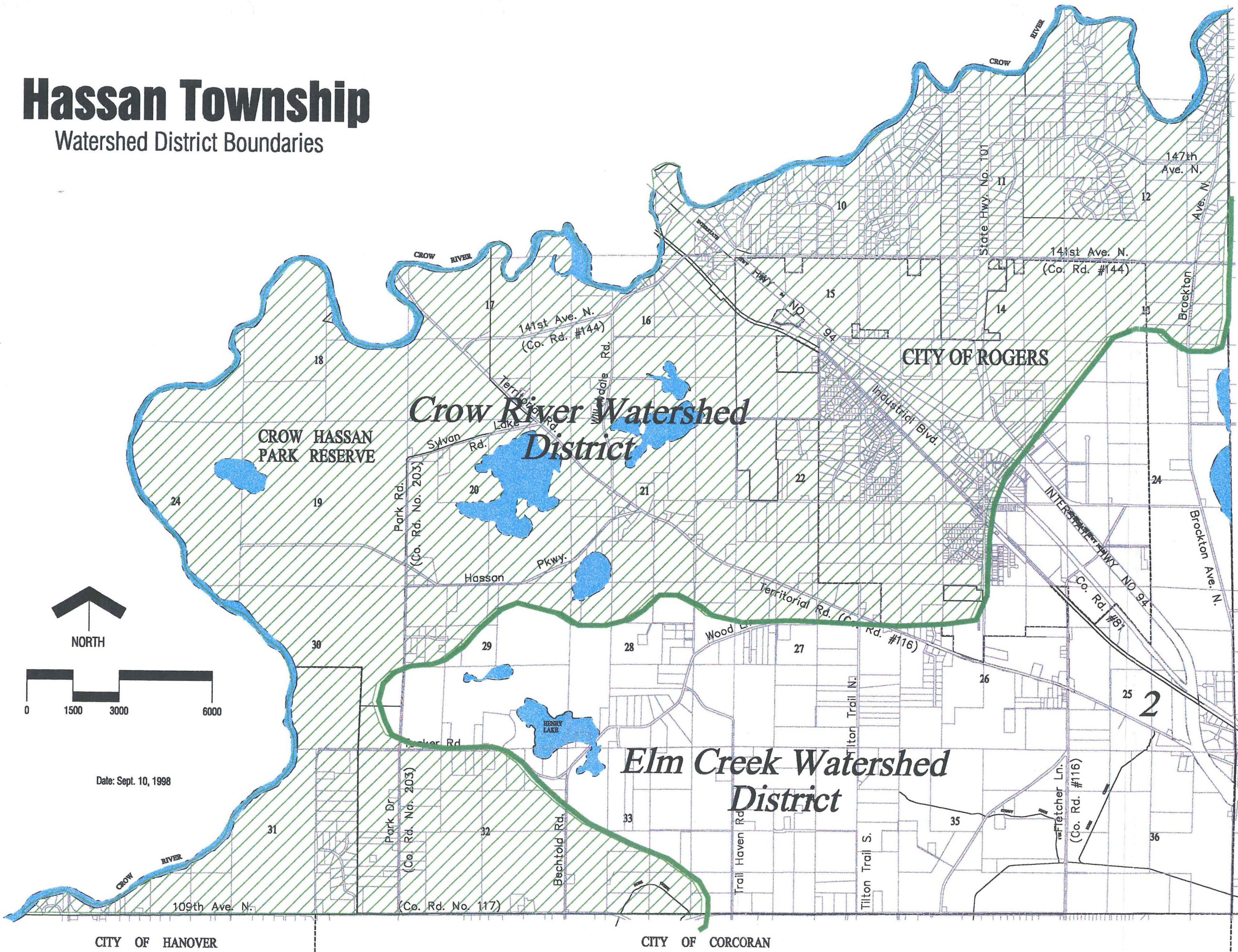


EXHIBIT  
**1.3**

# Hassan Township

Watershed District Boundaries

REC'D BY  
MAB NOV 27 2002



CITY OF DAYTON



EXHIBIT  
**1.4**

CITY OF HANOVER

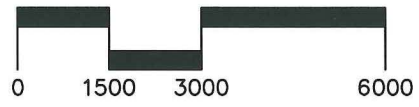
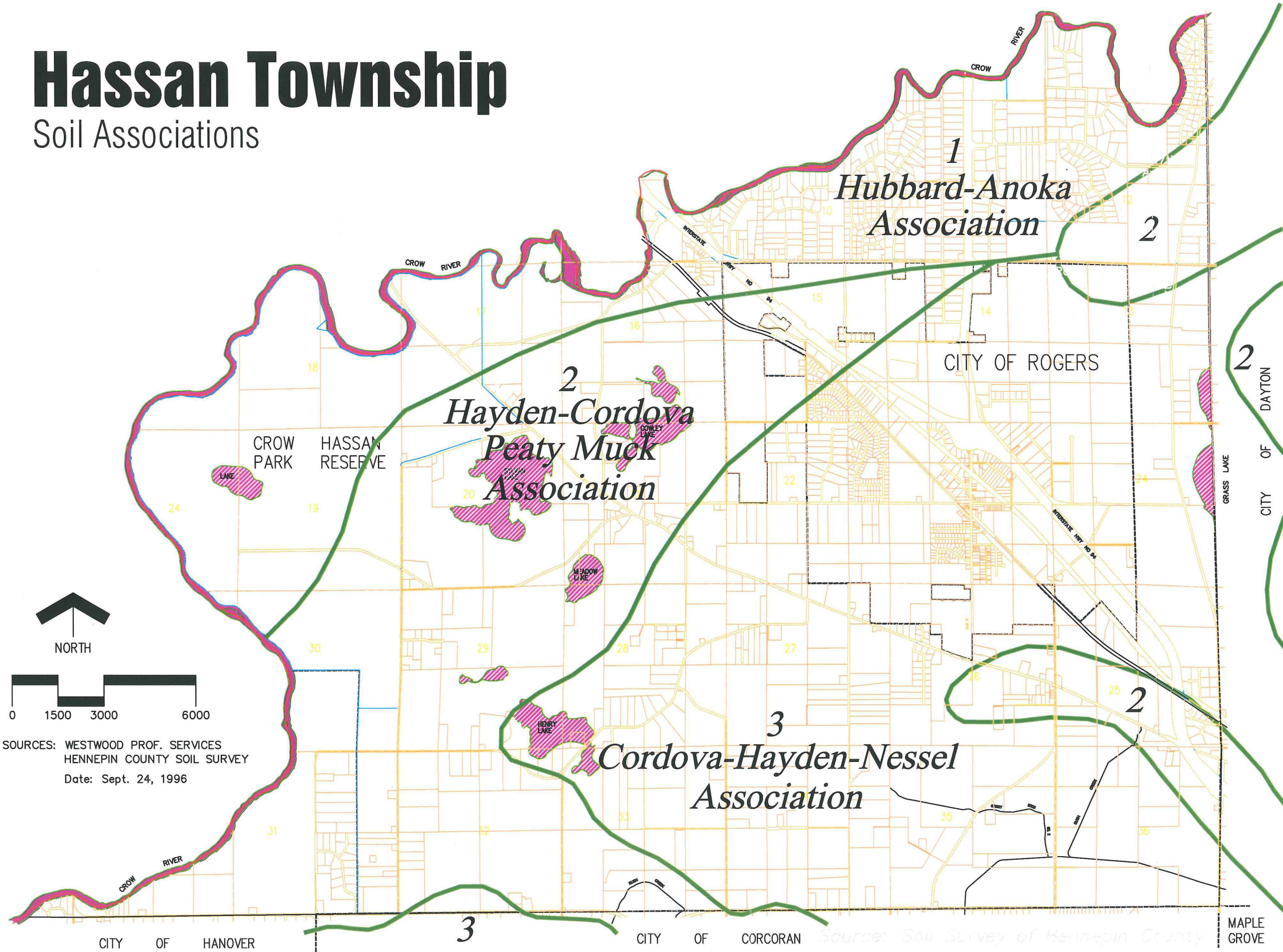
CITY OF CORCORAN

