

COMPREHENSIVE PLAN FOR West Lakeland Township Washington County, Minnesota



Adopted: October 11, 2010

Prepared By:
**West Lakeland Township Board
And Planning Commission**

**WEST LAKELAND TOWNSHIP, MINNESOTA
COMPREHENSIVE PLAN**

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Dated: October 11, 2010

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1) Introduction

West Lakeland Township is, by definition, an urban Township located along the St. Croix River in east central Washington County; a rural residential community, proud of the unique lifestyle enjoyed by its residents. The goals of the residents expressed through this Comprehensive Plan include to continue and to encourage this unique rural lifestyle, to preserve a rural environment, and to limit the need for urban services.

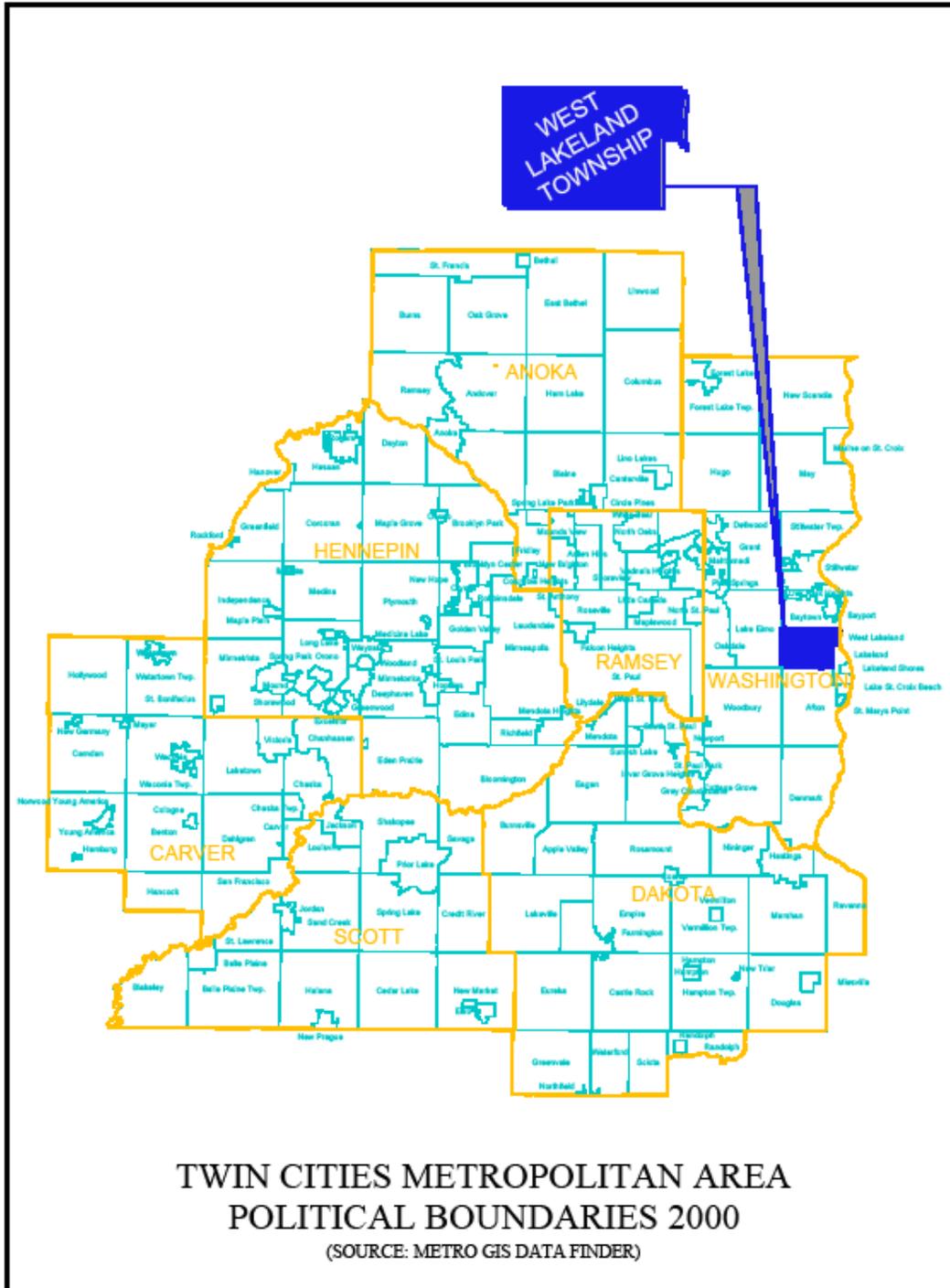
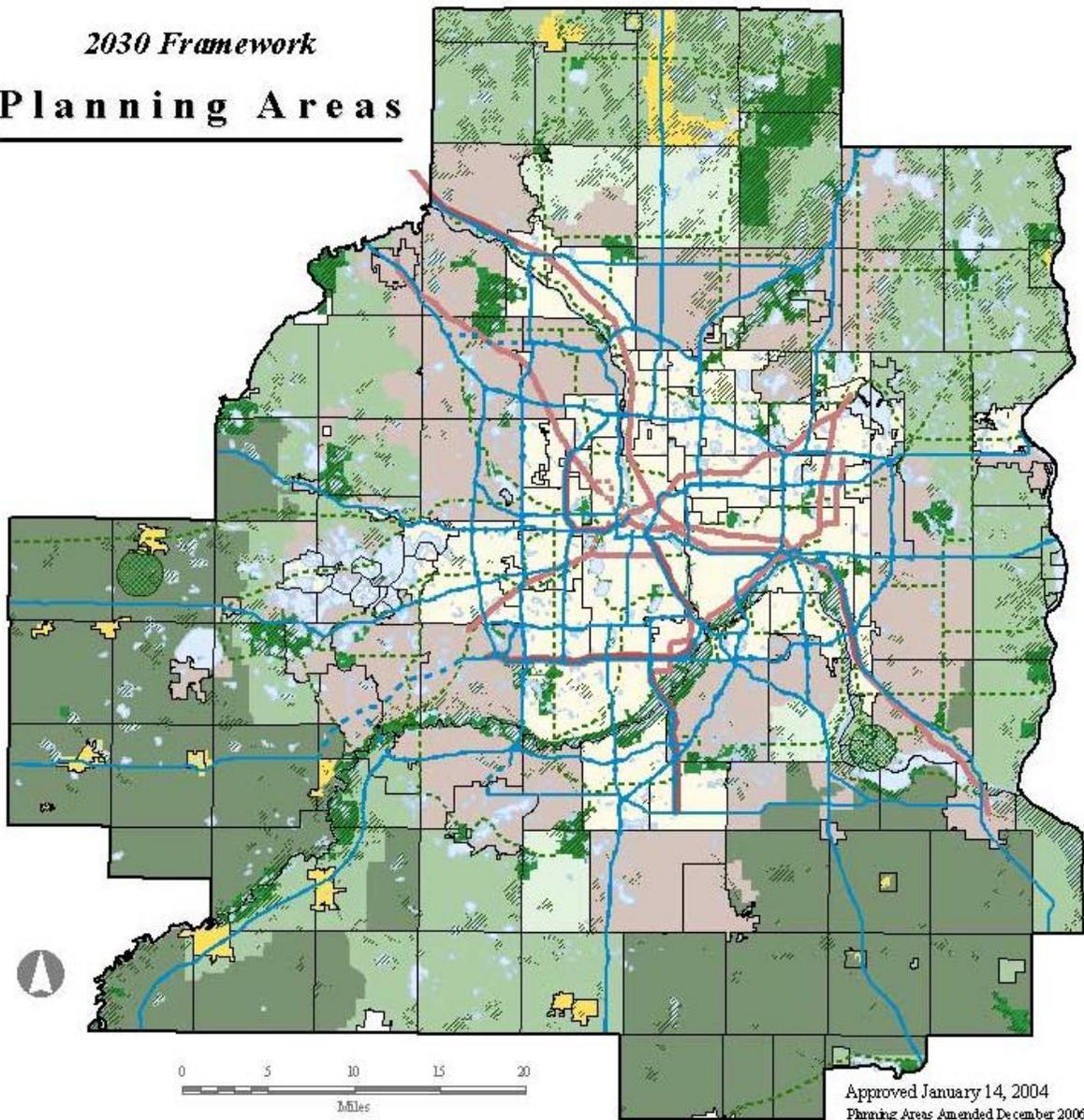


Figure 1 - West Lakeland Township

2030 Framework
Planning Areas



Approved January 14, 2004
 Planning Areas Amended December 2006

NOTE: Please refer to the Comprehensive Plans Composite map or the Regional Systems maps for the most recent information. These maps are available at the Metropolitan Council Data Center (651) 602-1140.

Geographic Planning Areas		Additional Information	
Urban Planning Areas	Rural Planning Areas	Regional Natural Resource Areas (includes Terrestrial and Wetland Areas)	Regional Trail
Developing Area	Rural Center	<small>SOURCE: Metro DNR in coordination with the Metropolitan Council</small>	Transit 2025 Corridor
Developed Area	Agricultural	Regional Park	Principal Arterial
	Diversified Rural	Proposed Regional Park	Open Water
	Rural Residential		



Figure 2 - Regional Area Planning Map

The Township is governed by an elected three member board, meeting monthly in public session. Part time staff as needed include at present a Township attorney, consulting engineer, building inspector, clerk, treasurer, two deputy clerks, animal control officer, treasurer, and town road maintenance personnel. Other public services are contracted as needed from the County, nearby communities or private sector as required.

By State Statute, West Lakeland Township is required to prepare and submit a Comprehensive Plan. The local Comprehensive Plan is a public document that describes how that community views future development over a specified planning period.

2) Authorization

This Comprehensive Plan is prepared pursuant to the Metropolitan Land Planning Act, Minnesota Statutes Section 473.175 and Sections 473.851 to 473.872. Major metropolitan systems are not altered by the contents of this Plan, nor are any major changes in Township policy presented.

3) Community Overview

When Minnesota became a state in 1858, and townships were being organized, Lakeland Township was proposed to extend from Stillwater to Afton on Lake St. Croix. However, there were already several communities established along the St. Croix River, with most people living in Baytown Village (Bayport) and Shanghai Cooley (Lakeland). Both communities' citizens objected to going to other places to vote or do business.

The township formation committee came up with a compromise: the north half of the township became Baytown and the south half Lakeland. Lakeland was organized as a township October 20, 1858.

When Lakeland incorporated as a village in July of 1950, West Lakeland was split off and organized as a Township. The village kept the developed land and the new township became strictly rural. West Lakeland remained agricultural in character until the 1960's, when a housing boom occurred. Divided by Minnesota State Highway 12, the newly created Township of 8,400 acres was populated by small farms and rural homes of area residents on large, self contained lots. Older homes characteristic of the St Croix Valley remain in the area. Much of its history, however, is shared by its neighbors. The residents and farms have contributed much to the unobstructed lifestyle of the Township. This rural life is one which allows the area residents to enjoy the benefits of a rural community close to an urban center. All residents can enjoy the atmosphere of open space and the rural pace important to Minnesota's high quality of life through loosely knit neighborhoods, decentralized in nature, with curved paved streets and rolling terrain. It is a family community, close to urban centers, but with the benefits of rural living.

The Metropolitan Council now considers West Lakeland Township a "Diversified Rural" planning area (See Figure 2). Because of the extent of development within the Township, West Lakeland will not be able to meet the requirements for this planning area and should have our designation change to "Rural Residential".

4) Population Analysis

The population of West Lakeland Township has been growing steadily, over the almost sixty years of its existence. The residents and population forecasters, therefore, continue to see the Township as essentially rural with a low density beyond the year 2030. Indeed, this is the goal of the residents. Population forecasts supplied by the Metropolitan Council and from the 1990 and 2000 Census indicate the following figures for West Lakeland Township

Table 1 – Population Analysis

Year	Population	Households	Density (persons per acre)	Households per Acre	Employment
1970	772	186	0.09	0.24	10
1976	1,128	305	0.13	0.27	50
1980	1,315	350	0.15	0.27	50
1990	1,500	450	0.18	0.30	50
2000	3,542	1,093	0.42	0.31	75
2010	3,860	1,290	0.45	0.33	300
2020	3,950	1,400	0.47	0.35	300
2030	4,190	1,510	0.49	0.36	300

At these predicted rates, the average density for the Township at maximum predicted households will be well within any limits necessary to maintain the rural character of the Township. Continuing slow growth assures the rural atmosphere will remain. The Township expects moderate growth but plans to accommodate this growth without providing urban services.

The Township is a bedroom community for families of area residents coexisting with a small amount of nonresidential uses. The majority of the residents live in individual single family homes. Most of these homes are on a minimum lot size of two and one-half acres. Lots without homes are also platted and available. Future land use will continue along these same lines. Homes will predominate as they have done in the past. Commercial activities are limited by zoning ordinance. For detailed results of the 2000 census, see Appendix.

5) Economic Analysis

West Lakeland Township, at present, is economically stable. The Township is primarily dependent upon employment from outside the community.

The Township's income is derived from property taxes, interest on invested reserves, and fees for services. Little income is generated by the Township itself. Most of the residents are employed outside the Township, with commercial enterprises within the community remaining very few and small.

The Township government has remained capable of meeting its financial requirements with current funding sources. Any future capital needs will be met with existing funding sources.

