

# **CITY OF WOODLAND**

## **2030 COMPREHENSIVE PLAN**



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# **CITY OF WOODLAND Comprehensive Plan 2030**

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- 1) Woodland Zoning and Subdivision Ordinances

(Appendix)

- 1) Surface Water Management Plan



# CHAPTER 1

## INTRODUCTION

In 1995, the Minnesota State Legislature amended the Metropolitan Land Planning Act (MLPA) to require review of local comprehensive plans every ten years. The purpose of this plan is to serve as a general guide for physical planning of the City of Woodland. It is a product of past policies and current trends or conditions. The plan provides policy guidance in the areas of land use, transportation, parks, housing, utilities and economic development. The amendment ensure that local controls are consistent with and to respond to changes in the regional system plans assembled by the Metropolitan Council.

In conformance with the Metropolitan Land Planning Act, the City of Woodland adopted a Comprehensive Plan in 1980. The Plan served as a guide for local zoning controls. The City has experienced few changes over the last two decades, with the exception of installing municipal sanitary sewer and water service to a portion of the City in 1996. Woodland continues to work with surrounding communities and share services in order to minimize the cost of these services. Collaborative services include City Clerk, Building Inspection Services, Police Protection, and some Public Works functions provided through the City of Deephaven; Fire Protection has been provided through the City of Wayzata; Septic Inspection services for all new systems and repairs to existing systems is provided through with Metro West Inspections. Bi-annual septic reviews are completed by a private contract with a certified septic inspector. Municipal sewer and water service to 49 households in Woodland is provided through connection to the City of Minnetonka sewer and water system.

The following pages summarize four major elements of the Comprehensive Plan update:

### Planning Framework

- Community History and Background
- Goals and Policies

### Land Use

- Land Use Element
- Housing Element
- Population and Economic Activity

### Public Facilities

- Transportation
- Aviation



Parks and Open Space  
Sanitary Sewer, Water and Surface Water Management Plan

Implementation

Controls  
Environmental Protection  
Housing Program

## COMMUNITY BACKGROUND AND HISTORICAL DEVELOPMENT

### HISTORY

Woodland is a small residential community on the southeastern shore of Lake Minnetonka lying between Wayzata and Minnetonka on the north and east and Deephaven on the south and west. Attached is **Figure 1** depicting Woodland's location in relation to Lake Minnetonka.

The History of Woodland is largely the history of two old and important areas of the City; the area known as Maplewoods and the Groveland Homeowners Association.

Former long time resident Nicholas E. Duff published a history of "Maplewoods", from which the following information was taken.

*"Maplewoods is a piece of land, a small portion of the metropolitan area occupied by comfortable homes. But it is far more to those who live there. Maplewoods is an island of wooded hills and marsh, nearly surrounded by water." Maplewoods is also a rich package of memories to those who have lived there, and even more to those who grew up amidst its trees and lawns. A few have been here most of a century, and some of them followed the footsteps of their grandparents along the trails and roads. In a little more than a century five generations have enjoyed our neighborhoods."*

In the latter part of the Nineteenth Century, Maplewoods came to be used as a summer residence for a number of Minneapolis families. It was first platted in 1882. By 1889, nearly all the shoreline was developed by summer residences of various sizes. The interior was slower to develop. Starting about 1935, the character of the Maplewoods area gradually changed from one of summer residents to one in which the residents lived year-round.

The second old area of Woodland is the Methodist Lakeside Assembly, known today as the "Groveland Homeowners Association". In 1902 a small group of dedicated Methodist people formed the Methodist Lakeside Assembly. Geographically the 14 acre site was just two blocks from the Groveland station on the Chicago, Milwaukee, and St. Paul Railway, just 13 miles from the Minneapolis City Hall. The Milwaukee road map designation of "Groveland" plus the "Assembly" of Sunday school, Epworth League, and Christian Endeavor plus the "Grounds" on the beautiful lakeside of Minnetonka all added up to the area being popularly known and called



the “Groveland Assembly Grounds”. Today referred to as Groveland Homeowners Association. According to the founders, the general purpose and plan of operation for the Groveland Homeowners Association shall be the mutual improvement in religion, moral, literary and social culture.

Through annual contributions from its residents, the Groveland Homeowners Association seeks constantly to improve the grounds. Also, from these contributions the private roads within her borders were originally paved and are still privately maintained and plowed in the wintertime.

In 1948, residents of Maplewoods, the Groveland Homeowners Association and certain adjoining lands joined together to incorporate what is now the City of Woodland. Their primary purpose was to preserve the unusual and attractive quiet residential character of their respective areas.

The initial name was the Village of Maplewoods. In 1949 the name was changed to the Village of Woodland and later changed to the City of Woodland. The compound word was comprised of the “wood” from Maplewoods plus the “land” from Groveland. The union of the two old established areas and of the people nearby has been most harmonious and beneficial for all.



## **GOALS AND POLICIES**

### **GOAL**

Continue to build a community that provides a high quality of residential life, by maintaining the natural beauty of the topography, orderly development with sensitivity to the forested areas, wetlands and Lake Minnetonka and to provide overall safety and security to its residents.

### **POLICIES**

#### **Land Use**

To preserve and maintain open space, natural features such as lakes, ponds, wetlands, slopes, woodlands, natural drainage courses and other environmental features which serve vital functions in the city.

Maintain the current 2 acre zoning and minimum structure setbacks which will continue to enhance the natural wooded feature and quiet residential neighborhood.

#### **Lakes**

The protection of the natural shoreland from inordinate development and hardcover. Specifically protect the shore impact zone from structures and adverse effects of development.

Support the maintenance of natural vegetation along the shorelines of the lakes.

#### **Slopes**

A significant feature of the City's landscape is its steep slopes. The City recognizes that development on these areas can cause environmental damage and the loss of habitat, valued topographic features and scenic views. Therefore, the City will continue to regulate development on steep slopes through its present ordinances, in conjunction with shoreland preservation, the City will maintain bluff setbacks and the protection of slopes from unnecessary erosion from development or the loss of vegetation. Slopes shall be maintained in a natural state with vegetative cover to minimize erosion. During construction, soil shall be left bare for the shortest time possible and techniques shall be exercised to off set erosion and trap sediments.

#### **Wetlands**

The City will continue to protect the quality of its wetlands and lakeshore by administration of the environmental ordinances already in effect. Preservation and protection of wetlands identified on the City's official wetland map dated March, 1988 from development or alteration that will adversely affect or inhibit its ecological role. Additionally, the City will continue its relationship with the Minnehaha Watershed District and Lake Minnetonka Conservation District to manage the wetlands and protect the quality of Lake Minnetonka.





## **Woodlands**

Encourage the maintenance of natural vegetation through the prohibition of clear cutting and limiting the allowable impervious cover for each property.

The City recognizes that its woods are a major element of the community's beauty and quality of life. The City will continue to administer its present ordinances for protection of trees during the development process. The City will continue to work to safeguard the integrity of its forest, limit the loss of mature trees during land development and promote the replacement or addition of trees. During private construction, the removal of trees should be minimized, and replanting shall be required, if the Zoning Coordinator determines that such replacement is necessary when removal is unavoidable. Trees to be saved should be protected by fencing.

## **Housing**

The City of Woodland recognizes the benefits of having a housing stock that provides choices for persons in all stages of their life cycles and careers. The City will retain the basic single family character of the community with a continuation of the diversity in size and value of the houses, so that Woodland will be an attractive community for all income groups. The City recognizes that existing older and smaller homes play an important role by providing housing diversity and prefers the rehabilitation of existing housing units on their present location.

Work cooperatively with surrounding communities to provide a variety of housing types and sizes within the Lake Minnetonka sub-region with a diversity of cost ranges, including affordable housing for low to moderate income households.



## CHAPTER 2

### LAND USE

This section of the Land Use examines the City's current pattern of land use, and projects future land use highlighting the natural features that both enable and constrain land development.

#### Land Use Inventory

The entire City of Woodland is located in the Metropolitan Council's urban service area. Woodland contains approximately 428 acres (.67 square miles), inclusive of 68 acres of water (Shavers Lake 5 acres; Lake Marion 40 acres; Lake Minnetonka 23 acres). The remaining 360 acres include extensive marsh and wetland areas. The wetlands are protected by the City's wetland ordinance in conjunction with the Minnehaha Creek Watershed District's rules and regulations and the U.S. Army Corps of Engineers.

#### Land Use Inventory Definitions

**Low Density Single Family Residential** – A low density development represents single family detached homes. Lot sizes are generally 2 acres or larger although some neighborhoods have lots that are smaller than this. Some lots have additional living quarters that were originally built for property caretakers. Housing density is defined as 1 home per two-acre lot.

**Medium Density Residential** – A medium density development represents single family detached homes with densities of 4 to 7 units per acre. These housing units are diverse in style and age.

**Commercial** – Commercial is a broad category that includes retail and service commercial space and office space. There is no commercial district in Woodland.

**Institutional/Public** – Publicly owned land for schools, churches and government buildings make up this category. There is no public institutional land in Woodland.

**Park and Recreational** – Recreational facilities and lands owned by the City or other governmental body, such as the County or State park districts which are intended for the general public use and enjoyment. There are no park and recreational lands in Woodland.