MAPLE GROVE

# Hassan Township

## Soil Associations

REC'D BY  
M M B NOV 27 2002



SOURCES: WESTWOOD PROF. SERVICES  
HENNEPIN COUNTY SOIL SURVEY  
Date: Sept. 24, 1996



EXHIBIT  
**1.6**

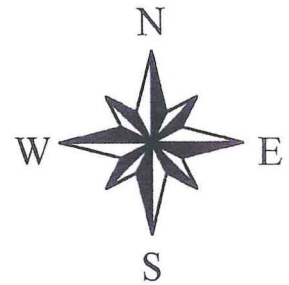
Source: Soil Survey of Hennepin County

# HASSAN TOWNSHIP

## ZONING MAP

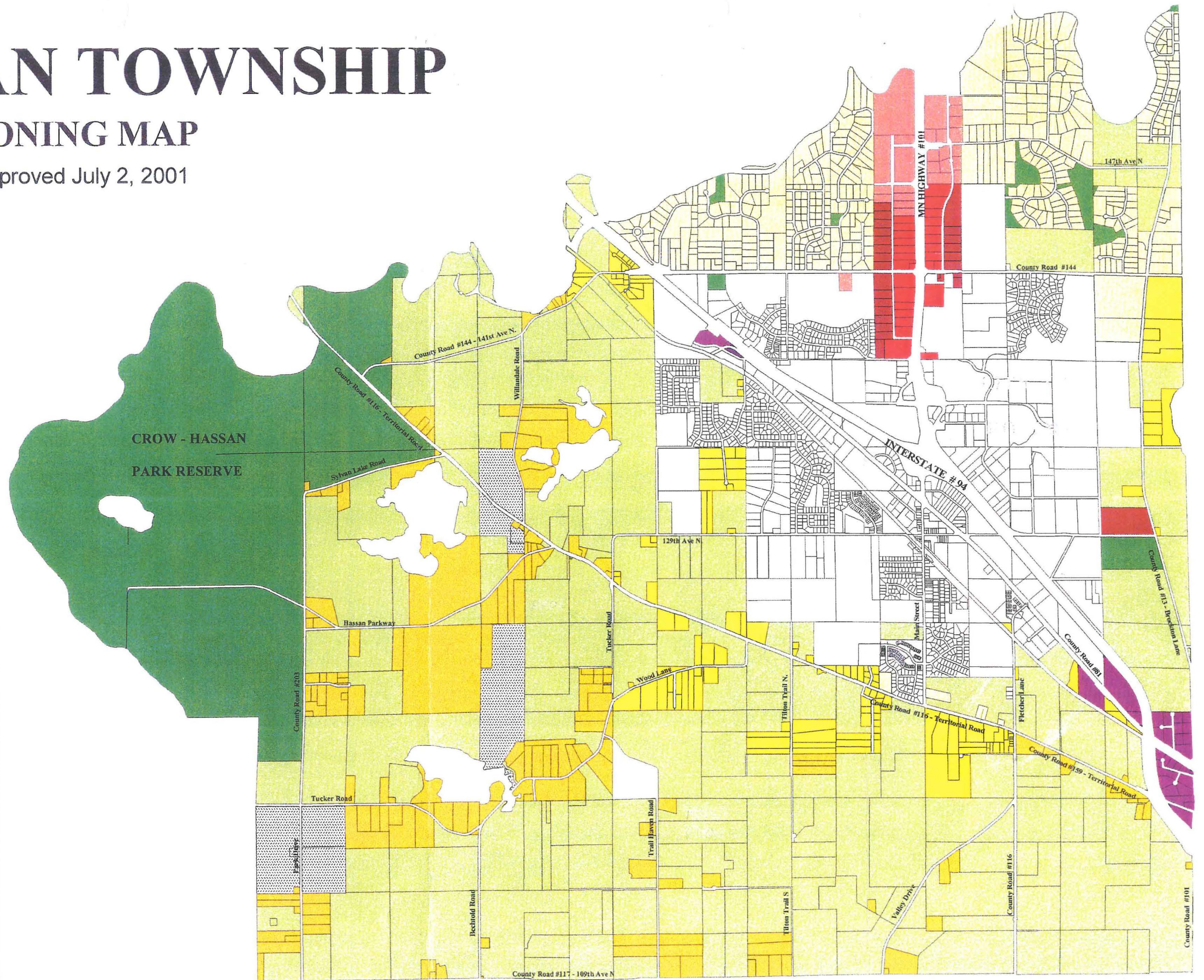
Approved July 2, 2001

REC'D BY  
MAMB NOV 27 2002



**Legend**

- Rural Estates 2-Acre
- Rural Estates 4-Acre
- Rural Estates 5-Acre
- Commercial/Industrial
- Commercial-1
- Commercial-2
- Commercial-3
- Parks
- Agricultural Preserve Overlay
- Agricultural



**Metropolitan Council Information Submission  
To  
Office Of Municipal Boundary Adjustments  
Minnesota Office of Strategic and Long-Range Planning**

**PROPOSED INCORPORATION OF HASSAN TOWNSHIP  
OMBA FILE NO. I-67**

**PROPOSED ANNEXATIONS BY CITY OF ROGERS  
OMBA FILES NO. A-6791, A-6793, A-6793, A-6794, A-6795, A-6796  
and A-6821**

**Metropolitan Council Referral File No. 18937-1  
Metropolitan Council District 1**

**STATUTORY AUTHORITY**

Minnesota Statutes § 414.02 deals with Municipal Incorporation. Subdivision 3 says that in arriving at a decision, the director of the Minnesota Office of Strategic and Long-Range Planning (MOSLRP) shall consider the following factors:

(5) land use controls and planning presently being utilized in the subject area, including comprehensive plans, **policies of the metropolitan council**; and whether there are inconsistencies between proposed development and existing land use controls; . [Emphasis added]

On June 28, 1983, the Metropolitan Council (Council) entered into a memorandum of understanding (MOU) with the Minnesota Municipal Board (MMB), which was the predecessor to the Office of Municipal Boundary Adjustments (OMBA) in the MOSLRP. The MOU outlines ways in which the Council may or will be involved in proposed boundary adjustments. Generally, the Council's involvement is as follows:

- For all metro area boundary adjustment proposals that go to hearing, the Council will provide an "information submission" that summarizes recent plan amendments, forecasts, growth trends, etc.
- The OMBA enters the information submission into the record (assuming the Council is not a party in the action).
- If the Council has reviewed and made a recommendation on a plan amendment concerning a proposed boundary adjustment, the Council will forward the report and recommendations (provided the director's decision record is still open).
- If the Council finds no potential metro system impact or major policy inconsistency (with respect to a boundary adjustment), the Council will not enter as a party, and the MBA will enter the report and recommendations into the record.
- If the Council does find a potential system impact or a major policy inconsistency, it may enter the proceeding as a party and testify with regard to the impact or inconsistency. In this case, the OMBA will not make the report and recommendation part of the record on its own motion.



## BACKGROUND

The township of Hassan in Hennepin County filed a Petition for Incorporation (I-67) with the OMBA on October 17, 2002 pursuant to Minnesota Statute, Section 414.02. On October 18, 2002, the OMBA informed the Council of the petition and indicated that if the proceeding goes to hearing the Council should send an information submission to the OMBA and Township. Subsequently, the City of Rogers filed seven annexation requests to annex a total of 237.3 acres from the Township to the City (A-6791, A-6792, A-6793, A-6794, A-6795, A-6795 and A-6821).

In accord with the MOU of June 28, 1983, Council staff prepares an information submission presenting demographic, land use, environmental, and utility information for the jurisdiction(s) involved in the hearing. Because Hassan Township (Township) completely surrounds the City of Rogers (City), this information submission will present information about both the Township and the City to provide the most comprehensive information available about the two principal parties.

Most of the information comes from the local comprehensive plans for the Township (reviewed by the Council on May 22, 2002; file no. 18119-1) and the City (reviewed by the Council on August 30, 2000; file no. 16148-7). Since the Council's review of the two comprehensive plans, the Council received one comprehensive plan amendment from the City of Rogers in January 2003 for an 8-acre land use change from industrial to single family residential for Sunnyside Estates.

In addition to the two community comprehensive plans, Council staff has used the *Regional Blueprint* (adopted December 1996), the *2030 Blueprint* (adopted December 2002), and the current chapters of the *Metropolitan Development Guide* that present the Council's regional system policy plans for Aviation, Recreation Open Space, Transportation and Wastewater Services.

## REGIONAL LOCATION

Hassan Township and the City of Rogers are located in northwestern Hennepin County in the northwestern part of the Twin Cities Metropolitan Area (see Figure 1). The City of Rogers is completely surrounded by and adjacent to Hassan Township. Hassan Township shares borders to the east with the City of Dayton, to the southeast with the City of Maple Grove, to the south with the City of Corcoran, to the southwest with the City of Hanover, and to the west and north with the Crow River, and the cities of Otsego and St. Michael in Wright County.

## DEMOGRAPHIC CHARACTERISTICS

According to the 2000 U.S. Census, Hassan Township had 2,463 residents in 778 households and 627 jobs and the City of Rogers had 3,588 people in 1,195 households, and 1,999 jobs.

As a result of increasing growth trends and local plans for greater growth, the Council raised its forecasts for Hassan Township and the City of Rogers over those in the *Regional Blueprint* (1996). Hassan Township planned for 10,854 residents, 4,050 households and 9,040 jobs by 2020, based on the provision of regional wastewater services to the township in 2003. Rogers planned for 7,665 people in 2,500 households and 7,100 jobs in 2020. These forecasts are close to the Council's revised forecasts found in the *2030 Blueprint*. The Council accepted the forecasts in both plans (Table 1) and agreed to provide regional sanitary sewer service to Hassan Township.

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All growth inside the city, and the majority of growth inside the township is expected to be urban development. Incorporation or annexation of the property is not expected to impact the demographics of the greater Hassan/Rogers community.

<b>Table 1</b>					
<b>Forecasts in Hassan Township and City of Rogers Comprehensive Plan (2010, 2020)</b>					
<b>Forecasts in 2030 Blueprint (2030)</b>					
<b>Hassan Township</b>					
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	1,951	2,463	7,032	10,854	19,100
Households	585	778	2,624	4,050	7,000
Employment	250	627	7,390	9,040	7,200
<b>City of Rogers</b>					
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	698	3,588	7,665	7,665	7,800
Households	259	1,195	1,500	2,500	3,000
Employment	1,775	4,208	6,450	7,100	8,500
<b>Hassan Township and City of Rogers Combined</b>					
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	2,649	6,051	14,697	18,519	26,900
Households	844	1,973	4,124	6,550	10,000
Employment	2,025	4,835	13,840	16,140	15,700

Sources: U.S.Census (1990, 2000); Hassan Township and City of Rogers comprehensive plans as reviewed by the Metropolitan Council (2010, 2020); Metropolitan Council, *2030 Blueprint* (2030).

In December 2002, the Council adopted a new set of forecasts for the region as a whole, and for all minor civil divisions (cities, townships, and counties) as part of its 2030 Blueprint. The new forecasts extend to 2030 and are based on 2000 U.S. Census data and analyses of past and expected future development trends. Table 2 above provides the new Council forecasts for the two communities individually and combined.

**COUNCIL POLICY**

The Council is required to prepare and adopt a comprehensive development guide for the metropolitan area pursuant to Minnesota Statutes § 473.145. The *Metropolitan Development Guide* consists of five inter-related documents: the *2030 Blueprint*, and the regional system plans for Aviation, Recreation Open Space, Transportation and Wastewater Services.

The *Council officially adopted the 2030 Blueprint* in December 2002. It is in the process of being reviewed by the Council's newly appointed governing board and maybe subject to change. However, while it establishes the Council's official vision for the future, the Council continues to use the previously adopted *Regional Blueprint* (Dec. 1996) as the basis for reviewing local comprehensive plans and plan amendments. Local governmental units can voluntarily decide to base their plans on the *2030 Blueprint* and ask the Council to review them on that basis.