6) Major Development Issues

An assortment of circumstances outside of the Township's jurisdiction currently influences the Town Board's ability to plan and zone as a truly autonomous unit. The intent to be an influential, meaningful body of government is important to both the Town Board and the community. It is important as part of a need to maintain grassroots control close to the residents themselves. As of this time, the following items still substantially affect the Township's ability to self-govern.

a) Pre-Existing Nonconforming Commercial Uses

The following nonconforming uses in the Township existed prior to the current zoning ordinance:

Stillwater Towing*	Black's Nursery	Tower Asphalt
Children's Farm*	St. Croix Academy	Sharp Auto Parts
Liquid Transport	Roettger Welding	Bryan Rock *
Aggregate Industries *	Tiller Corporation *	

* Currently outside the present commercial zone

There is no plan to phase out these preexisting uses as they are widely dispersed and not an excessive burden on the Township. The Township has elected to limit future commercial development to presently commercially zoned areas

b) Interstate 94

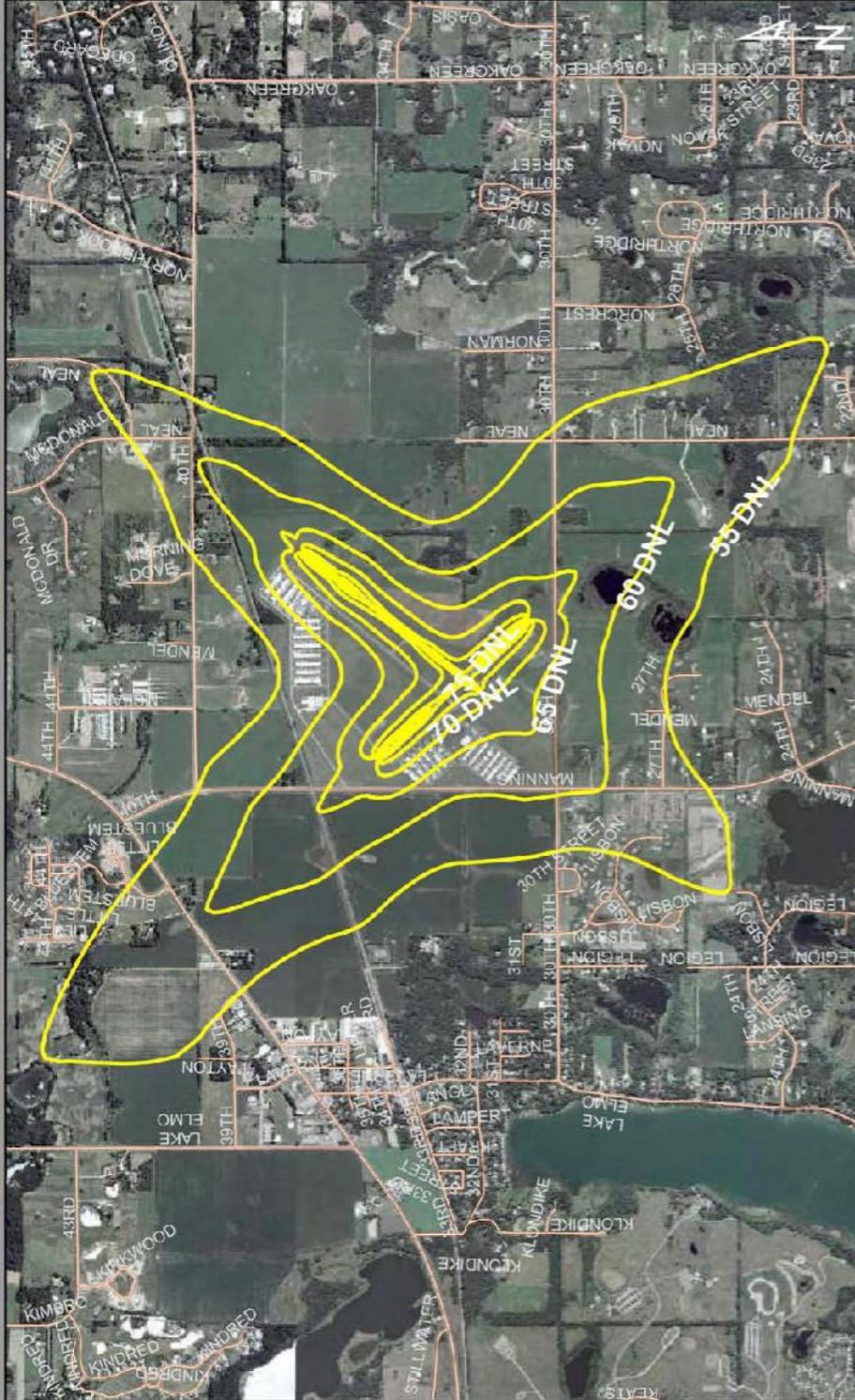
Interstate Highway 94, operated by the Federal Highway Administration and the Minnesota Department of Transportation lies largely on the southern border of West Lakeland Township, following the route of old US Highway 12. West Lakeland hosts a State rest area, a State truck weigh station, a State bicycle trail, and a State maintained frontage road which could serve a large portion of the commercial zone of the Township. It is reasonable to assume that commercial pressures will continue along this corridor.

c) Airport Facilities

There are no airport facilities in West Lakeland Township except the eighty (80) acres owned but currently unused by the Metropolitan Airports Commission adjacent to the Lake Elmo Airport. The major part of this airport lies in Baytown Township, outside the zoning authority of West Lakeland. The Township, furthermore, does not endorse expansion of this facility at this time. Airport overlay, noise and safety zones also impact the planning decisions in the Township. The Township will consider future rezoning in other than developed residential sites in the above mentioned areas to reduce friction between uses.

Lake Elmo Airport is a general aviation airport whose major runways trend northeast/southwest (14/32) and southwest/northeast (4/22). Landings and takeoffs from the northwest/southeast runway can affect residents of the Township. At present the airport primarily supports general aviation propeller aircraft, although small jet aircraft have used the airport.

2025 Preferred Alternative Contours



Lake Elmo Airport (21D)

0 0.5 1 Miles



Figure 3 - Lake Elmo Airport Surface Noise

2025 RPZs and State Zones with 2005 Land Use



Lake Elmo Airport (21D)

0 0.4 0.8 Miles



Figure 4 - Lake Elmo Airport and Overlay Zone

The Township will comply with the Federal Aviation Administration and the Minnesota Department of Transportation regulations restricting the height of structure that could affect navigable airspace. The Township will incorporate provisions in its revised codes and ordinances to control these structures.

The eastern edge of West Lakeland is adjacent to the St. Croix River. The St. Croix River is one of 60 lakes or rivers in the metropolitan area that are designated as seaplane use areas by MN/DOT. Lake Elmo, which lies approximately three miles west of West Lakeland, is also designated as a seaplane use area. The Township will adopt appropriate safety controls when land use ordinances are updated.

d) Scenic River Designation

A small portion of land in West Lakeland Township is regulated as to development by qualifying for St. Croix Scenic River designation. The established, mandated development ordinances are explicit as to land use both at present and in the future. These ordinances have been adopted by the Washington County Board of Commissioners for use throughout the County.

e) Zoning

The 1,000 foot corridor north and south of the centerline of I-94, within the Township is currently zoned Residential/Agricultural by the Washington County Board of Commissioners (See Figure 4). West Lakeland Township has designated this area as commercially zoned since 1957. Under the current Township zoning ordinances this area has been reduced considerably. Voluntary rezoning by landowners has led to a great deal of agreement by the County and Township on most zoning issues along I-94.

7) Surface Water Management Plan

a) PURPOSE OF THE PLAN AND SUMMARY

This Local Surface Water Management Plan will guide West Lakeland Township in conserving, protecting and managing its surface water resources. This plan has been created to meet the requirements detailed in Minnesota Statutes 103B and Minnesota Rules 8410, administered by the Minnesota Board of Water and Soil Resources. This plan is also consistent with the goals and policies of the Metropolitan Council's Water Resources Management Policy Plan, and the plans of the watershed management organizations having jurisdiction within the Township.

West Lakeland Township is located within the geographic area of two watershed management organizations (WMO's) - the Valley Branch Watershed District and the Middle St. Croix Watershed Management Organization (Figure 7 - Watershed Boundaries).

