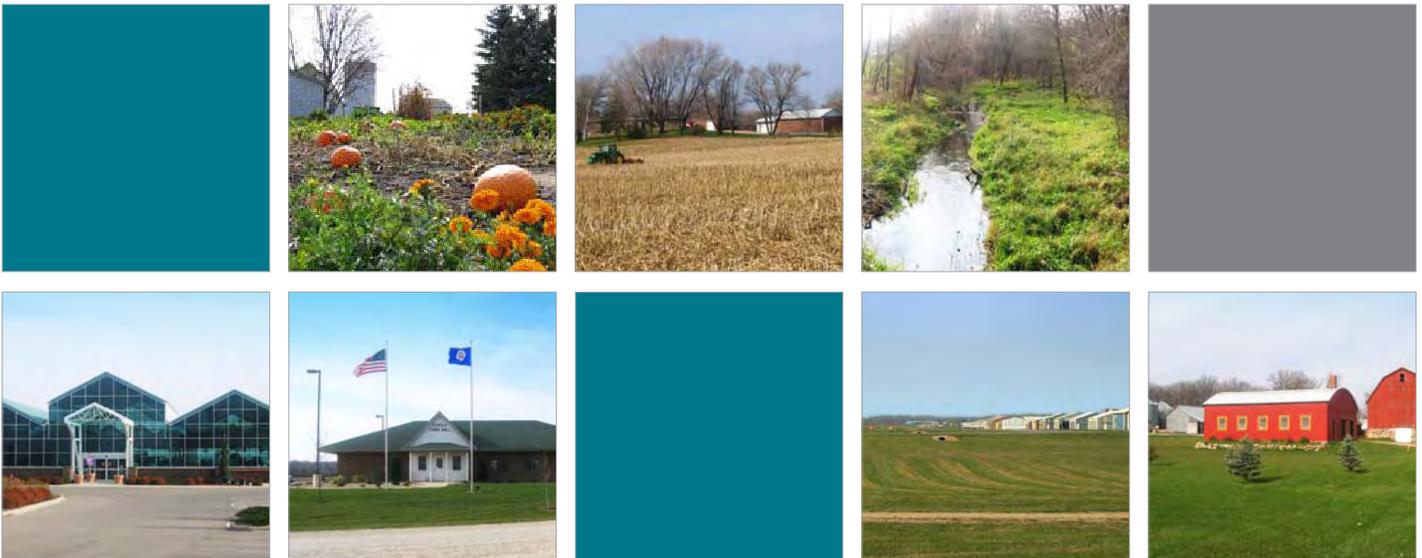


Report and Recommendations

COMMERCIAL/INDUSTRIAL LAND USE STUDY: PHASE 1 SUMMARY REPORT



Eureka Township, Minnesota

October, 2011
TKDA Project No. 14690.000

TKDA

ENGINEERING • ARCHITECTURE • PLANNING

Eureka Township

... your home town



**COMMERCIAL – INDUSTRIAL LAND USE STUDY PHASE 1
TOWNSHIP OF EUREKA, MINNESOTA
TKDA PROJECT NO. 14690.000**

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COMMERCIAL-INDUSTRIAL LAND USE STUDY PHASE I: BACKGROUND AND EXECUTIVE SUMMARY

Eureka Township's 2030 Comprehensive Plan identified the need for a study of issues related to potential designation of new areas for commercial and industrial zoning in the Township. The Township appointed a Commercial/Industrial Task Force in July 2010, and hired the team of TKDA and Donjek to serve as consultants for the project. The Task Force met between August 2010 and October 2011. This report summarizes the tasks completed for Phase I of the Commercial/Industrial Land Use Study, and the Task Force recommendations to the Town Board.

Phase I of the study included the following:

1. The Task Force reviewed existing planning documents related to potential commercial-industrial land use designation in the Township.
2. Donjek completed a Market Study for potential new commercial and industrial land use in the Township. The Task Force discussed the Market Study and added its comments and recommendations.
3. The Task Force mailed a survey regarding new commercial and industrial land use to Township landowners. The survey was used to gauge local interest in future designation of areas to develop new commercial and industrial land uses in the Township, and Township concerns related to potential designation. TKDA summarized and mapped the survey results.
4. Task Force members met with representatives of the Metropolitan Council to discuss regional policies, requirements, and process for potential designation of commercial and industrial land use and zoning districts.
5. The Task Force held a public meeting to discuss the study findings with Township residents, and obtain their input.
6. The Task Force completed its recommendations to the Town Board.

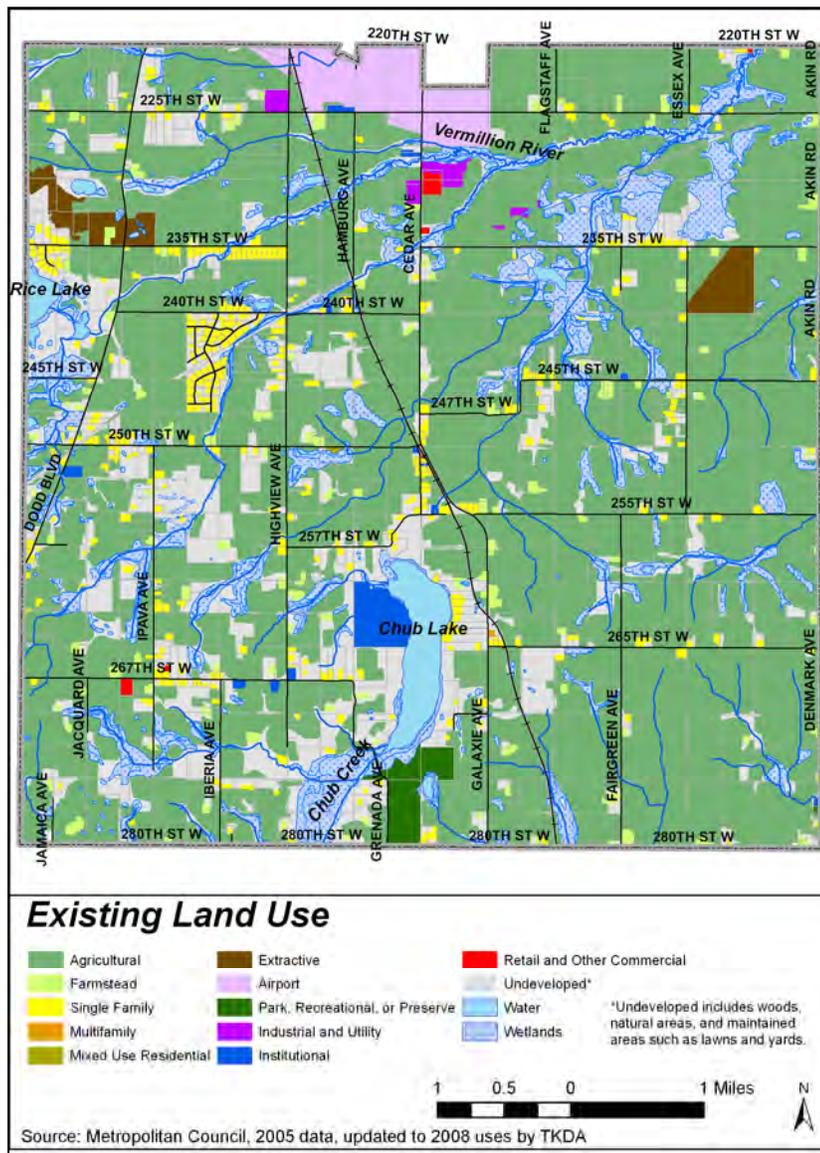
This report summarizes the analysis completed in Phase I of the Commercial-Industrial Land Use Study and presents the Commercial/Industrial Task Force recommendations to the Town Board.

I. EXISTING EUREKA TOWNSHIP PLANNING DOCUMENTS

A. COMPREHENSIVE PLAN, EXISTING LAND USE AND ZONING

The map below is the existing Land Use Map for the Township, included in the Township's 2030 Comprehensive Plan.

All land in the Township is currently zoned Agriculture. Some commercial land uses are allowed by Interim Use Permit, including new mining operations, commercial horticulture, and private airports.



B. PAST PLANNING STUDIES

The Township's 2003 Commercial –Industrial Land Use Study and 2007 Strategic Vision recommended that new Commercial-Industrial land use areas not be designated in the Township at the time of the studies.

- Both studies suggested that the lack of municipal sewer and water services in the Township and their availability in nearby areas was a barrier to new development. They expressed concerns about the potential impacts of commercial-industrial development on the Township's rural character, quality of life, and environment.
- The studies suggested that if commercial-industrial development is allowed in the future, it should bring a fiscal benefit to the Township's tax base, and be concentrated in identified zones.
- The survey of Township residents taken for the 2007 Strategic Vision indicated that there was not a consensus on this issue at that time. Township residents were evenly divided among those who supported potential designation of new commercial and industrial land uses in the Township, and those who opposed such designation.

The 2030 Comprehensive Plan maintained the Township's zoning for Agricultural use. It recommended that the Township conduct a thorough study before designating any land for commercial and industrial uses. The Comp Plan recommended that the study should include: types of uses that support Township goals; market demand; fiscal impact on the Township; aggregate resource availability and mining feasibility; the potential for mixed-use development; landowner interest; timing of urban services; and land use relationships in adjoining municipalities. Phase I of the 2010 Commercial-Industrial Land Use Study included the market study, landowner interest survey, and discussions with the Metropolitan Council regarding the timing of urban services that were recommended in the Comprehensive Plan.

II. MARKET STUDY

Donjek, the consultant for the Market Study included the following steps to assess the potential market for new commercial and industrial development in the Township:

- Review of recent market studies completed in Dakota County and adjacent communities
- Review of local comprehensive plans, land use plans, and infrastructure plans

- Completed focused interviews with professionals experienced with commercial/industrial lending, brokerage and development in Eureka Township and the local area.

Based on the analysis, Donjek’s key findings about the market for new commercial and industrial land uses in the Township include the following:

- Eureka Township is likely to grow in strength and commercial market potential in the long term (five to fifteen years into the future). The Township’s location, local transportation infrastructure (county roads, airport and rail) and working population are assets that could attract and support future commercial and industrial uses.
- In the shorter term (1 to 5 years) several factors will likely dampen the interest in commercial and industrial development in the Township--including the availability of over 300 acres of land that is ready for sale or lease for commercial and industrial uses with sewer and water service in nearby Lakeville and Farmington; relatively low land prices in the current market; and a soft lending market.
- Availability of infrastructure and public services are important factors for some types of commercial and industrial land uses, but not for all uses. These services include sewer and water services as well as fire protection, energy, and communication bandwidth.
- The Township may be able to compete well with its neighbors for the following business types:
 - Warehousing and distribution
 - Truck businesses
 - Landscape businesses
 - Smaller manufacturing businesses
 - Other businesses that require larger land areas and may not require sewer and water infrastructure.
- The Township should consider how it will distinguish itself and identify its own “market niche” if it intends to compete for new commercial and industrial land uses with neighboring communities. The niche could consider businesses that could be attracted to the Township without municipal sewer and water services available in the near term, and perhaps with infrastructure available in the long term.

The Task Force reviewed the marketing report, and added the following comments

- Additional elements that may help to attract some businesses to the Township include lower land costs than adjacent cities and good soils for new construction.

- The Township has the opportunity to develop appropriate zoning standards based on community input prior to allowing any new commercial/industrial development.
- The Township has time to complete the planning steps needed for new commercial and industrial land uses, if it decides these are desired.
- Task Force members noted that some of the business types that were identified as opportunities for the Township may provide low tax return and might be shorter-term uses. The Township may need to consider how to encourage transition to longer-term uses that provide a higher value to the Township.
- Members asked about the attractiveness of the Township for Commercial/Industrial uses related to agriculture and horticulture. Jon Commers of Donjek indicated that while these uses may be attracted to the Township because they require a large land area, these uses typically do not have a high economic return.
- Task Force members also noted that environmental conditions in the northern portion of the Township may limit new commercial and industrial development. These include potential impacts to the Vermillion River, a designated trout stream, and to ground and surface waters.
- The Township may need to partner with others to attract higher value business to the Township, and compete successfully with Lakeville and Farmington.
- The Task Force is focused on the long term. Actual commercial and industrial development may be 7-10 years away, based on current market conditions. This allows time for the Township to gauge local interest, and take the steps needed to make it possible.
- The findings of the market study should be provided to Township property owners along with the survey regarding interest in new commercial/industrial development.

Fiscal impacts. A thorough fiscal impact analysis could be included in Phase II of the C/I Land Use Study. However, based on questions from the Task Force, TKDA staff reviewed property tax studies and fiscal impact studies completed by the Minnesota Legislature and American Farm Land Trust to provide some general information regarding fiscal impact. The studies compared the community costs associated with developing commercial and industrial land uses, residential uses, and other uses with the potential fiscal benefits. The studies generally concluded that commercial and industrial development provide a net fiscal gain for communities like Eureka Township, while single-family residential uses generate a net fiscal loss.

More recent studies funded by the Blandin Foundation (report released in October, 2011) suggest that when maintenance and replacement costs for publicly-funded infrastructure (particularly centralized sewer and water services and locally-funded roadways) are included, commercial and industrial development may not provide a net fiscal gain for smaller communities in Minnesota in the long run.

The issues of potential fiscal costs and gain that could result from new commercial and industrial land uses in Eureka Township could be evaluated in detail in Phase II of the Commercial/Industrial Land Use Study.

III. RESIDENT SURVEY AND RESULTS

A. BACKGROUND

The Commercial/Industrial Task Force members and Town Board worked with the consultant to develop a survey for Township residents, to gather their opinions related to attitudes about possible future development of new commercial and industrial land uses in the Township. The survey was mailed to all households in the Township in early January 2011. Responses were accepted through February 28, 2011.

A copy of the survey that includes the tabulation numbers for each question and all of the comments that were submitted with the surveys is included in the attachments. Maps that indicate the locations of respondents to a variety of survey questions are also included in the attachments.

B. SURVEY RESPONSE RATE AND RELIABILITY

The Township mailed 574 surveys to households in the Township, and 238 surveys were completed and returned—a response rate of 41.5%. A stamped, addressed envelope was mailed with the survey to encourage a higher response rate.

The professional literature on the adequacy of survey response rates suggests that a response rate on a mailed survey above 33 percent provides an acceptable response rate to provide a good sample. A response rate of 40% is considered “good” for a single mailing (without follow up reminders or a second request, which typically increase the proportion of responses). The literature also notes that survey response rates in the United States have generally been falling over the past three decades. The graph included in the attachments is one author’s visual presentation of the likely degree of statistical accuracy of a survey based on the percentage of

population responding (in our case, about 40% of the total 574 households in the Township responded).

Since the Township did not receive a 100% response, there could be some bias in the survey responses received. Some indicators in the survey related to evaluating potential bias include the following:

- The map attached indicates the distribution of survey responses across the township. The distribution is generally consistent with the distribution of population in the township. This suggests that the survey responses may represent Township viewpoints better than if the responses came from only one geographic area of the Township, which could indicate a geographic bias in the results.
- The respondents reported a broad distribution among the lot sizes that they own that is consistent with the general distribution of the sizes of properties owned in the Township. The data were not slanted toward large or small landowners. If the data had been concentrated in a way that did not reflect the distribution of landownership in the township, it might be an indicator of bias in the results.

C. SURVEY RESULTS

The survey results by question are as follows (questions from survey are paraphrased):

1. Property ownership: 99.6% of the respondents own property in the Township. This was the target audience for the survey.

Map 1 attached indicates the generalized distribution of respondents within the Township. The distribution generally matches the distribution of population in the Township, with more residents concentrated in the northwest quadrant, and fewer in the southeast quadrant. The location of the dots is very general, and does not indicate specific properties. Many of the respondents did not give a specific address.

