

PRIOR LAKE – SPRING LAKE TOWNSHIP ORDERLY ANNEXATION OF AREAS 24.1 AND 24.2 FREQUENTLY ASKED QUESTIONS

WHAT IS ANNEXATION?

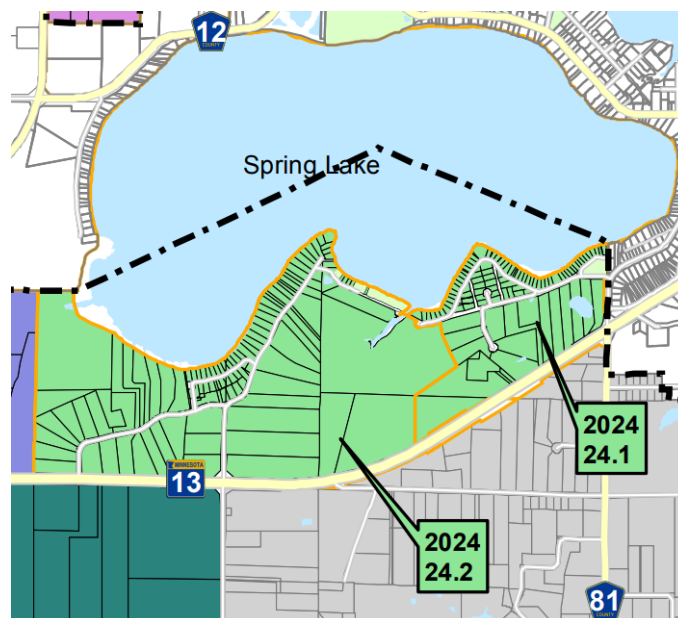
Annexation is the process of bringing a township property into the City limits. The result is a change in the boundaries of the community and it's one of the primary ways a city grows.

WHY IS MY PROPERTY BEING ANNEXED?

In 1997, several Spring Lake Township residents petitioned the Minnesota Municipal Board (MMB) to incorporate a portion of Spring Lake Township due to failing and non-compliant septic systems; the petition was denied by MMB. As part of the proceedings, MMB took jurisdiction over approximately 80 acres along the South Shore of Spring Lake and initiated a proceeding to annex the area into the City of Prior Lake.

In 1998, the City of Prior Lake and Spring Lake Township entered into a Cooperative Sewer & Water Maintenance Agreement whereby City sewer and water utilities were extended to most parcels within area 24.1 (South Shore Drive Area). Under the terms of the cooperative agreement, these parcels were not annexed at that time and instead the annexation was deferred until 2024. There are roughly 95 parcels within area 24.1; approximately 90% of these parcels are already connected to City sewer and water.

City sewer and water were extended to serve most of area 24.2 (Vergus Avenue Area) in 2003 under terms of a separate Cooperative Sewer & Water Maintenance Agreement between the City of Prior Lake and Spring Lake Township. Sewer and water utilities were extended from the South Shore Drive area to resolve environmental concerns due to failing septic systems in the Vergus area. Per the terms of the agreement, these parcels were not annexed at the time of construction and instead the annexation was deferred until payment of the 20-year bonds (2024). There are roughly 125 parcels within area 24.1; approximately 75% of these parcels are already connected to City sewer and water.



WILL I BE REQUIRED TO CONNECT TO CITY SEWER AND WATER AFTER ANNEXATION?

The City of Prior Lake has no plans to require an immediate connection to City sewer and water. The city anticipates at some point in the future it may become necessary to extend sewer and water service to properties that do not currently have access to public utilities to address environmental concerns due to failing septic systems.

Over 80% of the parcels within annexation areas 24.1 and 24.2 are already connected to city sewer and water; several parcels within area 24.1 that are not currently connected have sewer and water utility stubs available to their property. For the remaining parcels not connected to city utilities, the city does not have any immediate plans for the extension of sewer and water within this area. It is anticipated that any future city consideration for extending sewer and water will be based on either 1) property owner need, request, and petition; or 2) the need to address public health, safety, and welfare concerns.

If a property has an existing septic system, they will be allowed to continue utilizing that system as long as it remains compliant. Once Scott County has determined the septic system is out of compliance, a property owner will be required to connect to city sewer and water utilities if they are available within 150 feet of the property. If utilities are not available within 150 feet, the property owner will be permitted to work with Scott County Environmental Services to construct a new septic system, provided a viable secondary location exists on their property.

WHO IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH SEWER AND WATER CONNECTION?

The 80% of properties within areas 24.1 and 24.2 that area already connected to city sewer and water services were responsible for 100% of the cost when utilities were extended in 1998 and 2003.

The properties within the annexation area that have utility stubs previously installed will be responsible for the cost to connect the private sewer and water services from the property line to their homes at such time as it becomes necessary.

The remaining 20% of properties that have not yet connected to city sewer and water and do not have sewer and water service stubs will be responsible for the cost to extend municipal sewer and water services to their homes at such time as it becomes necessary.

HOW MUCH DOES IT COST TO CONNECT TO CITY SEWER AND WATER?