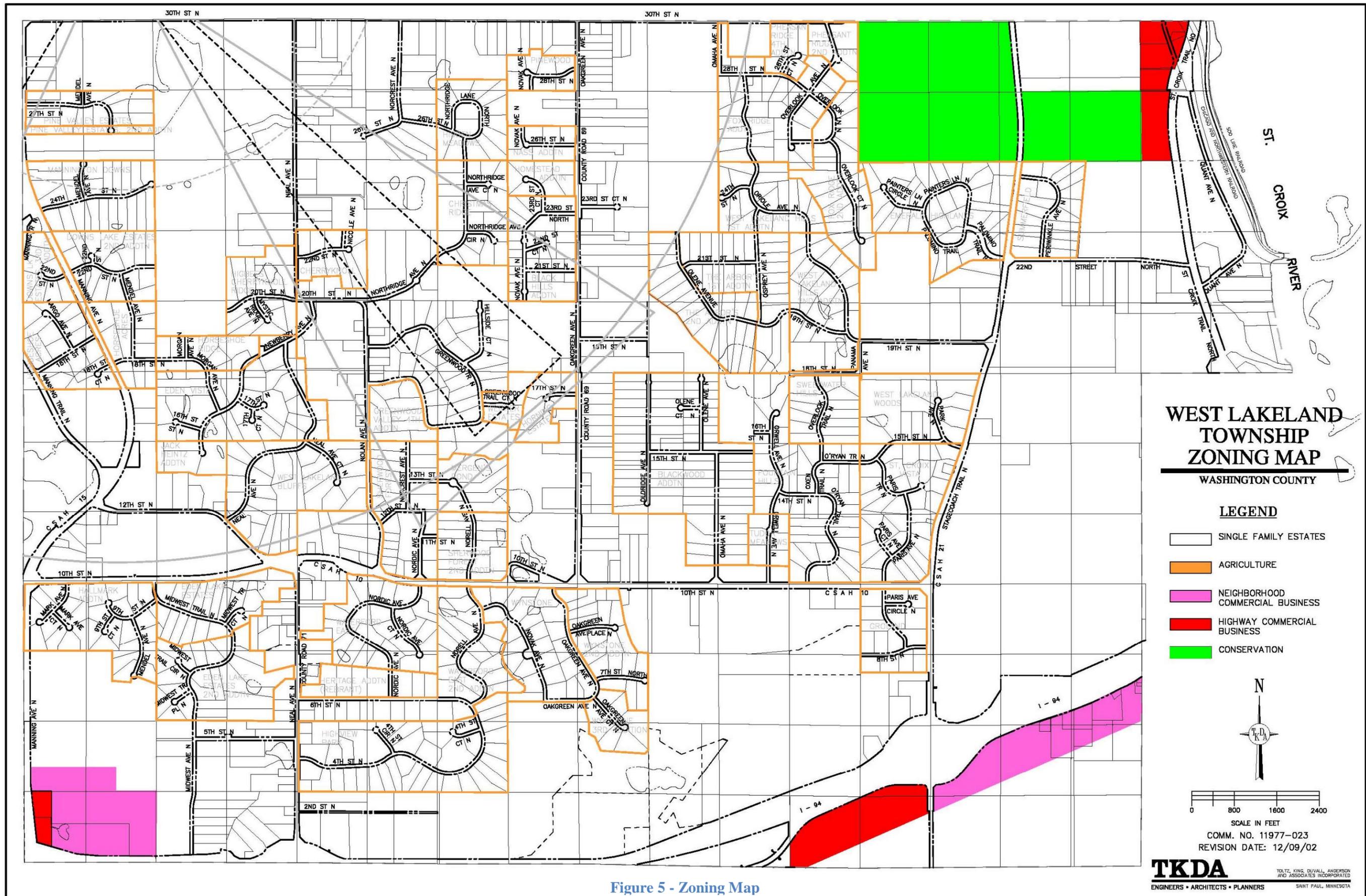


Figure 5 - Zoning Map

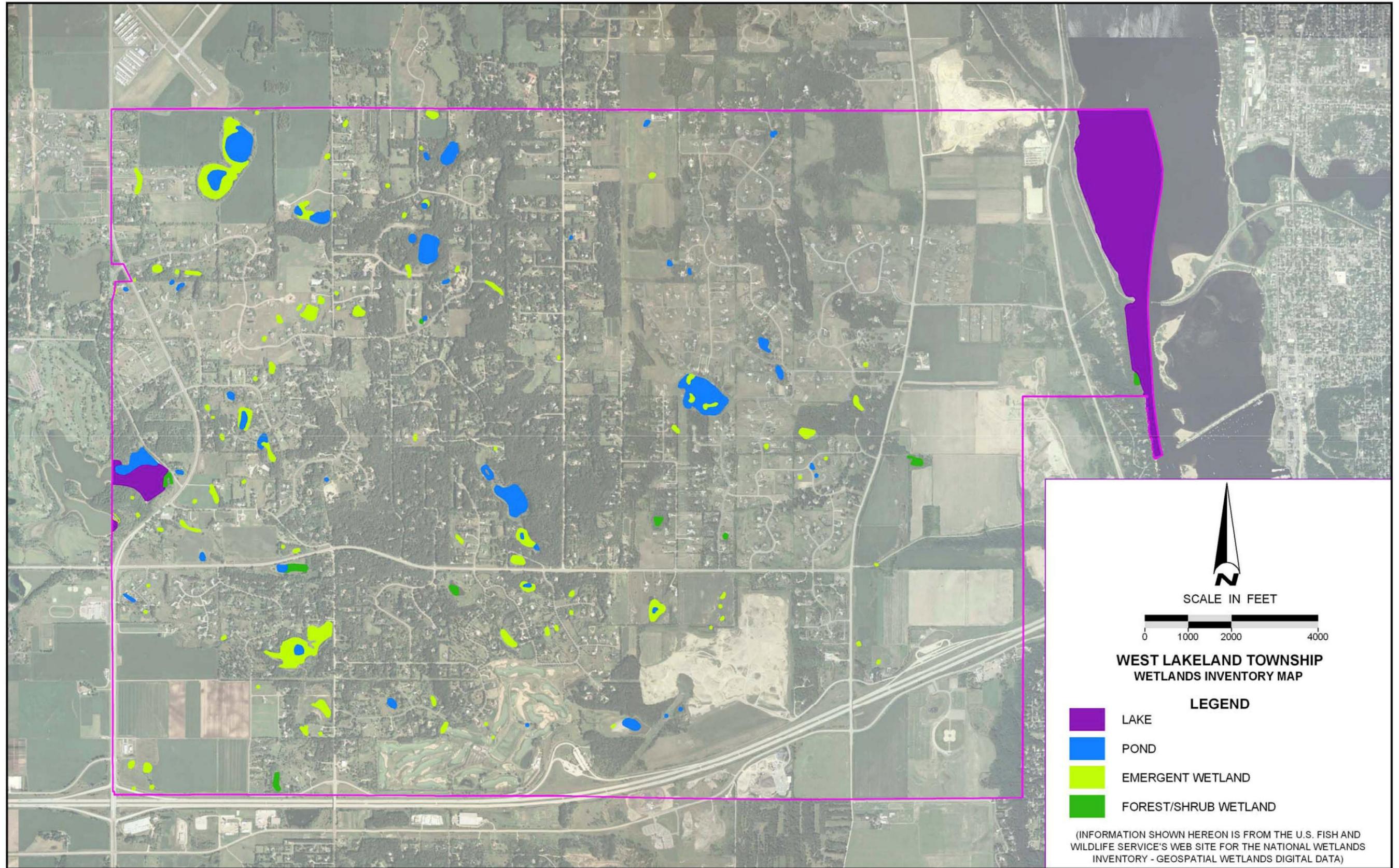


Figure 6 – Wetland Inventory Map

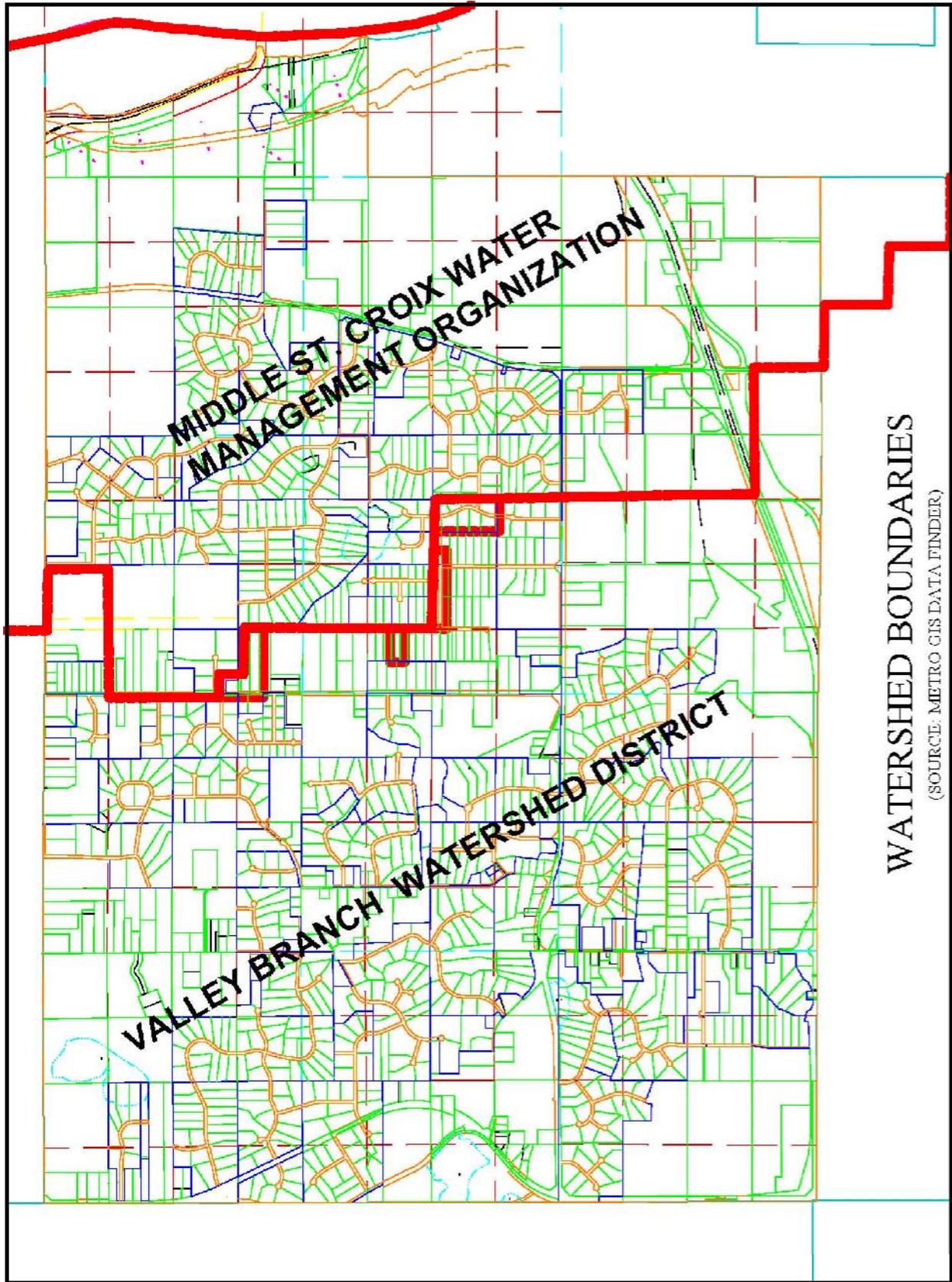


Figure 7 - Watershed Boundaries

The eastern area of West Lakeland Township drains to the St. Croix River through the Middle St. Croix WMO. The western portion of the community drains to the Valley Branch Watershed and from there to the St. Croix River. The plans for these WMO's were approved by the Minnesota Board of Water and Soil Resources (BWSR) between 2005 and 2007. Based on the completion of the watershed plans for the watershed organizations within West Lakeland Township, the Township is required to complete this local surface water management plan by 2008. The Middle St. Croix WMO Watershed Management Plan will expire in 2014. The Township will need to update this LSWMP within two years of the expiration date of its local watershed plans.

The Middle St. Croix WMO has completed a wetland inventory and management plan in 2005, including a functions and values assessment of wetlands within West Lakeland Township and other communities in the WMO. The Valley Branch Watershed District is currently completing the functions and values assessments and management plans for wetlands within that District, and is estimating completion of the wetland assessment and management plan during 2008-09.

b) Water Resource Management Agreements

The watershed organizations within West Lakeland Township have each adopted rules or performance standards for the management of surface waters within their jurisdictions. The Township works cooperatively with the WMO's in communicating on development activities, and alerts landowners and developers about potential district permits, review processes or other enforcement. West Lakeland Township is a member of the Middle St. Croix Water Management Organization, and has signed the Joint Powers Agreement that created and maintains the WMO.

The Township will continue to cooperate with the Middle St. Croix Watershed Management Organization and Valley Branch Watershed District to enforce surface water management regulations within the community under this Local Surface Water Management Plan.

c) Land and Water Resources Inventory

- 1) Surface Water Resources
 - a. Valley Branch Watershed District

The Valley Branch Watershed District (VBWD) drains Valley Creek, and from the creek to the St. Croix River, an Outstanding Resource Value Water. The Watershed District includes a number of sub-watersheds that drain to landlocked basins (lakes or wetlands), as well as sub-watersheds that drain to Valley Creek. The major sub-watershed districts within the VBWD that are located within West Lakeland Township include Horseshoe Lake, Barton Pit, Mergens Pond, Rest Area, West Lakeland Storage sub-watersheds. The Watershed also includes numerous wetlands within the sub-watersheds.

The Watershed District has classified lakes in the District for management. The classifications of lakes within West Lakeland Township include the following; Horseshoe Lake and Mergens Pond as low priority. The West Lakeland Storage is classified as a stormwater pond.

b. Middle St. Croix WMO

The Middle St. Croix Watershed Management Plan notes that the hydrologic system of the Middle St. Croix watershed is unique among watersheds in Washington County in that it is not one contiguous watershed draining to one outlet. The Middle St. Croix watershed drainage system includes two general areas:

- i. an area of small ponds, most of which are landlocked, and
- ii. an area with many perennial and ephemeral streams that flow parallel to each other and into the St. Croix River. The eastern portion of the Township is located in the second area, including the St. Croix River bluffs. DNR Protected Waters and Wetlands identified within West Lakeland Township is McKean's Pond.

2) Priority or Outstanding Water Resources

While there are no high priority lakes or trout streams within West Lakeland Township, the wetland west of Stagecoach, south of 19th Street Court and north of the cul-de-sac at the end of Park Avenue is considered one of highest ranking wetlands in terms of biological diversity and the community is part of the watershed area for Valley Branch, a designated Trout Stream. All of the Township drains to the St. Croix River which is classified as Outstanding Resource Value Water by the State of Minnesota.

3) Upland Resources

The pre-settlement vegetation in West Lakeland Township was dominated by oak savanna and oak openings, with smaller areas of hardwood forest and prairies. Much of this original vegetation has been replaced as a result of agricultural or residential land use. Very few areas of relatively natural vegetation remain today within West Lakeland Township. These areas were identified by the Minnesota DNR's Natural Heritage Program. The areas include a high grade oak savanna woodland area on the east side of the township. Other natural and scenic resources of West Lakeland Township include the steep topography near the lakes and St. Croix River, and the aggregate resources in the eastern portion of the community near the St. Croix River bluffs.

4) Groundwater Resources and Issues

Due to local soils and geology, the aquifers in and near West Lakeland Township are highly sensitive to contamination. Most soils in the area are classified as moderate to highly permeable, and bedrock is close to the surface in the eastern portion of the Township, including the bluff areas near the St. Croix River. Past land use practices have polluted groundwater aquifers in the area. A well advisory area has been established in the Baytown - West Lakeland area. The Baytown/West Lakeland Special Well Construction Area (SWCA) has been identified from just west of the Lake Elmo Airport through West Lakeland Township, Baytown Township and Bayport to the St. Croix River. The area of contamination is approximately six square miles in size. The main source of volatile organic compounds (VOCs)

causing groundwater contamination in the Baytown/West Lakeland SWCA has been identified as a former metal working shop in Lake Elmo. The West Lakeland Township SWCA is currently being monitored by the Minnesota Pollution Control Agency. Pond levels in the area are tied to groundwater aquifers. Management of the SWCA may affect several large ponds/wetlands.

d) Surface Water Resource Issues

1) St. Croix River

The St. Croix River is a National Wild and Scenic River, and a resource of national, state, and local concern. Efforts to manage the water quality in the river may impact future land use and land development activities within West Lakeland Township as well as other communities within the St. Croix River Basin.

- a. The St. Croix River Basin Planning Team identified water quality degradation of the St. Croix River as a significant issue. Increased urbanization and agricultural activities in the St. Croix River Watershed are predicted to lead to continued decline in the river's water quality. To prevent this degradation, the St. Croix River Basin Planning Team established a goal to reduce nutrient loading to the St. Croix River Basin by 20%.
- b. West Lakeland Township will adopt and enforce the policies and performance standards listed in section 5.0 of the MSCWMO's 2006 Watershed Management Plan to protect the water quality of the surface waters found within Westland Lakeland Township and the MSCWMO. The standards include management of surface water quality and quantity, volume control standards, and standards for erosion control, wetland management, and bluff protection. The Township will cooperate with VBWD in the enforcement of its rules that help to protect the quality of the St. Croix River. The Township will also manage land use to remain rural in character, which will help to protect the St. Croix River and its associated bluffs and natural resources.

2) Valley Branch Watershed District

The Valley Branch Watershed District Plan identifies the following significant issues that affect surface waters within West Lakeland Township:

- water quality degradation due to agricultural and residential land uses and management
- potential erosion and sedimentation, and resulting pollution due to development
- current and potential flooding issues, particularly among the landlocked basins in the District.

The Goals and Policy section of this plan identifies the specific areas in which West Lakeland Township will contribute to the efforts to protect and improve surface and ground water management within the Watershed District.

3) Middle St. Croix Watershed

No priority lakes have been identified within the Middle St. Croix Watershed area. The watershed drains through several creeks to the St. Croix River. Managing runoff, erosion, and sediment control to minimize impacts to the St. Croix is a concern within this watershed area. The Watershed includes numerous land-locked basins. Managing the volume and rate of runoff to avoid flooding and impacts to these basins are an issue of concern within the watershed. The MSCWMO Plan identifies the following key issues for surface and ground water management within the WMO:

- Stormwater runoff impacts surface waters, particularly nutrients and other pollutants.
- Development and urbanization may result in increased opportunities for erosion and sedimentation. This is particularly identified in gully areas along the St. Croix River.
- Local decision makers, land managers and the general public need education on storm water and groundwater issues and the best ways to manage land to protect water resources.
- Proper management of wetland resources.
- Protection of the St. Croix River.

e) Goals and Policies

West Lakeland Township will protect and manage its valuable water and natural resources. The Township recognizes the need to work with others, including the Valley Branch Watershed District (VBWD), Middle St. Croix Watershed Management Organization (MSCWMO), Washington County, and the State of Minnesota to achieve its goals for the protection of surface waters, ground water and related natural resources within the community.

The VBWD has adopted its Watershed Management Plan and rules, and has the primary role for enforcing surface water regulations within portions of West Lakeland Township included in the VBWD. The Township will continue this relationship, and will support the VBWD efforts by updating and enforcing its Zoning and Subdivision Ordinance, as described in the goals and policies that follow. The goals and policies of this Local Surface Water Plan listed below.

The MSCWMO has adopted its Watershed Management Plan which includes polices and performance standards. The MSCWMO requests that its member communities update their own ordinances for surface water management to cooperatively enforce the MSCWMOs policies and performance standards within West Lakeland Township. The MSCWMO Board will review projects for compliance when the following conditions occur (see section 6.2.1 of the MSCWMO Watershed Management Plan):

- Any project undertaking grading, filling, or other land alteration activities that involve movement of earth or removal of vegetation on greater than 10,000 square feet of land.
- All major subdivisions - major subdivisions are defined as subdivisions with 4 or more lots.
- Any project with wetland impacts.
- Any project with grading within public waters.