At the time that Rogers' and Hassan Township' comprehensive plans were reviewed by the Council, the 2030 Blueprint had not yet been adopted, and the Council's *Regional Blueprint* (1996) was used as the basis for the review. It showed all of the City of Rogers and one-half of Hassan Township as "Urban Reserve" with the remainder of the Township as "Permanent Rural." Urban Reserve is land anticipated to be needed for urban development after 2020, and local governmental units are expected to protect such lands by keeping them at very low density development until such time as urbanization is imminent. Permanent Rural is land that is expected to remain rural through at least 2040 and local governmental units are expected to permit densities of no more than 64 dwellings per 640 acres.

During the Council's review of the City of Rogers' comprehensive plan, the Council modified its Regional Growth Strategy to show Rogers as a Rural Growth Center, an area of existing and planned future urbanization. During its review of Hassan Township's comprehensive plan, the Council agreed to accept the Township's plan to begin to urbanize areas designated as Urban Reserve before 2020 while maintaining permanent rural uses in the remainder of the Township.

The Council's *2030 Blueprint* shows the City of Rogers and the areas of Hassan located north, east and south of the City as "developing" urban, with the remainder of the Township as "diversified rural." The Council expects a balanced intensive urbanization will occur in the two communities in association with the I-94 and Hwy 81 corridors. (see Figure 2)

**GEOGRAPHIC FEATURES**

Nearly level farmlands and wet meadows, marshes and lakes dominate the topography of Hassan. Most slopes are less than 12%. The three major soil groups are Cordova-Hayden-Nessel, Hayden-Cordova-Peaty Muck Association and Hubbard-Anoka Association.

Environmental features, including wetlands, cover 25% of Hassan and 12% of Rogers. The City and Township are located in the Crow River Watershed District and the Elm Creek Watershed District. The Township Board has delegated all watershed authority to the Elm Creek Watershed Management Commission. The Crow River, which forms most of the western and northern boundary of the Township, joins the Mississippi River approximately one mile north of the Township's northeastern corner.

**LAND USE**

At the time, Hassan Township prepared its comprehensive plan, it had an area of 13,906 acres. Sixty-eight percent of the Township was in rural residential and agricultural uses, 14 percent was in commercial and industrial land use, and the remaining 18 percent was in parks and recreational uses. The Hassan Township comprehensive plan was reviewed by the Council on May 22, 2002 (File # 18119-1). The Township's comprehensive plan for 2020 identifies and proposes to protect 3,481 acres of environmentally sensitive lands, including lakes, streams, wetlands and steep slopes. The Township's plan proposes to add 885 acres of single family and 148 acres multifamily development by 2020, retaining 4,699 acres as rural residential and agricultural uses, classifying 1,005 acres as vacant/future urban (post 2020) and 1,068 acres as commercial and industrial uses. Figure 4 is a composite map showing the 2000 land uses in the two communities. Figure 5 shows the Township's 2020 land use plan map. Figure 6 shows the City's 2020 land use plan map.

In 1998, Rogers had an area of 2,872 acres, including 350 acres of environmentally sensitive land. The Council reviewed the City of Rogers' comprehensive plan on August 30, 2000 (File # 16148-7). The City is planning to be fully developed by 2020, with 1,028 acres of single family development, 144 acres of multi-family housing, and 1,008 acres of commercial or industrial development.

As the attached maps show, past annexations by the City of Rogers have created pockets of Township land completely or substantially surrounded by the City. At the present time, Rogers is proposing to annex seven additional parcels from Hassan, two of which A-6791 and A-6793 will create another area where land in Hassan will be completely surrounded by Rogers.

LAND USE	Hassan		Rogers	
	Existing Acres	2020 Acres	Existing Acres	2020 Acres
Single family Residential (sewered)	0	885	715	1,028
Multiple-family Residential (sewered)	0	148	4	144
Rural Residential/Agricultural	9,431	4,699	68	68
Medium-Density Res/Industrial	0	0	0	33
Commercial/Industrial	1,878	1,068	525	1,008
Institutional	0	0	20	79
Parks and Recreation	2,597	2,597	132	162
Vacant/Future Urban Development	0	1,005	1,058	0
Environmental (wetlands, lakeshore setbacks, bluffs and open space)	0	3,481	350	350
<b>Total Land*</b>	<b>13,906</b>	<b>13,883</b>	<b>2,872</b>	<b>2,872</b>

\*Total acres varies due to different dates of local plans and annexations occurring during the period.

Source: City of Rogers Comprehensive Plan and Hassan Township Comprehensive Plan

## REGIONAL SYSTEMS

The Council has planning responsibility for four regional systems: aviation, recreation open space, transportation and wastewater services (see Figure 3).

### Aviation

No airports are located within Rogers or Hassan. The proposed incorporation or annexations do not present a potential impact on the regional aviation system nor inconsistency with Council policy.

### Recreation Open Space

The Regional Recreation Open Space Policy Plan shows the Crow Hassan Park Reserve located mostly in Hassan Township and the adjacent city of Hanover. The proposed incorporation or annexations do not present a potential impact on the regional recreation open space system nor inconsistency with Council policy.

## Transportation

The Council's Transportation Policy Plan (TPP) identifies I-94 as a principal arterial, which enters the Township in the southeast corner and travels northwesterly bisecting Rogers and the northern part of Hassan. The City and Township are served by 4 A-minor arterials including County Road (CR) 116, CR 13, and CR 81/Industrial Boulevard, and Trunk Highway 101.

Presently, the Council is participating in a multi-jurisdictional subregional planning study called the Northwest Corridor, which is focused on roadway and transit improvements along the CR 81 corridor from Minneapolis to Rogers and Hassan. The study envisions a Bus Rapid Transit (BRT) to provide services along the corridor, along with improvements to the roadway, and coordinated economic and lands use development in corridor.

The proposed incorporation or annexations do not present a potential impact on the regional transportation system nor inconsistency with Council policy.

## Wastewater Services

The City of Rogers has sewer service from its municipal wastewater treatment plant located in the northwest corner of the City. In 1995, the City completed a comprehensive sewer plan that to accommodate the City's planned urban growth. The plant was last expanded in 1996. The plant's current capacity is 1.602 million gallons per day. It discharges to the Crow River. In 1999, the City completed a wastewater treatment plant expansion study to evaluate expansion costs, requirements and options. The study found that the plant's expansion is possible but will be difficult and costly because of higher treatment standards imposed by the Minnesota Pollution Control Agency on discharges into the Crow River.

The Council recently completed an Elm Creek Interceptor Study that considered the most cost effective and efficient alternatives for providing regional sewer service to facilitate growth in the subregion that includes Dayton, Rogers, Hassan, Maple Grove, Corcoran, Plymouth, Medina and Loretto. The study included public input and involvement by local elected officials and staff from these communities. The outcome of the Elm Creek Interceptor Study recommended that the Council should acquire and upgrade the Rogers wastewater treatment plant to serve urban development in Rogers and Hassan. Metropolitan Council Environmental Services staff is moving forward with a plan to acquire the plant.