2. Size of ownership: the distribution among those who responded to the survey is as follows:
50.2% of respondents own less than 10 acres of land in the Township
16% own 10 acres and less than 40 acres
12.2% own 40 acres up to 80 acres
19.4% own more than 80 acres
2.1% indicated that they were not comfortable answering the question
3. Should the Township have new commercial or industrial land uses in designated zones?
45.1% said yes

32.5% said no

21.1% said maybe (3 people did not answer the question)

Additional comments to this question are noted on the survey tabulation. There were few comments to this question that provided answers about why residents favored or opposed new commercial and industrial land uses. The responses to other questions provide more information about resident attitudes on this issue:

- In general, those who said “no new commercial/industrial land uses” indicated that they favor keeping the rural character of the Township, and were concerned about traffic, noise and other potential impacts.
- Those who favor new commercial and industrial uses had a variety of reasons for doing so—need for more business and jobs, potential benefits to the Township’s tax base, other perceived benefits, or simply “it’s going to happen.”
- Those who said “maybe” indicated that their decision would be influenced by where the zones are located, infrastructure availability, whether the Township would benefit in gaining new jobs or tax base, and whether there were negative environmental impacts from the new land uses.

Overall, approximately 25-33% of those who responded were opposed to new commercial/industrial development throughout the responses to the survey. Slightly less than half of the respondents indicated that they favor new commercial and industrial land uses, and about 20% said that they might favor such uses if their concerns related to the potential impacts of the uses could be addressed.

4. Preferred location for new commercial and industrial land uses: (respondents could select multiple responses):

54% near Airlake Airport

41.3% along Cedar Avenue

16.9% near Farmington

13% near Elko-New Market

8% other locations—typical suggestions were along major roadways such as Dodd and Cedar, or near other communities

26.6% indicated that such areas should not be located anywhere in the Township.

Respondents indicated that the preferred location for new commercial and industrial land uses is the northwest area of the Township, adjacent to existing commercial and industrial

mapped. Their locations included the following: No location (7); along Cedar Avenue (4); along 235th Street (2); along Flagstaff Avenue (2); along Highview (2); northeast area of the Township (2); and one response each for along Denmark Avenue, along 225th Street, along 220th Street, and along Dodd Road.

Section 5—Township Open House Meeting includes additional information regarding interest in rezoning among Township residents.

7. Types of new commercial and industrial land uses that would be appropriate in the Township (respondents could select more than one category):
 - 59%--C/I related to agriculture or horticulture
 - 50%--Light manufacturing and assembly
 - 40%--Warehouse
 - 30%--Retail
 - 30%--Office
 - 24%--None
 - 16% --Other (wide variety indicated, and listed on tabulation form)

Respondents who believe that the Township should have new commercial and industrial uses (answered yes or maybe on #3), were open to a variety of use types. The largest percentage proposed new uses related to agriculture or horticulture, or new light manufacturing and assembly uses. Smaller numbers indicated that retail, office and warehouse uses would be acceptable new commercial and industrial land uses in the Township.

8. Concerns about new commercial and industrial land uses in the Township:

Approximately half of those who responded to the survey had concerns about new commercial and industrial and uses:

- Could change the rural character of the Township
- Potential negative impacts on farming and other existing land uses
- Will create noise and traffic problems
- Negative impacts on the environment—potential water quality impacts were particularly identified
- Taxes needed for infrastructure and other costs

A smaller number of respondents identified different concerns such as impacts to views, crime, additional public service needs, etc. Some respondents noted concerns that shorter-

term uses might be “lower value” uses that would make it difficult to attract higher value uses later.

9. What types of regulations would be most necessary for managing new uses?

About half of those responding to the survey indicated that new regulations would be needed for screening/buffering new uses from adjacent uses, and to manage traffic, noise, air quality, and water quality. A slightly smaller proportion suggested that regulating odors would be needed. One respondent suggested that light and visual pollution may need to be regulated.

A variety of other comments were included, with a small number of respondents indicating that current regulations may be sufficient, or should be reduced.

10. Potential benefits of new commercial and industrial uses:

55%--potential increase in tax base

42%--potential increase in jobs for Township residents

15%--increase in services

14%--opportunity to sell property

27%--do not think it will be of sufficient benefit.

Township residents identified potential increases in the local tax base and potential for jobs as the key potential benefits of new commercial and industrial land uses. These might be important criteria for evaluating potential new commercial and industrial uses in the future. The additional comments in this section repeated those in other sections, with concerns noted about impacts to the rural character of the area and quality of life, and to the cost of local services and infrastructure.

11. Other survey comments

The comments to this question were generally consistent with responses to earlier questions.

Those who favor new commercial/industrial land uses frequently added the following comments:

- Could improve tax base or add jobs
- It's inevitable
- Manage the potential negative impacts

Those who opposed new commercial/industrial land uses frequently commented as follows:

- Maintain the rural character and qualities of the Township
- Moved here to get away from urban-type uses
- Concerned about potential impacts, and cited problems with existing commercial/industrial uses in the Township

D. SURVEY RESULTS COMPARISON WITH SURVEY FOR STRATEGIC VISION (OCTOBER, 2007)

Some questions similar to those that were asked on the January, 2011 survey were also asked on the survey completed for the Strategic Vision process in October, 2007. A comparison of the results of the two surveys includes the following:

- Approximately 100 households responded to the 2007 survey, a smaller proportion of the Township's households than the 2011 survey (238 respondents).
- The proportions of those who favored new commercial and industrial uses and those who opposed these uses was approximately evenly split on the 2007 survey. A larger proportion of those who responded to the 2007 survey opposed new commercial and industrial uses than those who responded to the 2011 survey.
- The 2011 survey included a significant number of respondents that indicated that new uses *may be* considered, depending on the use and on how the uses and potential impacts are regulated.
- Responses to the 2007 survey were as follows:
 - Eureka Township should plan an area for industry (44% yes, 43% no, 13% no opinion)
 - Eureka Township should plan a location for small stores (46% yes; 38% no; 16% no opinion)

E. GENERAL COMMENTS ON THE 2011 SURVEY RESULTS

The following are some general conclusions, based on the survey results:

- The number of respondents that think the Township should add new commercial and industrial land uses is slightly larger than those who do not. If the Township can address the concerns of those who think that these new land use areas "may" be added, then a majority of those surveyed (66%) have generally favorable attitudes toward new commercial and industrial land uses.
- There was a core group (approximately 25-33% of the respondents, depending on the question) who expressed opposition to new commercial and industrial development throughout the survey responses.
- The results and comments suggest that there is still strong polarization on this issue, as there was in the previous survey in 2007. The 2007 had a smaller number of respondents, and had a larger proportion of respondents opposing new commercial and industrial development. The 2011 survey allowed respondents to indicate whether

they “may” be in favor of new commercial and industrial development under some conditions, and the 2007 survey did not include this option.

- Those who favor and oppose new commercial and industrial development are evenly distributed in the Township—the survey responses identified no geographic concentration among those who favor or oppose new uses.
- Opinions regarding new commercial and industrial land uses are not specifically related to property size.
- Those who favor new commercial and industrial uses tend to favor locating the uses in the northern portion of the Township, particularly in the Northwest quadrant, along major roadways, and near existing commercial uses.
- A minority of survey respondents favor commercial and industrial development in the short term. If the time horizon is extended to some time before 2030, a slight majority of respondents are comfortable with development of new commercial and industrial uses.
- A majority of respondents are concerned about the potential impacts of new uses, and most of the respondents would favor some new regulations to manage the potential impacts of the uses.

4. DISCUSSIONS WITH THE METROPOLITAN COUNCIL STAFF

The Task force members met with Metropolitan Council staff to discuss the potential and process for amending the Township’s land use plan and zoning map to include new commercial and industrial uses. Council staff that participated in the discussion included Patrick Boylan, Local Planning Assistance, and Kyle Colvin, Metropolitan Council Environmental Services.

Task Force members and staff summarized the Commercial/Industrial Land Use Study process to date, and asked the Metropolitan Council staff a variety of questions regarding 1) the process for potentially changing the Township’s land use plan to include areas for new commercial and industrial land uses, and 2) issues related to regional systems to support potential uses. The discussion included the following:

A. NEW LAND USES AND THE COMPREHENSIVE PLAN AMENDMENT PROCESS

Council staff comments related to revising the Township’s land use plan and zoning map included the following:

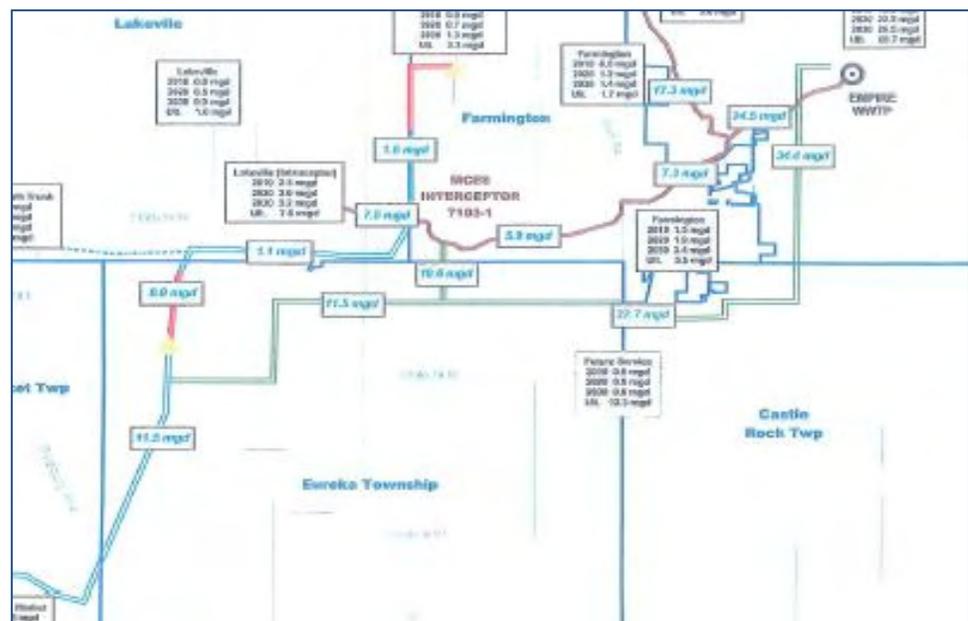
- Patrick Boylan noted that the Township’s 2030 Comprehensive Plan proposes agricultural land use throughout the Township through 2030. The current plan is consistent with the Council’s plans for land use and the regional systems.

- Changes in proposed land uses in the Township could be accomplished through the following:
 - Inclusion of areas for commercial and/or industrial land uses in the next Comprehensive Plan update. The update is scheduled to begin in 2018.
 - Submission of a Comprehensive Plan Amendment if changes are desired before the next Comprehensive Plan.
- If the Township submits a Comprehensive Plan update or amendment that proposes new commercial and industrial uses, the Metro Council will evaluate the potential impacts of the proposed changes on all regional systems (transportation, including airports; water, including surface waters, sewers and water systems; and parks).
- The evaluation would be a technical and political process. The proposed amendment or change in land use would be reviewed by staff, and then by the Council's Community Development Committee and the Metropolitan Council itself. It is not known at this time how the recently-appointed Council or a future Council would respond to proposed changes.
- A first step in the process should be to determine exactly where the Township would propose to locate new commercial and industrial land uses, and what types of uses the Township would propose in these areas.
- The Council's policy in the past has been to require that a community that is requesting expansion of the regional sewer system to serve the community include both employment growth and housing growth in their plan. Examples of communities that have recently done this are Columbus Township and Baytown Township.
- A Task Force member asked if there are examples of partnerships between communities to provide both housing and commercial uses to meet the Council requirement. This is unlikely, as the commercial use is generally a tax gain, and residential is generally a tax loss unless built at moderate to high density. So each community would want the commercial land use.
- Board members asked if the Council would look more favorably on new commercial uses that were agriculture-oriented rather than general commercial. Council staff indicated that this is up to the community—it would not make a difference to the Council. The Metro Council is primarily concerned with the location and size of proposed land use(s), and potential impacts on the regional systems.

B. REGIONAL SANITARY SEWER INFRASTRUCTURE

Task Force members asked a variety of questions related to the potential availability of regional sanitary sewer infrastructure for new commercial and industrial land uses in the Township. They also discussed alternatives such as on-site sewer systems with Council staff. Kyle Colvin and Patrick Boylan provided the following responses to Task Force questions:

- The current regional plans for sanitary sewer infrastructure propose no service to Eureka Township through 2030. The 2030 service areas for the regional systems are based on potential growth identified in community comprehensive plans.
- If service in the Township were proposed post-2030, the Empire Treatment Plant would serve any areas proposed for regional service in the Township. The capacity of the Empire Plant has recently been upgraded, and a new interceptor is being constructed in the western portion of Eureka Township to serve the Elko-New Market area.
- Metro Council staff provided a map of the Recommended Facility Plan for the Elko-New Market Interceptor. The plan includes a proposed interceptor in Lakeville along the northern border of the Township to be constructed by 2030, as well as other existing and proposed infrastructure in the area:



- The Council surveyed the residents of the Township as part of the development of the facility plan. The survey indicated no interest in regional sewer service through 2030. The system improvements were based on the findings of the survey.
- Some portions of the Township have been included in plans for post-2030 sewer service. The interceptor along County 70, which would serve the Air Lake airport and portions of the Township as well as Elko-New Market and southern Lakeville, was designed to include capacity for these areas. If the Township is interested in new areas for commercial/industrial development, it will be important to determine the location of these areas, so that the Metropolitan Council can determine whether these are among the areas that are proposed for post-2030 service.
- Task Force members asked if Eureka Township could tap into the existing interceptor lines before 2030 if there is interest in new commercial/industrial development that would require sewer service. Kyle indicated that there may be some reserve capacity in the interceptor that follows the northern boundary. Council staff would need to review

the capacity assumptions for the pipe, in light of the areas and needs for service identified.

- Council staff noted that there are existing areas in Lakeville and New Market that are designated for urban uses that can accommodate all of the growth expected in the area through 2030. This would be a consideration in reviewing and proposed expansion of urban uses in Eureka Township.
- The precipitous decline in development in the region during the past four years is influencing the schedule for facility plans. Kyle estimated that there is an approximate 10-year delay in the proposed infrastructure staging, based on the decline in development. The Council may be deferring some facility projects based on the decline in development.
- There is significant room on the site of the Empire Treatment Plan for expansion to serve regional needs for the next 100 years. It will be technically easy to increase the plan size as needed to meet capacity needs.
- Costs for expanding the regional system are allocated among all users through the Sewer Area Charge (SAC) to each new hook up. The Metro Council uses the SAC fees to repay the bonds for sewer infrastructure. The SAC charge for users in Eureka Township would be the same as those in most Metro Area communities.

C. COMMUNITY SEPTIC SYSTEMS

The Metro Council staff responded to Task Force questions about potential use of on-site septic systems for commercial and industrial land uses on a near-term or long-term basis.

- The staff indicated that the Metro Council views community on-site septic systems as an acceptable way to provide service when regional service is not available. Commercial uses are typically easier to serve with these systems than industrial users that have high water and sewer demands. An MPCA permit is required for larger-scale users.
- Often these systems are designed so that they could later join the regional system. It does not necessarily increase the cost of the system to design it for later hook up to the regional system.
- The Township's ordinance should consider long-term land use and density issues, so that systems are located and designed to allow for higher densities that could make the best use of infrastructure investment in the long term if the area is connected to the regional system.
- The City of Medina and Columbus Township have successfully managed the transition from community systems to regional systems.
- Metro Council staff noted that proposals to connect with the regional system could trigger a requirement for a Township sewer plan. Development of local infrastructure systems could create a need for governance changes as well.

D. AIR LAKE AIRPORT

Air Lake is a regional airport. Council staff discussed current and future plans for the airport with the Task Force.

- If the airport expands its runway, this may have impacts on potential land uses, building heights, etc., within the airport safety zones. Patrick can provide additional information on potential airport expansion and impacts, if the Township identifies some specific areas that may be considered for commercial and industrial zoning.

E. OTHER IMPACTS

The Council staff and Task Force members discussed other potential impacts that would be of concern to the Council in considering a potential Comp Plan amendment or new commercial and industrial zoning in the Township.