- Any project with grading within the wetland buffer as identified in the plan.
- Any project with grading within 40-feet of the bluff line.
- Redevelopment on a site of five acres, or more, where pervious surface is disturbed and final impervious surface, in aggregate, exceeds one acre or 5% of a site, which causes a change in runoff characteristics, or removal of vegetation.
- Development projects that impact 2 or more of the member communities.
- Additionally, the following activities will trigger review by MSCWMO staff only, but does not need full board approval:

Performance Standards in Section 5 of the WMP will apply to development within the Middle St. Croix watershed and focus on stormwater management, erosion and sediment control, and wetland protection. The Performance Standards will apply to all projects that trigger the MSCWMO review process. In addition, whenever a project requires a building permit that adds five hundred square feet of additional impervious surface or a project requires a variance from the current local impervious surface zoning requirements for the property, the Performance Standards will apply. Building permits for new construction in an approved major subdivision that meets the requirements of the Performance Standards are exempt from the water quantity and quality standards as long as the individual property does not exceed impervious surface percentage approved for the given parcel in that subdivision. All projects regardless of whether public or private can be reviewed.

The township will adopt and enforce the MSCWMO policies and performance standards for surface water management within the Township areas that are part of the MSCWMO.

Goal 1:

West Lakeland Township is committed to a goal of non-degradation of the lakes, wetlands, streams, and groundwater within the Township, and will work with local WMO's, Washington County and State agencies to achieve this goal.

1) Policies

- a. The Township will work cooperatively with local Watershed Organizations, state agencies and landowners to protect local wetlands, lakes, streams and groundwater, to preserve the values of these resources for future generations.
- b. The Township concurs with the Valley Branch Watershed District's Water Management Plan and rules and the Middle St. Croix Watershed Management Organizations Watershed Plan, Policies and Performance Standards.
- c. The VBWD will continue to enforce surface water regulations within the Township area that is within the District's boundaries.
- d. The Township will update its Ordinance to include the MSCWMO performance standards and requirements for stormwater management, wetland management, and resource protection. The Township will enforce these requirements, with review and implementation assistance from MSCWMO staff and Board. The ordinance revisions will be completed after adoption of the Comprehensive Plan, along with other Ordinance updates to implement the plan, and will include the following:
 - A revised erosion and sediment control ordinance that is consistent with NPDES Construction Stormwater permit and MS4 permit requirements and

incorporates the MSCWMO's policies and performance standards for erosion and sediment control.

- Wetland management requirements that include the MSCWMO's policies and performance standards for wetland management, buffer standards, and results of the wetland functions and values assessment completed by the MSCWMO.
 - Standards for control of peak runoff so that land-altering activities do not increase peak stormwater flow from development sites for a 24-hour precipitation event with a return frequency of 2, 10 and 100 years, and encourages the use of filtration and infiltration to control runoff.
 - Standards for management of stormwater quantity and quality that is consistent with the MSCWMO performance standards. The Ordinance will incorporate volume control standards that require retention of the first 1.0" of runoff for all impervious areas of the site, plus 0.25" of runoff for areas with compacted soils.
 - Standards that require the use of best management practices for development and redevelopment to reduce Total Suspended Solids (TSS) and Total Phosphorus (TP) to 80% and 50%, respectively.
 - Standards for construction will be reviewed on slopes greater than 12% and within 40 feet of the top of bluff lines. Land alteration activities will be reviewed within 20 feet of the top of bluff lines.
- e. The Township will support the VBWD implementation of its standards for control of peak runoff, infiltration and filtration, and best management practices to control Total Suspended Solids (TSS), Total Phosphorus (TP), and runoff from development or redevelopment within the Township. The District will play the primary role in reviewing the stormwater plans for development applications within its portion of the Township, and implement its rules through the review and permit process. The Township will play the primary role in stormwater permitting within the MSCWMO portion of the Township. The MSCWMO will review applications and provide comments to the Township for these reviews.
- f. The Township will manage land use to support protection of surface and ground waters within the Township through its Zoning and Subdivision Ordinance, including:
- Land Use Plan and Zoning Regulations
 - Subdivision Regulations #131 (County ordinance)
 - Shoreland Ordinance #2002-01 (County ordinance)
 - Floodplain Ordinance #2002-94 (County ordinance)
 - Erosion and Sediment Control Ordinance
 - Revision of its Stormwater Management Ordinance.
- g. The Township will cooperate with the County in managing land use to protect ground water resources.

Goal 2: Protect the quality of local lakes.

1) Policies

- a. The Township supports the Valley Branch Watershed District's goals for managing lakes in the Township.

- b. The Township will implement its land use plan, and zoning and subdivision ordinances to protect shoreland areas and lake water quality, and work with the VBWD to achieve lake management goals.
- c. The Township will continue to cooperate with Washington County to manage shoreland areas under the Washington County Shoreland Ordinance, which has been approved by the Minnesota DNR.

Goal 3: Protect wetland resources.

- 1) Policies
 - a. The Township will support the Watershed Organizations' Wetland Management Plans. These plans include functions and values assessments of the wetlands in the Township, and wetland management requirements.
 - b. The Township will continue to contract with the Washington Conservation District to provide wetland management services to the Township.
 - c. The Township supports and will adopt Watershed Management Organization requirements for pretreatment of stormwater prior to discharge into all wetlands, and will enforce these requirements throughout the Township.
 - d. The Township supports and will adopt VBWD and MSCWMO requirements for wetland buffers based on the functions and values assessments and wetland classifications identified in the WMO Wetland Management Plans, and will enforce these requirements.
 - e. Wetlands that have not been inventoried will be required to complete a functions and values assessment as a part of the development application. VBWD and MSCWMO rules regarding wetland management will be applied based on the results of the assessment and the wetland classification.

Goal 4: Protect the quality of Outstanding Resource Value Waters (ORVW), including the St. Croix River and Valley Creek.

- 1) Policies
 - a. The Township will work with the Watershed Management Organizations and other agencies to achieve the non-degradation goals for ORV Waters by implementing its Zoning and Subdivision Ordinances, including new standards identified in this Plan.

Goal 5: Protect groundwater quality.

- 1) Policies
 - a. The Township will cooperate with the Minnesota Pollution Control Agency, Minnesota Department of Health, and local watershed management organizations to address groundwater quality issues, and enforce its Zoning and Subdivision ordinance to protect groundwater quality.

Goal 6: Manage ground water recharge areas.

- 1) Policies
 - a. The Township will cooperate with the Minnesota Pollution Control Agency, Minnesota Department of Health, and local watershed management organizations to manage groundwater recharge areas.

Goal 7: Manage Inspection and Maintenance of Stormwater Facilities and Water Level Control Structures.

- 1) Policies
 - a. The Township will develop an annual inspection and maintenance schedule of these facilities (e.g. cleaning catch basins, trash racks, etc.) that is consistent with MS4 requirements.
 - b. The township will schedule inspections for 20% of the inventoried stormwater facilities and control structures as required by MS4.
 - c. The Township will develop a repair and maintenance plan upon completion of the scheduled inspections and will implement and budget for this plan on an annual basis. The township has no plans for future public projects and doesn't own any facilities; therefore, the township does not have a Capital Improvement Plan.
 - d. The Township will street sweep annually, and when necessary, Township streets and roads.

Goal 8: Clean-up and Contain Local Spills

- 1) Policies

The Township will cooperate with the Minnesota Pollution Control Agency to clean-up and contain any reported contaminant or pollutant spill as directed by the MPCA

8) Agricultural Trends

The Township's location near a rapidly developing metropolitan area has placed development pressures on landowners. In addition, some residents are also using smaller acreages for individual recreational farming. It is the Township's intention to structure its policies so that each farmer may have the maximum assistance in holding land for agricultural purposes for as long as possible. With a commitment from the farmer and the Township, preservation ordinances will be encouraged to allow continuing agricultural practices on suitable acreage. Reasonable measures to encourage the preservation of the agricultural land areas will be taken.

9) Land Use Plan

a) Introduction

The land use plan in the following paragraphs provides the major purposes for this Comprehensive Plan. The environment is the most valuable resource the Township has to offer its residents and it wishes to see the character and the quality of the land preserved. These paragraphs provide the intent behind current land use ordinances, and serve as a guide for making future planning and zoning decisions.

b) Existing Land Use

The major purpose of the land in West Lakeland Township is as rural residential large lots for single family homes. Rural residential land use is defined by the Township as a single family home on a minimum of two and one half acres. The need for public facilities is to be kept to a minimum. These homes are to be as self-sufficient as possible by providing on site sewer and water. private wells are permitted by Minnesota Department of Health. A portion of the Township lies within a Well Advisory Area due to the ground water pollution originating in neighboring community. Minnesota

Department of Health has established special requirements for water wells located in this area. Private on-site septic systems require soil tests and percolation studies before Washington County will permit them. Periodic inspections and pumping of holding tanks are also required by Washington County.

Other land uses existing in West Lakeland Township include agriculture and commercial uses, both pre-existing, non-rural uses and compatible uses such as mining. These mining operations provide construction material while providing income and employment opportunities for the landowner, the Township, Washington County and the State of Minnesota. After mining is complete, the land is reclaimed and put to its best use. Landfills are inconsistent with a long range residential land use plan and are not permitted. A landfill, as defined as any type of disposal facility designed for the purpose of storing solid waste, such as, but not limited to, garbage, refuse, industrial waste, fly ash and hazardous waste as described in the Washington County Waste Management plan is not in harmony with the Township's goal of a rural residential character. Future land use will continue along these same lines. Single family homes will predominate as they have done in the past. The Town Board, moreover, has established the two and one half acre lot with one buildable acre as the minimum permissible lot size. Because of the Township's proximity to the Twin Cities, it is reasonable to conclude that the slow residential growth as predicted by the Metropolitan Council will continue.

c) Natural Resource Areas

Important natural resources available to the township include the land itself, St. Croix River, and numerous wetlands. The quality of the soils for residential development is generally suitable. Constraints to building are in those areas of high or steep slopes. While it is possible to build in these areas, consideration must be made to the limitations of the site.

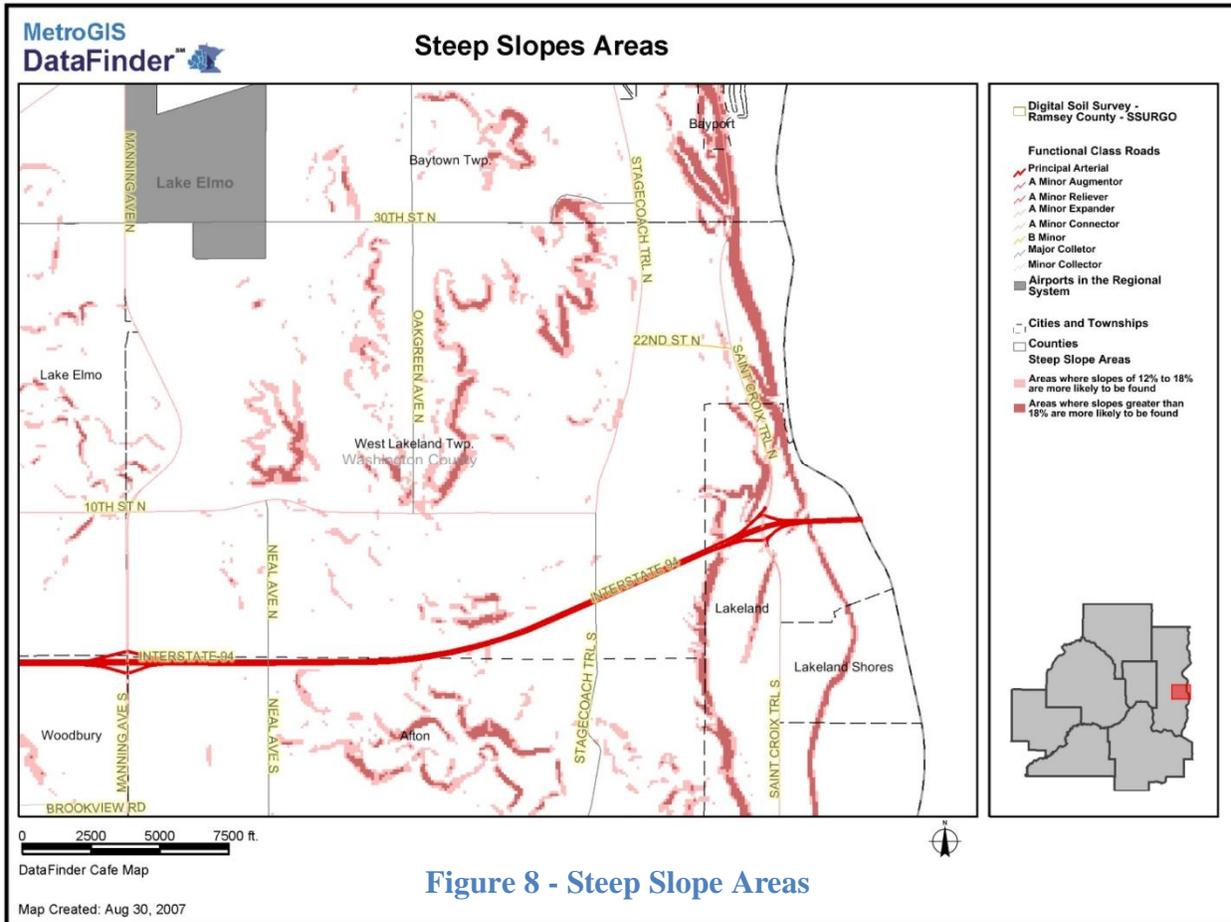


Figure 8 - Steep Slope Areas

A final constraint to building is in the drainage ways running through the Township. Protection of wetlands and drainage ways restrict development and are important to the Township when development plans are reviewed. Where easements for the surface water management are obtained by, but not limited to, the following organizations: Valley Branch Watershed, Middle St Croix Water Management Organization, and Washington County.

d) Aggregate Resources

Dolomite aggregate is considered to be a valuable resource, and is encouraged to be mined where economically feasible and no current conflicting land use, such as area recreation or existing residences, exist. Mining is managed through conditional use permits in all residential zones. Existing mining operations will be encouraged to be retained for as long as economically viable. Most of the land suitable and economical to mine is already owned by mining companies. Only four undeveloped areas of the Township remain as possible mining locations and each of these may have problems developing. All other are either developed or previously had the gravel extracted.

e) Land Use Policies and Plan

The Township is primarily to be a rural residential zoning district, along with small commercial areas. This zoning classification allows single family homes on two and one half acres with one acre buildable and with 160 feet of frontage on a public road. The lots

are to be created when described by platting or simple subdivision to Washington County and West Lakeland Township standards.

