

City of Lakeland Shores

Comprehensive Plan

September 1, 2009

City of Lakeland Shores P. O. Box 246, Lakeland Shores MN 55043

Lakeland Shores' Comprehensive Plan

Section 1: Foundation

The Comprehensive Plan of Lakeland Shores will be used for promoting and preserving a quality of life and a community atmosphere for all residents that is consistent with the concept of the term "rural residential" as described by the Metropolitan Council's overview of the metropolitan area.

General Community Development policies:

The main concerns of Lakeland Shores are the preservation and promotion of the health, safety, welfare and quality of life for all Lakeland Shores' residents and businesses. Protection of the environment of the St. Croix River is insured through the St. Croix River Bluffland and Shoreland ordinance and the Floodplain ordinance, which the City has adopted. The City recently took the additional step of requiring a conditional use permit for all additions and alterations to homes on the bluff/river and recordation of the permit with the County Recorder to insure future compliance.

Section 2: City of Lakeland Shores Overview

Description of Government:

The City of Lakeland Shores is governed by five elected Council members: a mayor and four councilmember's. The services provided by the council are divided up between the councilmember's into commissions. Each councilperson reports monthly to the Council on his or her commission. The City appoints election judges. The City hires an attorney, clerk, zoning administrator, road commissioner and an engineer to provide the professional advice and services as needed.

Basic Services:

The City contracts with the City of Lakeland for building inspection and building permits. The City is a member of and receives its fire protection from the Lower St. Croix Valley Fire Protection District. There is no municipal police department but the City, along with the other four lower valley cities, contracts with the Washington County Sheriff's department. The Sheriff responds to calls and provides scheduled patrols of the City and other communities. The City is a member of the Lower Valley Cable Commission and appoints two representatives. The City contracts jointly with the City of Lakeland for recycling services. The two cities receive grant funding to help provide for a portion of the recycling costs. The City has a joint powers agreement for water service with the City of Lakeland who operates the Lakeland Water Utility. The City budgets annually for these services.

The repair of the roads, gravelling, brush and weed control, and snow and ice control is done by Washington County Public Works through a contract that the City has renewed annually. As of July 2008 the City of Lakeland Shores will be either privately contracting or contracting with the City of Lakeland for some or all of the above services.

City Revenue:

The revenue for the City is dependent on property taxes, conditional use permits, deposits for services, and investment income.

Section 3: Land Use**Geographical Planning Area:**

Lakeland Shores is designated as a "Rural Residential" geographical planning area in the Met Council 2030 Regional Development Framework.

Location: Lakeland Shores is approximately 189 acres and is located on the eastern border of central Washington County. The City of Lakeland bounds the north, south, and west borders of the city, while the St. Croix River bounds it on the east. CSAH 18 (old State highway 95) is the western border line.

Existing Land Use:

The City of Lakeland Shores is currently divided into four zoning districts as indicated on the Cities official zoning map. Three of the zones are residential and the fourth is commercial with residential allowed. Zone "A" is an exclusively residential district and contains only three vacant lots. Zone "A" lots are relatively large parcels all adjoining the St. Croix River with a minimal lot size of 56,000 square feet (approx. 1.29 acres). Zone "B" is also an exclusively residential district and contains zero vacant lots with some non-conforming lots. Zone "B" is the Cities smallest zoning district containing 7 total lots, of which 4 lots are adjoining the St. Croix River. The Minimal lot size in Zone "B" is 25,000 square feet (approx. 0.57 acre). Zone "C" is also an exclusively residential district and contains only one vacant lot. Zone "C" is the Cities largest district and contains the most number of lots within the City. There are no lots in Zone "C" that adjoin the St. Croix River and the minimal lot size for Zone "C" is 36,450 square feet (approx. 0.84 acre). The dimensional requirements and criteria such as maximum building height, setbacks, impervious surface, etc. for Zones "A – C" are identical with the exception of the minimum lot size requirements as noted above. Note: Max. Impervious surface in zones "A – C" is 25%. Zone "D" is a Commercial District with residential use allowed. Zone "D" is the Cities second smallest district containing few businesses/commercial use and few vacant lots. Any residential properties located in Zone "D" must follow the dimensional requirements set forth in the Zoning Ordinance for Zone "C". Note: Max. Impervious surface in zone "D" for commercial uses is 65%. Overall, the community's density is relatively low as evident by the minimum lot size and maximum impervious surface requirements. Land use is 98% developed and has the Afton-Lakeland School, which covers five platted blocks and two vacated streets in the City, partly within its southern border. As of the 2000 Census there were 121 homes and 13 businesses. All of the businesses are located on CSAH 18 which is Zone D, the commercial zone. The current land use map is located in appendix A. There is about one acre of parkland, 16% of the acreage is commercial and the rest is residential. The City has no vacant residential land and six vacant commercial lots. New commercial use should be monitored to meet community health and safety