- Other impacts that may be of concern to the Metro Council are stormwater impacts, water supply impacts, and impacts to aggregate resources. Defining the potential location of proposed development will help to identify potential concerns.
- The Council will also review potential impacts to the regional park, greenway and trail system. Maintaining regional trail and greenway connections and options for connections is critical.
- A Task Force member asked if the Metro Council would weigh in on potential annexation of areas of the Township to a neighboring City. Patrick indicated that the Council reviews proposed annexations, but only comments on potential regional system impacts. They do not “take sides” on annexations.

5. TOWNSHIP OPEN HOUSE MEETING

The Task Force held a meeting for Township residents on September 26, 2011. The agenda for the meeting included presentation and discussion of the study findings to date, and identification of landowners who are interested in potential commercial and industrial development of their properties, and the locations of their properties.

Approximately 50 Township residents attended the meeting. A summary of questions and responses is included in the attachments to this report. Issues that dominated the questions and discussion included the following:

- Clarification of some survey items, maps and survey analysis

- Questions about how other Townships in the Metro Area have implemented zoning for commercial and industrial land uses. Residents were particularly interested in information regarding the fiscal and tax impacts in other Townships.
- Questions regarding identification of potential locations for new commercial and industrial zoning, and potential future neighborhood meetings.
- Relationship of zoning changes to potential annexation by adjacent cities.
- Next steps in the study process.

The map that follows this page indicates the location of landowners who expressed interest in potential rezoning for commercial and industrial development at the open house meeting and in the resident survey. A list of owners and addresses is included in the attachments.

6. TASK FORCE CONCLUSIONS AND RECOMMENDATIONS TO THE TOWN BOARD

The Commercial/Industrial Task Force met on October 24, 2011 to review the draft report and make recommendations to the Town Board regarding potential designation of new commercial and industrial land uses in the Township.

- The Task Force noted that the landowners that identified interest in potential development of new commercial and industrial land are scattered throughout the Township. There is no concentration of interest that would allow identification of a potential zoning district for new commercial and industrial uses.
- Given the abundance of empty, pad-ready property that exists in neighboring communities, the area at large and the state of the economy, it would be premature to move ahead at this time.
- Although the Township has funding set aside for Phase II of the Commercial/Industrial Land Use Study, which includes an infrastructure study and fiscal impact study, developers or other interested parties would bear up to the full cost of the studies (such as an AUAR or EIS), infrastructure costs, or other accommodations needed to support new development.
- Based on its findings, the Task Force recommended that the Township not proceed with Phase II of the Commercial/Industrial Land Use study (identified in TKDA proposal to the Township, April 2009; estimated cost for Phase II was \$32,500 in 2009.)

- The Township may review the findings of this Phase I Study and seek input from landowners on this issue during the next Comprehensive Plan Update, which is likely to begin in 2018.

ATTACHMENTS

- 1. MARKET STUDY REPORT--DONJEK**
- 2. SURVEY AND RESPONSE TABULATIONS**
- 3. MAPS AND ASSUMPTIONS**
- 4. SEPTEMBER 27, 2011 POWER POINT PRESENTATION**
- 5. SEPTEMBER 27, 2011 MEETING SUMMARY**
- 6. LIST OF PROPERTY OWNERS POTENTIALLY INTERESTED IN REZONING**



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Phone | 651.645.4644
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MEMORANDUM

To: Eureka Township Board
From: Jon Commers, Principal
Re: Market and Finance Issues for Commercial/Industrial Land Use Study
Date: October 12, 2010

The Township is evaluating the prospect of expanding and diversifying its economic and tax base through the addition of commercial/industrial uses near its northern boundary. Currently, roughly 0.4% of the Township's land resources are designated to commercial or industrial land use. As part of the Commercial/Industrial Land Use Study currently underway, this memo summarizes research and interviews focused on clarifying commercial market opportunities and challenges for Eureka.

Key Finding

Eureka Township holds a geographic position that is likely to grow in strength and commercial market potential over time. In the immediate term (the next one to five years), relatively low land prices, available capacity in nearby industrial parks, infrastructure barriers and a soft lending market are likely to dampen commercial and industrial interest in development in the Township. In the longer term (five to fifteen years), these factors will change and may combine to award Eureka with a stronger position for location of commercial and industrial users. More detailed description of these findings and key planning considerations are below.

Sources

The inquiry used multiple secondary sources to understand market context and the planning framework for Dakota County, neighboring cities and the Township itself. These sources include:

- Eureka Township Comprehensive Plan (draft), 2009.
- Dakota County Comprehensive Plan, 2009.
- Dakota County Community Development Authority, "A Market Study for Commercial and Industrial Space in Dakota County, Minnesota," April 2008.

- City of Farmington, “Farmington 2030 Comprehensive Plan,” 2008.
- City of Lakeville, “Comprehensive Land Use Plan,” 2008.
- Metropolitan Council, “Airlake Airport Long-Term Comprehensive Plan,” December 2008.

In addition, this inquiry engaged multiple parties familiar with commercial/industrial lending, brokerage and development, on a regional scale or with particular interest in the Eureka Township area. In addition to staff at neighboring cities, individuals interviewed include:

- Connie Boevers, Klein Bank
- Bruce Carlson, Mid-America Real Estate Minnesota, Past President of Minnesota Shopping Center Association (MSCA)
- Jim Emond, Senior, Re/Max Advantage Plus
- Jack Matasosky, APPRO Development and Lakeville Economic Development Commission

The perspectives of these professionals provided high-value, first-hand feedback to develop market input for the Township’s planning process. Their collective responses, together with review of related documents and selected original analysis, inform the findings of this memo.

Development and Definitions

In settings such as the area around the Township, the steps required for development of sites vary. Most prospective sites will likely constitute unimproved land not served by water, sewer, and other physical infrastructure. The character of soils for development remains unknown and grading may be required to give the site full marketability for commercial and industrial uses. Sites with these characteristics are described as “raw land.” Developers pay a premium to acquire land that is “pad ready” – meaning these issues are by and large addressed in advance.

Current Commercial/Industrial Supply

Economic slowdown has impacted the commercial/industrial market in the Minneapolis Saint Paul metropolitan area, challenging private and public investors in industrial parks. Significant supply and limited prospects to fill available warehouse, office and manufacturing spaces have dampened prevailing lease rates and values of property, both developed and undeveloped.



According to the 2009 Annual Market Report published by the Minnesota Commercial Association of Realtors (MNCAR), the commercial/industrial market of the Southeast region of the metro area posted the second highest vacancy rate for multi-tenant office warehouse, office showroom and bulk warehouse buildings in excess of 25,000 square feet. In 2009, the vacancy rate for these types of properties in the Southeast market was 18%. The Southeast market includes Farmington and Lakeville, as well as portions of Minneapolis, Saint Paul, Eagan, Apple Valley and other Dakota County communities.

Anecdotal evidence from interviews suggests that vacancy of commercial and industrial property is impacting the area surrounding the Township in particular, as well. According to industry interviews, businesses are currently signing leases at rates that make this option more economical than new construction. Until more of the stock of existing developed space is leased or purchased, restoring a more balanced leasing market, the appetite for vacant land development will remain soft.

Industrial parks in Lakeville and Farmington each offer additional capacity for industrial users, in particular. In their recent comprehensive plan updates, the cities of Farmington and Lakeville have identified a goal of adding 300 acres and 80 acres, respectively, to their supply of land designated for industrial uses in the next 15-20 years. Available commercial and industrial land in the vicinity, particularly when served by existing infrastructure (see additional discussion of the role of infrastructure below), presents a challenge to Township goals to establish commercial and industrial uses without public investment.

Infrastructure

Evaluation of market interest in prospective commercial and industrial sites involves the availability of infrastructure in the Township. The Commercial Task Force Report, completed in 2003 and excerpted in the comprehensive plan currently in community review, identified multiple development principles. One relates most to handling the infrastructure demands that more commercial and industrial uses would create for the Township:

- New commercial-industrial development must pay for the costs of its development, including public infrastructure necessary for the development.

A key issue for the Township to address is whether commercial and industrial development would be expected to generate property tax revenues in excess of public financing costs of needed infrastructure improvements, or whether developers would be required to fund improvements “up front.” Township objectives on this point will bear a significant influence on the negotiation of agreements with interested developers in the future.



Several forms of infrastructure are important to the development community's consideration of the Township's available land. Representatives of the real estate marketplace identify infrastructure investments that could influence future development:

- Industrial and commercial development each demand *water and sewer service*. The Township's discussions with the Metropolitan Council about extension of these lines, and the required Township investment in such an extension, are key to informing the public role in the development process. Dodd Road and Cedar Avenue, higher-traffic routes through the Township, each carry water and sewer service south to the Township's northern boundary.
- Both commercial and industrial uses require *core public services* such as fire protection. Developers' access to financing, and lessees' access to business insurance, requires assurance that the Township has infrastructure in place to ensure rapid response to emergencies that affect industrial and commercial uses.
- Property investors and developers value flexibility of use. Many industrial and commercial users place a high premium on an ability to serve users needing *high amounts of energy or communication bandwidth*, as well as those with lower, more typical energy and communications needs.
- *Capacity to transport freight* by rail and road provides an important lever for active industrial and commercial use. The Township is accessible via I-35, Dodd Road, County Road 70 and Cedar Avenue to the regional road network, but Township roads may require additional investment to address weight restrictions governing the transport of materials to and from a commercial and industrial area. The Township's immediate access to the Canadian Pacific short line is an asset that may be unlocked through investment in spurs or other access points.

Airlake Airport is an existing element of infrastructure in the Township's vicinity. It represents an important asset for a reported 10-15% of the area market. At a rate comparable to other feeder airports in the region, Airlake's volume fell 30% (from 51,700 flights in 2005 to 35,800 flights in 2009) in the last five years.

The Township is positioned well geographically for commercial and industrial development. Fully capturing this potential is likely to involve substantial infrastructure investments in some or all of the forms outlined here.



Competition

Competition in the Township's vicinity represents an additional priority area for consideration. As outlined above, additional industrial land is available at Airlake Industrial Park located adjacent and north of the Township. Collocated air, freight rail, and industrial land use available at Airlake represents a compelling mix for prospective industrial users.

As noted above, the City of Farmington is planning an expansion of its industrial land, providing additional competition.

As noted above, the cities of Farmington and Lakeville contemplate the addition of roughly 380 acres of land available for industrial use, as well as goals for commercial development and redevelopment. Land capacity in these cities will push lease rates downward in prospective commercial and industrial land use in the Township. Given the larger tax base and broader set of development tools available to Lakeville, Farmington, and other cities, a disciplined development strategy for Eureka Township will be essential.

Conclusion

Evaluating a strategy for commercial and industrial land use (beyond the minimal existing level) is important for Eureka Township. Such development could help to diversify the economic and tax base of the Township, create buffers from annexation, and generate revenues to support retention of the Township's rural character.

However, the absence of key physical and other infrastructure valued by developers, investors, lenders and industrial and commercial users presents a significant challenge. The capital and long-term operating costs of infrastructure to serve a new commercial/industrial zone will represent a substantial financial commitment. Logically, the value created by enhanced infrastructure accrues to property owners, which increases the capacity for tax base. Evaluating how much development is needed to justify these investments over the long term will form essential guidance for the Township's future economic development strategy.





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MEMORANDUM

To: Eureka Township Board
From: Jon Commers, Principal
Re: Follow-up Research for Commercial/Industrial Land Use Study
Date: November 11, 2010

Following discussion at the October 18 meeting, I have continued to explore the issues that influence prospects for expanded commercial and industrial uses in the Township. What follows is a summary of findings that relate to these follow-up topics.

Changes in Neighboring Communities

In their recent comprehensive plan updates, the cities of Farmington and Lakeville have identified a goal of adding 300 acres and 80 acres, respectively, to their supply of land designated for industrial uses in the next 15-20 years.

The City of Farmington is currently aware of 184 acres, zoned industrial, available for sale, as well as 122,000 square feet of existing industrial property available for lease or sale. On the commercial side, Farmington is tracking 132 acres of land zoned for commercial uses and 90,000 square feet of existing and available commercial space. The City of Lakeville estimates the availability of more than 300 acres of readily developable industrial land in its boundaries, as well.

Capacity in these two cities poses a challenge to development goals in the Township, given the forms of infrastructure (see the attached October 12, 2010 memo for additional detail) in place in these communities. These assets, and access to economic development tools such as TIF, represent competitive disadvantages for the Township.

Jobs/Tax Base Analysis

Unfortunately, there is a lack of quality and broadly-applicable analysis examining which land uses are most productive in generating tax base and creating jobs. Despite inquiries of the International Economic Development Council (IEDC), the Minnesota Department of Employment and Economic Development (DEED), the University's Center for Urban and

Regional Affairs (CURA) and professional colleagues, I am unable to provide to you a comparative analysis of tax base generated by various land uses along these lines.

Most commercial and industrial land use is assigned a property tax “class rate” of 1.50% up to \$150,000, and 2.00% for value above that threshold. Private airport hangars are assigned a class rate of 1.50% for all value, translating to a slightly lower rate than other commercial or industrial uses. As a result, the value of development as tax base is contingent primarily on how densely the property is used and the extent to which valuable equipment is installed there, rather than the specific use. The constraints of existing infrastructure, cited above and detailed in the October 12, 2010 memo, influence both the potential investment in equipment and in the density of commercial and industrial uses.

Very “broad brush” estimates are available from business information service Dun and Bradstreet, which suggest the following job densities across industries. Prospective uses that arose in discussions with stakeholders and local development professionals are storage and distribution facilities, air hangars, nurseries and landscape contractors, which fit into the broader categories of construction, distribution services and goods-related transportation:

Business Use	Average Square Feet of Bldg Per Job
Administrative and Waste Services	142
Business Services	231
Healthcare and Social Assistance	248
Information Technology	253
Construction	278
Educational Services	286
Financial Services	379
Government	432
Production Technology	451
Printing and Publishing	580
Metal Manufacturing	1025
Distribution Services	1188
Goods-related Transportation	1553
Medical Devices	2056

Source: Dun and Bradstreet

Again, these numbers are generic and do not reflect the particular infrastructure needs of the Township. They do, however, illustrate that higher job densities are associated with industries (such as business services and health care) that generally demand more intensive infrastructure investments.



Process

The feasibility inquiry summarized by this memo (and one dated October 12, 2010) relied on the input of multiple stakeholders and individuals familiar with the local marketplace. They are:

- Connie Boevers, Klein Bank
- Bruce Carlson, Mid-America Real Estate Minnesota, Past President of Minnesota Shopping Center Association (MSCA)
- Jim Emond, Senior, Re/Max Advantage Plus
- Tina Hansmeier, City of Farmington
- Jack Matasosky, APPRO Development and Lakeville Economic Development Commission
- David Olson, City of Lakeville
- Eric Rossbach, NAI Welsh

Please feel free to call or email with additional questions or comments about this memo or the inquiry as a whole.



Eureka Township—Survey for Commercial/Industrial Land Use Study – UPDATED 2-17-11

1. Do you own property in Eureka Township?

232 Yes
1 No

2. Into which category does the land that you own in Eureka Township fall?

117 Fewer than 10 acres _____ 40 to 80 acres
37 10 to fewer than 40 acres _____ more than 80 acres
_____ I am not comfortable providing this information

3. Do you think that Eureka Township should have new commercial or industrial land uses that would be located in designated zones?

105 Yes
75 No
49 Maybe/Not sure

- Township is too small
- Businesses should be allowed to self locate in a reasonable fashion. A special area to attract business does seem positive if the focus is to attract & not limit
- Worth considering
- With permits
- Maybe, depends on the use

4. In which area(s) of the Township do you believe such new uses should be located? The areas listed below are those discussed previously by the Citizen Advisory Committee. You may check one or more.

61 Should not at be located anywhere in the Township
125 Near Air lake Airport
96 Along Cedar Avenue
24 In the center of the Township, near Town Hall (“Town Center” concept)
38 One or more areas along the Township’s boundary near Farmington
29 One or more areas along the Township’s boundary near Elko-New Market
19 Another location: _____

- Along 235th St
- Anything along or close to borders invites annexation
- Multiple locations
- NW along Dodd
- Any
- Between Dodd & Cedar, South of 225th
- Sec 4 & 5 hort & farming only
- Sec 1 & 2 North 1320’ along proposed Cty Rd 70 (in long future)
- Near 35W Elko exit
- On Cty Rds, adjacent to existing Comm/Ind uses. Not next to Lakeville or Farmington or they will annex us
- Flagstaff, due to school development
- Within Air Lake Park
- NW part or the Township boundary adjacent to Scott County & Lakeville
- Need infrastructure to determine location
- Flagstaff – because of school development
- Access to sewer
- 235th to Essex to Denmark area
- Not industry, business ok
- Along Cedar Ave & CR 86
- Northern boundary adjacent to Lakeville Ind Park, East & West of Highview
- Naturally determined by the free market. Not put somewhere to look nice at taxpayers expense.