Lots will be permitted only if soil tests show that the particular parcel will be able to maintain on-site sewage disposal system for the foreseeable future. When soils are not suitable or other constraints (such as surface water management) are encountered, larger lots may be required.

Appropriate land development must not aggravate water surface runoff or flooding problems within the lot or to neighbors. Appropriate development will also provide adequate buildable lots, properly constructed, hard surfaced public roads, utility and drainage easements, and buried utilities. Subdivision and development ordinances have been and will continue to be adopted to ensure the attainment of these goals. West Lakeland's intent is to provide an opportunity for resident landowners to provide a single site for a property owner to provide a residence for himself and his family while protecting, preserving and even enhancing the rural environment and lifestyle.

The responsibility for creating a buildable lot lies with the developer of the site, not the purchaser or the Township. The specifications for a plan and any individual lots are provided in the Township codes.

The current zoning ordinance affords additional protections for increasingly larger parcels of at least five or more acres and permits a degree of livestock and other agricultural practices consistent with what might be considered appropriate for hobby farming. These provisions are granted by Township zoning ordinances.

A second level of protections can be secured voluntarily and unilaterally by the landowner, from the Township, with the objective on the part of the Township to be officially supportive and to encourage agricultural, open space, and conservation practices. A commitment of the landowner to these community goals brings a return commitment from the Town Board to help the landowner continue these agricultural practices. This type of land use may also keep the property eligible for "green acres" tax consideration.

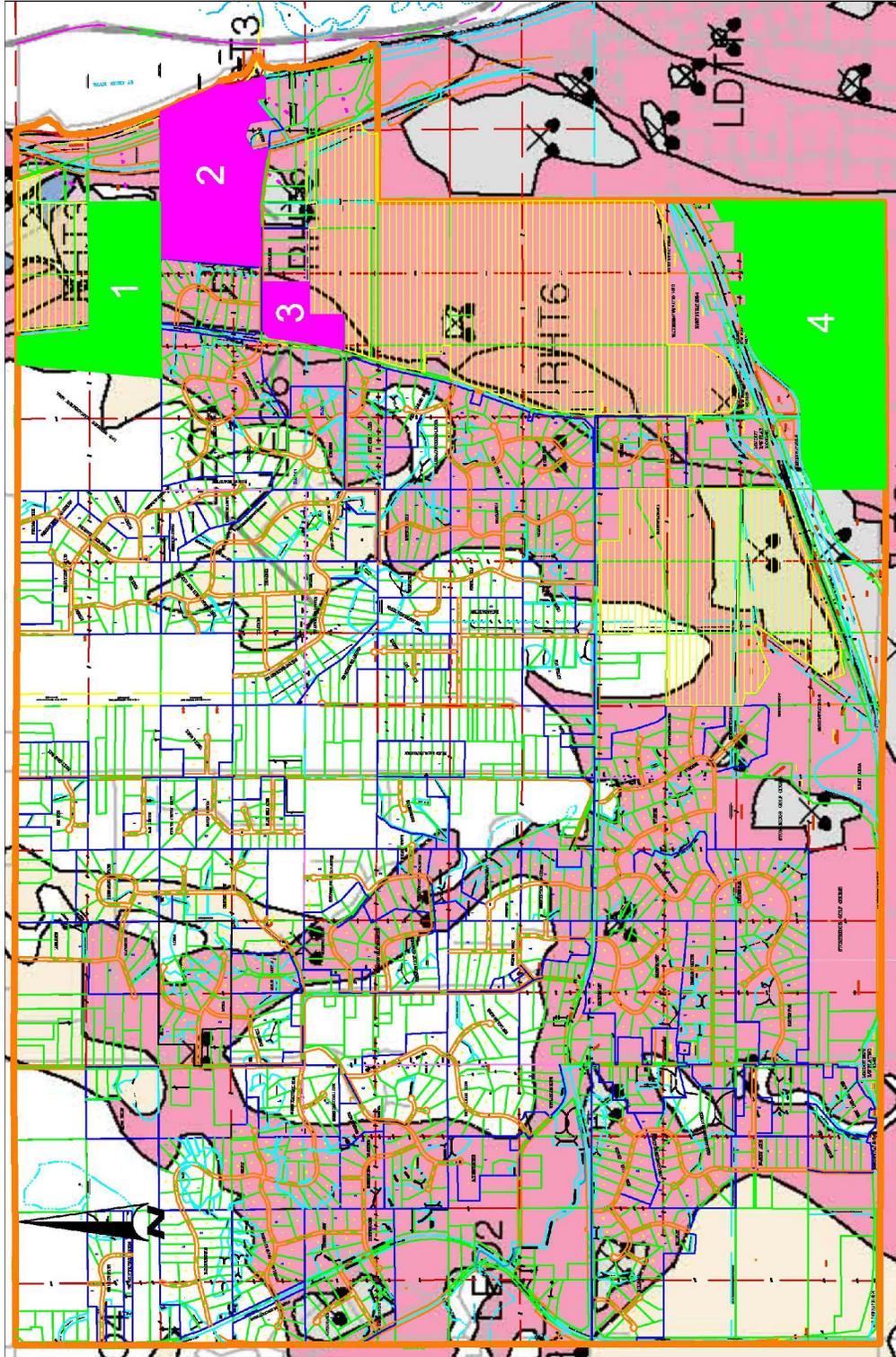
A final level of protection, separate, but granted on a similar voluntary, individual basis by the community, is the Agricultural Preserves Program. Parcels of forty or more acres in size can qualify for state agricultural preserve benefits providing the requirements of the state statutes are met and certified to the Township clerk.

The method of assigning the appropriate zoning and land use to the parcel of land will be a process of conditional use permits that extends and defines the acceptable use beyond rural residential limits. The commitments and obligations of each party are detailed in the specific conditional use obligations of each party are detailed in the specific conditional use permit. Rather than granting these benefits to outlined areas of the Township, the Town Board has chosen to grant these land use variations through the conditional use permit process by individual parcel application. This allows the legal and economic

protections offered to the maximum number of residents and at the same time, ensures a guarantee of a maximum of open space and agricultural land for as long a time as possible

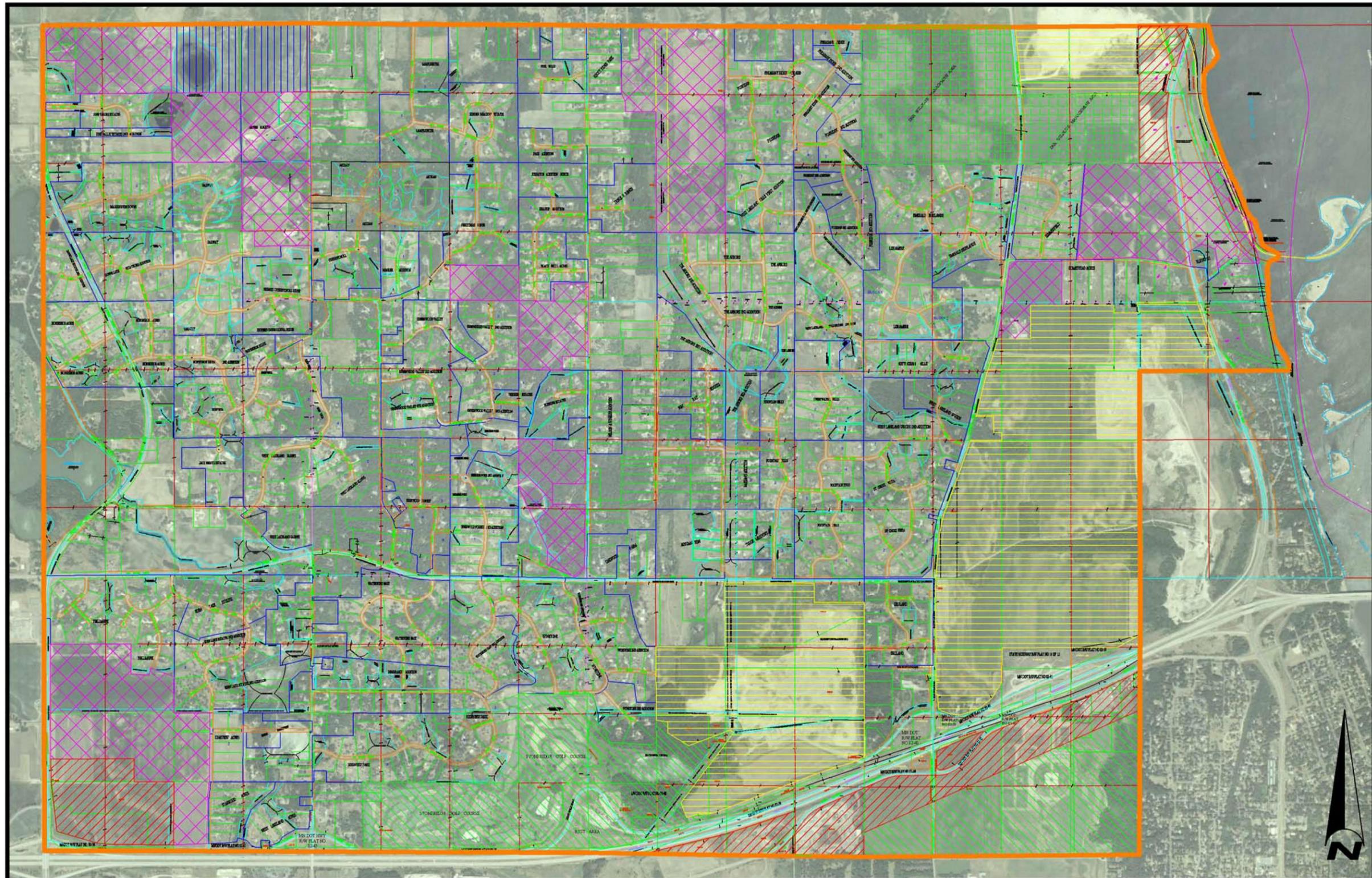
The Township's goal is to encourage and preserve the rural open space nature of the area despite a growing population and additional development. Since the Township does not plan to expand public services, an individual allotment process can prove beneficial to all concerned. A system of permits would allow each case to be considered on individual merit and suitability.

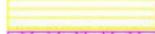
Within the small commercial areas some of the allowed uses in the Neighborhood Commercial Zone with a conditional use permit include, but not limited to, bakeries, banks, office buildings, drug stores, arts and crafts stores, government buildings, florists, and coffee shops. Some of the allowed uses within the Highway Commercial Zone with a conditional use permit include, but not limited to, convenience food stores, government buildings, car washes, physical fitness centers, and restaurants. The uses are allowed through a conditional use permit to ensure the best fit with the residential community, which is always in close proximity to all commercial activities.



- Area Presently Owned By Mining Companies (939 Ac.±)
- Area of Possible Gravel Deposits Per Minnesota Geologic Survey
- POSSIBLE AREAS OF OPEN SPACE CONTAINING GRAVEL DEPOSITS**
- 1 - Bayport Wildlife Area - 115 Ac.±
- 2 - 132 Ac.± (40 Ac.± Within St. Croix River Overlay District)
- 3 - 28 Ac.± (Small)
- 4 - 267 Ac.± (Belwin Foundation - Permanent Conservation Area)

Figure 9 - Possible Mining Area



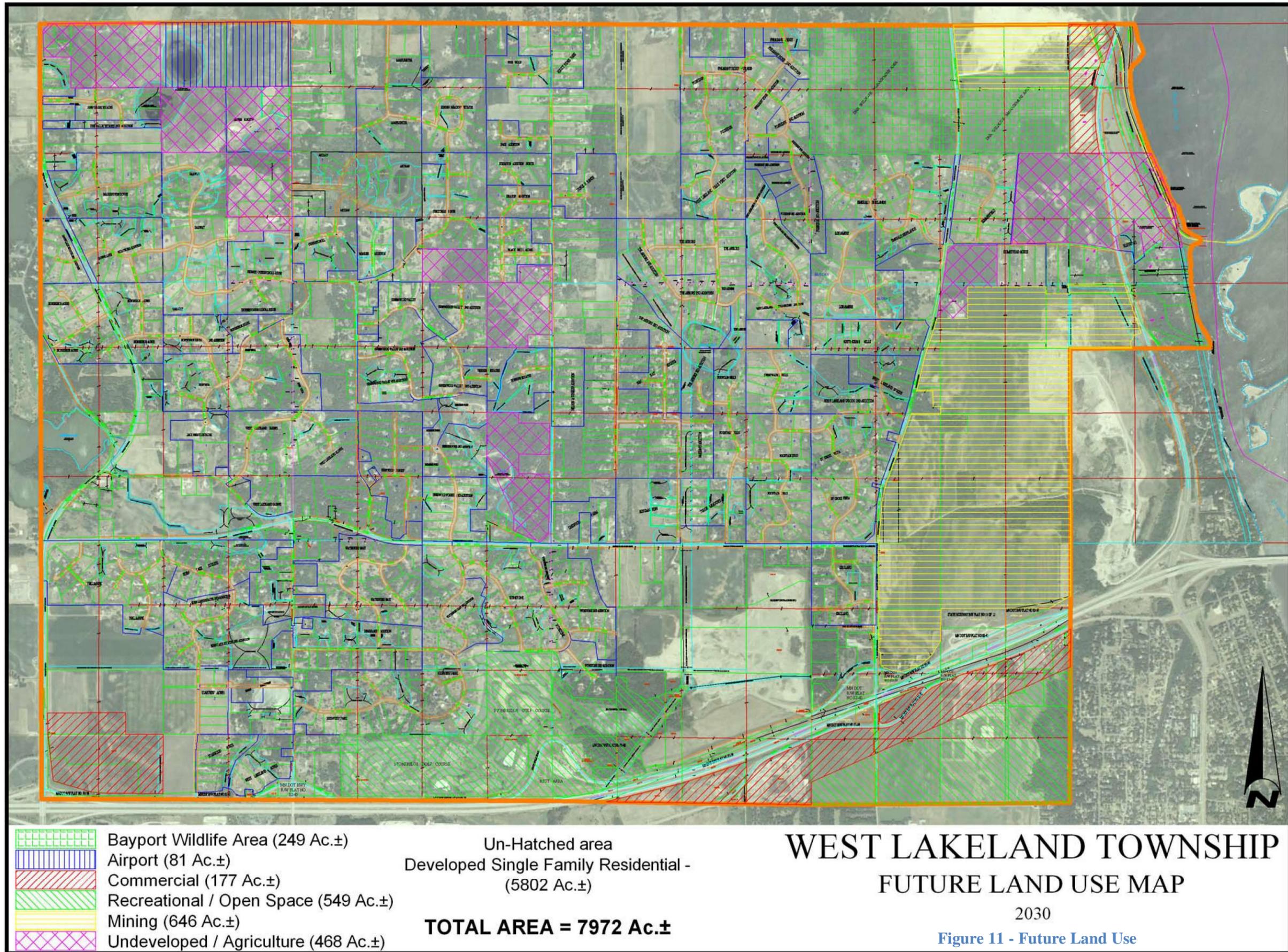
	Bayport Wildlife Area (249 Ac.±)	Un-Hatched area
	Airport (81 Ac.±)	
	Commercial (177 Ac.±)	Developed Single Family Residential - (5214 Ac.±)
	Recreational / Open Space (549 Ac.±)	TOTAL AREA = 7972 Ac.±
	Mining (939 Ac.±)	
	Undeveloped / Agriculture (763 Ac.±)	

WEST LAKELAND TOWNSHIP

PRESENT LAND USE MAP

June 2010

Figure 10 - Present Land Use



f) Land Use Summary

The most important use of land in the Township now and in the future is to provide homes for residents and their families. Some future commercial development will provide more jobs for residents within our own community. Home occupations, through properly granted conditional use permits, will provide some of this economic opportunity. People are important, and the land use plans are devised so that each resident may make the maximum use of the land while preserving its character and rural atmosphere for the whole community. Innovation and individuality are important when developing land within these guidelines.