standards. All residential homes in the City are single family dwellings. Since the City does not have City sewer lines, multi-family dwellings would have to include adequate lot size to ensure enough space for proper septic systems. There are at this time no changes planned for future land use and therefore the existing land use map will serve as the city's future land use plan.

**Zoning District Area
Table**

District	Acreage	Permitted Use(s)
Zone A – River A	45.16	Single Family Residential
Zone B – River B	7.33	Single Family Residential
Zone C – Residential	119.65	Single Family Residential
Zone D – Commercial	17.04	Single Family Residential Commercial – Conditional Use
Total	189.18	

Physical characteristics of the land: Lakeland Shores has several environmentally sensitive areas while the remainder of the City consists of flat or gently rolling hills of former cropland. There are no wetlands within the City. The eastern border of the City has a high bluff line along the St. Croix River with the slopes in excess of a 12% grade. The shoreline of the river is in the flood plain. There is one residence in the floodplain. There is an area located centrally in the city that was once used for mining sand and gravel and that is now developed into residential home sites. In some areas the remaining soil depth is about fifteen feet from the underground water table. The soil type around the City is fairly uniform. It consists of twelve inches or so of sandy loam and then sand gravel and rocks beneath that. The moisture absorption rate is very high.

Population and Housing Characteristics:

	1970	1980	1990	1998	2000	2010	2020	2030
Population:	72	171	210	350	361	370	370	370
Households:	28	65	90	122	121	130	130	130
Employment:	35	50	50	45	50	50	50	50
Elderly population:	29 or 8% of the population							
Youth population:	110 or 29% of the population							

The City is located entirely within TAZ #1113 and the City's forecasted population, employment and households are allocated to this zone.

Housing:

The homes in the area are generally in excellent repair and of newer construction. Homes that were once summer residences have undergone extensive remodeling and rebuilding making them now year round homes. There is one home in the flood plain that was flood-proofed according to federal, state and local requirements. No additional homes are allowed to be constructed on the floodplain. The City adheres to State Building Code for all new construction and remodeling.

Being that the City of Lakeland Shores is a small city in size and population, the members of the City Council are knowledgeable and familiar with virtually every property and dwelling in the city. All complaints and concerns are addressed immediately through the city council. When necessary the city engineer, the city attorney, and Washington County authorities are called upon to help implement the required changes and/or improvements. Lakeland Shores will work with Washington County and/or the Washington County HRA to address low and moderate income housing needs and to identify resources to maintain and advance housing affordability in the community where possible.

PROPERTY TYPE	MARKET VALUE in DOLLARS	# of PARCELS
COM/IND/APT	100-999,999,999	4
RES.	100-100,000	9
	100,001 -200,000	74
	200,001- 9,999,999	35
EXEMPT	100-999,999,999	1
EXEMPT LAND ONLY	100-999,999,999	23
EXEMPT CLASS ADJ. CREDIT		
VAC/MISC	100-999,999,999	34

Section 4: Transportation

There are no highways located within Lakeland Shores. There is only the one County road (CSAH 18) bordering the western edge of the City. The City is located entirely within TAZ#1113 and the City's forecasted population, employment and households are allocated to this zone.

The City's streets are defined as any public thoroughfare maintained by the City of Lakeland Shores that provide access to properties that are other than private drives.