Table 1: Land Use Table in 5-Year Stages. Existing and Planned Land Use Table (in Acres)

<b>Sewered Area</b>	<b>Allowed Density Range Housing Units/Acre</b>		<b>Existing (2000)</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Change 2000-2030</b>
	<b>Minimum</b>	<b>Maximum</b>							
<b>Residential</b>									
Low Density Residential 1-8 acres	1	1	13	15	15	15	15	15	2
Medium Density Residential 4,760 sq feet lot area to 1 acre (GHA)	1	9	14	14	14	14	14	14	0
<b>C/I Land Uses</b>	<b>Est. Employees/Acre</b>								
Commercial			0	0	0	0	0	0	0
Industrial			0	0	0	0	0	0	0
<b>Public/Semi Public Land</b>									
Institutional			0	0	0	0	0	0	0
Parks and Rec./ Open Space			0	0	0	0	0	0	0
Roadway Rights of Way			0	0	0	0	0	0	0
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
<b>Subtotal Sewered</b>			27	20	29	29	29	29	2
<b>Unsewered Area</b>	<b>Minimum lot size</b>	<b>Maximum lot size</b>	<b>Existing (2000)</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Change 2000-2030</b>
Low Density Residential	1	1	300	298	298	298	298	298	2
Medium Density Residential (GHA)	1	1	0	0	0	0	0	0	0
<b>Subtotal Unsewered</b>			300	298	298	298	298	298	2
<b>Undeveloped</b>									
Wetlands	--	--	60	60	60	60	60	60	0
Open Water, (Mtka, Marion & Shavers Lake) Rivers & Streams	--	--	41	41	41	41	41	41	0
<b>Total</b>			428	428	428	428	428	428	



The flood plains are limited to land lying below an elevation of 931. These flood plains defined as Zone A and identified in the flood zone map 270189 0001 C (panel number) are 1.6 feet above Lake Minnetonka's OHWL of 929.4 ASL.

The topography of Woodland is comprised of knolls or highlands surrounded and divided by marsh and lowland areas. The entire use of land in the City of Woodland is zoned single family residential. There are 233 separate parcels. The parcels range in size from less than 1 acre to over 8 acres. 43 of the 233 parcels are located in the area referred to as Groveland Homeowners Association, with an average parcel size of 4,200 square feet. The Groveland Homeowners Association area accounts for approximately 14 acres, inclusive of the common grounds.

The current zoning ordinance requires a minimum lot size of 2 acres (R-1) throughout the City with the exception of property in the Groveland Homeowners Association (R-G). **Figure 2** illustrates the existing land use in the City.

## **PROTECTION ELEMENT - INVENTORY & PLAN**

### Development Plan

The size and style of housing have changed significantly during the past 20 years, from modest single-family homes and cottages, many of which have been expanded and redeveloped to a variety of upscale single-family homes. Woodland is nearly fully developed. Any new development and additional housing stock will only be possible through subdivision of existing residential lots. It is improbable that there will be any significant increase in the number of single family residential home sites within the City given the 2 acre minimum lot restriction and the limited number of lots that could be subdivided.

Both riparian and non riparian lots continue to have high values due to the availability of recreational opportunities, quality of the community and proximity to other surrounding metropolitan amenities.

### Future Land Use Plan

Due to Woodland's size, and limited vacant land area, it will continue to observe the current development pattern of single-family detached development. No available land exists within that could be divided into multiple parcels and therefore it is not possible for Woodland to provide diversity of housing types, such as planned unit developments and multiple housing units. No significant changes are forecast in the current land use of the City and the City does not anticipate significant growth between now and 2030. **Figure 3** illustrates proposed land use to 2030 in Woodland.



### Commercial and Industrial Development

The entire community of Woodland is zoned as single-family residential. There is no land available, or zoned for commercial and industrial development, therefore Woodland has no plans to permit or encourage commercial or industrial development within the City.

### Non-Highway Linkage (Park Recreational Trails)

There are no walking or biking trails located within Woodland. The existing topography (wetlands, mature trees, and steep slopes) bordering the existing roadways make the construction of trails in the City difficult and potentially detrimental to the wetlands and trees adjacent to the roadways. Considering the aforementioned conditions no trails are planned at this time.

### Lakes, Wetlands and Natural Watercourse Inventory

Lake Minnetonka borders the northern and western boundaries of Woodland. The waters of Lake Minnetonka are managed by the Lake Minnetonka Conservation District, of which Woodland is a part of.

Shavers Lake and Lake Marion also lie within the municipal boundaries of Woodland and are regulated by DNR restrictions as well as City ordinances.

The numerous wetlands and ponds in the City drain into Lake Minnetonka, which by way of the Minnehaha Creek drain into the Mississippi River.

### Lakes, Wetlands and Natural Watercourse Plan

The City supports the natural and unobstructed drainage of the ponds, marshes and wetlands. Current zoning restrictions limiting impervious cover and minimum structure setbacks from designated wetlands and water bodies further protect the natural resources and drainage. Zoning ordinances also prohibit development or disturbance of wetlands. Shoreland District restrictions are also enforced.

### Wetlands Inventory

Wetlands are abundant throughout Woodland. Wetlands are defined as low lying areas generally covered by shallow or intermittent waters. Wetlands provide open space, wildlife habitat and a natural filtering system and storage basin for storm water runoff. They also reduce soil erosion and flood potential. **Figure 4** illustrates the designated wetlands within the municipal boundaries.



Table 2: WETLAND CLASSIFICATION

IDENTIFICATION DESCRIPTION	WOODLAND DESIGNATION	NATIONAL DESIGNATION	TYPE
Marsh inside Maplewood Circle	public water	PEMF	3
Marsh around Lake Marion	public water	PEMF	3
Marsh north side of Shavers Lake	public water	PEMC (East) PEMF (West)	3
Mash inside Marshland Road	wetland	PEMF	3
Wetland west of Woolsey Pond Channel	None	PEMF	3
“Charlie’s Bog” west of Maplewood Circle West (Gale Woods Plat)	wetland	POWF	5
Wetland intersection of Breezy Point Road and Breezy Heights Road	wetland	PEMF	3
Wetland south of Breezy Point Road (quarter section 43)	wetland	POWF	5
Wetland south of Breezy Point Road in Govt. Lot 3 (quarter section 43)	wetland	POWF	5
Wetland south of Breezy Point Road (quarter section 44)	wetland	PEMF	3
Wetland north of Breezy Point Road (Lots 4 & 5 Stone Arch Acres)	wetland	PEMF	3
Wetland north of Stone Arch Road	wetland	POWF	3
Wetland north of Maple Ridge Road	None	PEMC	3
P=Palustrine EM=Emergent C=Seasonal OW=Open Water F=Semi-permanent			

### Wetland Categories

- Type 1. **Seasonally Flooded Basin or Forest:** The soil is covered with water or is waterlogged during variable periods but usually is well drained during much of the growing season.
- Type 2. **Inland Fresh Meadow:** The soil is usually waterlogged within a few inches of the surface throughout the growing season.



- Type 3.      **Inland Shallow Fresh Marshes:** These principal production areas for waterfowl are often found bordering deep water marshes, or as seep area on irrigated lands.
- Type 4.      **Inland Deep Fresh Marshes:** Six inches of 3 feet of water, water lilies, duck and pond weeds and coontail.
- Type 5.      **Inland Fresh Open water:** Less than 10 feet of water may sustain permanent populations of fish and migratory waterfowl.
- Type 6.      **Shrub Swamps:** Waterlogged areas along sluggish streams and flood plains, supporting dogwood, willow, alders and many forms of wildlife.

#### Wetlands Plan

The City's ordinances include a wetland ordinance which prohibits unnecessary disturbance of designated wetlands. The wetland ordinance allows for limited dredging, filling and alteration, provided the necessary permits are obtained and provisions are made for protection. Because of fluctuating water levels, buildings should be a minimum of three feet above the known or projected high water mark of wetland areas.

Both the State and Federal governments regulate wetlands. In Minnesota, agencies regulating wetlands include the Army Corps of Engineers, the Board of Soil and Water Resources (BOWSR), the Department of Natural Resources (DNR), the watershed districts and municipalities. In general, wetlands or wetland alterations exceeding a total area of 400 square feet are subject to a variety of regulations. In most urban areas, any alteration of wetlands must be replaced at an acre ratio of 2 to 1. As a matter of practice, the City of Woodland rarely permits the alteration of wetland areas and reserves the right to permit such alterations on a case by case basis.

Alteration of any wetland identified on the City's official wetland map which will inhibit its role in the hydrologic or ecological role in the hydrologic or ecological systems shall be prohibited. Subdivision regulation shall require the protection of wetlands as part of public or private development.

#### Lakes Inventory

Woodlands unique character accounts for its setting along the shores of Lake Minnetonka (14,000 acres). Lake Minnetonka is surrounded by 14 municipalities. These municipalities, together with the Lake Minnetonka Conservation District, work cooperatively to manage the needs of the lake's resources. Woodland also has two additional lakes within its municipal boundaries, Lake Marion (40 acres) and a portion of Shavers Lake (5 acres). The water quality of these three lakes is regulated by the Department of Natural Resources (DNR), the Minnehaha



Creek Watershed District (MCWD), the Lake Minnetonka Conservation District (LMCD) and the City of Woodland, City of Deephaven and City of Minnetonka.

### Lakes Classification

Lake Minnetonka is classified as General Development

Lake Marion and Shavers Lake are classified as Recreational Development

### Lakes Plan

The three agencies concerned with water quality in the Woodland area are the Lake Minnetonka Conservation District (LMCD), the Department of Natural Resources (DNR) and the Minnehaha Creek Watershed District (MCWD).

Continue to maintain or exceed Department of Natural Resources shoreline standards through locally adopted shoreland ordinance requirements.

Incorporate the Lake Minnetonka Conservation District (LMCD), Minnehaha Creek Watershed District (MCWD) standards regarding storm water runoff into City ordinances.

Prepare a Stormwater Management Plan consistent with the Minnehaha Creek Watershed District's Chapter 509 Plan.

The Lake Minnetonka Conservation District has regulations regarding docks and policy statements regarding stormwater runoff and quality.

The Department of Natural Resources (DNR) regulates shoreland throughout the State. Its lake protection classifications apply to the three lakes in Woodland. Lake Minnetonka is classified as densely developed and a multiple use category of lake (General Development), while Shavers Lake and Marion Lake are classified in the more moderately developed category of Recreational Development.

In 1993, the City of Woodland adopted a Shoreland Management Ordinance which regulates development within 1000 feet of any of the classified lakes. The ordinance also contains lot size restrictions, setback provisions and limits amounts of impervious cover. Woodland's ordinance, which was approved by the DNR, is more restrictive than the statewide standards.