5. When do you think that development of new commercial or industrial uses should be allowed? According to the Metropolitan Council, sewer and water services will likely not be provided to the Township until 2030 or after. Until sewer and water services are provided, individual or community septic systems would be utilized for sewer service and private wells would be used to provide water.

56 Should not be allowed

62 As soon as possible

35 By 2020

21 After 2020, but before 2030

60 2030 or after

- When studied and the time is right
- Being proactive, we should develop a new C & I use which would allow us to control our use/rather than being forced to, by the inevitable.
- Anytime
- When there is real demand.

6. Are you interested in allowing your property to be developed for commercial or industrial use?

37 Yes

165 No

27 Not sure/haven't decided

- On Cedar Avenue
- Only that land within the area selected by the Township as Comm or Inds.
- Please send me info/results – Nielsenrepair@yahoo.com
- Cant answer as property is near Chub Lake and I cant imagine the Township would allow this type of development in this area
- Not enough land to be developed
- Could allow professional and/or institutional use (MT Olivet Retreat Ctr)
- Bachmans – only land along Cedar Ave. If that is where the Township determines Comm/Ind should go
- Along Cedar Ave & along Highview

Please share the address of your property or its general location--for example, along Cedar Avenue: _____

If you would prefer, you may contact Commercial/Industrial Study Task Force Chair Jim Sauber with this information at jimsauber1@gmail.com. The Task Force is interested in hearing from any landowners who might have an interest in such development.

7. If allowed, what types of new commercial and industrial land uses do you think would be appropriate in the Township?

136 Commercial/industrial uses related to agriculture or horticulture

70 Retail uses

70 Office uses

115 Light manufacturing and assembly

92 Warehouse

55 None

15 Other _____

- Home, low impact commercial
- Anykind
- Have enough (warehouse) ok if skillfully landscaped
- Senior housing
- Organic Foods
- All up to local owners
- Limit of two floors & SQ FT – No Uponsor
- Most employment
- Building trades
- Comm Ind of any type

- Depending on the ability to provide infrastructure needed – I don't think we should be limited, however, the keyword is infrastructure, which we don't have
- Its time to grow and develop our tax base
- Let the owner vote before permission
- We have all of the above now. I would guess most of them never had to pay for a permit. I think any business should be required to have a neighborhood hearing
- Farmers markets

8. Do you have concerns about allowing new commercial and industrial land uses in the Township? Please check all of the items that concern you:

116 Could change the rural character of the Township

92 Could have negative impacts on farming or other existing land uses

107 Will create noise and traffic problems

102 Could have negative impacts on the environment

99 Could cost tax dollars for infrastructure or other costs

69 Will impact views

28 Other concern(s) _____

- Suggest purchasing. Best prairie left for park land
- Crime
- Health & safety, decrease market values
- Would require a Township police force, station & equipment, would require road upgrades
- Non-allowance is unethical
- Will need to look at the positive aspects, enhance changes to increase our sustainability.
- Keep it by Cedar Avenue. If its going to come we might as well control it.
- Animal Zoning
- Excessive use of water & sewer if using well & septic. This will affect my water quality
- Would improve Township
- If kept along Cedar avenue
- Gov't impacts w/o the influence of Incorporation
- Impact neighbor property values
- Smell & water contamination
- A strict zoning code to protect from negative impacts
- None – would be determined by the final decision
- Raise taxes for services required
- Will impact home values
- Concerns would be addressed in the planning
- People don't own the view, we have to look to the future
- If managed appropriately, the above concerns can be minimized or avoided
- Would have a negative impact on people living around it
- Degrading water table
- Could reduce housing property values
- Not needed – close areas for development
- Increase the incidence of crime
- Undesirable sprawling industrial will take away valuable major road frontage from more desirable future uses. Industrial should be in concentrated location (not along much of Cedar) – For example, Target Corp could not later come in because prime intersections and frontage are taken by warehouse or other undesirable low tax revenue businesses
- Current plan allows outsiders (cable, gas lines, etc.) to have neg. impact. We need to take control back and let us build value.
- Dodd Rd would have to be widened – it is already dangerous at the gravel pit near 225th!
- Any septic system for large development will create risks to water quality. This includes any comm. Development.
- Vacant industrial bldgs would lead to future blight. Ark Lake is ½ vacant now.
- Improper planning by Township & one sided planning.

9. If zoning did permit new commercial and industrial land uses in the Township, which areas of regulation would you consider to be most necessary? Check up to 3 items:

107 Screening/buffering from neighboring land uses

74 Odors
122 Traffic
116 Noise
97 Air quality
114 Water quality
10 Other: _____

- Light pollution, visual
- All items are necessary (except traffic can be handled through road improvements/turn lanes, etc.)
- Minimal, but common sense concerns. Business like individual should receive minimal regulation.
- Berms in place for gravel pits
- Traffic on Cedar
- PCA will influence these and what happens
- Too close to existing residential homes
- There is probably enough Fed & State regulation, the city wouldn't need to impose more restrictions to enforce
- Put in a specific area – not like now where businesses are everywhere
- Stray voltage
- No taxpayer subsidies
- So we can have beams all over the Township – Talk about impact of views
- Proper planning by Township – Not the typical over the top that they like to do

10. Please check up to two of the potential benefits of new commercial and industrial land uses that you want to see achieved by the Township if it allows this development:

128 Potential increased tax base
97 Increase in jobs available to Township residents
35 Increase in services provided by retail uses
31 Opportunity to sell my property
63 Do not think it would be of sufficient benefit
19 Other: _____

- This is a rural residential community, we do not want or need an Ind development
- Expanded visibility of residences or current residences
- Planned growth is important
- Businesses should be allowed even if there are no benefits
- We are willing to sell our land in the next 5-10 years with the right development
- Help with value of properties
- Progress
- Organic Foods to local groceries
- None
- In view of 4-lane hwy with bus service soon to Township line, a town-like situation is inevitable. A master plan for this would ensure a quality environment and retain some rural character for this large Township
- Keep in confined are 225th & Cedar
- Increase in the quality of life we have here
- Low impact industries
- Increased property taxes
- We don't have the infrastructure to support this at this time. Revisit this after sewer & water are provided to the community
- I just don't see a benefit. I like my rural quiet neighborhood
- There is sufficient funds to take care of the Township w/o commercial or industrial land uses
- Don't allow
- More net costs and taxes on property
- Give citizens back control of financial destiny of land use/value.
- May prevent annexation

11. Do you have other comments regarding potential commercial or industrial land use in Eureka Township? Please list or provide them below or on the back of this page:

Thank you for your input on this important topic that affects all Township landowners and residents. The Commercial/Industrial Task Force will listen to all responses. Please return by January 31.

- You would have to be selective
- I am concerned about annexation will whittle away at us until nothing is left
- We need more business & jobs
- Rules and regulations must be relaxed not increased
- Good Luck! Its going to be hard to please everybody. Thank you for all your hard work on protecting our beautiful Township!
- Its time to get going into the future
- How about a “no thru truck” sign at each end of Dodd Blvd!
- Moved out here for small town feel, yet close to city. No retail needed. Keep it the way it is. Why Change?
- What about extra use on gravel roads? If there is retail or manufacturing brought out, what about more police & fire protection?
- Change 1 to 40 residential rule to 2 or 40 or more
- If in the adequate spot, could benefit the Township
- I moved here to get away from the city and associated businesses. Allowing more businesses would only make one move
- Comm/Ind/Zoning changes need to be implemented before further annexation and neighboring communities pass us by
- Plenty of room in Air Lake, control & save farm land
- If I wanted to live in a city I would have stayed there
- Do not allow anything that would have a negative impact on air or water quality in the Township
- We moved here because it’s a great area with lots of animals & birds in the yard and field to watch & feed, and we like the neighbors also
- I believe if (don’t correctly) Comm & Ind could benefit. Bachmans is a good example
- Start with Air Lake along Cedar Ave, be proactive, write & enforce strong rules. It may be cheaper to come to the Township, but it does not have to be w/o strong rules & regulations. However, we must be fair, but firm.
- I am generally against development
- It is time. Should be allowed near transportation corridors, also near existing Ind. Park
- Air Lake sitting with empty buildings now
- How about those people who don’t think development is good for the near future?
- Why change, things are good now
- I would like to see Comm/Ind use located in surrounding Townships – leaving Eureka as it is – a gem!
- Where buildings are in place for present business, they should remain in place. For commercial use, not made to move
- Would locating this area close to Lakeville or Farmington increase likelihood of annexation?
- Why would we want to purposely transform our pristine rural community into another blighted suburb like Burnsville, Apple Valley, or Lakeville?
- Developing will open the door to many things for the Township
- Should remain rural farming Township. Peaceful Eureka is not a large enough Township to host such industries. Go to Air Lake or someplace else that is large enough!
- Owners that farm or lived here for many years move to Eureka to get away from the commercial business to live where you can relax and enjoy the open space!
- I feel that landowners should deserve the right to sell or do what they would like with the land they purchased and pay taxes on
- Allow buildings that are not having to meet so many exterior requirements to small businesses can afford to build
- Eureka Township is zoned residential for a reason. Residents prefer country living. That is why people purchased here for the last 40 years
- We need to assign growth area/regions before commercial/industrial sites are built. “Haphazard” building sites should be avoided. Scattered sites are a bad idea
- I believe industrial and commercial land use should be zoned in, not zoned out
- Very concerned about losing the rural character and the impact on our and water. We do not support anything that affects these in any way negatively. If we had wanted to live in a city, we would have moved to one. We don’t want to promote development of the Township
- Eureka Township needs a tax base to exist

- Just look at the farm that was plowed under on Dodd Ave & Hwy 50. New warehouse that no one wants or can afford. How many more of these do we need? New power lines & new routes is bad enough
- Change the 1 per 40 acres minimum, so we can sell 5 or 10 acre building sites
- Air Lake has all of the service industry needs. I suggest we keep it there
- The Township is already filled with numerous home businesses that are commercial in nature and pretty much unregulated. Until sewer lines are installed, don't create a commercial zone
- Permits need to be required – paid for – hearing in neighborhoods – impact studies
- Want to remain an agricultural based Township
- I moved here for peace & quiet. There is enough traffic in my neighborhood. My handicap son can tolerate so much noise
- Thank you for taking a methodical thoughtful approach to this. Changes in land use are inevitable, so controlling and managing it carefully are critical for the long term
- Locations further from Lakeville makes annexation more difficult. Hiding business within the Township is not useful, and is viewed as questionable. An obvious, logical location with existing paved roads and potential sewer/water access represent a Township with forethought and educated management
- Please no more rock mining and rock crushing like the corner of Dodd & 235th. It took away so much of why I live in the Township. Eye sore and dangerous intersection, and noise to no one's benefit but the rich
- There is nothing wrong with the Township the way it is currently
- Moved here for a rural setting – love it as is – Comm & Ind can go to Farmington where they have room and need it.
- I think you should let people do what they want with their land
- Need more tax base
- The Township needs more tax base
- Moved here to get away from that crap! There is something wrong if the board pushes for this. Please don't change our landscape
- Best strategy is to expand upon existing industrial base of Air Lake Park, around the airport
- We've lived here for 33 years, and experience the growth. For the most part it has been what one would expect. What was not foreseen was the increase in heavy truck & 18 wheeler traffic, which are hard on the road surfaces
- Keep Industrial in concentrated location
- Initially, allow only most desirable Ind/Comm that is well buffered & good tax base. (High tech if possible)
- Consider zoning all intersections along Dodd, Cedar and 250th, as future commercial (to deter homes and industrial development in these prime retail locations)
- Would like to see our Townships future as a haven for ag/horticulture and wildlife. There needs to be balance in land usage for the well being of people and wildlife. We still have opportunity to choose and affect this goal!
- No subsidy: make sure tax revenue significantly exceeds cost to residents (infrastructure)
- Market niche: lets not try to be like Air Lake. To succeed, Eureka must be different, to use our unique advantages. Maybe ag-related? Value add processing of locally raised foods?
- Preserve Eureka's character: whatever we allow, lets try to preserve the beauty of this place
- It is premature to use land for industrial/commercial purposes. Wait until sewer-water comes in future years. If land is used now for IND/COMM purpose, it will be low tax base, such as trucking, that will interfere with land uses that come later when sewer arrives. Wait until the infrastructure is developed later. There is too much warehouse-distribution service land already on the market
- This is a rural, residential community. We do not need or want industrial development
- The traffic on Dodd has been turned into a major truck route because of Air Lake Park trucks, as well as two gravel pit truck traffic. Trucks that should go on old #65 or I-35 come down Dodd as a short-cut to I-35 to Co Rd 70. This has changed the rural character already too much!
- That the Township uses common sense and not self driven reasons to come up with a realistic solution. Why is #8 allowed to check all that apply for concerns and #10 you can only check 2 for benefits. Sounds one sided – C/I is wasting money!
- I have seen three or four trucks leaving the gravel pit on Dodd & 225th, and one entering the pit, that caused near accidents.
- Far prefer opening up clustered residential consist w/no sewer.
- Huge commercial industrial uses currently operating "under the radar". Need to make available legally is huge. No community should be without these areas.
- Start building around the airport & Airlake and move out from there. Pave more of the gravel roads.
- Do not believe anything coming from the Metropolitan Council. These politically appointed failed business men will say or do anything to protect their own.
- Put an ordinance in place as soon as possible (to regulate it)
- Its inevitable as area is growing. There will be development here so why not open it up now.

EUREKA TOWNSHIP COMMERCIAL/INDUSTRIAL LAND USE TASK FORCE LANDOWNER SURVEY—WORKING MAPS AND BACKGROUND INFORMATION

Map 1—Survey respondent attitudes regarding new commercial/industrial land use by location—responses to Question #3

Map 1 is an early working map that was used to tabulate the initial responses received to question #3 of the Township landowner survey. It indicates the responses to Question #3 by the approximate location of the respondents, when this information was included on the survey response.

Question #3:

- Question #3: Do you think that Eureka township should have new commercial or industrial land uses that would be located in designated zones?