The local street system contributes primarily to the traffic pattern of CSAH 18 (old State Highway 95) in this area and secondarily to that of Interstate 94. CSAH 18 is the only "A" minor arterial bordering the city. It has only

two lanes and is forecast to carry approximately 11,400 vehicles per year in the year 2030. In the interest of safety, a minimum number of accesses to CSAH 18 should be allowed. Stopped traffic moving onto the highway should be at as few points as possible, and also, the safety and integrity of the bike trail should be upheld.

Lakeland Shores entrances are as follows: Second Street North, Division Street, First Street South, Second Street South, and Fourth Street South. Where necessary, service roads should be constructed to parallel CSAH 18 until joining with an established entrance as already outlines.

Construction of new streets should be such as to have sufficient sloping for proper drainage and when necessary, have drainage ditches. Public right-of-ways will be a minimum of sixty-six feet in width to provide for not only an adequate traffic pattern, but to allow for installation of telecommunication, gas and electric lines. All of our roads will be up to current engineering standards.

Transit services and facilities:

Lakeland Shores is located outside of the Regional Transit Service Area. There is no regular bus service in the City of Lakeland Shores. There are no park and ride lot locations within the City. There is a park and ride lot located less than a mile north of the City limits in the City of Lakeland. Special needs transportation services are provided for the elderly and disabled by the transporter service operated by Human Services, Inc. of Washington County. Lakeland Shores is in Market Area IV as defined by the Met Council. Service options include dial-a-ride, volunteer driver programs and ridesharing. Rural dial-a-ride service and Ride share services are available through Human Services Inc. and the Minnesota Ride Share program.

Streets:

All lots sold for development must have access to a public street. In cases where roads have been vacated, the seller must once again establish a public street for their lots and donate that road back to the City. The public accesses are generally sixty-six (66) foot wide right of ways as per the original platting of the City, then referred to as Lakeland City in 1857. The exceptions to the sixty-six foot wide rights of way are those streets that have been created for housing needs on vacated properties. Most of the streets within the City have been asphalted to a width of sixteen feet or more. The local streets are low volume right of ways and on-street parking is not allowed. All traffic from the City is channeled onto CSAH 18.

Aviation: Lakeland Shores will not have any safety impact on the regional air space. All buildings are one or two stories high with a maximum of 35 feet in height. There are no high voltage power lines or other existing height hazards. Because of the City's size, no airport landing facility is possible. The closest airport is the Lake Elmo airport, which is approximately 10 miles northwest of Lakeland Shores. There are two balloon facilities in neighboring Lakeland from which balloons are launched.

Section 5: Water Resources

Fresh Water System:

The City is served by a municipal water system that was installed in the early nineties. Roughly half of the Cities residents are hooked up to the system (77 residential properties and 5 commercial properties are hooked up as of 2007) and the rest use private wells. The City has a joint powers agreement with the City of Lakeland who operates the Lakeland Water Utility. The City of Lakeland Water Utility has prepared its Wellhead Protection Plan.

Wastewater Treatment / Individual Sewage Treatment Systems:

Lakeland Shores is not served by a municipal sewer system and no proposals are being planned. Lakeland Shores has adopted Washington County's ISTS regulations, Ordinance 128. This ordinance is stronger than the requirements of the State. Washington County has established, implements and enforces an ISTS management program for the City of Lakeland Shores. As a result, the City contracts with the County to do all inspections and issue all permits for septic systems. Currently there are approximately 117 Individual Sewage Treatment Systems in Lakeland Shores. The city believes that annual notices of reminder in the City's newsletter telling residents to pump their systems every two years and the notices that residents receive from area pumping companies are sufficient. Lakeland Shores does not anticipate any future private wastewater treatment plants because of limited availability of land within the city. Since all residents and businesses must have their own on-site sewage disposal systems the ordinances calls for adherence to Washington County Code and inspection.