The Minnehaha Creek Watershed District (MCWD) has review powers over many aspects of lake protection. Their jurisdiction in Woodland includes attention to policy statements and regulations concerning the following:

- flood plains
- stream and lake crossing
- dredging in or dredging related to water areas
- other work in beds and levels of water areas





- municipal drainage plans
- land use and soil characteristics
- withdrawal of waters
- placement of structures on lots riparian to public waters
- erosion and sediment control

### Woodlands Inventory

A variety of indigenous trees and shrubs cover the majority of the total land area in the community and create the natural and beautiful character of the City.

In 2006, Boonestroo Natural Resources on behalf of the Hennepin County Department of Environmental Services conducted a Natural Resource Inventory (NRI) of Woodland to delineate land cover classification mapping and a natural areas assessment. This assessment indicated that the City of Woodland was dominated mostly by Upland Deciduous Forest (Big Woods) along with Oak Openings and Barrens around the time of European American Settlement. Forest cover represents an important part of Woodland's natural areas, comprising 76 acres (10%) of the City's land cover. **Figure 5** illustrates the various tree species throughout Woodland.

### Woodlands Plan

The City will continue to administer its present ordinance for protection of trees during the development process. The City will continue to work to safeguard the integrity of its forest, limit the loss of mature trees during land development and promote the replacement or addition of trees. Minimal tree removal is encouraged and current ordinances prohibit clear cutting of trees.

### Slopes Inventory

Woodland has a varied topography including sloping lands toward the shoreline. Under the Shoreline Management Ordinances some land can be defined as bluffs.

### Slopes Plan

The City has ordinances in place regarding bluff set backs. These ordinances combined with the Shoreland Management Ordinances allow for the control of adverse impact on existing slopes. Slopes shall be protected by vegetative covering and erosion mitigation measures during construction or alteration of the soils to protect natural slopes and minimize erosion. Slopes which are susceptible to severe erosion (>30%), shall be maintained in a natural state and regulations shall require reservation of vegetative cover to minimize erosion problems. Controls will require replacement of all vegetative cover on these slopes to minimize erosion problems.

Development control standards will require information regarding soil loss in tons/acre/year, both during and after construction. During construction, the soil shall be left bare for the shortest time possible and techniques shall be employed to trap sediment.

Shoreline protection and stabilization will be the individual property owner's responsibility.



### Staged Development Plan

The City of Woodland has no land available for staged development. Future home construction can only occur on existing parcels large enough to be subdivided while maintaining the 2 acres minimum lot size. Considering this, a staged development plan is not applicable in Woodland.

### Surface Water Management Plan

Surface water drainage in Woodland is primarily overland flow into wetland basins. The City's wetlands generally drain to Lake Minnetonka by way of a series of ditches and swales. No storm sewer system (conduit) exists. The City of Woodland follows the Minnehaha Creek Watershed District Surface Water Management Plan. In addition, the City has adopted the Metropolitan Council's Interim Strategies for Non-point Source Pollution.

## **HISTORIC PRESERVATION**

Minnesota Statute 473.859, Subd. 2(b) requires a historic preservation element in each Comprehensive Plan. The City of Woodland has a unique history which it will seek to document and preserve for future generations. Woodland's rich cultural history is documented from the early 19<sup>th</sup> century to the community's growth and development into the middle of the 20th century. The history of Woodland is recorded in a book written by Nicholas E. Duff, entitled *Maplewoods; Glimpses of our Neighborhood's History*, and is a helpful record of the historically and archaeologically sites within the community

## **SOLAR ACCESS**

Metropolitan cities are required to include an element for protection and development of access to direct sunlight for solar energy systems in the updated comprehensive plan. A solar access protection element is included in the update to assure the availability of direct sunlight to solar energy systems. Solar energy is an alternative means to energy. It has less impact on natural resources. Increasing the use of solar energy would decrease the reliance on fossil fuels and nuclear power. The purpose for including this section is to ensure that direct sunlight access to solar panels is not subjected to shading from nearby trees, buildings or other structures.

### Goal:

Protection of important natural resources and solar access through regulations such as minimum building separation, tree preservation, and grading and land disruption. The City will encourage the use of solar energy systems for purposes of space heating and cooling and hot water heating where appropriate and in conformance with official controls of the City Code of Ordinances.

### Policies:

The City will continue to evaluate its official controls and policies relating to natural resources to ensure that proper consideration is given to these issues in the development review process. The City will consider appropriate amendments to exempt active solar energy systems from lot coverage and will consider varying setback provisions as a means of protecting solar access.



## **ZONING AND SUBDIVISION ORDINANCES AND DESIGN STANDARDS**

The City has adopted Zoning Ordinance outlined in Section 900 of the Woodland City Code, which provide the primary means of implementing the policies of the 2030 Comprehensive Plan.

**Figure 2** delineates the two zoning districts in the City, their use descriptions and minimum lot size requirements. The Subdivision Ordinance, Section 800 of the Woodland City Code, provides the foundation for the division, combination, and design of parcels within the City. The City adopted a Construction Management Ordinance outlined in Section 900.24 of the Zoning Ordinance to further regulate and manage new development to ensure consistency regarding building codes, zoning ordinances and land use.



## HOUSING

### Population and Household Developments

A report by the Lake Minnetonka Area Cooperating Cities (LMACC) indicate that the market will be the greatest factor dictating the type of new housing developed throughout the Lake Minnetonka communities. The housing stock in Woodland is dominated by lakeshore properties which are often subject to renewal, redevelopment, remodeling and rehabilitation. Because only a few parcels could become available through subdivision and the minimum lot area is 2 acres, it is not probable that Woodland will see any change in the number of affordable housing units. Woodland is not alone in this trend, according to the LMACC the majority of the changes in the housing market throughout Lake Minnetonka communities will be focused on rehabilitation and the redevelopment of scattered sites. Increase land value during the 1990's is indicative of rehabilitation and redevelopment pressures.

The development of housing in Woodland also reflects the current and projected population growth pattern. According to projections by the Metropolitan Council, the population of Woodland declined slightly over the past 10 years (1990-2000) and will only have a slight increase through 2030. Woodland does not anticipate any significant growth between now and 2030.

Affordable Housing – because the vast majority of Woodland is unsewered, the City's zoning is restricted to a minimum of two-acre lots to accommodate private sewage treatment systems and wells. The minimum lot size, coupled with the proximity to Lake Minnetonka, continue to make affordable housing opportunities very limited within the City of Woodland. Older and more affordable single family housing is often renovated or demolished to accommodate larger and more modern lifestyles.

The Metropolitan Council has forecast affordable housing needs for all cities and townships within the Twin Cities Metropolitan Area for the period from 2011-2020. The housing plan element of local comprehensive plans is required to reflect the allocated portion of the forecasted demand for affordable housing.

The household growth forecasts predicted by the City of Woodland, is based on an inventory of buildable land; either currently vacant or possible subdividable parcels. Such development only occurs when existing property owners desire to divide and sell portions of their property, provided that the desired land division is consistent with zoning requirements. The City of Woodland estimates the potential of five (5) new households by 2020, all of which would be located in an unsewered district. The City has no land available for development of sewerred households within the planning period. According to the Metropolitan Council, based the household growth forecasts to 2020, the regional allocation for affordable housing units in Woodland would be zero (0) units.



The City will make known to interested parties, financial resources and economic assistance that may be available through the County HRA or Minnesota Housing Finance Agency. The City will also cooperate with the Lake Minnetonka Area Cooperating Cities (LMACC) to address housing needs and issues. Where appropriate, Woodland will provide resources to facilitate the implementation of the LMACC Sub-Regional Housing Study and promote programs that provide financial assistance for low and moderate income households.

### Population Trends

According to the Metropolitan Council, from 1990 to 2000, the population and household size both declined in Woodland. The average household size in Woodland declined 1.7% from 2.87 persons per household in 1980 to 2.82 persons per household in 1990. The household size continued to decline to 2.77 persons per household from 1990 to 2000, representing a 1.8% decline. The average household size in the state of Minnesota in 2000 was 2.52 persons per household.

The past decline (1990-2000) in population is consistent with the following factors:

- The aging of the baby boom generation is resulting in more empty-nester households, where children have grown and left parents alone.
- Young adults and married couples are waiting longer to have children than previous generations
- Families are having fewer children.

### Metropolitan Council's System Statement for Woodland

As part of the 2030 Comprehensive Plan update process, the Metropolitan Council issued system statements to each community to assist them in updating their comprehensive plans, as required by the Metropolitan Land Planning Act. The system statement includes forecasts that are part of the *2030 Regional Development Framework* that the Metropolitan Council uses to forecast growth at appropriate densities for communities in order to protect the effectiveness of wastewater, transportation and to help ensure regional services can be provided as efficiently as possible. The City of Woodland's system statement includes the following population, households, and employment forecasts:

*Table 3: Metropolitan Council Growth Forecasts, 1990-2030*

	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	<b>496</b>	<b>480</b>	<b>500</b>	<b>510</b>	<b>510</b>
<b>Households</b>	<b>176</b>	<b>173</b>	<b>180</b>	<b>185</b>	<b>185</b>
<b>Employment</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Potential growth from 2010 to 2020 of 5 unsewered households

Source: Metropolitan Council



The Metropolitan Council recognizes that these long-range forecasts may change depending on growth trends and community expectations. The Metropolitan Council requires each community to include these forecasts into their comprehensive plan update and to consider local impacts on regional systems. The forecasts represent an estimate growth pattern based on historic trends, 2000 Census data, and current demographic data. The Metropolitan Council designates the City of Woodland as a “*developed community*”, which is defined as communities where 85 percent or more of the land within the border is developed.

Table 4: Population Trend and Forecast

Category	1990	2000	2010	2020	2030
Minnesota	4,375,000	4,919,479	5,420,636	5,900,769	6,306,130
Metropolitan Area	2,288,000	2,642,062	3,005,000	3,334,000	3,608,000
Hennepin County	1,032,431	1,116,206	1,213,600	1,309,630	1,384,800
Woodland	496	480	500	510	510

Source: Metropolitan Council

The Minnesota Demographic Center forecasts a small growth for the City of Woodland going into 2010 and beyond. This increase may be due in part to the State’s forecast of increases in household size. The State projects birth rates to rise steadily between now and 2015 and forecasts that birth rates will be at their highest level since the baby boom era of the 1960’s. The State’s population is expected to grow steadily over the next decade due to more births than deaths and more persons moving into the State than out.