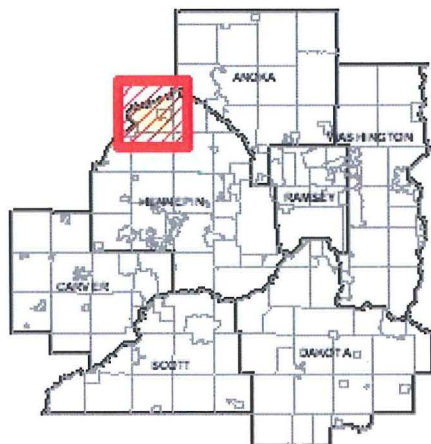
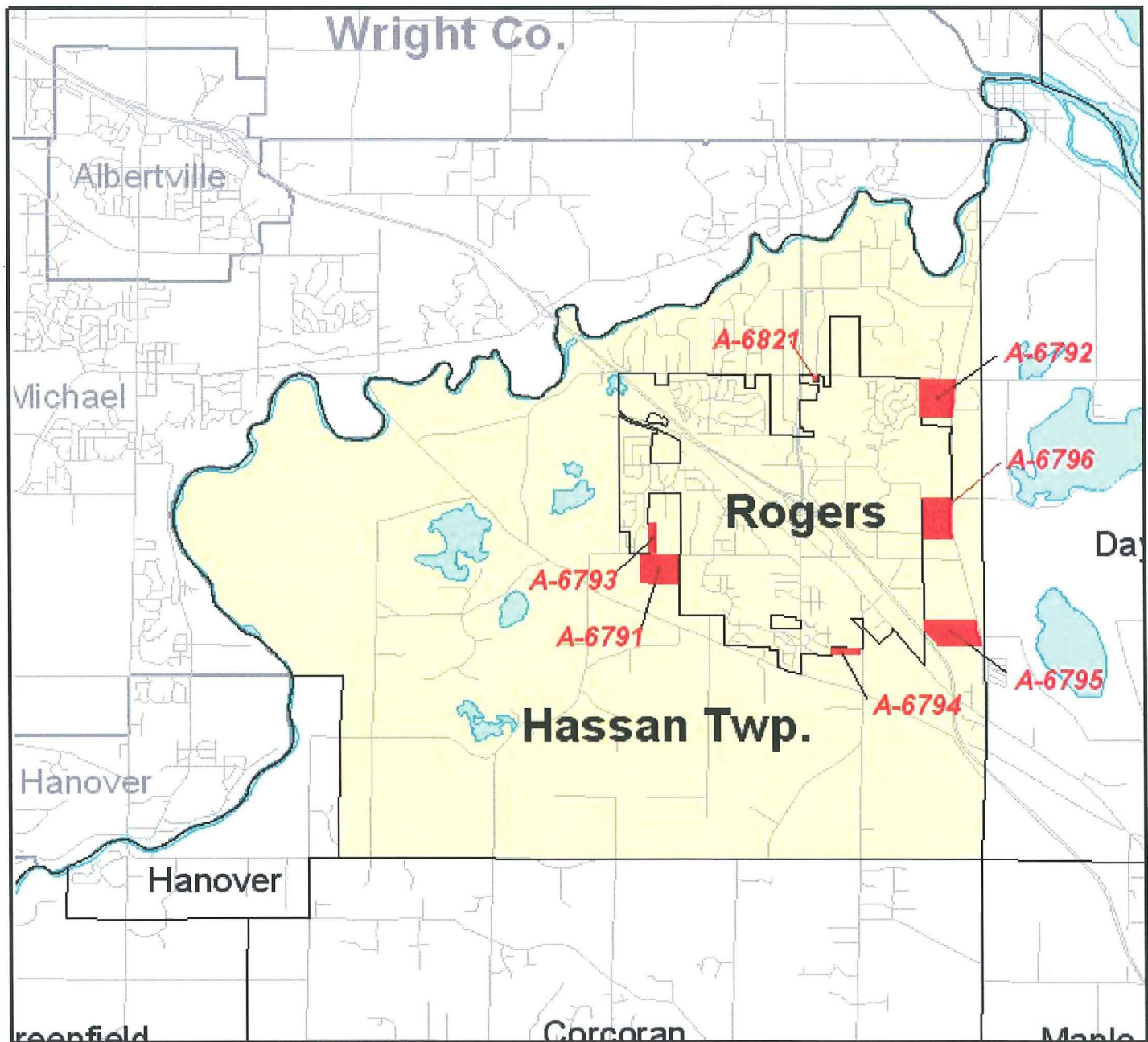
The proposed incorporation or annexations do not present a potential impact on the regional wastewater service system nor inconsistency with Council policy.

## LIST OF FIGURES

- Figure 1 – Location Map
- Figure 2 – Regional Growth Strategy Policy Areas (2030 Blueprint)
- Figure 3 – Regional Systems Map
- Figure 4 – Composite Existing (2000) Land Use Map
- Figure 5 – 2020 Land Use Plan map – Hassan Township
- Figure 6 – 2020 Land Use Plan map – City of Rogers