Information about the responses to Question #3 and the survey:

- There were 238 initial survey responses (eight additional responses were received after the production of Map 1 [246 total survey responses]; none of those eight provided a location on their surveys). 574 survey forms were mailed. The total response rate (246 of 574) was 43%.
- Of the 238 initial survey responses, 123 respondents (52%) indicated at least a general location of the property that they own that could be mapped; 115 respondents (48%) indicated no location or provided a location that was so general that it could not be mapped.
- The responses to Question #3 that could be mapped (123 responses) are mapped on Map 1.
- The tally of the responses that indicated a location and those that did not are shown at the top of the map

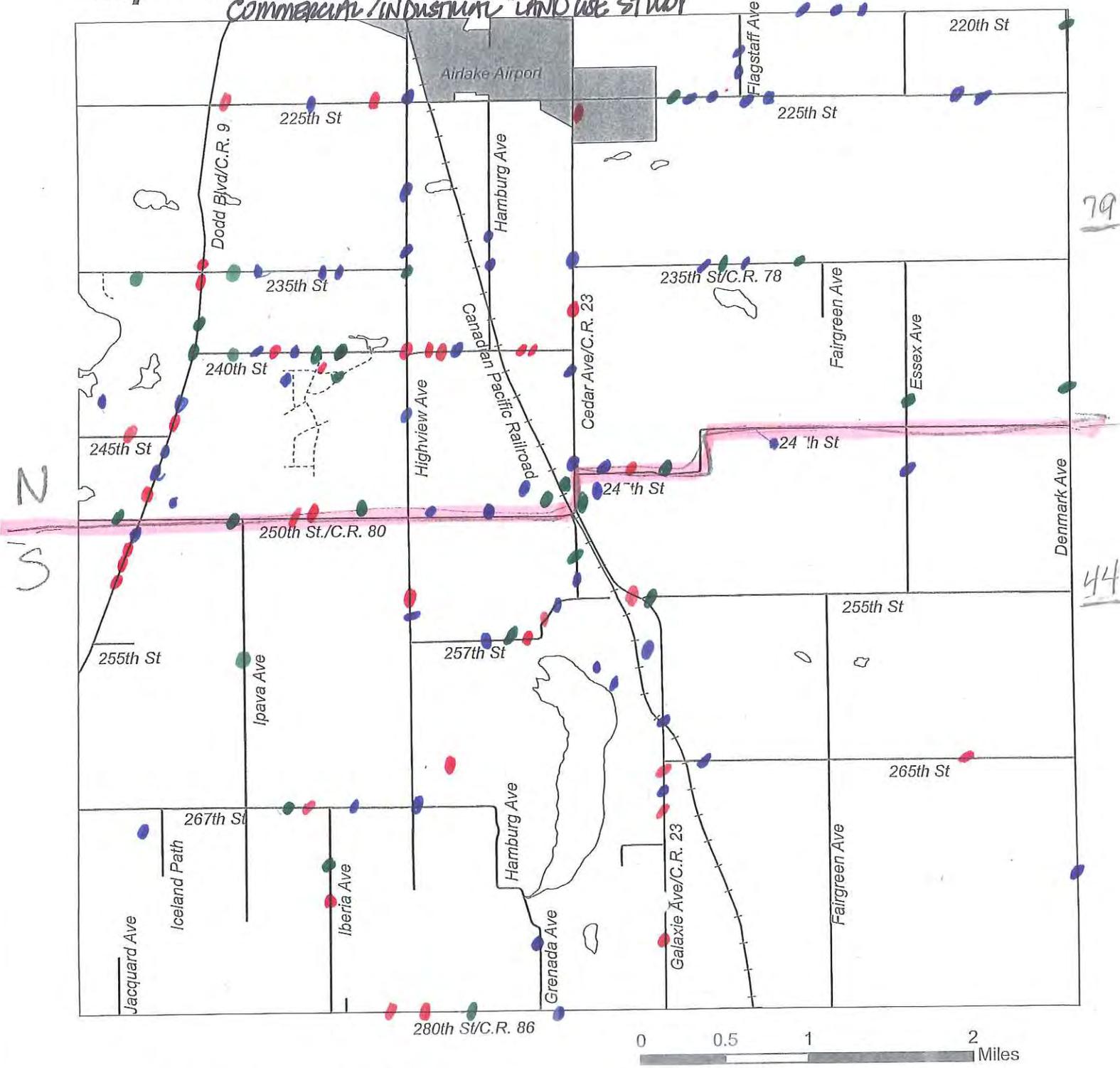
The map was hand-drafted by Jackie Caple of TKDA. The locations shown are approximate and generalized based on interpretation of the survey responses, and do not indicate individual addresses or properties. The base map is a map that was included in the Township's Comprehensive Plan.

The dots indicate the following:

- Blue dots (59) indicate those who responded that the Township should have new commercial or industrial land uses located in designated zones, and who provided locations for their properties that could be mapped.
- Red dots (35) indicate those who responded that the Township should not have new commercial or industrial land uses located in designated zones, and who provided locations for their properties that could be mapped.
- Green dots (29) indicate those who responded that the Township “may” consider having new commercial or industrial land uses located in designated zones, and who provided locations for their properties that could be mapped.

YES - W/O LOCATION = 47	+ WITH LOCATION = 59		106	● YES	45%
NO - W/O LOCATION = 42	+ WITH LOCATION = 35		77	● NO	32%
MAYBE - W/O LOCATION = 22	+ WITH LOCATION = 29		51	● MAYBE	22%
UNDECIDED - W/O LOCATION = 4	+ WITH LOCATION = 0		4	● UNDECIDED	1%
			238	initial responses	100%

Map 1 : Eureka Township COMMERCIAL/INDUSTRIAL LAND USE STUDY



COMMERCIAL/INDUSTRIAL LAND USE TASK FORCE - MAP 1
 SURVEY ANALYSIS - RESPONDENT ATTITUDES REGARDING
 NEW COMMERCIAL/INDUSTRIAL LAND USE BY LOCATION -
 QUESTION # 3 RESPONSES

WORKING DRAFT - MAP 1

ALL LOCATIONS APPROXIMATE
 PREPARED BY JAC/TRDA 02/2011



Map 2—Survey respondent attitudes regarding new commercial/industrial land use by location—cross-tabulation of Questions #3 and #6

Map 2 is working map that was used to cross-tabulate the responses received to questions #3 and #6, and indicate the approximate location of the respondents' properties when this information was included on the survey response and was mappable.

Questions #3 and #6 are as follows:

- Question #3: Do you think that Eureka Township should have new commercial or industrial land uses that would be located in designated zones?
- Question #6: Are you interested in allowing your property to be developed for commercial and industrial use?

Responses shown on Map 2:

- 94 total responses that could be mapped are shown on Map 2. This is 38% of those who responded to the survey (246 total responses received). 574 survey forms were mailed.
- 62% of the survey respondents did not provide a location that could be mapped.
- The responses to Questions #3 and #6 that could be mapped (94 responses) are mapped on Map 1.

Responses not shown on Map 2:

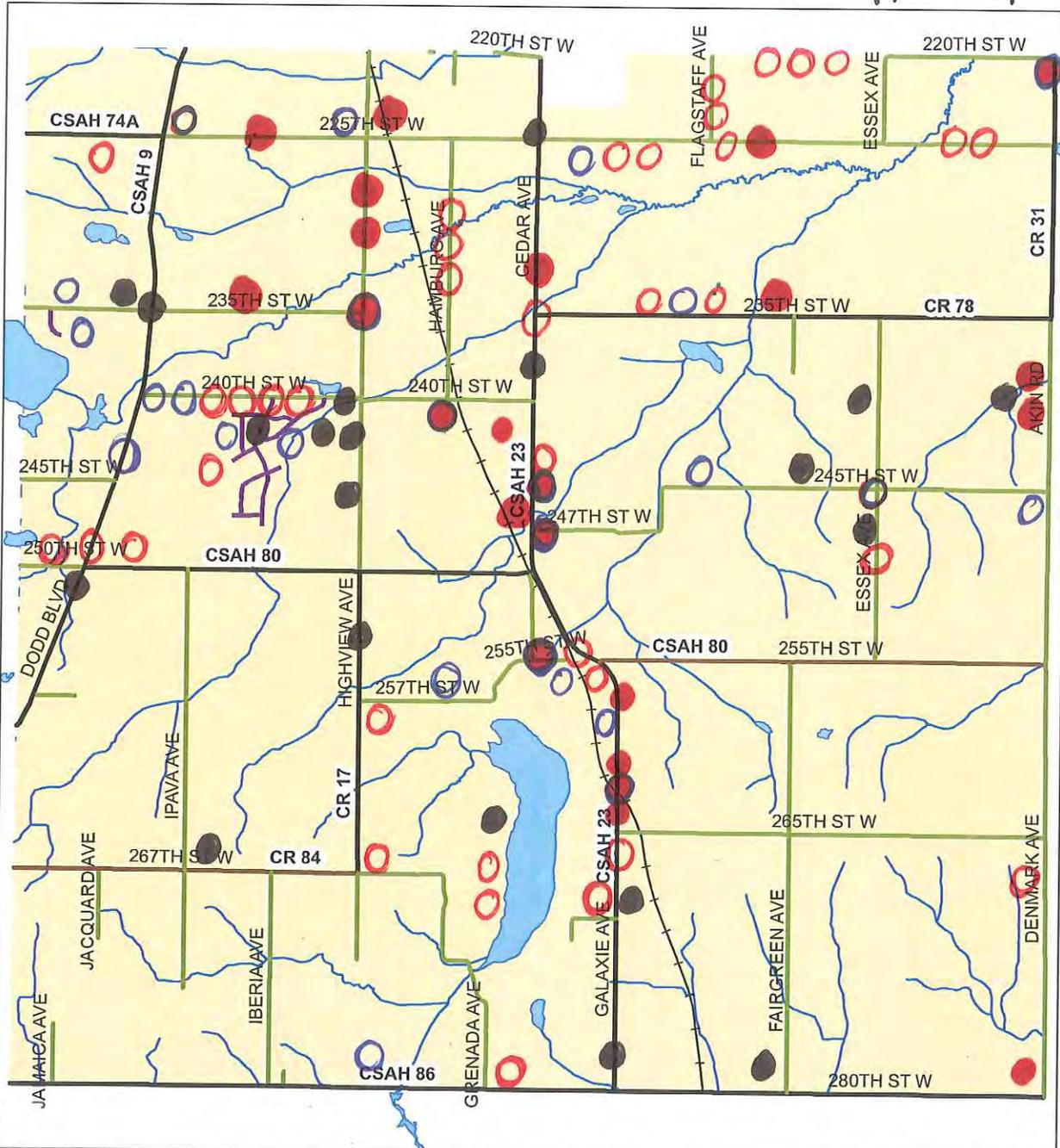
- The survey analyzer believes that Question #6 was interpreted by most respondents to request the location of the property only if the respondent is interested in developing their properties. Therefore, most of those who responded that they do not think that Eureka Township should have new commercial and industrial development or were undecided did not indicate the location of their properties on the survey. Due to the low response rates regarding location by those who want no new commercial and industrial development, no general Township-wide conclusions should be drawn regarding the location of those who do not favor development.

The map was hand-drafted by Sherri Buss of TKDA. The locations shown are approximate, and do not indicate individual addresses or properties. The base map is a map that was included in the Township's Comprehensive Plan.

The dots indicate the following:

- Filled red circles indicate those that favor new commercial and industrial development in the Township, and are interested in developing the properties they own
- The empty red circles indicate those that favor new commercial and industrial development in the Township, but are not interested in developing the properties they own (some of these respondents indicated that their properties are too small to develop)
- The filled red circles outlined in blue indicate those that favor new development and may be interested in developing their properties

574 surveys mailed
 246 total responses
 94 mappable responses to #3+#6



EUREKA TOWNSHIP - COMMERCIAL/INDUSTRIAL LAND USE STUDY - SURVEY RESPONSES TO QUESTIONS #6 AND #3

- - YES TO #6 AND #3 (16)
- - YES TO #3 BUT NO #6 (37)
- - MAYBE #6 AND YES #3 (7)
- MAYBE #3 AND NO #6 (16)
- NO #3 AND #6 (19)

94 responses mapped

MAP 2



WORKING DRAFT - MAP 2

ALL LOCATIONS APPROXIMATE
 MAP PREPARED BY SAB/TEDA 03/2011

Map 3—Survey Respondents interested in developing their properties

Map 3 is working map that was developed at the request of the Commercial Industrial Task Force members after review of Map 2. The map indicates the location of respondents that are interested or may be interested in new commercial and/or industrial development on their properties, that could be mapped based on the survey responses.

The respondents answered “yes” or “maybe” to Question #6:

- Question #6: Are you interested in allowing your property to be developed for commercial and industrial use?

Responses shown on Map 3:

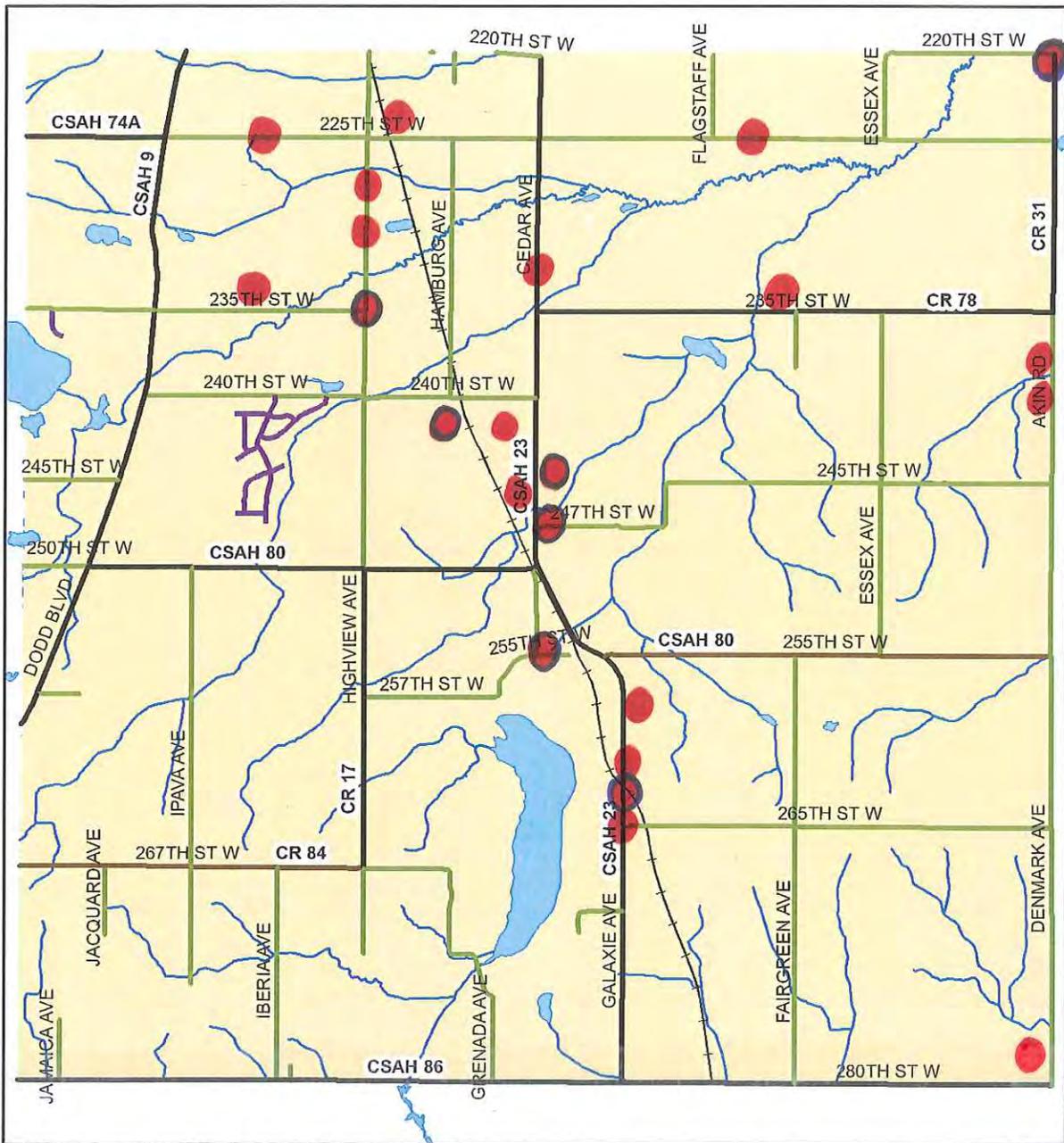
- 23 total responses are shown on Map 3. This is approximately 10% of those who responded to the survey (246). The Township mailed 574 surveys to property owners in the Township.
 - 16 of the mapped respondents indicated that they are interested in developing their properties for new commercial and industrial uses.
 - 7 of the mapped respondents indicated that they may be interested in developing their properties for new commercial and industrial uses.
- In addition to those mapped on Map 3, 23 additional respondents indicated that they are interested or may be interested in developing their properties, but provided no location or a very general location of their properties that could not be mapped. Those included the following locations:
 - No location (7)
 - Along Cedar Avenue (4)
 - Along 235th Street (2)
 - Along Flagstaff Avenue (2)
 - Along Highview (2)
 - Northeast area of the Township (2)
 - (1) response each for the following: along Denmark Avenue, along 225th Street, along 220th Street, and along Dodd Road
- 46 total respondents indicated that they are interested or may be interested in developing their properties in Eureka Township (about 19% of the survey respondents).

The map was hand-drafted by Sherri Buss of TKDA. The locations shown are approximate, and do not indicate individual addresses or properties. The base map is a map that was included in the Township’s Comprehensive Plan.

