

**WOODLAND**

**COMPREHENSIVE PLAN**

**City Council**

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updated 1998

**WOODLAND  
Comprehensive Plan  
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# **I**NTRODUCTION

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 decade, with the exception of installing municipal sanitary sewer and water service to a portion of the City. 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 provided through a contract with Metro West Inspections; Municipal sewer and water service provided through the City of Minnetonka.

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
- Population and Economic Activity
- Housing Element

## Public Facilities

- Transportation
- Aviation
- Parks and Open Space
- Sanitary Sewer, Water and Storm Water Plan

## Implementation

- Controls
- Environmental Protection
- Housing Program

## COMMUNITY BACKGROUND, HISTORICAL DEVELOPMENT AND ENVIRONMENTAL FEATURES

### 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 Woodlands 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 Assembly Grounds.

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 Assembly Grounds”. 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”.

According to the founders, the general purpose and plan of operation for the Groveland Assembly Grounds shall be the mutual improvement in religion, moral, literary and social culture.

Through annual contributions from its residents Groveland 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 Assembly Grounds 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, however, the name was changed to the Village 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**

The following goals and policies provide direction for preparation of the plan and a vision for the City.

### **Land Use Element**

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**

In conjunction with shoreland preservation, 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**

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.

### **Woodlands**

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

During private construction the removal of trees should be minimized, and replanting should occur when removal is unavoidable. Trees to be saved should be protected by fencing.

### **Housing**

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.

Encourage the rehabilitation of existing housing units on their present location.

## **LAND USE**

### **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.

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 compromised 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 2 plus acres to those located in the Assembly Grounds which average 4,200 square feet. Approximately 60 parcels exceed 2 acres in size. Over 55 parcels range from 1 to 2 acres in size. There are 43 homesites within the Groveland Assembly Grounds. The Groveland area accounts for approximately 14 acres, inclusive of the common grounds.

The City's current zoning ordinance requires a minimum lot size of 2 acres (R-1) throughout the City except the Groveland Assembly Grounds (R-G). Figure 2 illustrates the existing and future land use in the City.

### **Protection Element - Inventory & Plan**

#### **Development Plan**

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.

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 therefore it is not possible for Woodland to provide diversity of housing types, such as planned unit developments.

### Commercial and Industrial Development

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.

Wetlands are regulated by both the Federal and State Governments. Agencies regulating wetlands in Minnesota include the Board of Water and Soil Resources (BWSR), Department of Natural Resources (DNR), Corps of Engineers, watershed districts and municipalities.

Attached is a designated wetlands map.

## 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
“Charlies 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.

#### Lakes Inventory

Woodland's unique character accounts for its setting along the shores of Lake Minnetonka (14,000 acres). Lake Minnetonka is surrounded by 14 municipalities. All 14 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.

#### Lakes Classification

Lake Minnetonka is classified as General Development  
Lake Marion and Shavers Lake are Recreational Development

#### Lakes Plan

Woodland has adopted Shoreland Management Ordinances to further protect the water quality and natural features of the lakes. These ordinances meet or exceed the minimum requirements set by the DNR and complement the protection plan set forth by the Lake Minnetonka Conservation District.

#### 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.

#### Woodlands Plan

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. The City will continue to review its Shoreland District Management regarding slopes and bluff regulations and expand these rules as appropriate.

### Staged Development Plan

The City of Woodland has no land available for development. Future home construction can only occur on existing parcels large enough to be divided 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, swales and several culverts. 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.

# HOUSING

## Population and Household Developments

### Population (past & projected)

	1970	1980	1990	2000	2010	2020
Woodland	544	526	496	490	460	440
Hennepin Co.	960,080	941,411	1,032,431	1,098,129	1,163,150	1,224,820
Metro	1,875,000	1,986,000	2,289,000	2,600,000	2,850,000	3,100,000

Source: U.S. Census, 1990; Metropolitan Council, 1996 (projections)

### Population by Age

	0-5	6-14	15-18	19-29	30-44	45-64	65-84	85+	Total	Median Age
Woodland	38	65	38	41	128	126	58	2	496	38.7

### Number of Occupied Housing Units by Age

Age 15 to 24 yrs.	Age 24 to 34 yrs.	Age 35 to 64 yrs.	Age 65 and Over
0	11	122	43

Source: U.S. Census, 1990

### Housing Age

	<u>Year Structure Built</u>	
	1959 or Earlier	1960 or later
Woodland	100 (59%)	70 (41%)
Hennepin	147,686 (55%)	121,484 (45%)

In 1990 Woodland had 194 housing units. All (100%) of the housing stock consists of single family homes. The condition of the housing stock is generally very good. Since there is very little vacant land available for the development of new home sites the trend is demolition of existing homes and reconstruction of modern single family homes.