Figure 1. Location Map

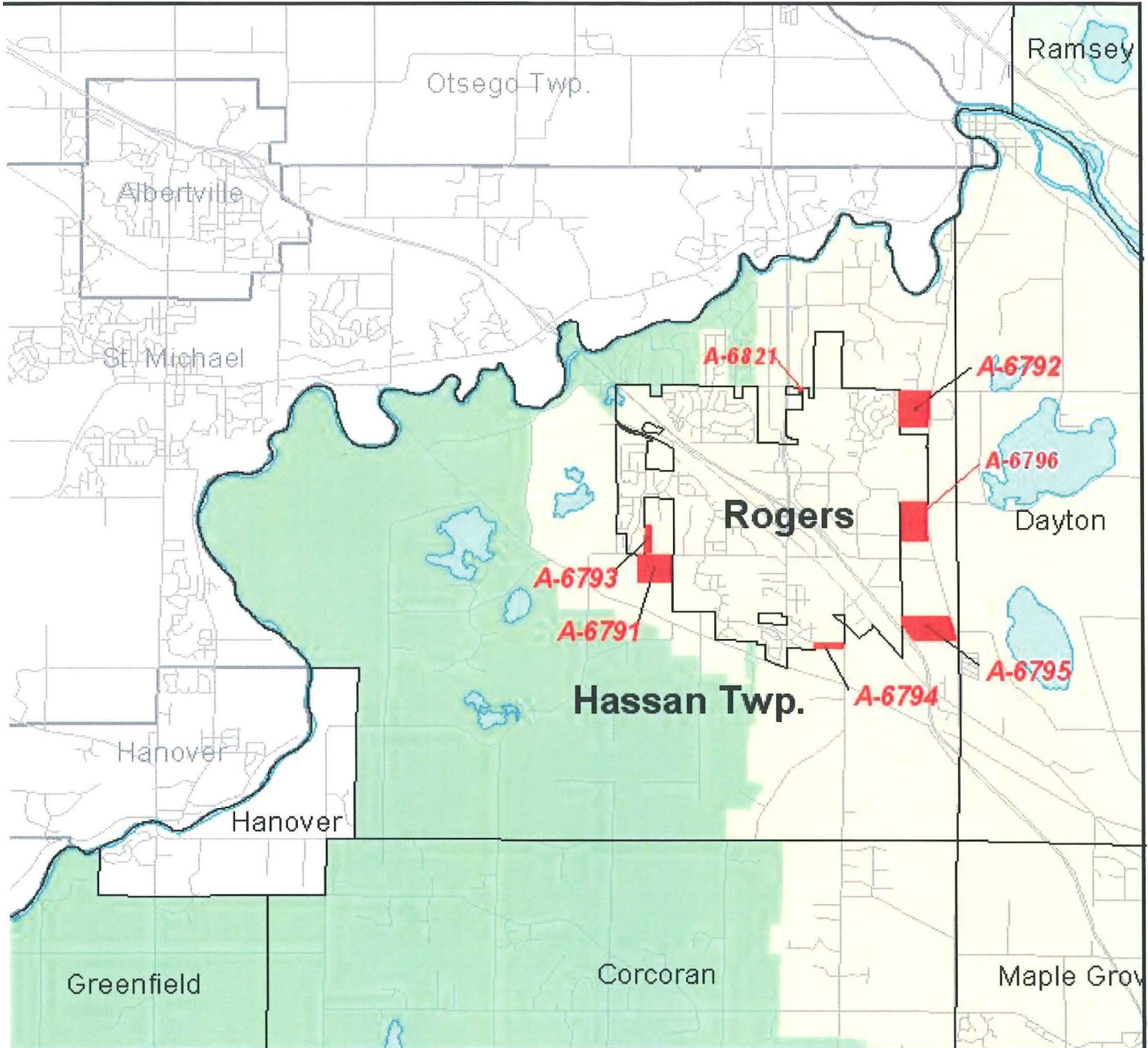
### City of Rogers and Hassan Township, Hennepin County



 Properties requesting annexation

Figure 2. Regional Growth Strategy Policy Areas (Blueprint 2030)

**City of Rogers and Hassan Township, Hennepin County**



**Geographic Planning Areas**

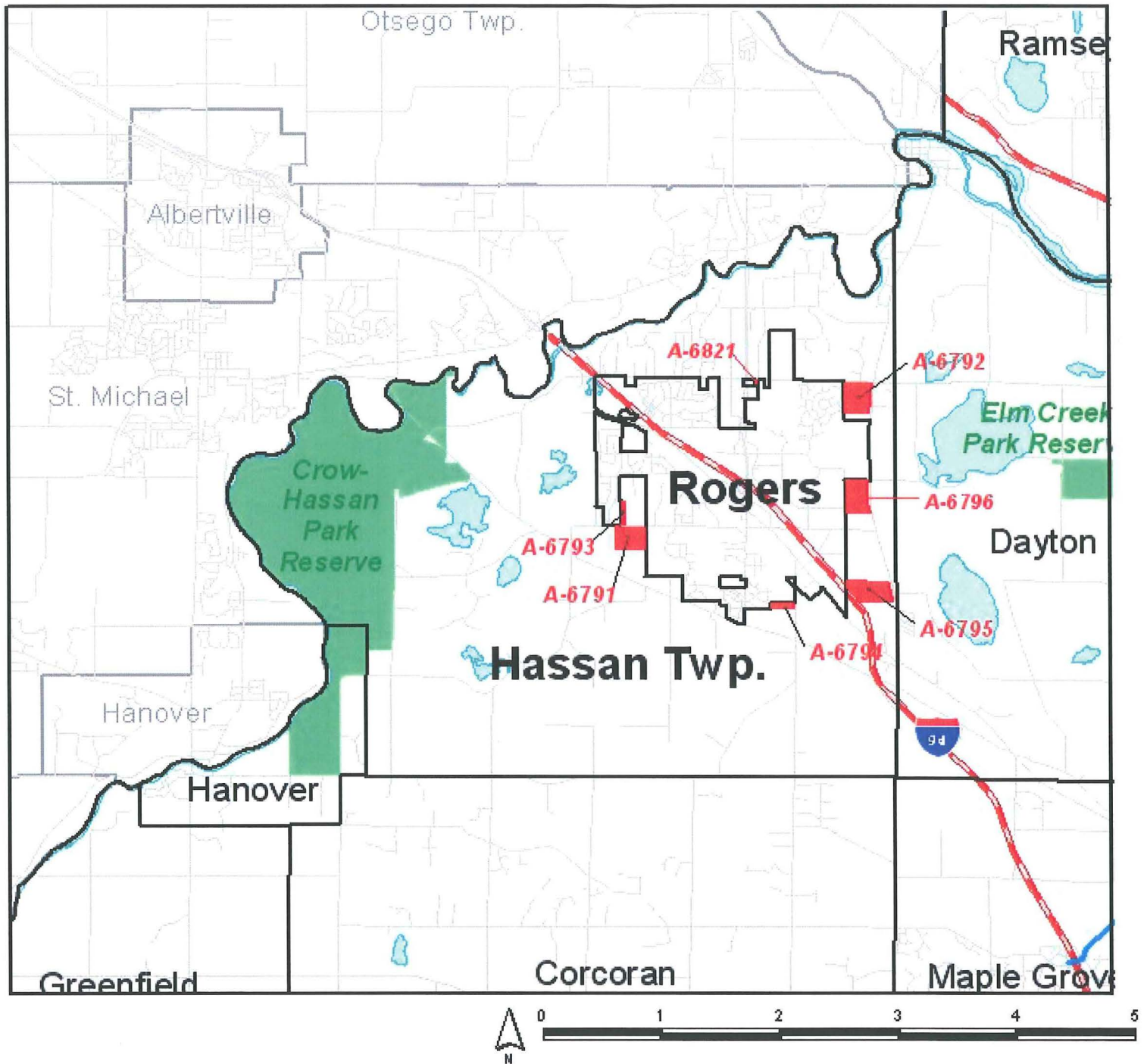
- Developed Area
- Developing Area
- Rural Centers
- Agricultural Preservation Area
- Diversified Rural
- Rural Residential

Properties requesting annexation

Street Centerlines (TLG, 2002)

Figure 3. Regional Systems

### City of Rogers and Hassan Township, Hennepin County



#### Regional Systems

##### Recreation/Open Space

- Federal
- Park Reserve
- Regional Park
- Special Recreation Feature
- State

##### Transportation

- Highways

##### Wastewater Treatment

- MCES Treatment Plants
- MCES Interceptors (existing)
- MCES Interceptors (planned)

