Dahlgren Township
Policy Chapter

April 12, 2010

Produced by
CARVER COUNTY | Public Health & Environment Division | Planning and Water Management Department
Government Center, Administration Building | 600 East 4th Street | Chaska, Minnesota 55318

The Carver County 2030 Comprehensive Plan | www.co.carver.mn.us/2030plan

INTRODUCTION

Located between the towns of Chaska and Cologne approximately 35 miles south west of the Twin Cities Metropolitan Area, Dahlgren Township is one of 10 townships in Carver County, Minnesota. Settled in 1854 and organized April 5, 1864, the township was named Liberty until it was changed a month later. After realizing that there was another town in the state by that name, the state auditor suggested naming it after John Adolphus Bernard Dahlgren, an ordnance officer for the US Navy during the Civil war. He designed many of the weapons used, including a cast iron cannon referred to as the ‘Dahlgren gun’. In 2006, an estimated 1,474 residents (Metropolitan Council, 2007) made their home in Dahlgren Township, making it the 2nd most populous township in Carver County. Dahlgren Township has a total land area of approximately 36 square miles (22,955 Acres). Dahlgren Township borders Laketown Township to the north, Benton Township to the west, San Francisco Township to the south, and the cities of Carver and Chaska to the east.
**Population and Households**

Population Trends and Forecasts

Dahlgren Township has experienced modest population change over the last several decades. The Metropolitan Council estimates that in 2006 Dahlgren Township population numbered approximately 1,474.

Dahlgren Township population is expected to increase significantly over the next 23 years. The Metropolitan Council forecasts for 2010, 2020, and 2030, suggest rapid changes in population with the 2030 population expected to reach approximately 1,600 people.

Visit [www.metrocouncil.org/metroarea/stats.htm](http://www.metrocouncil.org/metroarea/stats.htm) for more information on the methodology behind the estimates and forecasts.

<table>
<thead>
<tr>
<th>Community</th>
<th>2000 Census</th>
<th>2006 MC Estimate</th>
<th>2010 MC Forecast</th>
<th>2020 MC Forecast*</th>
<th>2030 MC Forecast*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dahlgren Township**</td>
<td>1,453</td>
<td>1,474</td>
<td>1,500</td>
<td>1,550</td>
<td>1,600</td>
</tr>
<tr>
<td>Carver County Total***</td>
<td>70,205</td>
<td>86,236</td>
<td>110,740</td>
<td>163,830</td>
<td>195,400</td>
</tr>
</tbody>
</table>

*Forecasts are post-detachment (i.e. after annexation to the City of Carver), **Forecast revised by Metropolitan Council Action in 2006.

Household Trends and Forecasts

Dahlgren Township has experienced modest household change over the last several decades. During the decade from 1996 to 2006, 73 new homes were built in Dahlgren Township, which makes up 14.9% of the total new homes built in all of Carver County townships during that decade.

Visit [www.metrocouncil.org/metroarea/stats.htm](http://www.metrocouncil.org/metroarea/stats.htm) for more information on the methodology behind the estimates and forecasts.

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Household Estimates and Forecasts

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<th>2000 Census</th>
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<th>2020 MC Forecast*</th>
<th>2030 MC Forecast*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dahlgren Township**</td>
<td>479</td>
<td>487</td>
<td>500</td>
<td>550</td>
<td>600</td>
</tr>
<tr>
<td>Carver County Total***</td>
<td>24,356</td>
<td>30,986</td>
<td>41,780</td>
<td>62,680</td>
<td>76,180</td>
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</tbody>
</table>

*Forecasts are post-detachment (i.e. after annexation to the City of Carver), **Forecast revised by Metropolitan Council Action in 2006.

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Population Estimates and Forecasts for Carver County Cities and Townships

Source: US Census Bureau, Metropolitan Council
**Employment and Education**

Employment Status, Educational Attainment, and Employment Forecasts

**Employment Status and Commute to Work**
According to the 2000 Census, Dahlgren Township had 1,091 persons 16 years and over. Of this total, 77.3% of these persons were in the labor force. The total civilian labor force (not including persons on active duty in the United States Armed Forces, unpaid volunteers or homemakers) consisted of 843 persons, 75.3% of which were employed and 1.9% unemployed.