Stormwater Management:

Lakeland Shores is entirely within the Middle St. Croix Watershed District. As a member community, the City agrees to cooperatively manage the water resources within the City and the adjoining municipality of Lakeland. The City has adopted the watershed plan of the Middle St. Croix Watershed Management Organization (MSCWMO) and in 2008 adopted an ordinance relating to storm runoff and water management. The ordinance details the control of and goal reductions of surface water management for the City. The City has very limited infrastructure to handle storm water currently. One of the City's goals is to put in place the basis of a controlled storm water system including, but no limited to rain gardens, seepage beds, French drains and rain barrels. These improvements to our system should improve our storm water system and treatment greatly. The City is currently in the process of locating high impact areas within its boundaries to install its initial treatment facilities. Then, working with our consulting engineer and the MSCWMO, the City will create and install the appropriately sized and designed storm water facility. For further detail, please see the Cities Local Surface Water Management Plan adopted in April, 2009.

Section 6: Solar Access Protection

The City of Lakeland Shores will protect such solar access by requiring minimum sizes for lot sizes, amounts of open space, yard setbacks and maximum height of buildings as indicated in Lakeland Shores Code of Ordinances. Land uses should not preclude the possible use of solar energy systems. Additionally, the Subdivision Ordinance #24 requires new Major Subdivisions to be designed to accommodate extensive use of passive and active solar energy systems with special attention given to street, lot and building orientation. The City will review and revise, as necessary, the Zoning and Subdivision Ordinances to ensure the protection of solar access.

Section 7: Historic Preservation

The City of Lakeland Shores adopted Ordinance #17, an Ordinance protecting and preserving the historic, cultural and other similar values of the Lower St. Croix National Scenic River way in a manner consistent with the National Wild and Scenic Rivers Act (PL 90-542), the Federal Lower St. Croix River Act (P.L. 92-560) and the Minnesota Department of Natural Resources minimum standards and criteria (NR 2200-2202) in the City of Lakeland Shores. The City will review and revise as necessary it's Code of Ordinances such as Zoning and Subdivision Ordinances to promote Historic Preservation.

Section 8: Parks

There are no regional parks and trails within Lakeland Shores as contained in the adopted 2030 Regional Parks Policy Plan by the Met Council. The existing Lakeland Shores recreational assets include a bike and walking trail which runs north and south on the City's western border and which is connected to the four other lower valley cities' bike trail, providing roughly five miles of pathway in all. The elementary school, Afton-Lakeland, provides a playground, ball fields, soccer fields, ice rink, warming house and tennis courts. The Tennis courts were completely renovated in June, 2007. The City has made monetary contributions to updating the playground equipment and constructing and maintaining the warming house. The City has also made monetary contributions to the St. Croix Valley Sports Complex located in Stillwater and has pledged it's support to the Lucy Winton Bell Athletic Fields in West Lakeland. The City presently owns open, undeveloped land of about 550' by 70' in size, north of the tennis courts. This public open space is marked as such on the map. The City has no present plans to develop this property.

The existing bike trail should be periodically repaved and maintained to high engineering standards for public use. This plan, as well as the City's policy of maintaining monetary contributions to the School District's ice rink and warming house, the tennis courts, the playground, and the soccer/baseball complex all provide area residents with excellent recreational facilities.

Section 9: Implementation Program

Systems Statement: Lakeland Shores will use its Comprehensive Plan as a tool to make amendments to existing ordinances and enact new ordinances where needed to support the policies set forth in the Comprehensive Plan.