##### Aviation

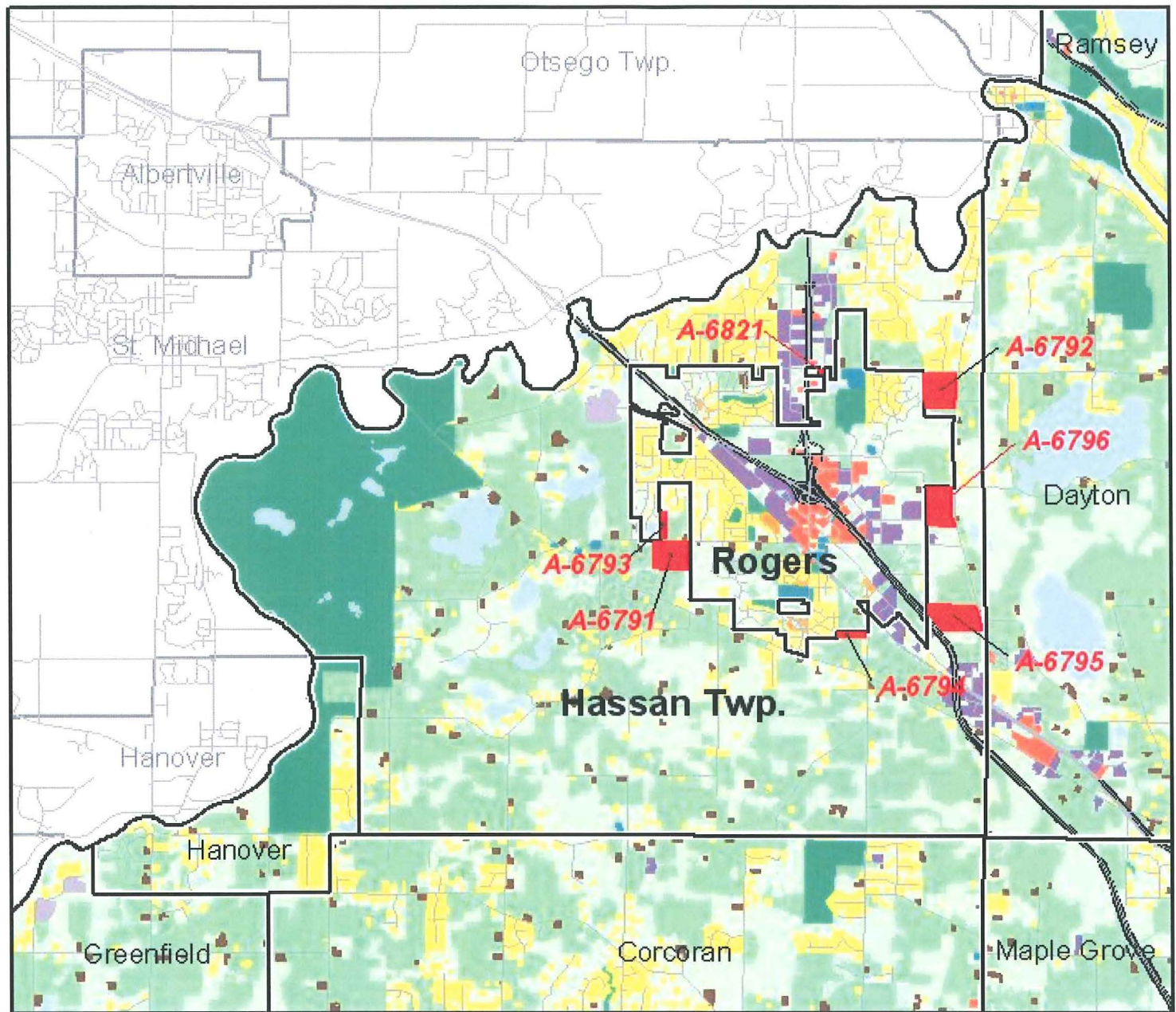
- Airports

Properties requesting annexation



Figure 4. Existing Land Use (2000)