At present there exists approximately 1,400 acres of agricultural or underdeveloped land within the residential acres of West Lakeland Township, with an additional 500 acres designated for mining to take place in the near future. These estimates include 50 small minor subdivisions (lot splits). At an average estimated lot size of 4 acres (4 acre average lot size is used to due steep terrain, wetlands, and additional necessary roads in remaining areas.) this would leave approximately 525 residential home sites available. At present development rates, this would leave the Township fully developed by the year 2020. These estimates are based on approximately 480 acres being developed other than residential (i.e. public, semi-public, or commercial uses). In addition, these estimates are based on maximum development, and do not include those properties which could remain underdeveloped, (i.e. agricultural or large estates).

10) Housing Plan

The existing housing stock consists of moderately aged to new homes for housing a single family, most are resident owners. Currently, there are 1,200 households in the Township; with the current development trend, the Township should reach full development within the next 20 years. Rental housing is minimal in the Township. There is no public housing planned in as much as the Township classifies this as an urban public service, not in keeping with the rural nature of the Township. Moreover, the Township does not plan to provide the services needed to sustain a workable public housing system. The Township is, and is wishes to be, a quiet, rural community.

1990, and 94% since 1960. Housing values are above the area average, and residents take pride in their homes and maintain them with care. The Town employs a building inspector who, along with the Township Board, monitors the condition of the housing stock. Universal building codes have been adopted to ensure quality housing stock.

The Building Inspector or Township Board investigates complaints and takes appropriate course of action. Current methods of addressing these complaints have been satisfactory.

The Township Board in no way limits or restricts home rehabilitation loans and/or grants to be made to its low or moderate income residents through the Washington County HRA and/or local lending institutions.

11) Public Facilities Plan

The rural self-sufficient nature of the Township is interpreted as meaning the Township will allow the residents to provide for themselves as much as possible. Some basic services, however, are necessary in any town or community, such as roads, road maintenance, and arrangements for police, fire protection, and emergency medical services.

Other services, however, are unnecessary for the lifestyle established in the community. These services are more than can be expected in a rural environment. It is the Township's intention to delay the provision of these services as long as possible, if providing them at all. Specific services are addressed in the following sections.

12) Transportation Plan

The existing transportation facilities consist of a network of public roads with one Interstate Freeway, one State Highway, five County collector routes, and various Township roads connecting the developments and residences. Interstate 94 passes through the Township in an east/west direction serving commuter traffic to and from St. Paul. All of the public roads are paved and it is required by ordinance that roads now built as part of a plat or subdivision be paved and prepared to County and Township standards and deeded to the Township. The Township has no intention to construct roads on its own initiative.

The major purpose of the roads in the Township is to serve the residents by connecting them with major thoroughfares and neighboring urban centers. The Township roads are maintained at Township expense. There has been an ongoing effort to locate development off these major thoroughfares in the interest of safety and aesthetics.

Since creation of this plan, the Township has developed a partial road plan that shows possible future extensions of Township roads. This map is intended as a guide for some, but not for all, future local road connections.

The road system in West Lakeland Township includes several different functional classifications. Interstate 94 is a Principal Arterial, and one of the heaviest traveled roads in the Metropolitan area. Highway 36, another Principal Arterial, runs east/west about three miles north of the Township. Principal Arterials are generally the most heavily traveled roads in the area; they are designed to carry longer trips at higher speeds with minimal local access. With the exception of Interstate 94 and Manning Avenue, all roads in the Township are two lanes.

West Lakeland also includes two types of "A" minor arterials; County Trunk Highways 10 and 21 are designated as expanders, which are intended to provide through traffic for areas with development. County Trunk Highway 15, running along the west edge of the Township and State Trunk Highway 95, running along the east side of the Township, are both connectors, roads intended to link cities outside the developed area. The Township Road Network is considered by the Township as a single Traffic Analysis Zone (TAZ), a subset of the I-94 East TAZ identified by the Metropolitan Council.

Mn/DOT Access Management Manual

Figure 3.1 – Summary of Recommended Street Spacing for IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
1 High-Priority Interregional Corridors & Interstate System (IRCs)					
1F	Interstate Freeway	Principal Arterials	Interchange Access Only		⊘
1AF	Non-Interstate Freeway		Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
1A	Rural		1 mile	1/2 mile	
1B	Urban/Urbanizing		1/2 mile	1/4 mile	
1C	Urban Core		300-660 feet dependent upon block length		
2 Medium-Priority Interregional Corridors					
2AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
2A	Rural		1 mile	1/2 mile	
2B	Urban/Urbanizing		1/2 mile	1/4 mile	
2C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
3 Regional Corridors					
3AF	Non-Interstate Freeway	Principal and Minor Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
3A	Rural		1 mile	1/2 mile	See Section 3.2.5
3B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
3C	Urban Core		300-660 feet, dependent upon block length		1/4 mile

Figure 12 – Recommended Street Spacing for IRCs

Mn/DOT Access Management Manual

Figure 3.2 – Summary of Recommended Street Spacing for Non-IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
4 Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs)					
4AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
4A	Rural		1 mile	1/2 mile	See Section 3.2.5
4B	Urban/ Urbanizing		1/2 mile	1/4 mile	1/2 mile
4C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
5 Minor Arterials					
5A	Rural	Minor Arterials	1/2 mile	1/4 mile	See Section 3.2.5
5B	Urban/ Urbanizing		1/4 mile	1/8 mile	1/4 mile
5C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
6 Collectors					
6A	Rural	Collectors	1/2 mile	1/4 mile	See Section 3.2.5
6B	Urban/ Urbanizing		1/8 mile	Not Applicable	1/4 mile
6C	Urban Core		300-660 feet, dependent upon block length		1/8 mile
7 Specific Area Access Management Plans					
7	All	All	By adopted plan		

Figure 13 – Recommended Street Spacing for Non-IRCs

TAZ Forecasts for West Lakeland Twp (As of December, 2009)											
TAZ	POPULATION			HOUSEHOLDS			TOTAL EMPLOYMENT				
	2000	2010	2030	2000	2010	2030	2000	2010	2030		
1114	795	864	955	244	280	340	0	40	40	40	
1195	1,406	1536	1655	451	530	600	0	10	10	10	
1196	1,346	1460	1580	406	480	570	313	40	40	50	
Totals	3,547	3860	4190	1,101	1,290	1,510	313	90	90	90	
100											
TAZ	RETAIL EMPLOYMENT			NON-RETAIL EMPLOYMENT							
	2000	2010	2030	2000	2010	2030					
1114	0	0	0	0	40	40					
1195	0	0	0	0	10	10					
1196	25	25	25	288	15	25					
Totals	25	25	25	288	65	75					