**Educational Attainment**
In 2000, Dahlgren Township had 941 people 25 years and over, 387 were high school graduates. In addition, 222 had some college with no degree, 63 obtained associates degrees, 125 graduated with bachelor’s degrees, and 46 received a graduate or professional degree. Overall, 89.6% of the population 25 years and over were high school graduates or higher.

**Employment Forecast**
Job growth in Dahlgren Township is expected to increase only minimally over the next 22 years.

**Employment Estimates and Forecasts**
Carver County and Dahlgren Township

<table>
<thead>
<tr>
<th>Community</th>
<th>2000 Census</th>
<th>2010 MC Forecast</th>
<th>2020 MC Forecast*</th>
<th>2030 MC Forecast*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dahlgren Township**</td>
<td>203</td>
<td>100</td>
<td>150</td>
<td>200</td>
</tr>
<tr>
<td>Carver County Total***</td>
<td>28,740</td>
<td>39,860</td>
<td>51,540</td>
<td>59,080</td>
</tr>
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</table>

*Forecasts are post-detachment (i.e. after annexation to the City of Carver).
**Forecast revised by Metropolitan Council Action in 2006.

**Historic Resources**

Historic Resources Profile

**Historic Resources in Dahlgren Township**
A number of known historic and archaeological sites have been identified within Dahlgren Township. 17 structures and a number of archaeological sites have been identified in the Standing Structures and Archaeology Inventory, a Minnesota State Historic Preservation Office (SHPO) survey program that has recorded over 50,000 historic structures and approximately 16,500 archaeological sites statewide.

Dahlgren Township currently has 8 sites on the National Register of Historic Places (NRHP). The Standing Structures and Archaeology inventories contain the County’s known archaeological sites and historic standing structures; however, according to SHPO many archaeological sites and historic standing structures remain unidentified or not inventoried across MN, including Carver County.
The Township has a moderate level of participation in the Agricultural Preserve Program by landowners. About 10,142 acres (44%) of the land is entered in the Preserve Program as of 2007. Of the total land in preserve, 6,439 acres (63%) has the expiration filed. The Agricultural Preserve participation rate indicates a commitment to agriculture over the long term, particularly in the central and western portions of the township. The Agricultural Preserve covenant limits the residential density to 1/40 regardless of other zoning provisions.
The primary land use in Dahlgren Township is commercial agriculture centered around dairying, livestock, and cash grain farming. The amount of land in farms has remained relatively stable with the size of farms increasing both in size and operation.
PLANNED LAND USE (2030)

This map was created using Carver County's Geographic Information Systems (GIS) data. It is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is not intended for use by an attorney in a legal proceeding. Carver County is not responsible for any inaccuracies contained herein.

Transition Area

Note: Land uses within city boundaries or in transition areas are not included in the legend.

DAHLGREN 6
## Land Use Summary

**Dalhgren Township**

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>2008 (acres)</th>
<th>2030 (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use Residential</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Commercial</td>
<td>11</td>
<td>8</td>
</tr>
<tr>
<td>Industrial</td>
<td>13</td>
<td>8</td>
</tr>
<tr>
<td>Extractive</td>
<td>191</td>
<td>0</td>
</tr>
<tr>
<td>Institutional</td>
<td>27</td>
<td>21</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>299</td>
<td>266</td>
</tr>
<tr>
<td>Roadway Rights-of-Way</td>
<td>109</td>
<td>81</td>
</tr>
<tr>
<td>Utilities</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>1,007</td>
<td>648</td>
</tr>
<tr>
<td>Agricultural</td>
<td>19,030</td>
<td>13,558</td>
</tr>
<tr>
<td>Wetlands1</td>
<td>1,862</td>
<td>1,475</td>
</tr>
<tr>
<td>Open Water1</td>
<td>388</td>
<td>331</td>
</tr>
<tr>
<td>Transition Area2</td>
<td>0</td>
<td>6,551</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22,948</strong></td>
<td><strong>22,948</strong></td>
</tr>
</tbody>
</table>

1. The difference in wetland and open water acreages does not reflect actual wetland loss and all Wetland Conservation Act requirements must be followed.