The City of Prior Lake cannot provide an accurate estimate of cost without conducting a feasibility study, as this largely depends on the number of lots being served by the utility extension and distance from the public right of way to the home being served.

The City of Prior Lake's assessment process is subject to change; however, the city currently assesses properties on a per unit basis, as opposed to an acreage or front footage assessment. This means that currently each parcel would be evaluated to determine how many parcels may be created if subdivided in conformance with city lot standards. For example, a three-acre parcel with 260 feet of street frontage may be determined to be equivalent to three individual lots, so the parcel may be assessed for three units.

WHAT IF SANITARY SEWER ELEVATION IS AN ISSUE WITH AVAILABLE UTILITIES BEING HIGHER THAN OUR PRIVATE SERVICE?

If a home is lower than the available sanitary sewer line making a gravity sewer connection impossible, the property owner may utilize a grinder pump to convey the waste to the available sanitary sewer line.

WILL MY TAXES INCREASE AS A RESULT OF THE ANNEXATION?

Yes. Beginning with 2025 property taxes payable, property owners within areas 24.1 and 24.2 will see line #7 (City or Town) on their tax statement change from Town of Spring Lake to City of Prior Lake. Scott County and School District property taxes will not change due to annexation.

Below is a table showing the anticipated change in total property tax payment for a \$500,000, \$1,000,000, and \$1,500,000 property based on the 2023 estimated market value. There are two columns shown below that reflect the two different school districts that cover areas 24.1 and 24.2.

2023 Tax Estimates Market Value	ISD 719		ISD 717	
	Spring Lake	Prior Lake	Spring Lake	Prior Lake
\$500,000	\$3,956	\$4,892	\$3,678	\$4,614
\$1,000,000	\$8,718	\$10,819	\$8,160	\$10,261
\$1,500,000	\$13,481	\$16,746	\$12,643	\$15,908

WILL THERE BE A REASSESSMENT OF MY PROPERTY UPON ANNEXATION?

Individual reassessments will not occur due to annexation. That said, there are certain mass appraisal techniques that could potentially impact future assessments. Neighborhood sale studies inform Scott County on how they may need to increase/decrease values in more precise areas within a city or township. Currently, properties on Spring Lake are all part of the same neighborhood factor, regardless of whether they are in the city or township, so there are no assessment changes anticipated with those parcels due to annexation. The off-lake properties will be entered into their own new Prior Lake neighborhood or added to an adjacent existing neighborhood. This could have minor impacts which will not be known until after the next upcoming sales study; future values will be adjusted based on the sales within these neighborhoods.

WHO WILL PROVIDE POLICE SERVICE AFTER ANNEXATION?

Prior Lake will provide police service instead of, but with assistance as needed, from the Scott County Sheriff’s Office.

WILL FIRE OR EMERGENCY MEDICAL SERVICE CHANGE?

No. Fire and emergency medical service will not change.

WILL MY VOTING PRECINCT CHANGE?

Your voting precinct will change. Your March voting precinct will stay in Spring Lake Township; however, elections for the rest of 2024 (August primary and November presidential general) will be at Prior Lake Precinct 2 (Friendship Church, 17741 Fairlawn Avenue, Prior Lake, MN 55372). Notices will be sent to you via U.S. mail when this change goes into effect. As a resident of Prior Lake, you will also be eligible to run for City office and serve on various City boards, commissions, and committees.

WILL MY ADDRESS CHANGE?

No. Your address will not change.

WILL ANNEXATION CHANGE WHERE MY CHILDREN GO TO SCHOOL?

No. School district boundaries are independent of City boundaries. A portion of this annexation area is currently served by Prior Lake Savage Area Schools (District 719) and a portion is served by Jordan Public Schools (District 717). There will be no changes to your school because of annexation.

WHO WILL HANDLE STREET MAINTENANCE?

Street maintenance will be managed by the City of Prior Lake Public Works Department.

WHO WILL MAINTIAN THE PARKS?

As part of the 2003 Orderly Annexation Agreement, the City of Prior Lake agreed to develop and maintain the parks located on Raymond Avenue and South Shore Drive at the City's cost. The City has maintained these parks since they were developed and will continue to do so.

DOES PRIOR LAKE ALLOW MORE IMPERVIOUS SURFACE COVERAGE THAN SPRING LAKE TOWNSHIP (SCOTT COUNTY)?

The maximum amount of permitted impervious surface coverage per lot in a shoreland district (within 1,000 feet of the ordinary high-water level) will increase following annexation. Scott County allows for a maximum impervious surface coverage of 25% per lot in Agricultural, Rural Residential, Residential Suburban, and Urban Reserve Shoreland Districts. Prior Lake allows for a maximum impervious surface coverage of 30% per residential lot in the Shoreland District.

WHAT IS THE PROCESS FOR ANNEXATION AND WHEN WILL ANNEXATION OCCUR?

The official date of annexation is not known, but annexation is anticipated to occur in the spring of 2024. Per the terms of the 2003 Orderly Annexation Agreement between Spring Lake Township and the City of Prior Lake, the Prior Lake City Council will approve the annexation by resolution. The resolution is then sent to the Minnesota Office of Administrative Hearings for review. An order approving the annexation is anticipated within 30 days of City Council action.