Due to the fully developed nature of Woodland, it is unlikely that more than a few new parcels will be created for development during this period. New home sites would only likely be created through subdivision of existing lots. Therefore, it is assumed that any increase in Woodland’s population will be attributed to an increase in household size, not the number of overall households.

#### Population by Age in 2000

The following table illustrates Woodland’s population by age group. The table utilizes information from the 1990-2000 Census. The median age of Woodland residents, from 1990 to 2000, has increase from 38.7 years, to 44 years, according to census reports. This increase follows the trend of the aging population due to the post baby boom era.



Table 5: Population by Age

Age	1990 Number	% of total	2000 Number	% of total	Number	Percent
Under 5 years	29	5.8%	25	5.2%	-4	-13.8%
5 to 9 years	41	8.3%	36	7.5%	-5	-12.2%
10 to 14 years	33	6.7%	49	10.2%	16	48.5%
15 to 17 years	33	6.7%	39	8.1%	-8	-24.2%
18 to 21 years	15	3.0%	10	2.1%	4	26.7%
22 to 24 years	11	2.2%	13	2.7%	-6	-54.5%
25 to 34 years	49	9.9%	75	15.6%	-36	-73.5%
35 to 44 years	99	20.0%	19	4.0%	-24	-24.2%
45 to 54 years	76	15.3%	109	22.7%	33	43.4%
55 to 64 years	50	10.1%	47	9.8%	17	34.0%
65 and 74 years	45	9.1%	26	5.4%	-19	-42.2%
75 to 84 years	13	2.6%	27	5.6%	14	107.7%
85 years and over	2	.04%	4	0.8%	2	100.0%
<b>Total Population</b>	<b>496</b>	<b>100.0%</b>	<b>480</b>	<b>100.0%</b>	<b>-16</b>	<b>-3.2%</b>

Source: Metropolitan Council

### Household Composition

Household composition has had little change over the past decade. Married couples continued to occupy the largest percentage of households in Woodland in 2000 as they did in 1990.

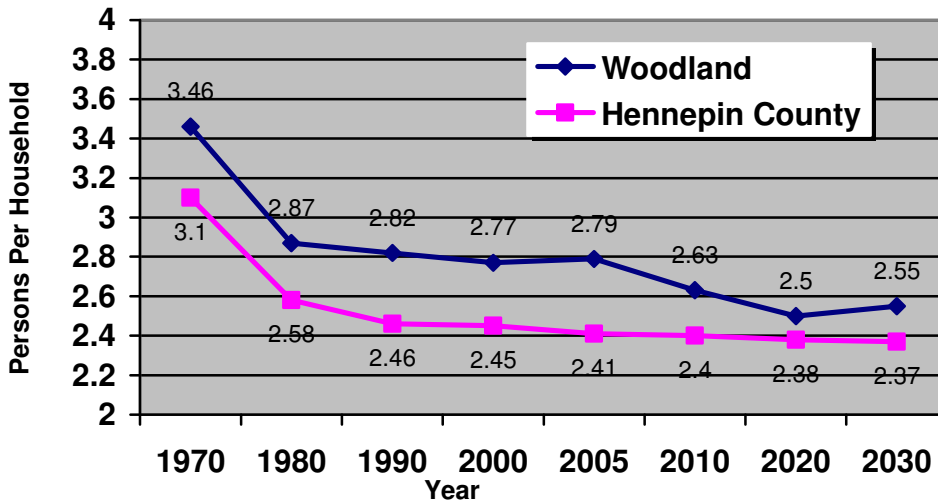
As depicted in Table 6 Woodland's decline in the number of persons per household is consistent with regional and national trends of smaller family size and smaller households. These changes reflect both aging of the population and changes in social customs and lifestyles.

Table 6: Persons per Household – 1970 to 2030  
City of Woodland and Hennepin County

Year	1970	1980	1990	2000	2005	2010	2020	2030
Hennepin County	3.1	2.58	2.46	2.45	2.41	2.4	2.38	2.37
Woodland	3.46	2.87	2.82	2.77	2.79	2.63	2.5	2.55

Source: Metropolitan Council





### Housing Characteristics

The City of Woodland is zoned entirely for single family home sites and virtually fully developed. According to a land use inventory, only a handful of parcels of vacant land remain in the community.

Because Woodland is fully developed, the mix of housing will not change significantly over the next two decades. The development pattern of the community and the form of the existing housing stock make it practically impossible to significantly change the current composition of housing stock within the boundaries of the City. A few new single-family building sites may become available due to minor subdivisions of existing larger lots. As a result, the focus of the community's future housing efforts will be on maintenance and rehabilitation of the existing housing stock, on allowing development where it complies with zoning regulations, and supporting the development of additional housing choices in the greater Lake Minnetonka area.

The predominance of building permits issued in Woodland are for maintenance and renovation of existing homes. On average, the City receives one building permit application annually for new single family home construction. This almost always takes the place of an older and smaller single family home that previously occupied the lot.





The table below illustrates the building permits issued in the City of Woodland for new home construction.

**Table 7: Year Structure Built**

	<b>Housing units</b>	
<b>Year Built</b>	<b>Data</b>	<b>%</b>
Total:	181	100.0
Built 1999 to March 2000	3	1.7
Built 1995 to 1998	8	4.4
Built 1990 to 1994	13	7.2
Built 1980 to 1989	15	8.3
Built 1970 to 1979	30	16.6
Built 1960 to 1969	14	7.7
Built 1950 to 1959	22	12.2
Built 1940 to 1949	17	9.4
Built 1939 or earlier	59	32.6

### Housing Values

The median value of a single family home in Woodland has continued to increase at a greater rate than the homes of other Hennepin County communities. The median value in 1980 was \$124,000 and increased to \$300,000 in 1990, (142% increase). In 2000 the median value home price was \$454,000, increasing 51% from 1990. As the table below shows, the City's market value medians increase substantially more than that of those of the County. One of the factors for the City's rapid increase is due in part to a majority of the residential properties has riparian access.

**Table 8: Single Family Market Value Medians**

<b>YEAR</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
Hennepin County	\$134,500	\$155,400	\$176,200	\$194,500	\$214,000	\$234,000	\$248,000	\$253,000
Woodland	\$454,000	\$560,000	\$686,000	\$722,000	\$785,500	\$854,000	\$915,000	\$945,000

Source: Hennepin County



### Economic Activity

Individual income taxes make up the largest single slice of state revenue, 28 percent. Minnesota has a progressive income tax system; that is, the state taxes those who earn more at a higher rate. The rates range from about 6 percent for the lowest taxable incomes to 8.5 percent for any taxable income over \$52,790 for those filing single returns and \$93,340 for those filing jointly.

Because of this progressive tax system, the top 10 percent of Minnesota's high-earning households pay a very large share of the state's total income taxes. This group accounts for 37 percent of the total taxable income of all Minnesotans, but pays 51 percent of the taxes.

Taxpayers in the Twin Cities Metro area and Olmsted County pay the bulk of the state's individual income taxes. In 1995, the seven metropolitan area counties contributed 67 percent of the state's income tax revenue.

The City of Woodland has a significantly higher per capita income than the Nation, State, Metropolitan Area and County. The table illustrates that the per capita income in the City of Woodland nearly doubled between 1990 and 2000. In 2000, 37.4% of the households earned more than \$200,000.

Table 9: Comparative Per Capita Incomes (household)

	1990	2000	Percent Change
United States	\$16,490	\$21,587	30.9%
State of Minnesota	\$16,655	\$23,198	39.3%
Metropolitan Area	\$19,721	\$26,347	33.6%
Hennepin County	\$21,485	\$28,789	33.9%
City of Woodland	\$48,329	\$95,495	97.6%

Source: Metropolitan Council

The median household income in 1999 for the Seven County Metro was \$54,332, compared to the median household income for Woodland was \$154,881.

Table 10: Median Household Income 1999

	7-County Metro	Woodland	Woodland Aggregate Household Income
<b>Median Household Income</b>	<b>\$54,332</b>	<b>\$153,881</b>	<b>\$43,717,200</b>
Householder under 25 years	\$29,804	\$33,750	\$99,600
Householder 25 to 34 years	\$51,906	\$38,750	\$75,000
Householder 35 to 44 years	\$63,479	\$200,001	\$16,810,600
Householder 45 to 54 years	\$70,551	\$158,921	\$11,933,500
Householder 55 to 64 years	\$61,242	\$114,381	\$8,420,500
Householder 65 to 74 years	\$38,357	\$127,894	\$1,352,800
Householder 75 years and over	\$24,824	\$117,754	\$5,025,200

Source: Metropolitan Council



Table 11: City of Woodland Income Profile - 2000

	<b>Data</b>	<b>%</b>
Earnings	\$32,618,800	42.7
Wage or Salary Income	\$22,567,800	29.6
Self-Employment Income	\$10,051,000	13.2
Interest, Dividends or Net Rental Income	\$9,541,300	12.5
Social Security Income	\$592,300	0.8
Supplement Security Income	0	0
Public Assistance Income	0	0
Retirement Income	\$632,300	.08
Other Types of Income	\$332,500	.04

Source: Metropolitan Council

### Education

The following table illustrates education levels for residents of Woodland for ages 25 and over in 2000. According to the Metropolitan Council's data on educational attainment, in 2000, over 73% of the population of Woodland has attained bachelor's degrees, graduate or professional degrees. This represents an increase from 61% in 1990.