Figure 14 – TAZ Forecasts West Lakeland

TAZs within West Lakeland Twp

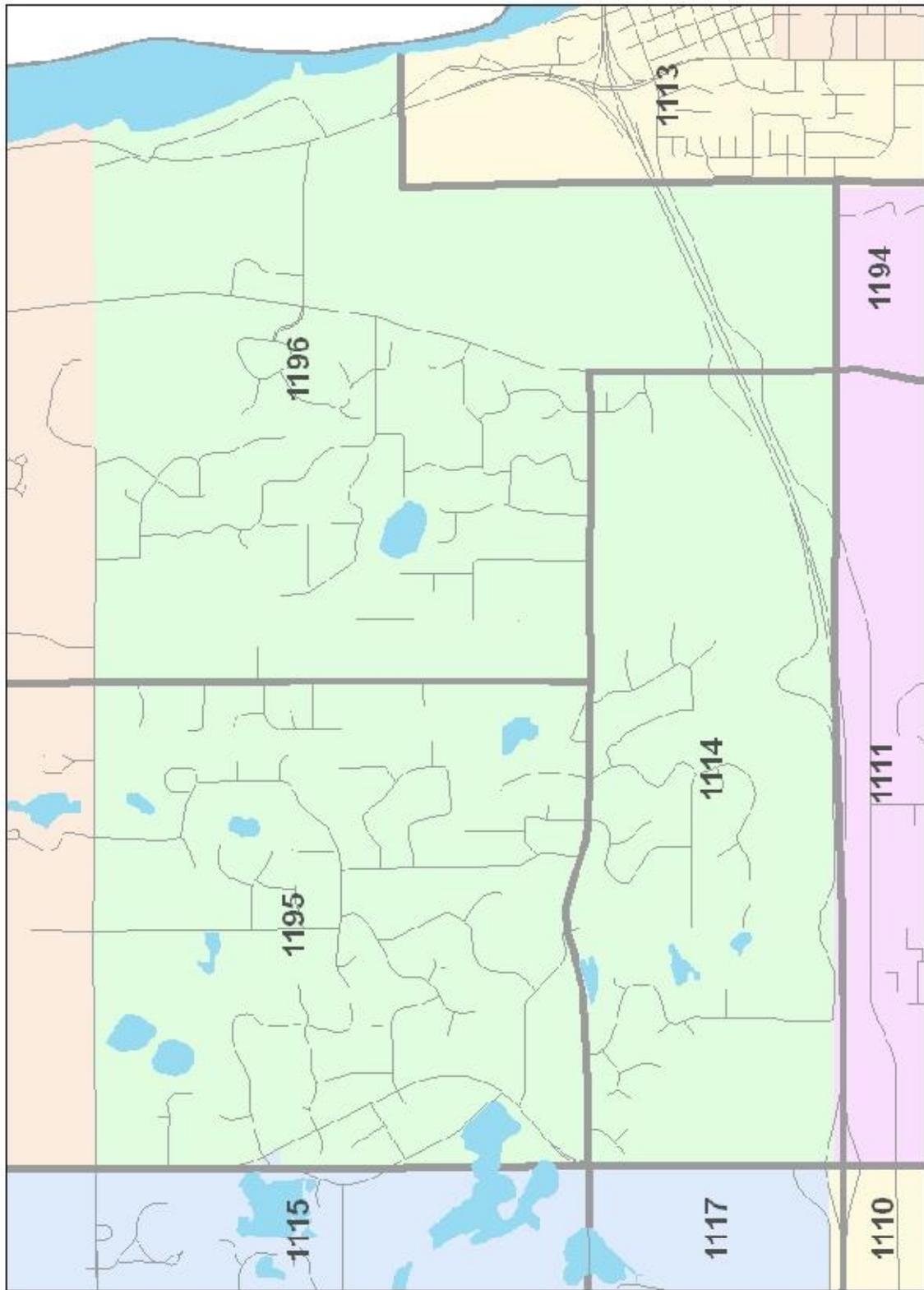


Figure 15 – TAZs in West Lakeland

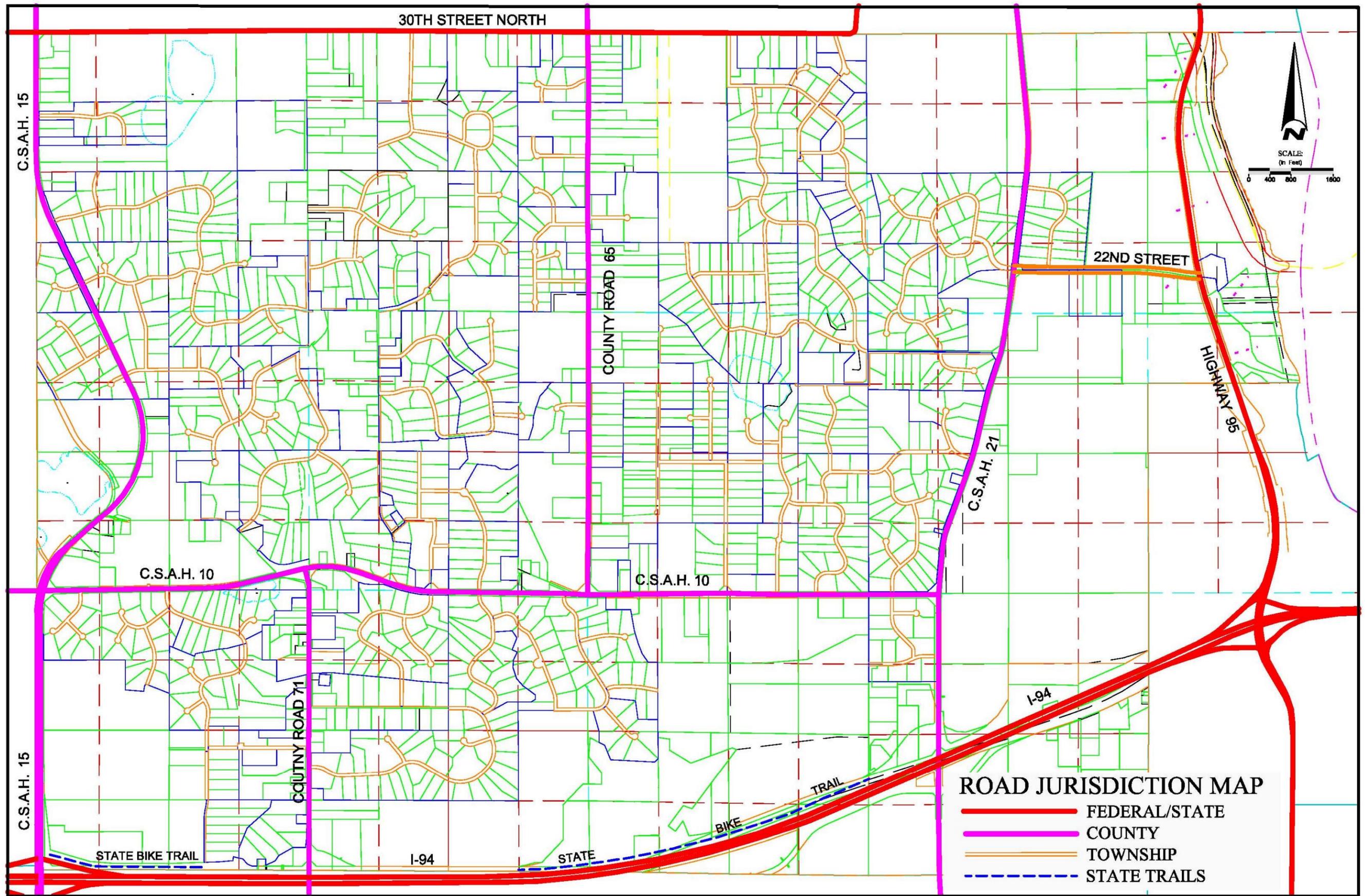


Figure 16 - Road Jurisdictional Map

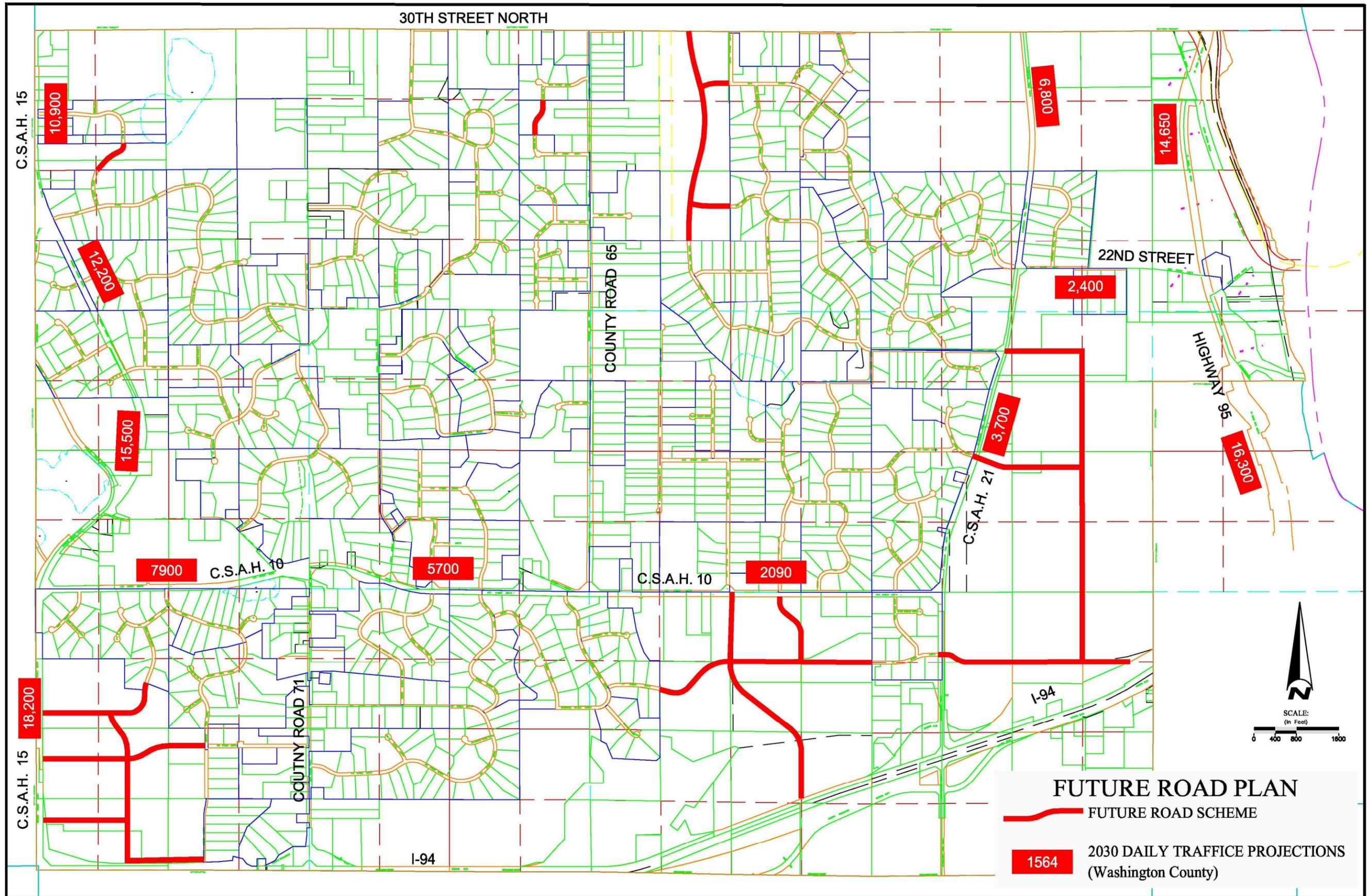


Figure 17 - Future Road Plan

The principal arterials and the minor arterials in the Township should be sufficient to handle existing and future development within the Township for the next twenty years, since the majority of the Township is already developed. The Metropolitan Council's Regional 2030 Transportation Policy Plan indicates that as of 2030, there are no congested highways in the Township. The plan does indicate congestion on I-94, and marks it as medium-high for operating priority and park and ride priority, and as a high priority Interregional Corridor.

The Township will work with the State of Minnesota and Washington County to assure that Minor Arterials in the Township are protected and upgraded as needed to handle additional traffic.

The existing bicycle/pedestrian path, located on the north side of I-94, is available for general all purpose bicycling. It is maintained and regulated the State of Minnesota Dept. of Transportation. The township has no present plans to extend or expand the path or add additional paths.

a) Access Management

West Lakeland Township works with Washington County to regulate the number of access points to the County roads and with MDOT regarding access onto State and U.S. Highways. In order to promote a safe and efficient transportation system, spacing and access guidelines are incorporated into the Townships subdivision regulations. Guidelines describe access spacing on principle arterials, minor arterials, collectors and local roads. The land use associated with proposed access points also determines the appropriate spacing.

b) Transit

West Lakeland Township is outside of the Metropolitan Transit Taxing District. Therefore, there is no regular route transit service existing or planned for the Township. The Township is in Market Area IV. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Human Services Inc.

13) Sanitary Sewer Plan

Existing sewage facilities consist of an on-site septic system for each residence. All of the residences currently in the Township are thus served with very minor difficulties. These difficulties are not due to failure of the ground, but failures of the construction or antiquated systems being repaired by the homeowner. The Township will continue with this method of service on its minimum two and one half acre lot with the understanding that "buildable" is to include a guarantee that a proper onsite septic system can be installed to meet community requirements as specified in building ordinances. It is also noted by West Lakeland's Town Board that the Metropolitan Council, at this time, does not wish to extend the MUSA lines into the Township. By permitting construction only with appropriate sewage systems on site, the community will limit the need for such services.

There were approximately 1,200 individual sewage treatment systems in the Township in 2006. The Township recognizes the need to monitor not only the new systems that are installed, but also existing systems. In order to comply with State Rules Chapter 7080 and to protect the groundwater resource, the Township has entered into an agreement with Washington County whereby Washington County and West Lakeland Township have cooperatively developed an ISTS (Individual Sewage Treatment Services) Management

Program for individual sewage treatment systems and Washington County has assumed responsibility to administer and enforce the County ISTS regulations in West Lakeland Township.

14) Stormwater Drainage Plan

Natural drainage ways are an important environmental feature to the Township. The Township will seek to preserve these natural drainage ways for the watersheds crossing the Township. The Township requires that all developments be planned so that the peak rate and volume of runoff drainage from the development will not exceed the peak rate and volume of runoff from the development land in its undeveloped or natural state. The majority of the Township is included in the Valley Branch Watershed District; the remainder of the Township is covered by the Middle St Croix Water Management Organization. The water that creates the majority of the flooding problems is not a result of the development within the Township, but runoff from further upstream. The Township's policies will not allow expansion of any water drainage in the Township, but the total problem will require a cooperative solution both upstream and down, throughout the drainage way. By protecting natural drainage ways, the Township will not add to an existing problem or create new drainage concerns. The VBWD has taken responsibility of permitting and supervising the construction and follow maintenance of storm water facilities included in developments within VBWD. The MSCWMO acts in an advisory capacity to the township for storm water management within MSCWMO boundaries, and the Township manages the permits within the MSCWMO boundary through the subdivision ordinances, building permit and grading permit processes. Therefore, the Township at present has adopted by reference both the Valley Branch Watershed District and Middle St Croix Watershed Management Organization Water Management Plans. West Lakeland has applied for a permit and has accepted 40 Best Management Practices (BMP) policies relative to stormwater drainage. Preparation of a detailed surface water drainage system map for the Township has begun.

West Lakeland Township will apply inspection and maintenance of water management systems for the design of new storm water ponds and the MPCA's urban best management practices titled *Protecting Water Quality in Urban Areas* to the review of any proposed development occurring in the Township to reduce nonpoint source pollutant loadings in stormwater runoff. West Lakeland Township will apply VBWD and MSCWO standards for the design of new storm water ponds, within respective boundaries.

The township receives assistance from VBWD, MSCWMO, and MPCA while evaluating new construction projects, establishing escrow fees, engineering review, NPDES permitting, standards, and maintenance of many ponds, ditches, culverts and catch basins.