The dots indicate the following:

- Filled red circles indicate those that favor new commercial and industrial development in the Township, and are interested in developing the properties they own
- The filled red circles outlined in blue indicate those that favor new development and may be interested in developing their properties

574 surveys mailed
246 total responses



COMMERCIAL/INDUSTRIAL LAND USE TASK FORCE - MAP 3
SURVEY ANALYSIS - RESPONDENTS INTERESTED IN DEVELOPING

- RESPONDENTS INTERESTED IN DEVELOPING THEIR PROPERTIES (16)
- RESPONDENTS THAT MAY BE INTERESTED IN DEVELOPING THEIR PROPERTIES (7)



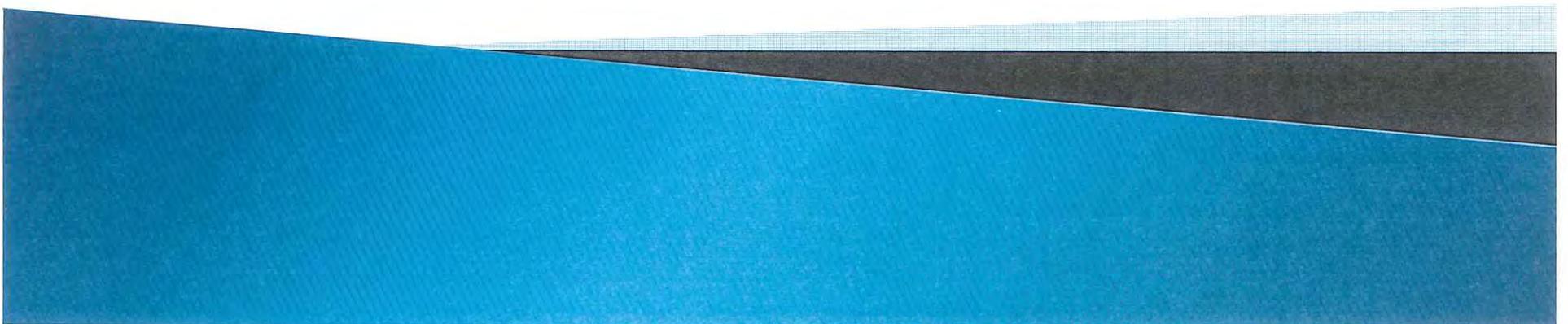
Source: Dakota County

WORKING DRAFT - MAP 3

ALL LOCATIONS APPROXIMATE
PREPARED BY SAB/TKDA 04/2011

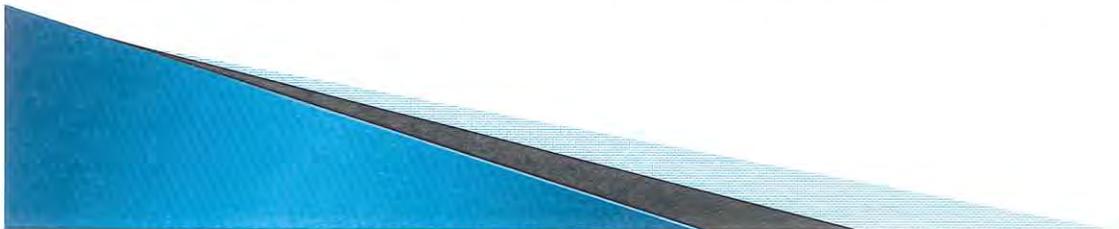
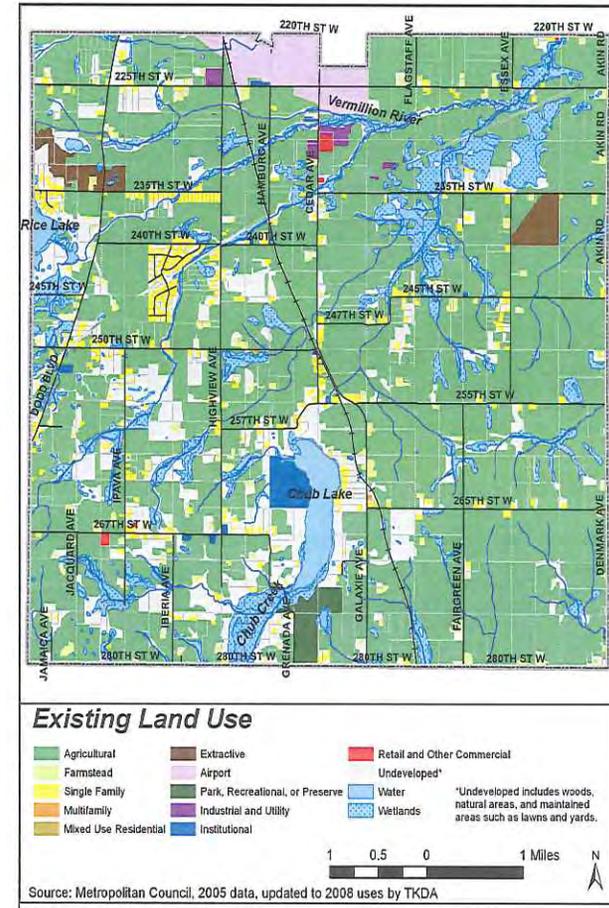
Eureka Township Commercial-Industrial Land Use Study

Township Meeting
September 26, 2011



Study Background

- ▶ All land in the Township is currently zoned for Agricultural use.
- ▶ The 2030 Comprehensive Plan recommended a thorough study before designating any new commercial and industrial land uses.



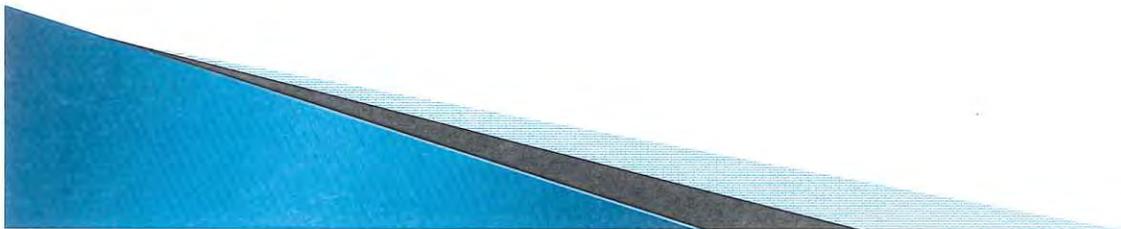
Study Background

- ▶ The Comp Plan proposed that a C/I Land Use Study include the following:
 - Types of uses that would support Township goals
 - Market demand for new C/I uses
 - Infrastructure needs and potential fiscal impact on the Township
 - Landowner interest
 - Timing and potential for urban services
 - Relationship to adjoining cities



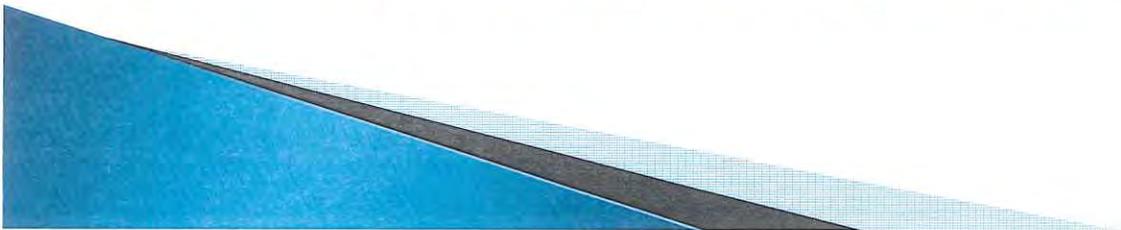
Our Agenda Tonight

1. Review the Commercial/Industrial Study purpose and process
2. Summary of Market Analysis and Developer Input
3. Metropolitan Council Recommendations
4. Landowner Survey Results
5. Landowner Discussion—Interest and Potential Locations for New C/I Zoning
6. Next Steps

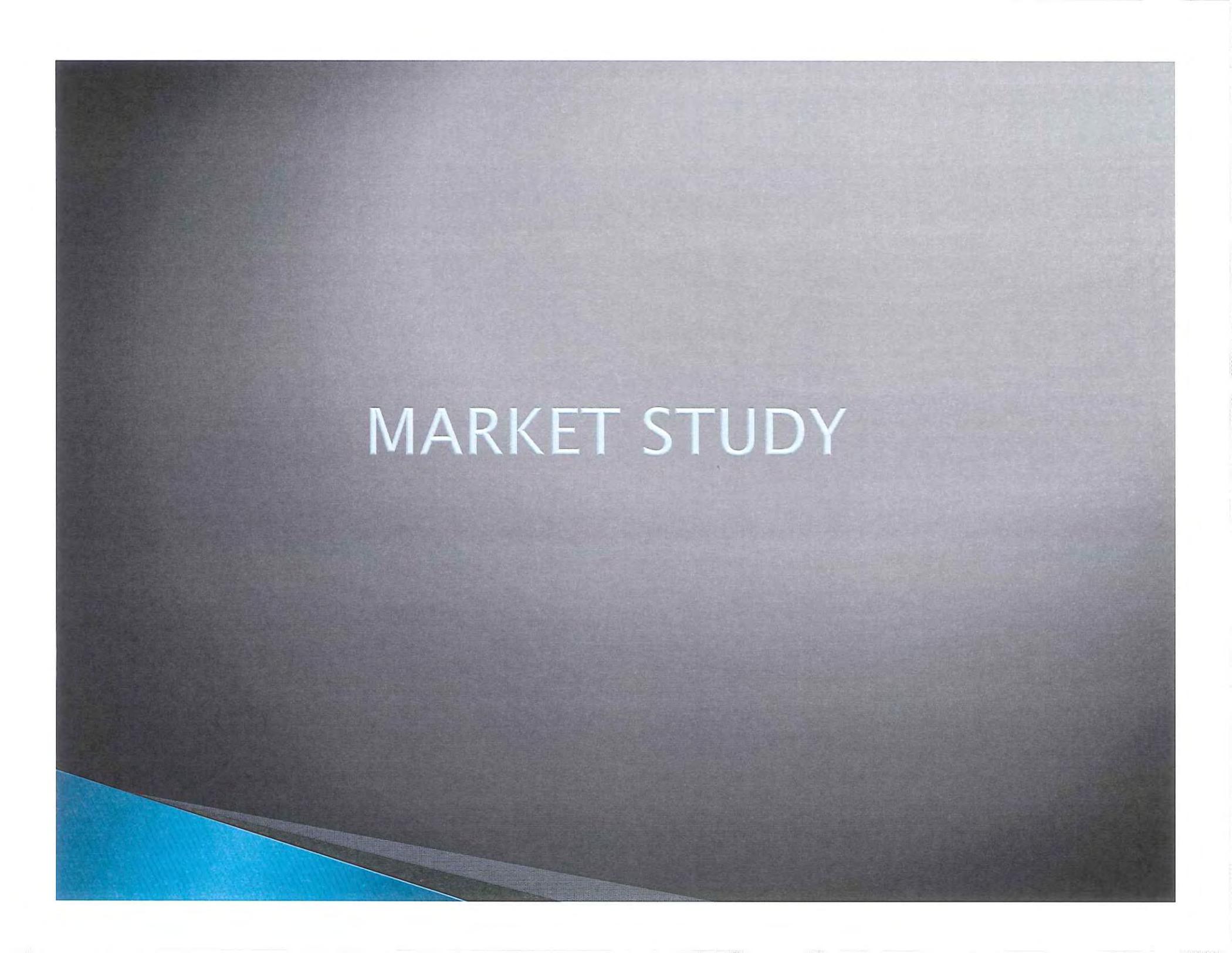


Task Force Process

- ▶ The Town Board appointed the members of the Commercial/Industrial Land Use Study Task Force in 2010.
- ▶ The Township received several competitive consultant proposals to complete the study, and selected TKDA and Donjek.
- ▶ The Task Force and consultants have been working and meeting since August, 2010.
- ▶ Tonight, present findings to date and ask for critical information and comments from landowners and residents

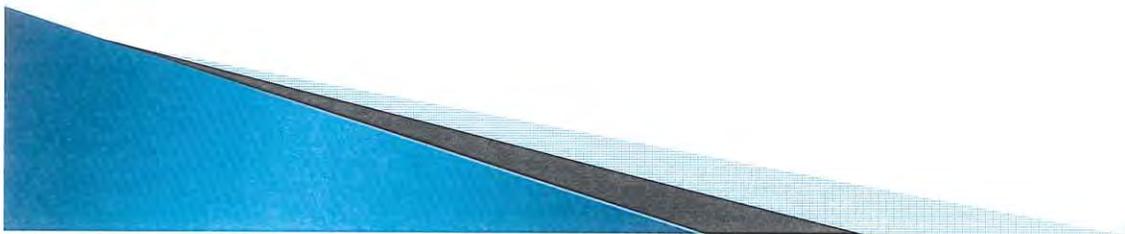


MARKET STUDY

The image features a dark gray, almost black, background with a fine, uniform texture. In the lower-left corner, there is a decorative graphic element consisting of overlapping geometric shapes: a bright blue triangle pointing towards the bottom-left, and a gray, semi-transparent shape that overlaps it and extends towards the center. The text 'MARKET STUDY' is centered horizontally and vertically in a clean, white, sans-serif font.

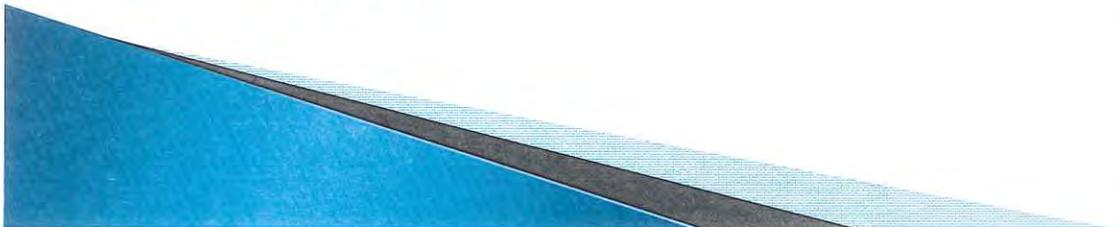
Market Study Findings

1. Commercial/industrial market growth expected in long term (5 to 15 years into the future).
2. Township location, local transportation infrastructure, and working population are assets that could attract new commercial and industrial uses.
3. In the short term (1 to 5 years) several factors will dampen growth: soft lending market, relatively low land prices, over 300 acres of available land in Lakeville and Farmington that is ready for sale or lease.