Note: figures reflect the number of properties not the number of units  
Source: Hennepin County Property Information System, March 1997

## Housing Values

The average median value of a single family home in Woodland in 1980 was \$124,000.

The average median value in 1990 was \$300,000.

In comparison to Hennepin County single family home values Woodland property values have a higher median value than typically found in the county.

### 1996 Assessed Value of Homestead Properties

Values	<\$95,000	\$95,000 \$114,999	\$115,000 \$149,999	\$150,000 \$249,999	>\$250,000
Woodland	14	3	17	35	107
Hennepin	149,634	48,285	444,476	41,612	16,099

Source: Hennepin County Property Information System, March 1997

Current single family residential zoning and limited available land for continued development point to little growth over the next decade. Current trends and housing values make changes in the housing composition unlikely.

### Owner Occupied / Rented

Number Owner-Occupied	-----170
Number Renter-Occupied	----- 6
% Owner-Occupied	----- 97%

## Economic Activity

### Comparative Per Capita Incomes 1979-1989

	1979	1989	% Change 1979-1989
United States	\$9,033	\$16,490	82.6
State of Minnesota	\$9,226	\$16,655	80.5
Metropolitan Area	\$10,672	\$19,721	84.8
Hennepin County	\$11,564	\$21,485	85.8
City of Woodland	\$34,827	\$48,329	38.8

	Median household income 1979	Median household income 1989
Woodland -----	\$63,587	\$83,693
Hennepin -----	\$34,532	\$35,659

The average family income in Woodland in 1989 was more than \$100,000 greater than that of the average family in Hennepin County. Woodland's average, \$154,860 compared to that of the County, \$54,673.

## Education

### Persons 3 & over enrolled in school

Preprimary school-----	20
Elementary or high school-----	82
% in private school-----	59%
College-----	27

Persons 25 years or older total-----	345
% High school graduate or higher-----	98%
% with bachelor's degree or higher-----	61%

## Labor Force Status

Number of persons 16 and over-----	392
% of total in labor force -----	64%
% of females in labor force-----	51%

Source U.S. Census, 1990 of Population and Housing

## **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.

## **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 (formerly T.H. 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 / 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 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. A three year street rehabilitation plan was implemented in 1998 to rehabilitate existing pavements within the City. Rehabilitation methods include sealcoating and bituminous overlays. The 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.

## **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 2 acre minimum lot size and heavily wooded topography also provide privately owned areas of open space. There are several areas of 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 the Groveland Assembly Grounds area. The project resulted in the elimination of 45 ISTS's. 43 in the Assembly Grounds and two residents on Stone Arch Road also elected to connect to the municipal sewer system. As part of the 1997 project, the City submitted "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. Compliance inspections of the existing systems have not been completed by the City to verify if any non-compliant systems do in fact exist. The City has recently adopted a new ISTS 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, 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 result of these provisions and previous ordinances.

### Water Supply Inventory

The water supply in Woodland has been provided by privately owned and maintained wells for many years. The Groveland Assembly Grounds 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 the Groveland area. The project resulted in the connection of 45 residents to municipal water service. 43 residences in the Groveland Assembly area and two residences 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 “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 Assembly Grounds area has not been abandoned. The Groveland Homeowners Association intends to use the community well for non-potable uses, such as irrigation.

The City has periodically conducted random well water tests on the private wells within the City and 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 ISTS's within the City through the enforcement of the provisions of their 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.

### Water Supply Plan

There are no plans to extend municipal water to other areas of the City at this time. The City intends to continue periodic random well water testing to ensure that ground water contamination is not present within the City.

**IMPLEMENTATION**

**INTRODUCTION**

The Comprehensive Plan is a compilation of goals, policies, standards and maps designed to provide 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.

#### **ADMINISTRATIVE PROCEDURES**

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.

#### **OFFICIAL CONTROLS**

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.

#### **ENVIRONMENTAL PROTECTION**

Woodland is shaped by the lakes, wetlands, marshes and a wide variety mature trees. Due to the importance of Woodland's natural environment, the City must continually review environmental protection ordinances.

#### **HOUSING**

Woodland is fully developed and has limited opportunity to accommodate new housing development. Woodland will continue to support revitalization of the current housing stock.

#### **INTERGOVERNMENTAL COORDINATION**

The City of Woodland works cooperatively with the surrounding and adjacent communities to share services and minimize costs associated with those services. 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 joint powers agreements. Woodland contracts services for fire protection with the City of Wayzata. Police, clerical and public works maintenance services are contracted with the City of Deephaven. The municipal office building, equipment and council chambers are shared between Deephaven, Greenwood and Woodland. The City Treasurer is a resident appointed by the Council. Building 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 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, and 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.

**PLANNING FRAMEWORK  
&  
COMMUNITY  
BACKGROUND**

# LAND USE

# **PUBLIC FACILITIES**

# **IMPLEMENTATION**

# **GOALS & POLICIES**