Table 12: Educational Attainment

Educational Attainment for the Population 25 Years and Over	<b>Total</b>		<b>Male</b>		<b>Female</b>	
	<b>Data</b>	<b>%</b>	<b>Data</b>	<b>%</b>	<b>Data</b>	<b>%</b>
Total	291	100.0	143	100.0	148	100.0
Some college, less than 1 year	12	4.1	7	4.9	5	3.4
Some college, 1 or more years, no degree	51	17.5	27	18.9	24	16.2
Associate degree	11	3.8	4	2.8	7	4.7
Bachelor's degree	137	47.1	62	43.4	75	50.7
Master's degree	45	15.5	23	16.1	22	14.9
Professional school degree	22	7.6	16	11.2	6	4.1
Doctorate degree	9	3.1	4	2.8	5	3.4

Source: Metropolitan Council



## CHAPTER 3

### PUBLIC FACILITIES

The public facilities section considers the community's needs as they relate to transportation, aviation, sanitary sewer, water supply, parks and open space. The plan will examine the character, location, timing, sequence, function, use and capacity of existing and future public facilities.

**Transportation:** Description, designation and scheduling of the location, function and capacity of existing and proposed local public and private transportation facilities.

**Aviation:** Description, designation, function and capacity of existing aircraft service facilities.

**Parks and Open Space:** Description, designation and scheduling improvements to existing recreational and park space.

**Public Utilities:** Description, designation and scheduling of areas served by public sewer and water supply systems; and conditions under which the installation of private individual sewage treatment systems (ISTS) will be permitted to continue.

**Surface Water Management Plan:** The City of Woodland is located fully within the Minnehaha Creek Watershed District.



## TRANSPORTATION

### Transportation Inventory

The current roadway system has been established for many years. Woodland's roadway system consists of 2 collector streets, Breezy Point Road and Maplewood Road. These two streets provide the primary access to the City via connections to Minnetonka Boulevard in Deephaven to the south, and County Road 101 to the east. The remaining streets are public and private local streets, the majority of which terminate in dead ends or cul-de-sacs. The primary function of the collector streets is to convey local traffic in and out of the City. Non-local traffic is minimal due to the lack of destinations other than residences.

There are no public transportation facilities within the City. Access to public transportation is provided at Chowen's Corner (the intersection of Minnetonka Boulevard and Maplewood Road) in Deephaven located 0.25 miles south of the southerly City boundary. There are no pedestrian pathways, bike paths, bike lanes or bridges located within Woodland.

### Transportation Plan

The City is essentially fully developed, as such, no expansion, realignment or widening of the current roadway system is planned. The existing roadway system has ample capacity to carry local traffic. The existing streets are generally narrow, reducing their ability to accommodate through traffic from neighboring communities. The projected decline in population, lack of businesses and future development projections, combined with the topography in roadway corridors make widening of collector streets to accommodate additional traffic both unwarranted and cost prohibitive.

The City maintains the public streets. Maintenance includes plowing, sweeping, patching and general repair. All services are contracted privately or through a shared service agreement with the City of Deephaven. Rehabilitation methods include seal coating and bituminous overlays. The public street rehabilitation plan is funded by the general levy and county aid funds. The private roads within the City will continue to be maintained by private entities. **Figure 6** illustrates the existing main corridor (collector-street) in the Woodland.

## AVIATION AND AIRPORTS

### Aviation Inventory

Woodland is approximately 20 miles from the Minneapolis St. Paul International Airport servicing the metropolitan area. It is approximately 14 miles from the nearest regional airport, Flying Cloud Airport in the community of Eden Prairie. There are no privately owned airports, airfields or heliports within the City. There are no radio beacons or navigational aids related to aircraft operation and no existing or proposed water towers, television or radio towers or



structures which exceed 200 feet in height located in Woodland. The Minnesota Department of Transportation has identified Lake Minnetonka as an area of seaplane operation. The FAA controls the designation of sea plane base lakes and all associated regulations.

#### Aviation Plan

There is no land suitable within Woodland for use relating to aircraft operation. The City will consider regulations as it is necessary to notify the FAA and the Minnesota Department of Transportation of any structure 200 feet above the ground that could affect navigable airspace, however, the Zoning Codes do not permit such structures.

### **PARKS AND OPEN SPACE**

#### Parks Inventory

The City of Woodland does not have any Federal, State, regional or municipal public parks within its boundaries. Over 60% of the residents have direct access to Lake Minnetonka which is the major recreational resource for the community. The City's many wetlands provide areas of open space and wildlife habitat. The City's two-acre minimum lot size and heavily wooded topography also provide privately owned areas of open space. There are several areas of shared common ground within the Groveland Homeowners Association which are designated as park areas for the association members.

#### Parks Plan

The need for park space is motivated by current deficiencies or population growth. Woodland's population, as projected by the Metropolitan Council, is projected to decline slightly between now and the year 2010. As a result park needs will not be created by population increases and the lack of publicly owned property suggest that no parks will be planned for the future.

### **PUBLIC UTILITIES**

#### Waste Water Inventory

The entire City of Woodland is within the current metropolitan urban service area (MUSA). Wastewater management in Woodland has been provided by privately owned and maintained individual sewage treatment systems (ISTS) for many years. In 1997, municipal sanitary sewer was extended from the City of Minnetonka, to serve all properties located in the Groveland Homeowners Association (medium density neighborhood). The project resulted in the elimination of 45 individual sewage treatment systems. All property located in the Groveland Homeowners Association and two properties located along Stone Arch Road (low density neighborhood) elected to connect to the municipal sewer system. As part of the 1997 project, the City submitted the "Feasibility Study for Sanitary Sewer and Watermain Improvements" to the Metropolitan Council to be amended to the City's Comprehensive Plan. The report analyzed the installation of sanitary sewer throughout the entire city of Woodland. The sanitary sewer installed in 1997 was designed to provide service to other areas of the City in accordance with the



submitted report. In addition the sewer system was designed to minimize inflow and infiltration through the use of PVC pipe with gasketed joints and manholes were constructed with rubber “boots” for pipe connections, gasketed joints, external joint wrap and chimney seals.

The remaining ISTS’s in the City are of varying ages and designs. An evaluation of ISTS records, county soils information, and estimates of ground water elevations resulted in the conclusion a number of the older systems are likely non-compliant with current design standards and regulations, as permitted by law. The City has an ordinance that provides for the management of ISTS’s within the City. Included within this ordinance are provisions for the repair or replacement of non-compliant ISTS’s as they are encountered. The ordinance requires a compliance inspection with the application for a building permit for bedroom additions or a variance, and after the installation of a new system and upon repair of an existing system. During recent years several new ISTS have been constructed throughout the City as a result of these provisions and ordinances.

#### Water Supply Inventory

The water supply in Woodland has been provided by privately owned and maintained wells for many years. The Groveland Homeowners Association area was supplied with potable water with a private community well, until 1997. In 1997, municipal water was extended from the City of Minnetonka to serve all 43 properties within the Groveland Homeowners Association area. The project resulted in the connection of 45 residents to municipal water service. All 43 properties in the Groveland Homeowners Association and two properties on Stone Arch Road elected to connect to the water system. The private well water systems were separated from the municipal system within each residence connected.

As part of the 1997 project, the City submitted the “Feasibility Study for Sanitary and Watermain Improvements” to the Metropolitan Council to be amended to the City’s Comprehensive Plan. The report analyzed the installation of a municipal water system throughout the entire City. The water system installed in 1997 was designed to provide service to other areas of the City in accordance with the submitted report.

The community well in the Groveland Homeowners Association has not been abandoned. The Groveland Homeowners Association intends to use the community well for non-potable uses, such as irrigation.

The City periodically conducts random well water tests on the private wells within the City. To-date, these tests have not indicated any evidence of groundwater contamination or pollution.

The City of Minnetonka is the provider of municipal water to Woodland, as such; Woodland is not required to prepare a water supply plan in accordance with the Metropolitan Land Planning Act.

#### Waste Water Plan



There are no plans for extending sanitary sewer service to other areas of the City at this time. The City intends to continue overseeing the existing individual sewage treatment systems (ISTS) within the City through the enforcement of the provisions of the ISTS ordinance. The ISTS's within the City will continue to be privately owned and maintained. The City provides biannual maintenance inspections to advise systems owners of the need for system maintenance, and ensure functional status of the system. The City intends to continue requiring the repair or replacement of non-compliant and failing systems as they are encountered.

Woodland has 51 households connected to a municipal sanitary sewer system. 49 households are connected directly to the City of Minnetonka's municipal sewer and water system and two households, one along Maplewood Road and one along Robinsons Bay Road have made a private connection to the City of Deephaven's sewer system only. Municipal waste water is made up of a mixture of sewage, groundwater infiltration and surface water inflows. The sanitary sewer and water system was designed to minimize inflow and infiltration. Repairs, additions or extensions to the system would be constructed so that groundwater infiltration would be minimized.

The City will consider adopting an inflow/infiltration (I/I) program to reduce the amount of I/I that enters the sewer system, which may include an inspection program and follow-up enforcement to monitor the discharge of stormwater, groundwater, roof runoff, sump pumps into the sanitary sewer system.

The City will continue routine maintenance and sewer cleaning activities of the sanitary sewer system.

#### Sanitary Sewer Growth Forecast

The Metropolitan Council has provided growth forecasts for population, households, employment, sewer flows and peak hour flows for 2010, 2020 and 2030 as follows:

Table 13: Sanitary Sewer Growth Forecasts 2010-2030

Year	2010	2020	2030
Sewered Population	140	149	149
Sewered Households	51	55	55
Sewered Employment	0	0	0
<u>Average Annual Wastewater Flow (MGD) **</u>	0.0081	0.0086	0.0082
<u>Allowed Peak Hourly Flow (MGD) **</u>	0.032	0.034	0.033

Source: Metropolitan Council

\*\* Calculations provided by the Metropolitan Council





The table does not reflect the overall growth within the City, but rather accounts for the potential for additional homes to connect to the Metropolitan Disposal System due to failing on-site septic systems.