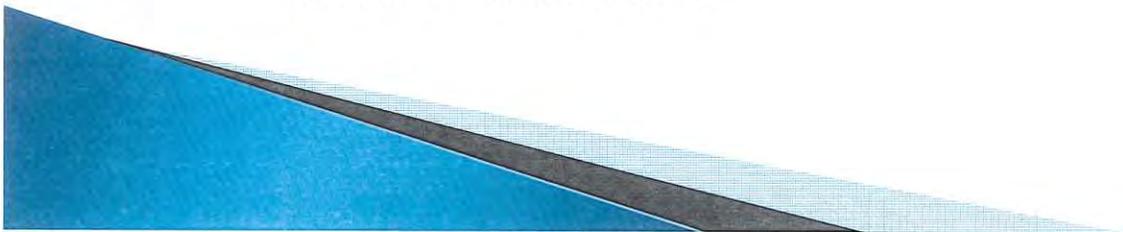
Market Study Findings

4. The availability of infrastructure and public services are important for some commercial and industrial uses—but not for all
5. Township may be able to compete well for the following uses:
 - Warehousing and distribution
 - Trucking
 - Landscape businesses
 - Small manufacturing businesses
 - Other businesses that need larger land area and do not need municipal sewer and water



Market Study Findings

6. The Township should identify its own “market niche”—a way to distinguish itself from its neighbors.
7. The Task Force also noted the following:
 - **Additional Township advantages include:** lower land cost than neighbors and good soils
 - Township has the opportunity to develop appropriate zoning standards based on community input
 - The Township has time to plan for new C/I land uses if desired
 - Short term development should not preclude higher-value uses later



DISCUSSION WITH METROPOLITAN COUNCIL STAFF

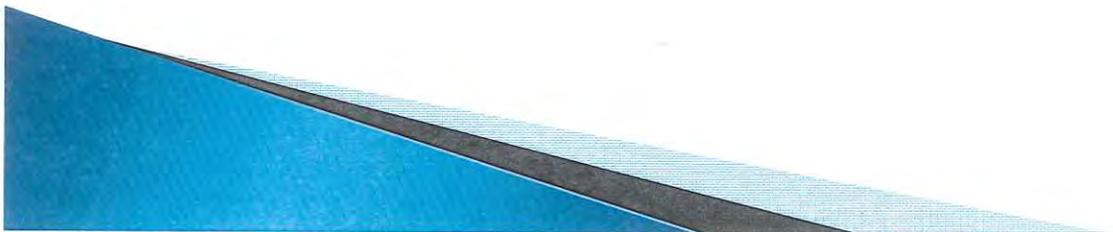
Meeting with Metropolitan Council Staff

- ▶ Changes in land use from current Agriculture classification to C/I in some areas could be done by
 - Proposing changes in 2018 Comp Plan Update
 - Submit Comp Plan amendment
- ▶ Metro Council would evaluate proposed changes and impacts to regional systems
 - Transportation
 - Surface and Ground Waters
 - Sewers and Parks



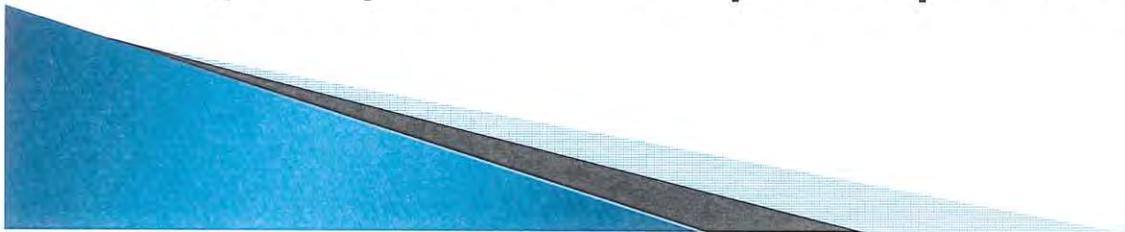
Meeting with Metropolitan Council Staff

- ▶ Proposed changes would be reviewed by staff, by the Community Development Committee and the Metro Council.
- ▶ Township would need to identify specific location of proposed land use changes.
- ▶ If the Township requests expansion of the regional sewer system, the Council's policy has been to require that expansion serve both employment and housing growth.



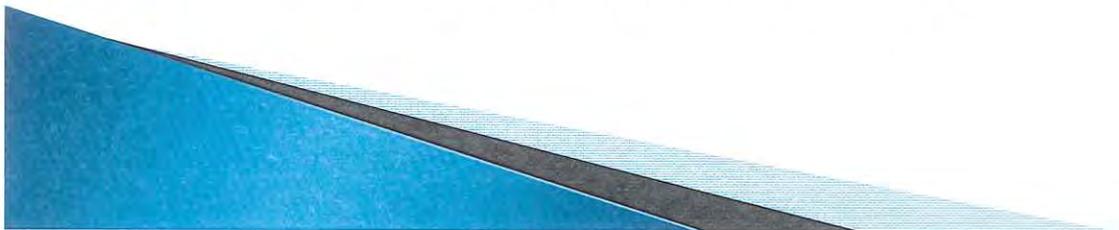
Meeting with Metropolitan Council Staff

- ▶ Current regional plans for sanitary sewer infrastructure propose no service to Eureka Township through 2030, based on Township resident survey.
- ▶ The empire Treatment Plan would serve areas proposed for sewer in Eureka Township after 2030.
- ▶ Plans for post-2030 sewer service include the area around Airlake Airport.
- ▶ Infrastructure expansion plans are being re-evaluated due to slow-down in development (postpone 5-10 years possible).



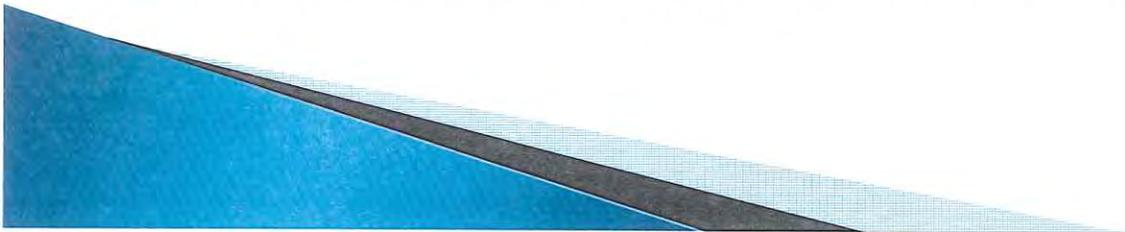
Meeting with Metropolitan Council Staff

- ▶ There may be reserve capacity in the local interceptor—Council staff would need to verify based on service if requested in the future
- ▶ There are existing areas in Lakeville and New Market designed for urban service that can accommodate all of the expected growth in the area through 2030. This would be a consideration when reviewing potential new uses in Eureka Township.
- ▶ Expansion of Elko–New Market interceptor would be triggered by growth in those communities, not in Eureka Township.



Meeting with Metropolitan Council Staff

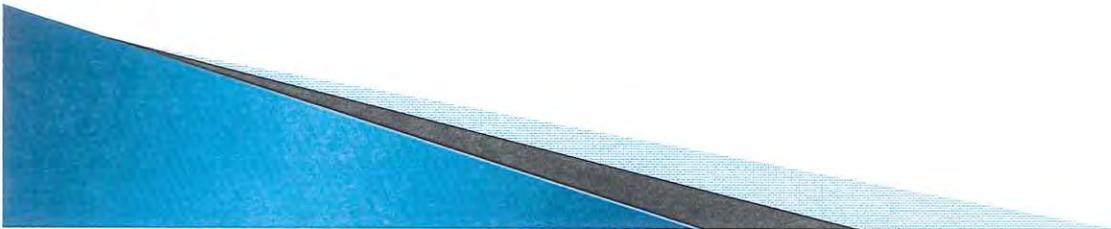
- ▶ The Metro Council views on-site septic systems as an acceptable way to provide service for some uses when regional service is not available.
- ▶ Proposals to connect with the regional system could trigger a requirement for a Township sewer plan.
- ▶ Other impacts that would be a regional concern: stormwater, water supply, and impacts to aggregate resources.



LANDOWNER SURVEY

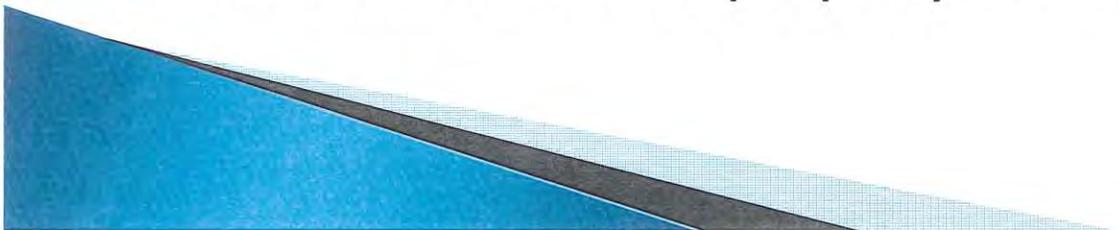
Landowner Survey

- ▶ The Township **mailed 574** surveys to all landowner households in January, 2011
- ▶ **238 surveys were completed** and returned – **a response rate of 41.5%**
 - Over 40% response is considered good for a single mailing
- ▶ Responses were received from all areas of the township, and from owners of small and large properties



Landowner Survey Responses

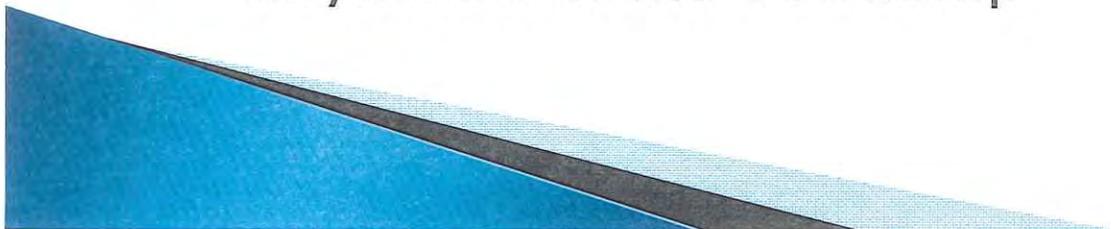
- ▶ Should the Township have new commercial or industrial land uses in designated zones?
 - 45.1% said yes
 - 32.5% said no
 - 21.1% said maybe
- ▶ **Those who said “yes”** identified need for more business and jobs, and potential benefits to Township tax base
- ▶ **Those who said “no”** were concerned with keeping rural character, and/or traffic, noise or other potential impacts
- ▶ **Those who said “maybe”** indicated that where the zones are located and whether infrastructure is adequate would affect positives and negatives. Positives could include new jobs, new tax base, and new services. Negatives could include traffic and environmental impacts, and impacts on rural character and property values.



Landowner Survey Responses

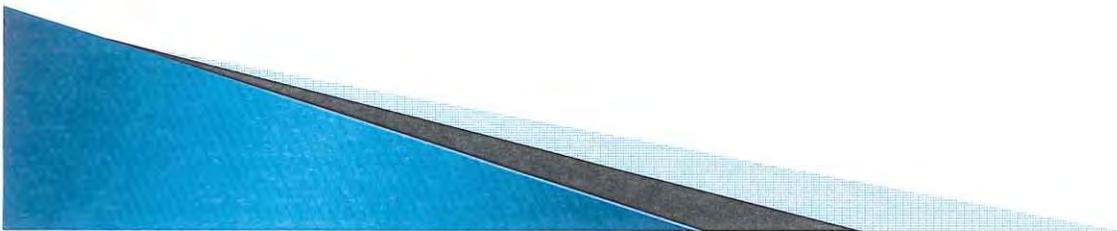
- ▶ Preferred location for new commercial and industrial land uses (could select multiple locations):
 - 54% near Airlake Airport
 - 41.3% along Cedar Avenue
 - 16.9% near Farmington
 - 13% near Elko–New Market
 - 8% other locations

- 26.6% said these uses should not be located anywhere in the Township



Landowner Survey Responses

- ▶ Preferred timing for allowing new commercial and industrial land uses
 - 27.4% – uses should be allowed as soon as possible
 - 14.8% -- uses should be allowed by 2020
 - 8.9% -- between 2020 and 2030
 - 25% -- after 2030
 - 24.5% -- uses should not be allowed at any time

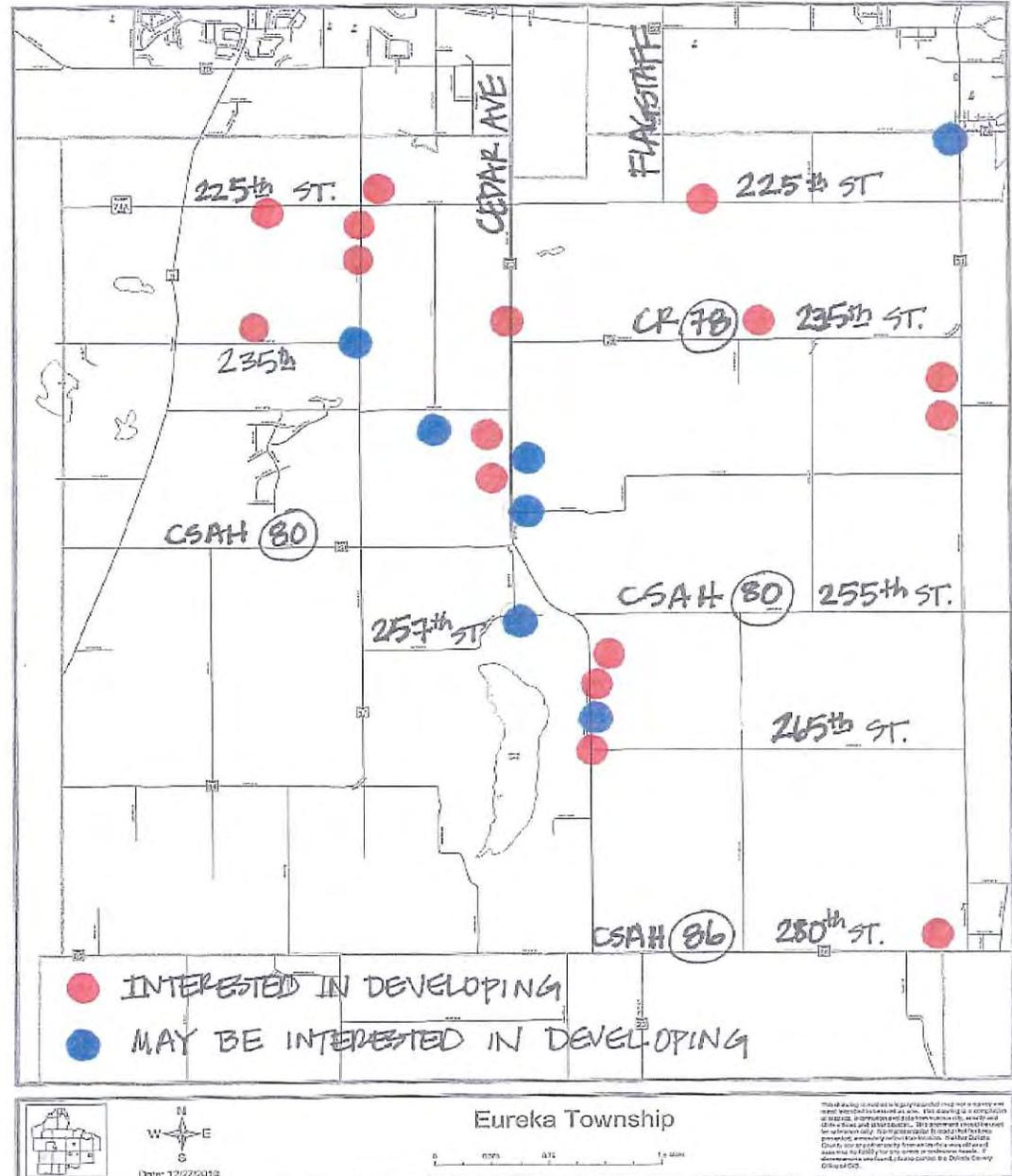


Landowner Survey Responses

- ▶ **46 total respondents** indicated that they are interested or may be interested in developing their properties in Eureka Township (**about 19% of the survey respondents**).
- ▶ **23 of the 46 respondents provided addresses that could be mapped** (next slide).
 - 16 of the mapped respondents indicated that they are interested in developing their properties for new commercial and industrial uses.
 - 7 of the mapped respondents indicated that they may be interested in developing their properties for new commercial and industrial uses.
- ▶ **23 additional respondents provided no location or a very general location of their properties that could not be mapped.** Those included the following locations:
 - No location (7)
 - Along Cedar Avenue (4)
 - Along 235th Street (2)
 - Along Flagstaff Avenue (2)
 - Along Highview (2)
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 - (1) response each for the following: along Denmark Avenue, along 225th Street, along 220th Street, and along Dodd Road



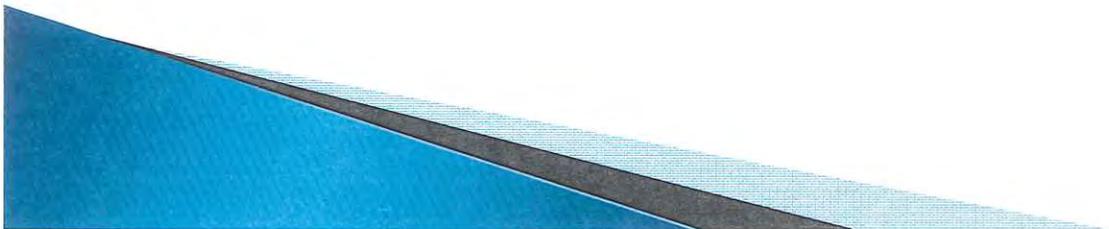
- ▶ Map indicates development interest for those providing addresses on survey
- ▶ Map locations are generalized— not accurate enough to identify addresses



NEXT STEPS

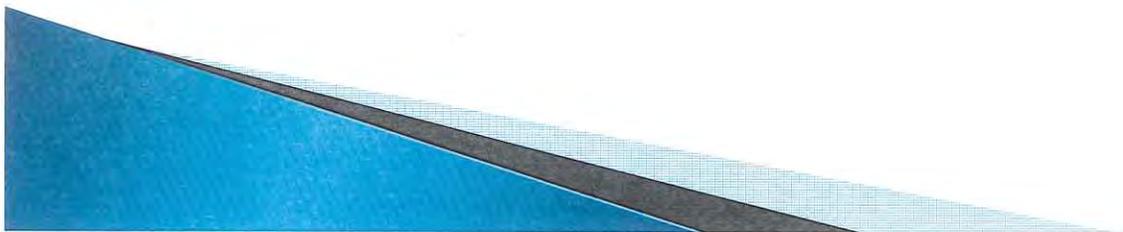
Next Steps in C/I Study

- ▶ Determine and map potential interest
- ▶ Complete report to Board
- ▶ Board to determine next steps
- ▶ Phase 2 Study—more in-depth study of:
 - Land Use
 - Infrastructure
 - Fiscal Impact



Next Steps--Tonight

- ▶ The C/I Task Force needs information from landowners potentially interested in developing their properties to complete the study and recommendations to the Board
- ▶ Are you interested in potential commercial and industrial development of your property?
- ▶ Where is the property located?
- ▶ What concerns and questions do you have about potential development?