MIDDLE ST. CROIX WATERSHED MANAGEMENT ORGANIZATION

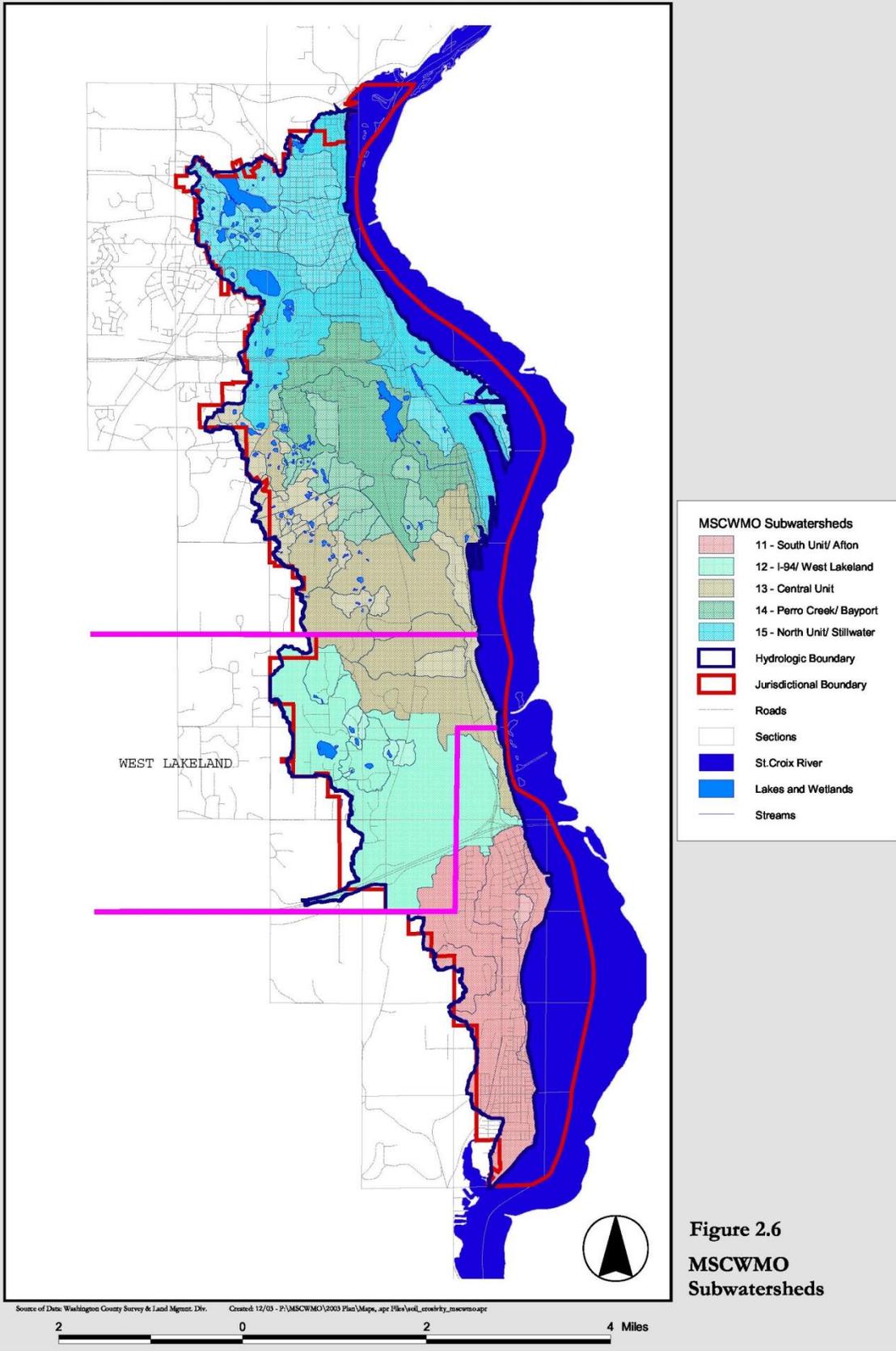


Figure 2.6
MSCWMO
Subwatersheds

Figure 18 - Middle St. Croix Water Management Boundaries

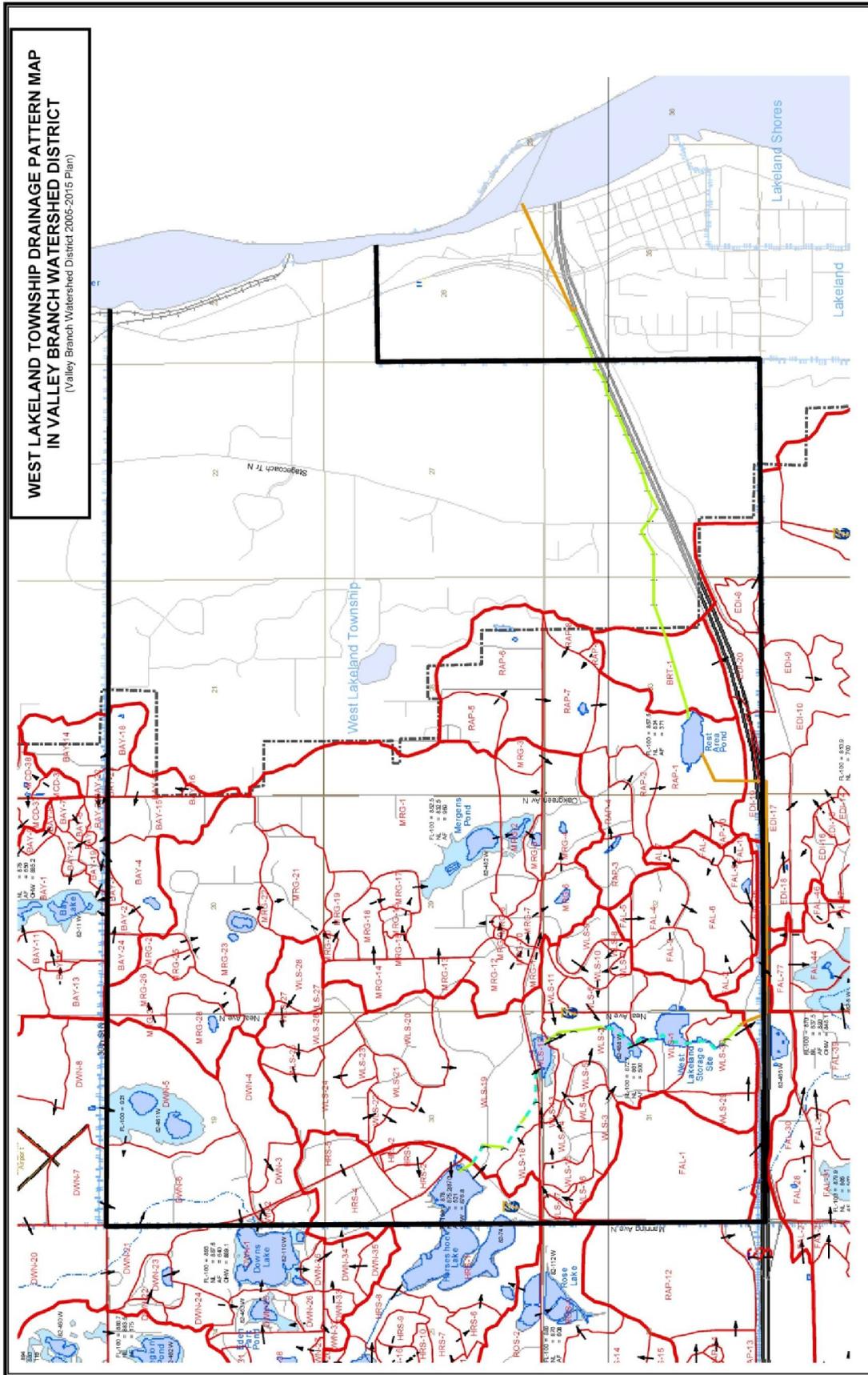


Figure 19 - Valley Branch Watershed District Drainage Pattern Map

Roads and ditches will be inspected each year by Township officials and the Township engineer for their integrity and proper operations. The township engineer will be involved in the review and any approval the Town Board grants to development projects in the Township as well as any maintenance projects. Public information and citizen education concerning proper management of Surface Water runoff and possible pollution will be provided on the Township web site, by participation in demonstrations at the Washington County Fair, and by presentation at the Township annual meeting each year.

15) Surface Water/Ground Water Management Plan

Although described in various locations in this document, it has been suggested that it would be helpful to list the features of surface and ground water management employed by West Lakeland Township currently and in the immediate future. There are no natural large water bodies in the Township other than those created by upstream runoff outside the Township, small holding ponds created by homeowners and developers to meet development conditions imposed by government agencies, and a short length of the St. Croix River on the Township's eastern border and managed by the State of Minnesota and US Department of Interior under the National Scenic Riverway Designation, Middle St Croix Watershed District, Minnesota Department of Natural Resources, Washington Conservation District, US Corps of Engineers. The St. Croix River has been designated as an impaired waterway, and being evaluated by the agencies listed above.

Under agreement with Washington County, VBWD, MSCWMO, all subdivisions and commercial developments are reviewed by professional engineering staff. The township considers the recommendations of these agencies prior to approval of these developments.

Storm water runoff is carried almost exclusively through the Township in the town road ditch and culvert system. Eventually, the runoff enters the County or State road ditch system or the Valley Branch Watershed District main stem flood control project. Township officials inspect the roads regularly and are aware of the condition of the road ditches at the same time. Repairs are made as needed and are paid for by a road and bridge maintenance levy.

Single family residences are constructed under the inspection of the Township Building Inspector, who ensures that the surface water management is in accordance with the engineer's guidance and development ordinances. Easements are obtained by the Township at the time of subdivision or construction to guarantee that the rate and volume of runoff from the home site is as nature provided and are not detrimental to neighbors. Until the water management system is established and operational and easements are secured, escrow deposits held to ensure proper construction.

Within each of the water management organizations, the Township will enforce the standards set by the managing watershed authority. Due to the disparity in standards between these organizations, a single standard for the Township is deemed to be not appropriate.

16) Parks and Open Space Plan

The Township does not actively seek out land for neither public use nor does it discourages its creation, but relies on large lots for open space to maintain its rural character. Easements for

public roads, drainage, and such are currently the only public land in the Township controlled or obtained by the Township. However, the neighboring City of Lake Elmo holds the Lake Elmo Regional Park and nearby City of Afton contains the Afton State Park. The Department of Natural Resources maintains a wildlife management area in the Township. These facilities provide ample, close recreational land. With its low density and large lots, further public land in the Township would not be required. Also, the Town Board has voiced its desire to remain with this lot size for the foreseeable future, thus making a public land policy nonessential. Moreover, the Valley Branch Watershed District, in planning of the Main Stem Water Management System, has included rights to some ninety acres in West Lakeland Township through easement or purchase to serve as a holding site for water runoff and drainage. These holding areas (West Lakeland Storage Sites) provide an opportunity for fishing to local residents. With this acquisition, those acres will be held in trust for the public. No state or regional parks or trails within the Township. These sources of public land more than meet the small Township requirements without mandating additional unused, unnecessary holdings. An additional 80 acres owned by Belwin Foundation in the southeast part of the Township has been granted a conditional use permit to operate the Lucy Winton Bell Recreational Facility, providing baseball and soccer fields for local sports teams. This use increases recreational opportunities in the Township and neighboring communities.

17) Miscellaneous Public Facilities or Services

The remaining public facilities or services have been, in the past, obtained from neighboring communities. These additional necessary services include police protection, fire protection, public schools, and Township administrative services. Any additional public services are, for the most part, are considered non-essential for a small, rural community. Police protection has been adequately provided by the Washington County Sheriff's Department. The Township is crossed by major County roads along which much of the development has been previously centered. Moreover, the limited density estimated for West Lakeland Township does not warrant the cost of providing additional enforcement. In addition, fire protection has been contracted to the neighboring City of Bayport. The service, in general, has been more than satisfactory to the residents. Like police protection, the cost of maintaining a purely Township service would result in a cost burdensome to the Township. It is the policy of the Township to continue with these methods for obtaining police, fire protection, as well emergency medical services. The expense will be covered by contracts, fees or a per use cost to be covered by the residents.

Public schools have been included as part of Independent School District 834. The Township is serviced by Stillwater Area High School, Oakland Junior High School, Bayport Elementary School and Lake Elmo Elementary School. The boundaries of School District 834 fully include and extend beyond the Township. Schools are supported by property taxes paid by the residents and other public funds. It is not in the plans of the School District nor the Township to extend school facilities into the Township itself. Facilities located outside West Lakeland's physical boundaries will be more than adequate for the Township and are in keeping with the School District's future planning. One private and/or charter school is located within the Township.

Township administrative services have been provided on a part time basis by elected, appointed or contracted officials. Current personnel include a part time clerk, two deputy

clerks, treasurer, attorney, engineer, and building inspector. As long as the Township chooses to continue a policy of minimal public services and controlled growth, full time services will not be necessary.

18) Energy and Solar Access

The Township is committed to protecting solar access for its residents, and the Township assures solar access by its combination of land use controls, including zoning ordinance and subdivision regulations. In addition, the overall density allowed within the Township as well as height restrictions assures unimpeded solar access to all. New emerging technologies will be reviewed and considered. Geothermal heating will be considered as part of private home construction as requested. Wind power if feasible will need neighborhood involvement.

19) Historic Preservation

West Lakeland Township understands the importance of preserving its heritage, and it supports preservation of its cultural, architectural, and historic heritage. The Township will work with the Washington County Historical Society to further protect and preserve aspects of its historic record.

20) Implementation

The policies presented in this plan are implemented through a series of Township Ordinances. Current procedures and policies are deemed sufficient to identify and address any issues that may arise. No substantial additions to infrastructure or services are determined to be required, so no capital improvement plan is proposed at this time. Specific budgetary requirements will be developed or revised as identified, and approved at the annual town board meeting.

21) Conclusion

West Lakeland Township is a small, rural community, proud of its unique lifestyle and independence. This Plan reflects the independent, grassroots spirit governing the Township. It reflects the desires and goals of the residents in that it was prepared and approved by volunteer citizens, not outside professionals. The West Lakeland Plan reflects the basic desire to be self-governing, free of outside influence, with primary direction coming from the residents themselves.

The Township is a small Township, with a strong emphasis on citizen involvement. Planning and Zoning are done by volunteer residents. It is important to the Board and the residents to keep the decisions as close to the people as possible. For this reason, the Town Board has chosen to prepare its own Comprehensive Plan, and has chosen to remain independent in its thinking. It is a community for the residents, and thus the Town Board wishes to continue offering the residents a high involvement in the decision making process.

22) Appendix: West Lakeland Township 2000 Census Data

Census 2000 Demographic Profile Highlights:

General Characteristics	Number	Percent	U.S.
Total population	3,547		
Male	1,795	50.6	49.1%
Female	1,752	49.4	50.9%
<u>Median age</u> (years)	36.3	(X)	35.3
Under 5 years	315	8.9	6.8%
18 years and over	2,333	65.8	74.3%
65 years and over	128	3.6	12.4%
One <u>race</u>			
White	3,441	97.0	75.1%
Black or African American	12	0.3	12.3%
American Indian and Alaska Native	7	0.2	0.9%
Asian	43	1.2	3.6%
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%
Some other race	14	0.4	5.5%
Two or more races	30	0.8	2.4%
Hispanic or Latino (of any race)			
	53	1.5	12.5%
Household population			
Household population	3,547	100.0	97.2%
Group quarters population	0	0.0	2.8%
Average <u>household</u> size			
Average household size	3.22	(X)	2.59
Average family size			
Average family size	3.40	(X)	3.14
Total housing units			
Total housing units	1,118		
Occupied housing units	1,101	98.5	91.0%
Owner-occupied housing units	1,074	97.5	66.2%
Renter-occupied housing units	27	2.5	33.8%
Vacant housing units	17	1.5	9.0%

Social Characteristics	Number	Percent	U.S.
Population 25 years and over	2,164		
High school graduate or higher	2,121	98.0	80.4%
Bachelor's degree or higher	1,072	49.5	24.4%
<u>Civilian veterans</u> (civilian population 18 years and over)	213	9.2	12.7%
Disability status (population 5 years and over)	177	5.5	19.3%
Foreign born	88	2.5	11.1%
Male, Now married, except separated (population 15 years and over)	943	75.3	56.7%
Female, Now married, except separated (population 15 years and over)	983	77.6	52.1%
Speak a language other than English at home (population 5 years and over)	189	5.9	17.9%

Economic Characteristics	Number	Percent	U.S.
In labor force (population 16 years and over)	1,882	76.0	63.9%
Mean travel time to work in minutes (workers 16 years and over)	23.2	(X)	25.5
Median household <u>income</u> in 1999 (dollars)	96,256	(X)	41,994
Median family income in 1999 (dollars)	98,783	(X)	50,046
Per capita income in 1999 (dollars)	35,764	(X)	21,587
Families below poverty level	3	0.3	9.2%
Individuals below poverty level	35	1.0	12.4%

Housing Characteristics	Number	Percent	U.S.
Single-family owner-occupied homes	980		
Median value (dollars)	284,700	(X)	119,600
Median of selected monthly owner costs	(X)	(X)	
With a <u>mortgage</u> (dollars)	1,821	(X)	1,088
Not mortgaged (dollars)	370	(X)	295

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)