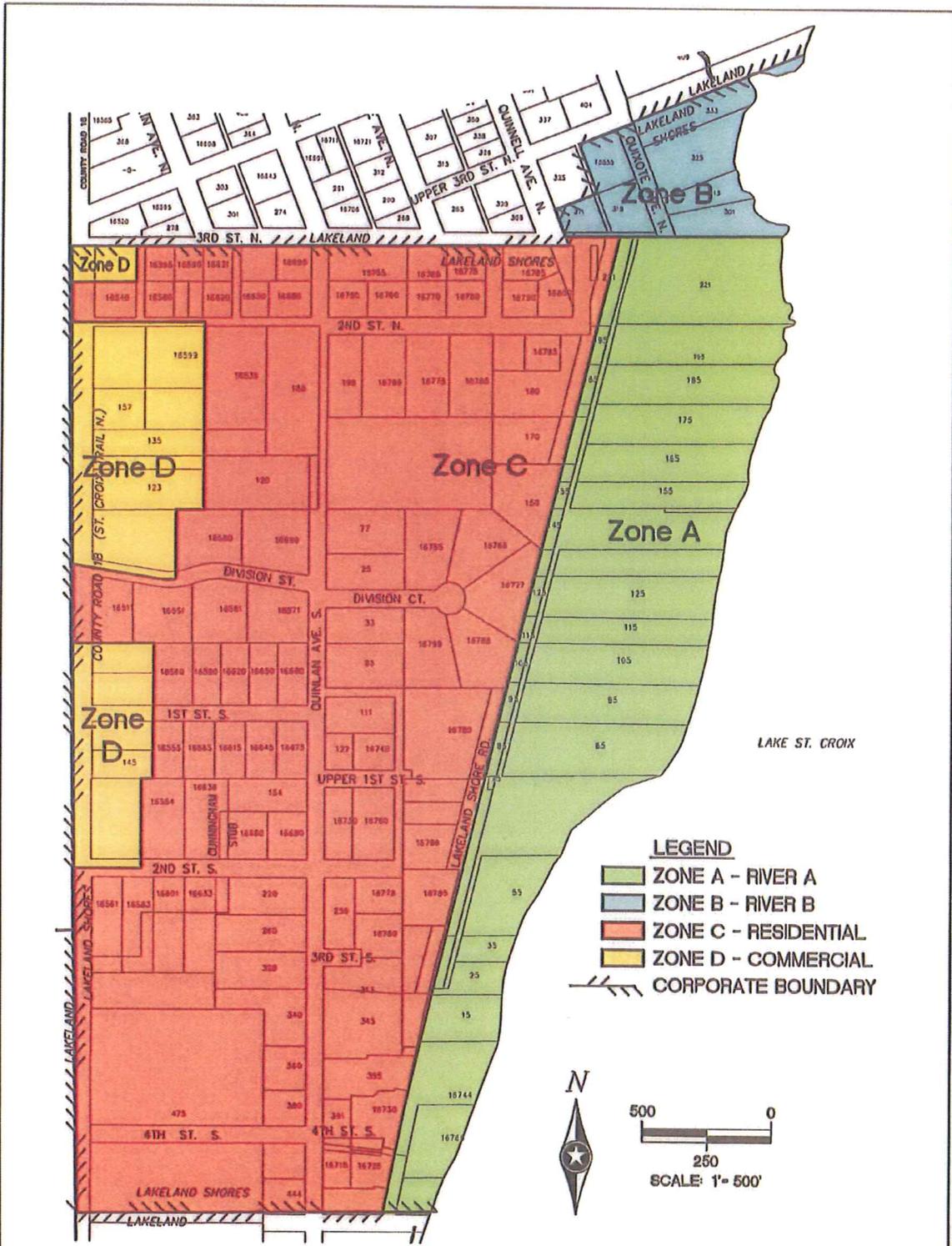
Housing: Construction in the City will conform to State Building codes and be inspected according to these standards. The City has a contract with the City of Lakeland to provide for permits and inspection services. Septic systems will continue to be inspected and permitted by Washington County.

Capital improvement program: Newly opened streets will be paved when deemed necessary by the Council or when it is requested by a majority of property owners along the street. The same policy will apply to existing unpaved streets. The City of Lakeland Shores reserves that right to access benefiting abutting property owners and will make decisions on a case-by-case basis. No capital expenditure program at this time is anticipated for a municipal sewer system. Individual septic systems will continue to be used. There are no capital improvement plans for community facilities because Lakeland Shores does not have any public or community facilities. The City of Lakeland Shores relies on other jurisdictions to provide services including police and fire, water, public library, schools and recreational facilities.

Official Controls:

Due to the small size of Lakeland Shores, government has not been overly complex. Since there are very few parcels left to develop, it is important that all ordinances be adhered to in order to provide environmental safeguards and preserve the rural character of the area. Ordinances will be amended as required. The Comprehensive Plan will be adopted and provide guidelines and policies for decisions.

The City will continue to work with Federal, State and County officials in protecting the environmental and recreational aspects of the St. Croix River shorelands and blufflands. In future development of the City's commercial zone, the above mentioned governments will also be called upon when necessary to assure quality control of any businesses and to protect the surrounding property owners and the community in general.