#### Water Supply Plan

State law requires every municipality with a public water supply to complete a water supply plan. The City of Woodland receives municipal water service and supply from the City of Minnetonka. The City of Minnetonka, through an agreement with Woodland, supplies 49 residential households with municipal water service. The City of Woodland does not have a water source, supply or tower facility within its municipal boundaries and not required to prepare a water supply plan in accordance with the Metropolitan Land Planning Act. There are no plans to extend municipal water to other areas of the City at this time. The majority of the households within the City have private well water. The City intends to continue periodic random well water testing to ensure that ground water contamination is not present within the City.

**Figures 7 and 8** illustrate the existing water distribution mains and sanitary sewer mains in Woodland.

#### **SURFACE WATER MANAGEMENT PLAN**

The City of Woodland is located fully within the Minnehaha Creek Watershed District. The watershed's third generation plan was approved by the Board of Water and Soil Resources in June 2007. The City of Woodland has adopted a surface water management plan, created by the City's engineering consultants; Bolton and Menk, which ties together the control of pollution from point and nonpoint sources. The Storm Water Management Plan is made part of this Comprehensive Plan by reference.



# CHAPTER 4

## IMPLEMENTATION

### INTRODUCTION

The Comprehensive Plan is a compilation of goals, policies, standards and maps designed to be a policy document that provides direction for solving problems and dealing with change. The plan addresses the physical, social and economic development aspects of the community. Plan implementation involves the conversion of these plan elements into measures of action. Implementation also means using the plan as a guide for future decisions and updating the plan as it becomes necessary. The City Council and staff should conduct periodic review of the Comprehensive Plan to determine necessary amendments and to incorporate changes in goals and trends within the City.

### OFFICIAL CONTROLS

Official controls are required to guide zoning, subdivision, water supply and private sewer systems. The City plays a major role in land development and its impact to the identity of the community. Woodland's policies, plans and ordinances must reflect the collective vision of the community. Current procedures should be reviewed on an ongoing basis and revised where appropriate.

### ORDINANCES

In order to implement the goals, the City will rely, in part, on official controls, such as the Zoning Ordinance, Subdivision Ordinance, local watershed district rules and the surface water management plan. These official controls provide a means of managing development within the City in a manner that is consistent with the goals of the Plan.

Woodland's zoning, subdivision and wetland ordinances are the major tools to implementing the goals and policies summarized in the comprehensive plan. The aforementioned ordinances establish minimum standards for the utilization of land and structures in Woodland. The City ordinances, along with the rules and regulations of other governing bodies like the Minnehaha Watershed District, Lake Minnetonka Conservation District and Department of Natural Resources, will all serve to continue to regulate the development in the City of Woodland.

The City has an adopted a Zoning Map and Zoning Ordinances, included in the City Code, which provide the primary means of implementing the policies of the 2030 Comprehensive Plan.

**Figure 2** depicts the existing zoning districts in the City, with a use description and minimum lot sizes. The Subdivision Ordinance included in the City Code as Chapter 8, provides the foundation for any division, combination, and design of land parcels. These official controls will allow the City to implement the following objectives of the Metropolitan Council and the Plan:



- Compliance of new lot development and redevelopment with stormwater management and erosion control requirements, including wetland and shoreland buffer areas of the Minnehaha Creek Watershed.
- Protection of natural resources and solar access through regulations such as, impervious cover limitations, building height restrictions on principal and accessory structures, minimum lot area, tree preservation, grading and filing limitations, along with greater review of natural resources to ensure that proper consideration is given to these issues in the lot development process and new construction or rehabilitation of existing structures.

The City will continue to evaluate its land use controls, and consider amendments to the existing Zoning and Subdivision Ordinances to ensure compatibility between the controls and the Comprehensive Plan. The City will work with local County, State and Federal entities to enhance the existing standards, and conform to new mandates and regulations.

#### Zoning Districts and Lot sizes:

In order to implement the Comprehensive Plan, the City has established the following zoning classifications, as defined in the City's Zoning Ordinance.

Single Family Residential (R-1): The entire incorporated territory of the City of Woodland is designated as a residential district.

Single Family Residential (Assembly Grounds -G-1): The land in the City platted as the "Methodist Lakeside Assembly Grounds", according to the plat on file in the office of the Hennepin County Recorder, is designated as a separate residential district referred to in this Code as the "Assembly Grounds".

Required Lot Area: No main building shall be constructed, erected, established, or structurally altered, upon a lot containing an area of less than two acres except for the following:

A main building located or to be located on a lot in the Assembly Grounds of record as of September 10, 2001 and containing an area of at least 4,760 square feet.

#### ENVIRONMENTAL PROTECTION

Woodland is shaped by the lakes, wetlands, marshes and a wide variety of mature trees. Due to the importance of Woodland's natural environment, the City must continually review environmental protection ordinances. The City Ordinances include sections relating to wetland, shoreland, and flood plain regulations, which govern the development throughout the City. In addition to the City's regulations, the rules and regulations of agencies such as the Minnehaha Creek Watershed District, the Lake Minnetonka Conservation District, and the Department of Natural Resources add additional protection of natural resources within Woodland.

#### HOUSING

Woodland is fully developed and has limited opportunity to accommodate new housing development. The very limited amount of available vacant land or land created through



subdivision for development of new housing stock makes broad based housing strategies difficult to implement, along with the economic factor of rapidly increasing home and land values. Woodland will continue to support revitalization of the current housing stock and provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.

#### **CAPITAL IMPROVEMENTS PLAN**

The City of Woodland annually evaluates and adopts an operating budget to address expected revenues and expenditures and planned improvements for the upcoming year. As part of the annual budget process, the City Council evaluates short-term and long-term capital improvement needs including infrastructure repairs, maintenance needs, including sealcoating and road replacement, stormwater management improvements, or other similar activities. There are no capital improvements planned for transportation, sewer and water supply needs, parks or open space facilities. The City has no anticipated capital improvements planned in the next five-years requiring separate line-item budget allocations for capital improvements funding.

#### **PLAN AMENDMENTS**

In pursuing changes to the Comprehensive Plan, the City will utilize the processes established by state law, including the Metropolitan Land Planning Act (MLPA). All amendments to the Comprehensive plan require a public hearing and must be submitted to the Metropolitan Council, Hennepin County, and surrounding municipalities for review prior to implementation.

### **INTERGOVERNMENTAL COORDINATION**

The following are joint or cooperative efforts between the City of Woodland and other surrounding units of government for the purpose of providing services to Woodland or supplementing the City's work. The City will continue to seek ways to reduce costs and improve service through these and similar arrangements that may arise in the future.

Due to the size of Woodland, services have been shared in joint cooperation with adjacent communities for many years. Services are generally contracted on an annual basis through shared services agreements.

Woodland contracts services for fire protection with the City of Wayzata. Police, clerical, treasurer, zoning enforcement and public works maintenance services are contracted with the City of Deephaven. The municipal office building, office equipment and council meeting chambers are shared between Deephaven, Greenwood and Woodland. Building permits and inspection services are handled jointly between the Cities of Deephaven and Minnetonka.

The municipal engineering firm, legal counsel and on-site sewage treatment inspectors are appointed annually. The municipal water supply is provided by the City of Minnetonka to a portion of Woodland. No municipal sanitary sewer lift stations or water towers are located in Woodland. These facilities are owned and operated by the City of Minnetonka.



Maintenance of the sanitary sewer and watermain system within City boundaries is arranged by private contract. Snow plowing street maintenance and improvements are arranged through private contracts awarded annually. All services outside the routine operations of the City are engaged on an as-need basis. Woodland is one of several hundred cities that are members of a self-insurance pool formed through the League of Minnesota Cities Insurance Trust to address the unique insurance needs of municipalities.

Woodland joins with 14 other communities to support the Lake Minnetonka Conservation District, an organization created by state law, to manage the surface of Lake Minnetonka.



**LIST OF MAPS:**

(Attachments)

- Figure 1 Area Map of Woodland
- Figure 2 Existing Land Use
- Figure 3 Proposed Land Use (2030)
- Figure 4 Wetland Map
- Figure 5 Tree Species Map
- Figure 6 Street Map
- Figure 7 Water Distribution Map
- Figure 8 Sanitary Sewer Map