**City of Rogers and Hassan Township, Hennepin County**

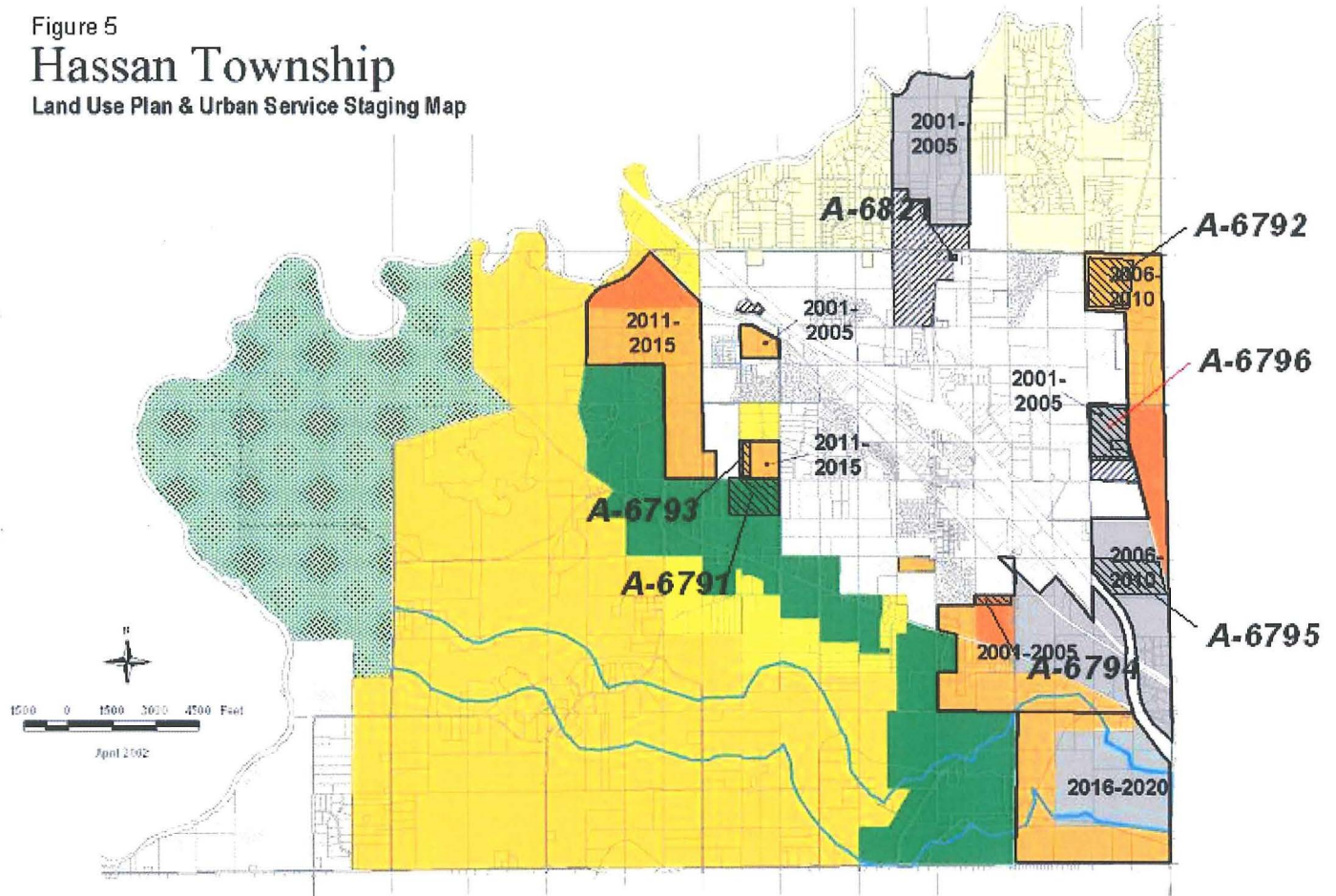


**Properties requesting annexation**

**2000 Land Use**

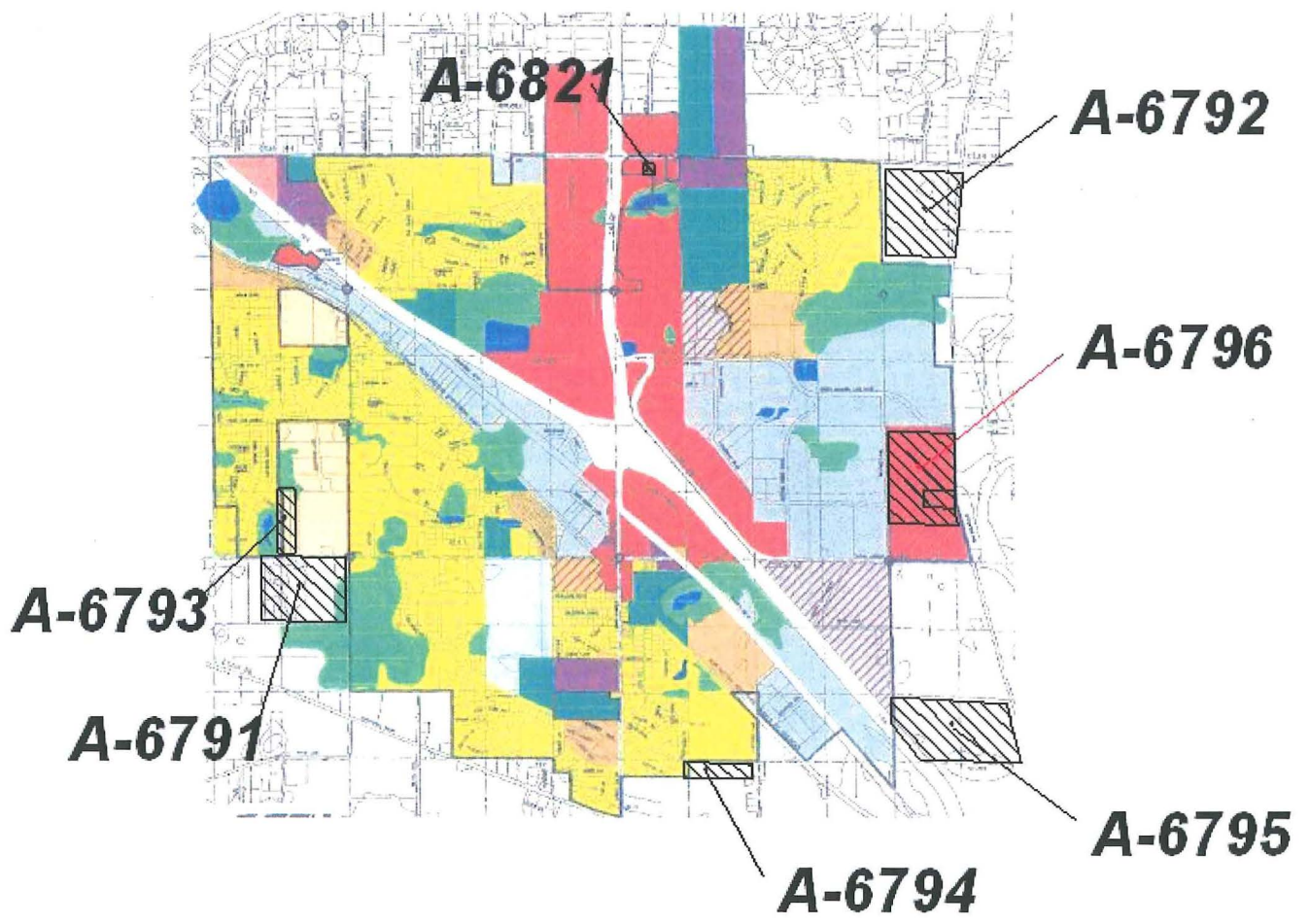
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| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Farmsteads                | <span style="display: inline-block; width: 15px; height: 10px; background-color: #2E8B57; border: 1px solid black;"></span> Park, Recreational or Preserve |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Single Family Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black;"></span> Major Highway                  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Multi-Family Residential  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Railway                        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Commercial                | <span style="display: inline-block; width: 15px; height: 10px; background-color: #696969; border: 1px solid black;"></span> Airport                        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> Mixed Use                 | <span style="display: inline-block; width: 15px; height: 10px; background-color: #E0F0E0; border: 1px solid black;"></span> Undeveloped                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> Industrial and Utility    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water                          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> Extractive                |  |

Figure 5  
**Hassan Township**  
Land Use Plan & Urban Service Staging Map



-  Rural Estate I
-  Rural Estate II
-  Rural Estate III
-  Urban Single Family  
0-3 units/acre
-  Urban Mid-Density  
3-7 units/acre
-  Urban Commercial/Industrial
-  Urban Reserve
-  Existing Serviced Area
-  Conceptual Wildlife &  
Open Space Corridor

Figure 6  
City of Rogers Comprehensive Land Use Plan



- SINGLE FAMILY RESIDENTIAL
- MID-DENSITY RESIDENTIAL
- COMMERCIAL
- COMMERCIAL INDUSTRIAL
- INDUSTRIAL
- INDUSTRIAL INSTITUTION
- PARK
- WETLANDS
- WATER
- INSTITUTIONAL
- MID-DENSITY RESIDENTIAL INDUSTRIAL
- RURAL RESIDENTIAL
- TOWNSHIP - JOINT POWERS
- LONG TERM AGRICULTURAL

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

<b>HENNEPIN COUNTY</b>	<b>2000 POPULATION</b>	<b>2000 HOUSEHOLDS</b>
Hassan, Township	2,463	778