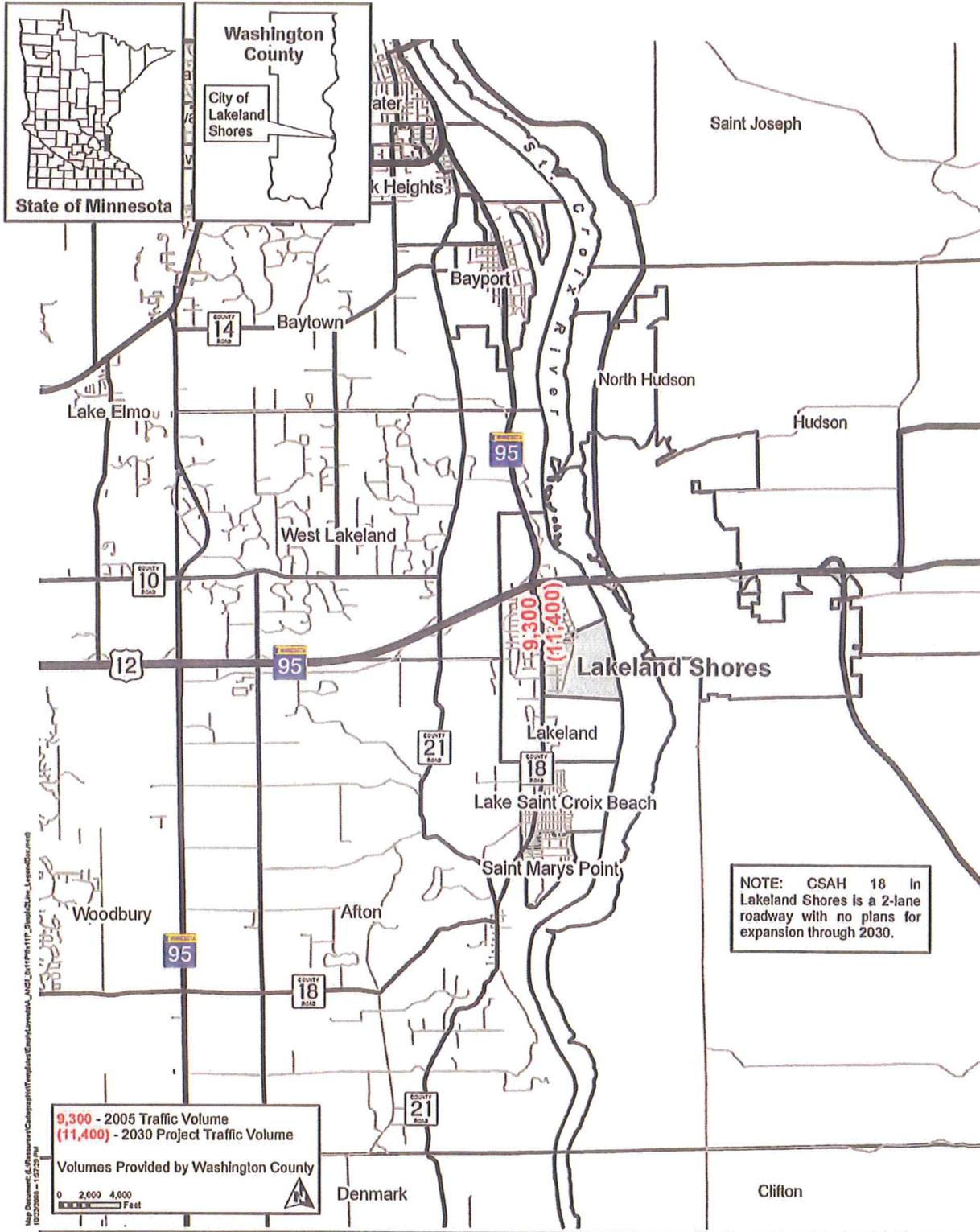
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ZONING MAP LAKELAND SHORES, MINNESOTA

THIS MAP ALSO SERVES AS THE CITY'S FUTURE LAND USE MAP

REVISED DEC. 11, 2008



9,300 - 2005 Traffic Volume
(11,400) - 2030 Project Traffic Volume
 Volumes Provided by Washington County
 0 2,000 4,000
 Feet

NOTE: CSAH 18 in Lakeland Shores is a 2-lane roadway with no plans for expansion through 2030.