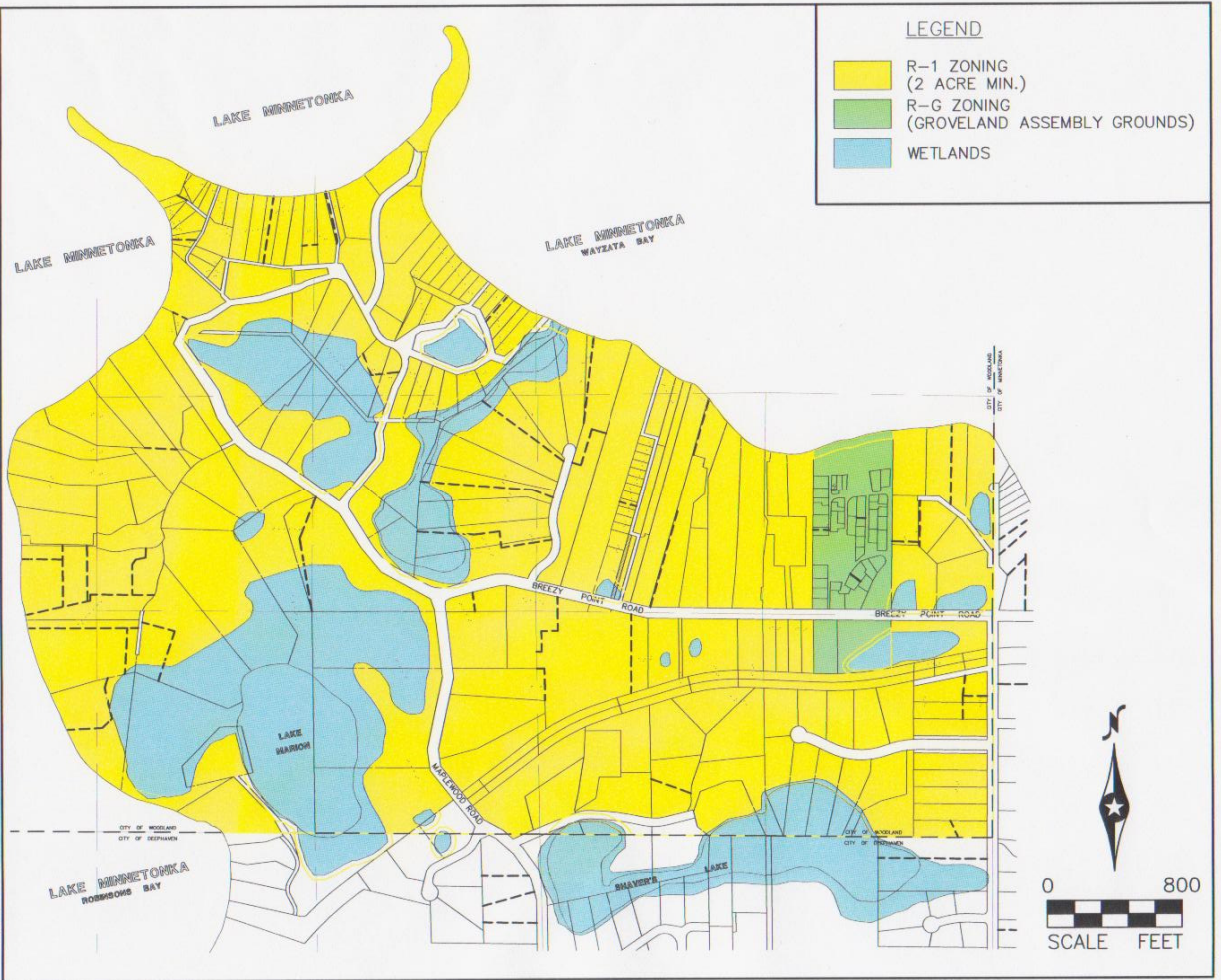






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**CITY OF WOODLAND, MINNESOTA**  
 CURRENT LAND USE MAP  
 2008  
 FIGURE NO. 2





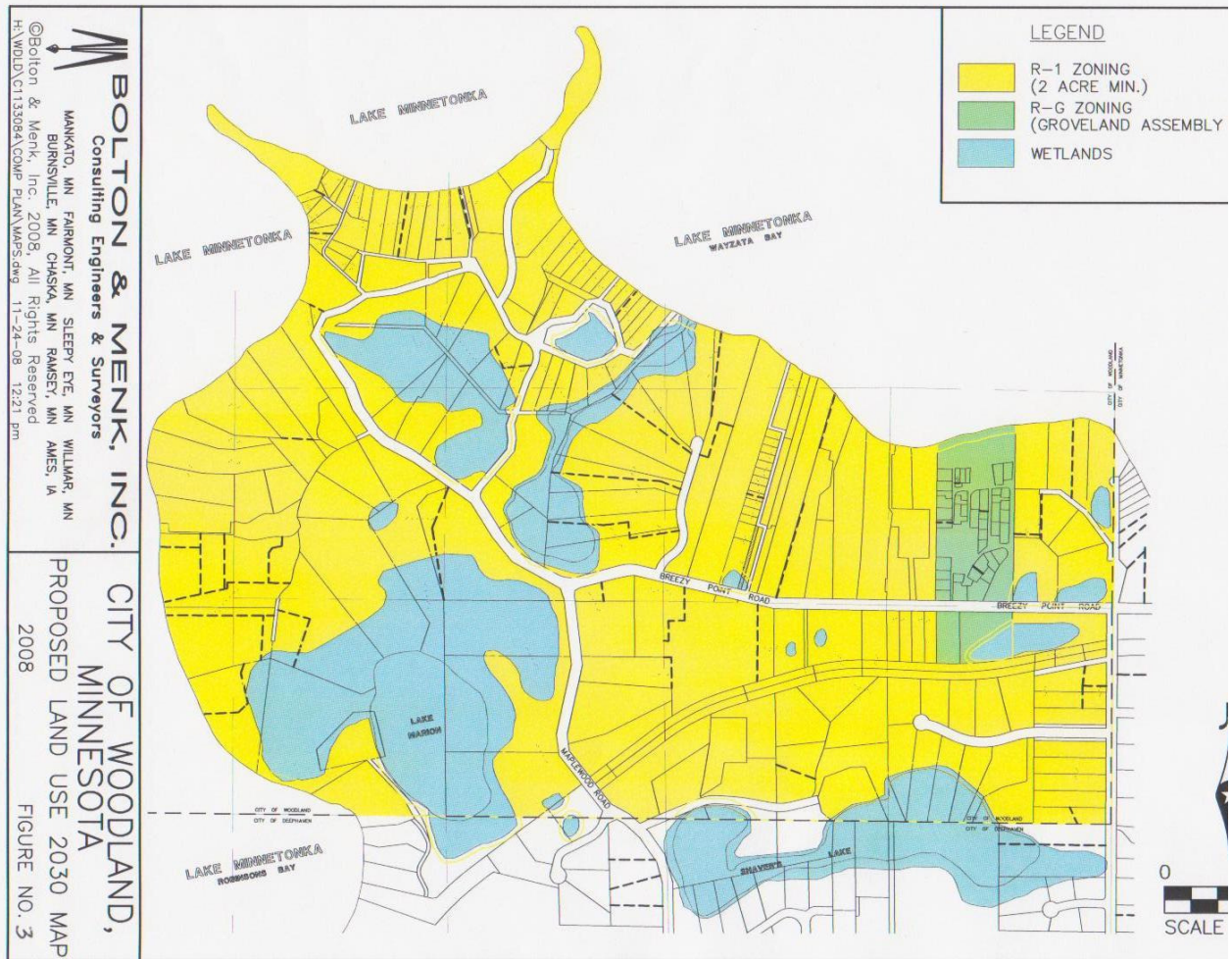


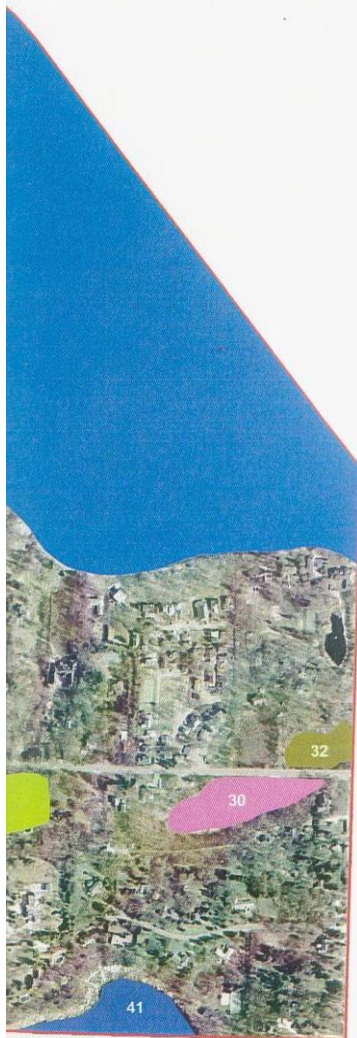







Figure 5: Tree Map – Legend on following page





## Legend

 City Boundary

### Natural Community Type

-  1 Tamarack swamp
-  2 Tamarack swamp minerotrophic subtype
-  3 Oak forest
-  4 Oak forest mesic subtype
-  5 Oak forest dry subtype
-  6 Maple-basswood forest
-  7 Aspen forest
-  8 Floodplain forest
-  9 Lowland hardwood forest
-  10 Black ash swamp
-  11 Mixed hardwood swamp
-  12 Aspen forest - saturated soils
-  13 Black ash swamp - seasonally flooded
-  14 Mixed hardwood swamp - seasonally flooded
-  15 Upland mixed coniferous-deciduous forest
-  16 Oak woodland-brushland
-  17 Native dominated temporarily flooded shrubland
-  18 Poor fen shrub subtype
-  19 Rich fen shrub subtype
-  20 Shrub swamp seepage subtype
-  21 Birch bog, spiraea shrubland - saturated soils
-  22 Alder swamp
-  23 Wet meadow shrub subtype
-  24 Willow swamp
-  25 Mesic prairie
-  26 Wet meadow
-  27 Poor fen sedge subtype
-  28 Rich fen
-  29 Rich fen sedge subtype
-  30 Cattail marsh - seasonally flooded
-  31 Mixed emergent marsh - seasonally flooded
-  32 Wet meadow - seasonally flooded
-  33 Cattail marsh - semipermanently flooded
-  34 Mixed emergent marsh
-  35 Wet meadow - semipermanently flooded
-  36 Cattail marsh - intermittently exposed
-  37 Cattail marsh - permanently flooded
-  38 Water lily open marsh
-  39 Limnetic open water
-  40 Permanently flooded aquatic bed
-  41 Palustrine open water