Questions and Discussion



Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

1. Regarding the survey, did people say if they are owners or absentee owners?
 - The survey was sent to owners and did not distinguish between residents and non-residents.
2. Expand on the future housing comment from Met Council criteria for Commercial Industrial (C/I).
 - Met Council representatives said that they want to ensure there is a balance between the quantity of new jobs created and addition of housing for the people who would fill the new jobs.
3. In the past 30 years, are there any townships which have not allowed C/I? What impact did that have on their tax base vs. those that did allow C/I?
 - Stillwater Township has not allowed C/I. They have an agreement with the City of Stillwater for an orderly annexation of land being developed.
 - Columbus Township has identified an area for C/I. They decided to become a city during this process.
 - Denmark Township has identified an area for C/I and has stayed a township.
 - Information on tax base was not available; the fiscal impact study would look at this.
4. In these townships (referring to Q #3), what did they do for housing?
 - Columbus planned for residential development around the C/I zoned area.
 - Denmark continues to be zoned all Agriculture and is using septic for C/I.
5. In Denmark Township that used septic for their C/I locations, how did they do this?
 - Denmark set up an industrial park all on well and septic.
 - The fiscal impact of this is not known by the people at the meeting.
6. Did one of these townships that setup C/I zones, stay 1 on 10 or lower density?
 - Denmark Township
7. How would properties with existing business be handled if an area is zoned C/I?
 - This would likely be addressed on a case-specific basis as determined by the Town Board.
8. If infrastructure is put in an area of Eureka Township, with our closeness to Lakeville & Farmington, wouldn't they want to annex it?
 - All of the planners an earlier Planning Commission spoke with during an interview process said that it would be a risk to designate a C/I zone adjacent to another city.
9. Can you explain the phrase "neighborhood meetings" that was in the Newsletter?
 - If there are clusters of owners in an area that are interested in C/I zoning, then the intent is to invite neighbors around that area (and anyone else could attend since it would be an open meeting) to get input regarding this potential for that area being zoned C/I. The meeting(s) could be at the Town Hall, which would be "neutral ground."
10. One year ago, there was discussion about a gravel pit. Who should have received a letter about this? Letters were sent to neighbors within 1,000 ft., but shouldn't the whole Township have been sent a letter since this impacted the entire Township?

Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

- Under Township Ordinances, the Township is to send letters to all neighbors within 1,000 ft. (State Statute is to notify neighbors within 350 ft.) Some of the activities were related to Ordinance changes that would have an impact on the entire Township. All meetings were published as required under Township Ordinances.
11. Should a Board member who owns a gravel pit vote on the expansion of a gravel pit? What is the opinion of the people on this Task Force on a question of ethics?
- Conflict of interest was discussed and the point was made that it is up to the individual Board member to recuse him- or herself. No one can recuse another. The Township Attorney has often been asked for advice on this very thing specific to individuals on the Board and the particular topic at hand. Task Force members were individually asked to state their opinion on the general question of ethics, which some did and one did not.
12. Was there interest from developers that accelerated this study?
- Initiative for this came out of the 2008 Comprehensive Plan Update to learn more for a future Comprehensive Plan. The next Comprehensive Plan Update is due in 2018.
 - The last commercial industrial study was in 2003 and the decision from that was to not move forward at that time.
 - This study is being done to update and build on the 2003 study and be ready if there is a decision to move forward in the near- or long-term future.
13. (Comment) This study should differentiate between developers and landowners. Meeting developers' interests is different from meeting landowners' interests.
14. (Comment) I am not convinced the C/I Zoning study needs to take the next step. I want to hear what the next step would be.
- Next steps, if there were to be next steps, are outlined in the TKDA proposal and would be determined by the Board. At a high level they could be:
 - a. Map the geographic areas of interest and possibly where there is significant non-interest.
 - b. Research the infrastructure needs for an area and what it would cost. (For ex. septic, sewer, water, police, etc.)
 - c. Research the potential tax benefits and understand the cost/benefit of zoning an area.
15. What in the Comprehensive Plan are people asking for that requires increased tax base?
- Increasing the tax base is one of the benefits cited in the presentation for C/I development.
 - This was not in the Comprehensive Plan. There has been interest expressed during past meetings such as the Annual Meeting to find ways to lower taxes. There was interest strongly expressed by some at a couple of Annual Meetings a while ago to move ahead with the study and re-zone. This preceded the points under #12.
16. What is the average tax paid in Eureka Township, and how much would taxes be lowered by C/I development?

Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

- The figures for average taxes paid are not readily available at this meeting. The tax contribution of C/I development would be part of the cost/benefit analysis during a later phase of the study, if it is to be undertaken.
17. (Comment) It is not the current taxes that C/I zoning would help, but it is the taxes in the future.
18. Are you satisfied with the survey return percentage?
- Over a 40% return rate for a single mailing is believed to provide good information relative to the entire Township. The survey return rate was 41.5% and, where people identified their property size and location, there was a mix of property sizes and all areas of the Township.
19. In the study, the people who said they were “interested” plus those that said “maybe interested” was a majority. Is that enough for interest in C/I zoning to move forward?
- There was discussion of the percentages and number of surveys returned that said “interested” and “maybe”. The survey showed a mix of interest for and against C/I development.
20. (Comment) The red dots on Map 1 show that there are clusters of interest. There is the power line going through the Township that limits what people can do with their land. There is adequate infrastructure on Dodd Blvd. for sewer. People responding to the survey are asking for action. The Board should ask for specific information. The Board should move forward and plan for the future.
- Map 1 shows, in part, the general location of the people who said they were interested in development for Eureka Township as a whole and shared an address location specific enough to be loosely mapped. (The address blank was actually meant to be used by those asking that their own property be re-zoned.)
 - Map 3 shows the general location of people who said they were interested or were possibly interested in their own land being developed and shared their location. However, only about half the people who said they were interested or possibly interested in C/I development for their own property shared their location information specifically enough so that it was map-able at all. The Task Force has been asking in a number of ways for these people to identify themselves with an actual address. Without that information, it is difficult to assess where there truly are clusters of interested landowners.
 - The Task Force worked through these maps, arriving at Map 3, and this is the one to look at to see generally where there are (some of the) people interested in their own land being considered for C/I zoning.
21. The Newsletter asked for people to identify at this meeting if they are interested in C/I zoning. Are there people interested in development tonight?
- No one present identified his/her property. Sherri Buss, TKDA Senior Planner, commented that some people may not be comfortable standing up at this meeting, but they would be welcome to talk to the Task Force after the meeting to identify themselves.

Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

22. What is your feeling of the probability of another annexation happening to Eureka Township by Lakeville?
- Lakeville has several open properties for development. So in the near future the planners told the Task Force that there probably won't be much interest in annexation by Lakeville
 - Note that property owners have the right to request annexation at any time.
23. (Comment) Some landowners talked to Lakeville about their property being annexed and were told that Lakeville wasn't interested in annexing any time before 2030.
24. (Comment) Map 2 shows people interested in the process, and one could interpret that to mean that they are saying uses should not be scattered, possibly in regard to land values. What do you think?
- The Task Force did not recall that specific comment in the surveys, but that might be a trend that could be interpreted from the map.

Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

People who submitted a sheet

Name Mike & Joelyn Kelly

Address 5905 235th St. W.

Preferred contact email joelyn.kelly@lawson.com

Comments

Thank you for the information. We are not interested in any C/I development on our property. If the study moves forward to phase II, we are very interested in learning about the locations proposed/considered.

Do you want a member of Board to contact you? No

Name Judy Heintz (State Mechanical)

Address 8610 195th St. W., Lakeville (5050 W 220th St. W., Farmington is Eureka property.)

Preferred contact 952-469-5286

Comments

Interested to be zoned commercial. I have an existing bldg.

Do you want a member of Board to contact you? Yes

Name Patty Stassow & Theresa Watschke

Address Francis Zweber Farm, north side of 225th and west of Dodd

Preferred contact 952-895-5209, 651-739-6076 d.stasson@comcast.net

Comments

Interested in land being zoned commercial/industrial

Do you want a member of Board to contact you? Yes

Name Michael & Julie Jacobson

Address 24898 Cedar Avenue, Farmington, MN

Preferred contact 952-469-1756

Comments

Interested in being re-zoned for C/I use.

Do you want a member of Board to contact you? Yes

(previously submitted contacts)

Name Ray Kaufenberg

Address ??? Dodd Blvd.

Preferred contact

Sept 26, 2011, Commercial Industrial Public Meeting

Comments, Questions and Answers from the meeting and Comments submitted after the meeting

Comments

Attended Task Force meeting and requested consideration of his land for C/I zoning

Do you want a member of Board to contact you? Yes

Name Willian Kasper

Address 23529 Essex Ave.

Preferred contact 612-247-3048

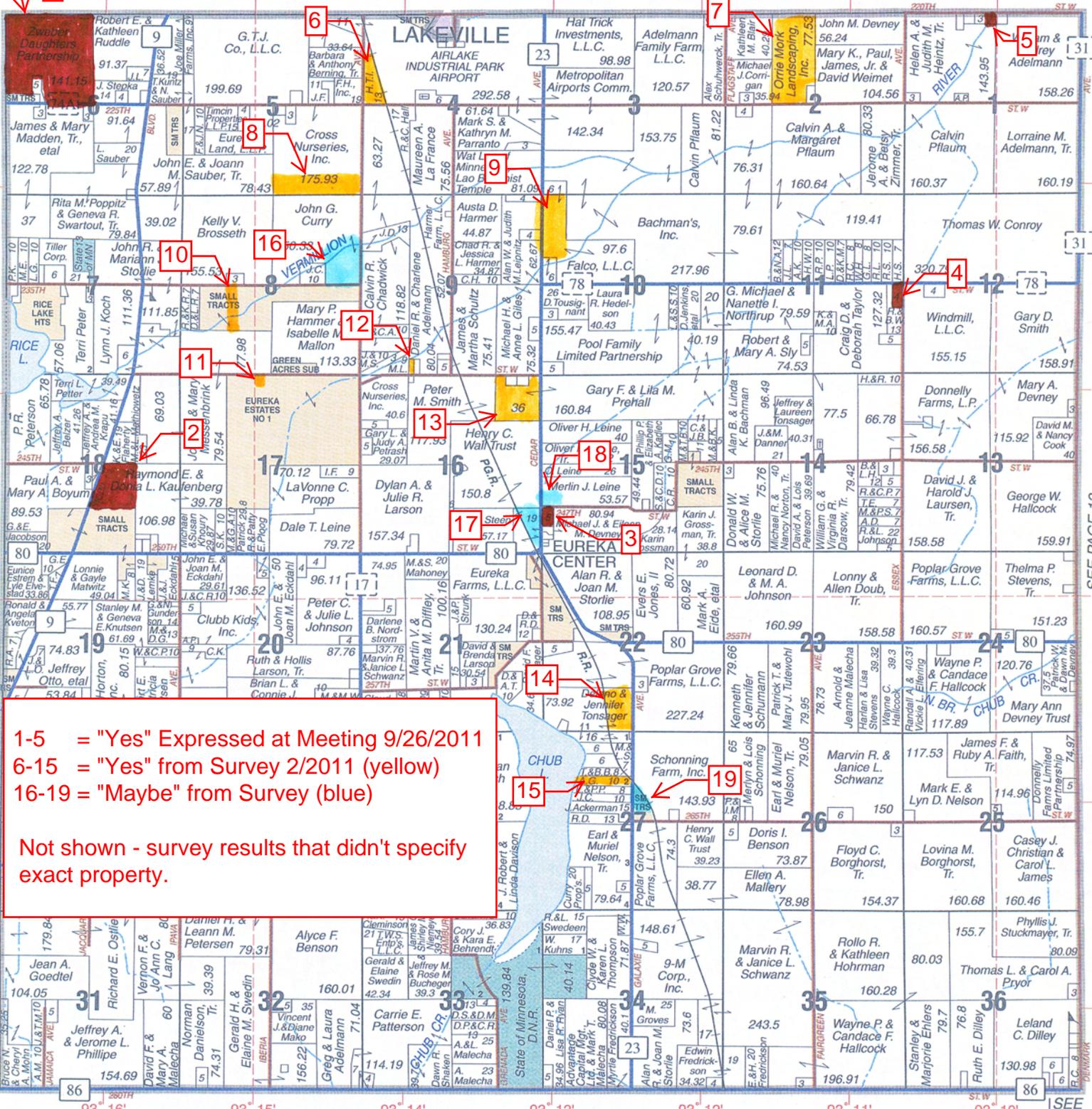
Comments

Called on Aug 3 at 7pm and stated he was unable to attend the meeting. Interested in his land being considered for C/I zoning.

Do you want a member of Board to contact you? Yes

Interest in Possible Rezoning of Own Property - 10/25/2011

EUREKA SOUTH PART LAKEVILLE T.113N.-R.20W.
 EUREKA TWP. ← | → CITY OF LAKEVILLE SEE PAGE 16



1-5 = "Yes" Expressed at Meeting 9/26/2011
 6-15 = "Yes" from Survey 2/2011 (yellow)
 16-19 = "Maybe" from Survey (blue)
 Not shown - survey results that didn't specify exact property.

Interest in Having Own Property Rezoned

(Incomplete due to lack of location specificity by some expressing interest.)

Map Code	Name	Location
<u>Yes (at meeting):</u>		
1	Zweber Daughters Part.	Section 6 NW Quarter
2	Ray Kaufenberg	Dodd SE from 245th St intersection
3	Michael Jacobson	24898 Cedar Ave.
4	William Kasper	23529 Essex Ave.
5	Heintz (State Mechanical)	5050 W 220th St.
<u>Yes (partial from survey):</u>		
6	Hat Trick	13 acres at the northeast corner of Highview and 225 th
7	Orrie Mork Landscaping	6029 – 225 th Street W
8	Cross Nursery	22953 Highview
9	Falco LLC	23004 Cedar
10	Lois Cook Tste.	9220 235 th Street W
11	Wayne Doyle	9100 240 th Street
12	Westwind Education	8215 240 th Street
13	Gary Prehall	24105 Cedar Avenue
14	Del Tonsager	26301 Galaxie Ave (the portion of the property along Cedar)
15	Albert Gelineau	26413 Galaxie Ave
	(not shown)	Cedar Avenue and 247 th Street (not specific enough)
<u>Maybe's (partial from survey):</u>		
16	Curry	235 th and Highview
17	Michael Devney	24893 Cedar Avenue
18	Merlen Leine	24698 Cedar Avenue
19	Lane Apartments LLC	26410 Galaxie Avenue

Map Code numbers have no significance other than grouping and left-to-right labeling on map.