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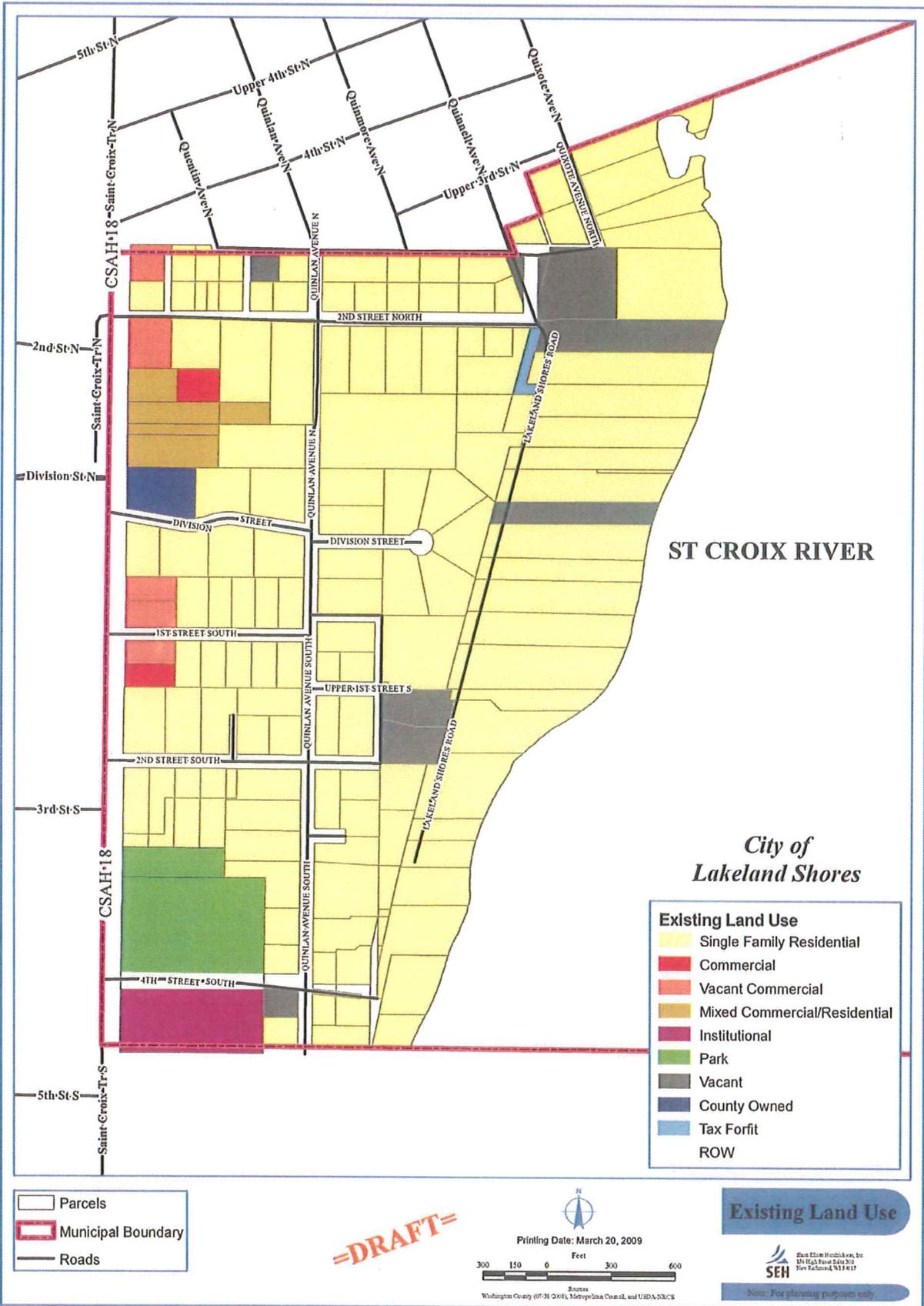


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CITY OF LAKELAND SHORES
 Location Map

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