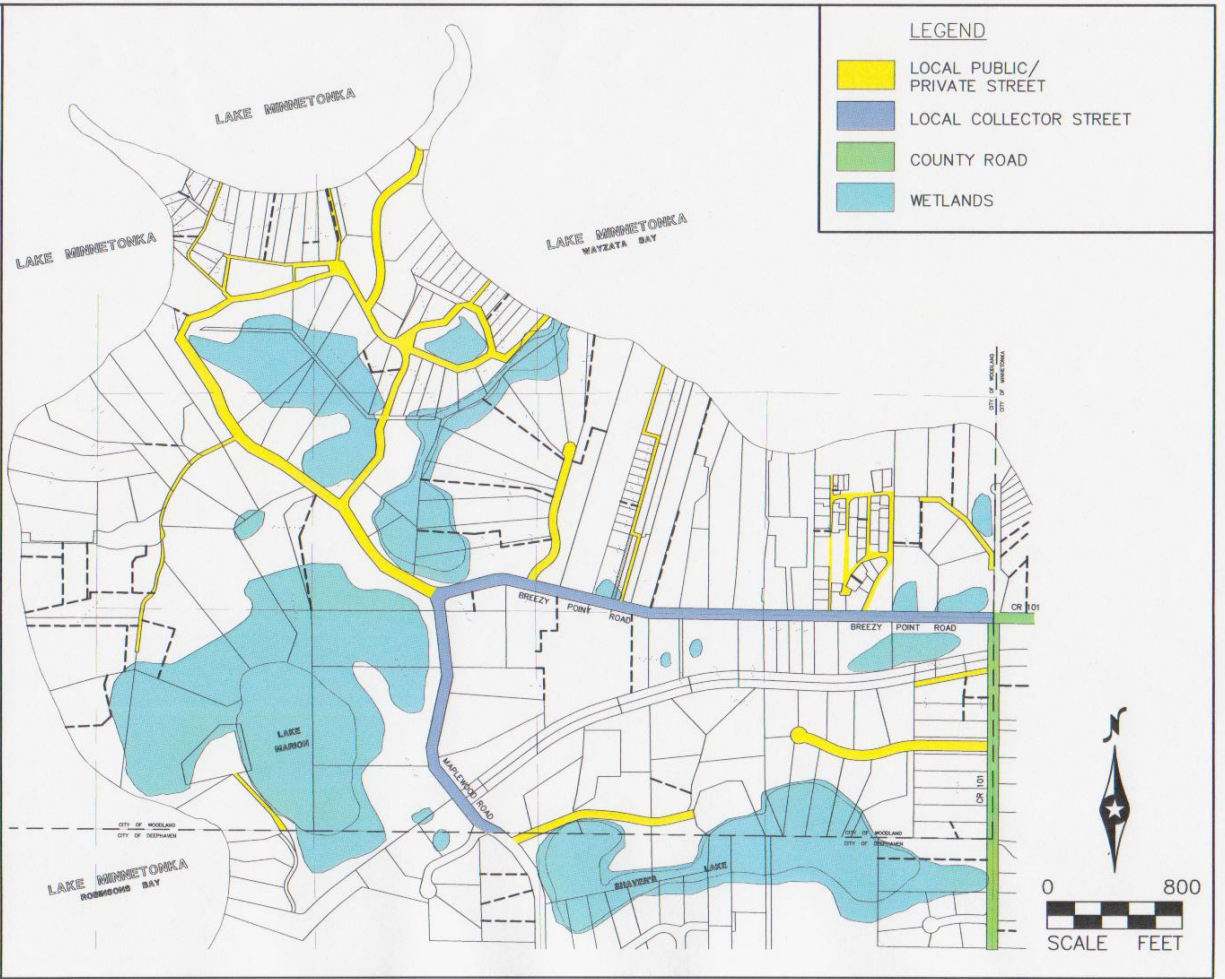
0 350 700 1,400 Feet  
1 inch equals 700 feet

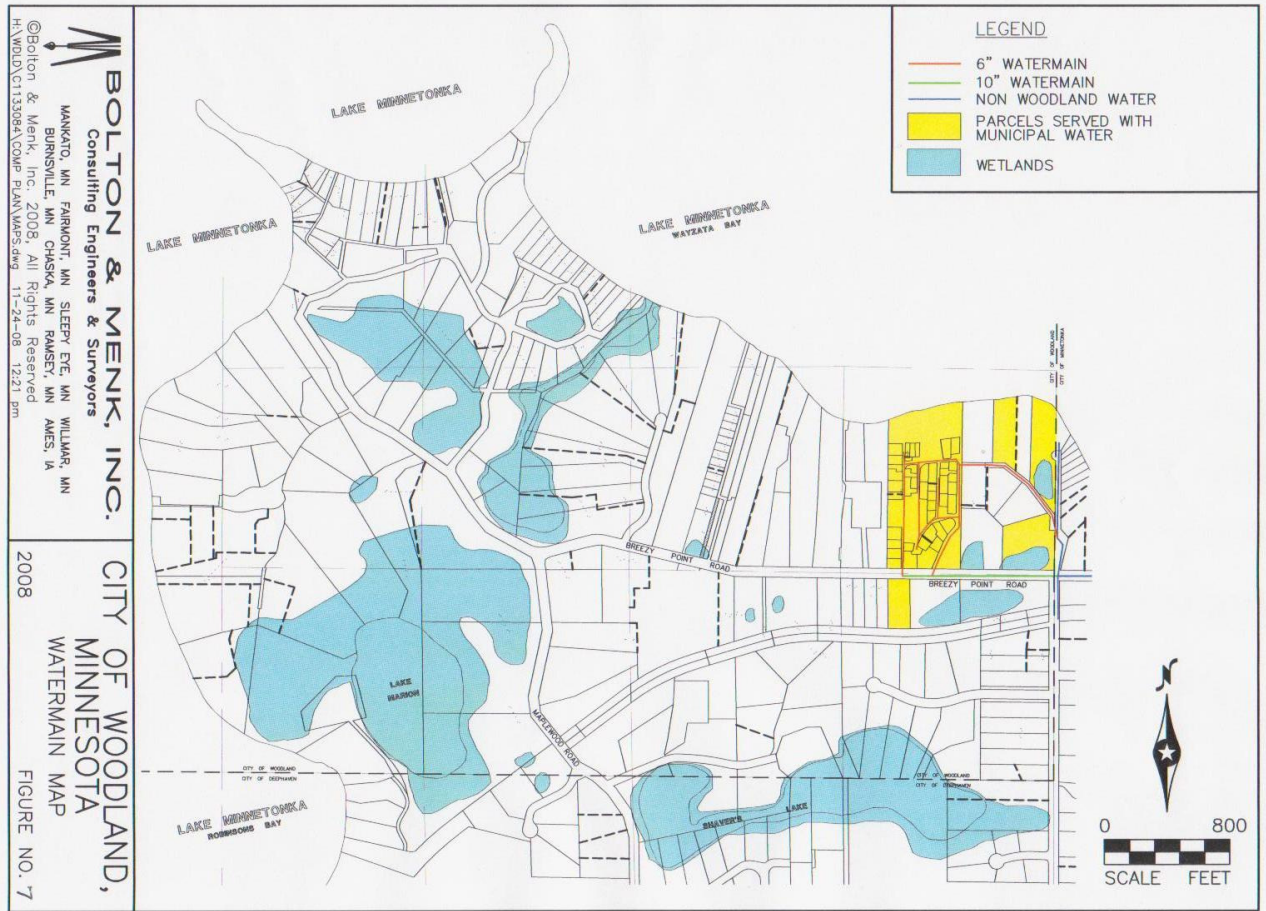


Figure 5



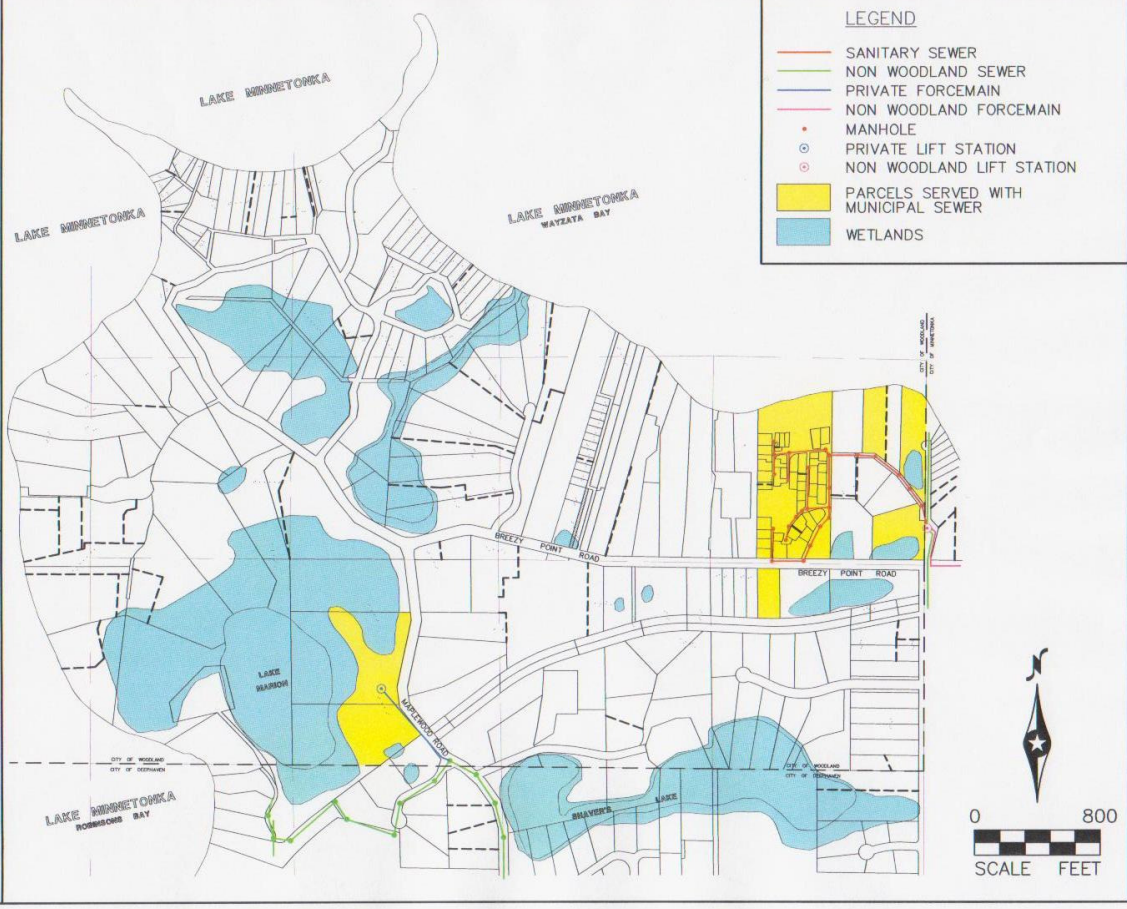






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**CITY OF WOODLAND, MINNESOTA**  
 SANITARY SEWER MAP  
 2008  
 FIGURE NO. 8





## **REFERENCE DOCUMENTS**

(Attachments)

- 1) Woodland Zoning and Subdivision Ordinances