AM I ALLOWED TO KEEP MY SHED OR BUILD A NEW SHED ON MY PROPERTY?

Any detached accessory structures existing on the property at the time of annexation would be considered legally non-conforming and allowed to remain and be maintained. The City of Prior Lake does not permit pole buildings in residential areas and allows for a maximum detached accessory building of 1,000 square feet. The City understands there are several larger acreage parcels within areas 24.1 and 24.2 and the City will be evaluating its ordinance related to detached accessory structure size limitations. A possible outcome may be a change to allow a detached accessory structure to occupy a certain percentage of a lot area or modify the City zoning ordinance to be more in line with Scott County standards for accessory building size based on lot area instead of establishing a maximum square footage for all lots within all residential districts.

WHAT WILL THE ZONING OF MY PROPERTY BE AFTER ANNEXATION?

Zoning regulates how land may be used and provides for planned development. Zoning separates incompatible uses, preserves neighborhood character, determines density, intensity of use, height, lot coverage, landscaping, and parking for a particular use.

Parcels within annexation areas 24.1 and 24.2 currently have a mix of Scott County zoning designations, including; RR-3, Residential Suburban Single Family; UER, Urban Expansion Reserve; and UER-C, Urban Expansion Reserve Cluster.

The City of Prior Lake Land Use Plan has this area guided for Urban Low Density Residential. Upon annexation into the City of Prior Lake, all properties in this area will be zoned R-1, Low Density Residential.

At the time of annexation, any legally existing use or structure on a property would be allowed to continue and be maintained as a legally non-conforming use or structure regardless of potential conflicts with Prior Lake City Code. Future changes to the property or use would be subject to the City's zoning requirements.

WILL I HAVE TO CHANGE MY GARBAGE AND RECYCLING SERVICES?

No, you can continue to utilize your current garbage/recycling provider.

DO I OBTAIN BUILDING PERMITS FROM THE COUNTY OR CITY?

After annexation, building permits will be obtained from the City of Prior Lake. You can apply for building permits on the City website at <https://www.priorlakemn.gov/services/building-inspections>.

IS OPEN BURNING ALLOWED?

Burn permits are not required for recreational fires that are 3 ft. x 3 ft. or less in diameter. The only materials permitted in a recreational fire are wood from trees, small branches, or charcoal. Yard waste such as leaves and grass cannot be burned in recreational fires.

Recreational fires must be at least 25 feet away from structures or other combustible material and should be in an approved fire ring or outdoor fireplace. An approved fire extinguisher or garden hose must always be available, and fires are required to be fully extinguished when not attended. Recreational fires during windy or dry conditions or during state mandated burning bans are not permitted.

Burn permits are required for any open burning larger than 3 ft. x 3 ft. in diameter.

WILL MY SERVICE PROVIDERS CHANGE IF MY PROPERTY IS ANNEXED TO A CITY?

Once annexed, the City will provide municipal services such as police, building inspection, maintenance of public roads and infrastructure, public works, parks and recreation, etc. Other services, such as gas, electricity, cable, internet, trash/recycling, etc. will continue to be provided by your current service providers.

HOW DOES THE CITY OF PRIOR LAKE ENFORCE LAND USE, HEALTH, AND SAFETY CODES TO MAINTAIN THE SAFETY AND VALUE OF THE PROPERTY?

The City of Prior Lake has a code compliance program to enforce local ordinances dealing with such issues as weeds, animals, noise, dilapidated structures, junk vehicles, and similar property issues.

I HAVE A HOME-BASED BUSINESS; DOES THE CITY OF PRIOR LAKE ALLOW HOME OCCUPATIONS?

A home-based business would be subject to the City's zoning requirements for a Home Occupation. If the home-based business is legal and permitted under County codes but not legal under the City codes, it would become a legal non-conforming use, subject to the City's non-conforming use regulations. If the home-based business is illegal (does not have county approval or does not comply with county requirements) it may also be illegal under the City's regulations. You can view the City's Home Occupation conditions [HERE](#).

WILL CURBS, GUTTERS AND SIDEWALKS BE INSTALLED IN FRONT OF MY PROPERTY?

When it becomes necessary to reconstruct your street, the project will be done to City standards, including a minimum width, curb, and gutter. The inclusion of sidewalks and/or trails is dependent on the classification of the street being reconstructed.

HOW CAN I STAY INFORMED ABOUT THE ANNEXATION PROCESS?

The City of Prior Lake will be hosting public meetings beginning in the fall of 2023 to introduce our staff and answer any questions you may have. In the meantime, we encourage you to visit our website, www.priorlakemn.gov and follow us on social media @CityOfPriorLake; we regularly update our website and post to social media.

I STILL HAVE QUESTIONS, WHO SHOULD I CONTACT?

If you have a question that has not been addressed on this sheet or if you need additional information, please feel free to contact Prior Lake City Manager, Jason Wedel, at jwedel@priorlakemn.gov or 952-447-9801 or Prior Lake Community Development Director, Casey McCabe, at cmccabe@priorlakemn.gov or 952-447-9815.