2. Land uses within the transition area shown on the 2030 land use map have been aggregated to create the total shown in this table. For final determination of future land use designations within transition areas, please consult City Comprehensive Plans.
The land in the Township is flat to gently rolling and is highly suited to agriculture; it is predominately SCS Class 1, 2 & 3 lands. A 1999 Permanent Agricultural Land study showed that much of the land in Dahlgren Township is "highly qualified" for permanent agricultural preservation with the exception of sections in the northeastern portion. These areas are slightly less qualified for permanent agricultural preservation. Not all land in the Township is suitable for agricultural land use, however, and may be better suited for open space or residential uses.

visit
www.co.carver.mn.us/2030plan
Carver County completed an ecologically based natural resources assessment in 2007 that ranks natural resource areas within Carver County. This assessment is the most comprehensive and detailed analysis of existing natural features within Carver County to date and includes over 25 county specific datasets as inputs. The purpose of this assessment is to provide a scientifically based ranking and assessment of natural resources to used to guide future management, conservation, and restoration activities in Carver County.
TOWNSHIP POLICIES

Land Use

In 2009 the City of Carver and Dahlgren Township executed an orderly annexation agreement that identifies the area east of CSAH 43 as converting to urban uses during the planning period. Because of the location, soils types, development trends, market demands in the area, and distance to sewer and water services, agriculture will continue to be the principal use of land in Dahlgren Township west of CSAH 43. Land use patterns will remain relatively stable. Very limited amounts of agricultural land will be converted to residential uses. The limited residential development that is expected to occur will generally locate in the wooded and pasture areas. Lakeshore would not be eligible under the wooded lot provision. A large Multi-Modal Opportunity Area is located in the Township (See Policy map). Land within the Area can be expected to be converted from its current use to rail related Multi-Modal use in the future. Land use in the remainder of the township will experience minimal change.

TOWNSHIP POLICY LU-1
Agriculture will continue to be the primary land use and economic base of the Township. The Township hereby adopts the Carver County Land Use Plan. A map showing future land use in the Township can be found in the County Plan. The County Plan, along with the policies in this Plan, will be used to manage land use and environmental resources in Dahlgren Township.

TOWNSHIP POLICY LU-2
POLICY AREA DESIGNATION the Township's land use policy designations are shown on the Policy Map. For the land in the Agricultural Policy Area the Township chooses to utilize Option 2 – Wooded Lot as provided for in the Carver County Land Use Plan. The density in the Township shall be limited to the basic 1 dwelling per 1/4 1/4 section, plus the additional density in wooded areas as provided in County Policy. Lakeshore in and of itself shall not constitute eligibility for "wooded lots". The Township contains one Rural Service District - the northern half of the East Union District. East Union is not expected to experience significant new development.

TOWNSHIP POLICY LU-3
The East Union area is a Rural Service District (RSD') as defined in the Carver County Land Use Plan. The East Union RSD is shown on the Township Policy Map.

TOWNSHIP POLICY LU-4
The City of Carver borders the Township to the east. The city recently updated its comprehensive plan to include substantial additional area in its 2030 growth area. The Township's Policy map reflects the 2030 growth area which is consistent with the current orderly annexation agreement between Dahlgren Twp and the City of Carver. The Transition Areas (s) as identified in the County Land Use Plan and on the Township Policy Map shall be managed in accordance with the policies in the County Plan. The Orderly Annexation Agreement contains additional land use provisions:
- Notwithstanding Policy 2, no additional density above that provide for in the 1/40 Option shall be permitted in the Orderly Annexation Area
- Expansion of existing feedlot is not permitted
- Existing non-conforming commercial or industrial uses shall mnnot be permitted to expand

TOWNSHIP POLICY LU-5
The County Plan provides for a number of land use options the township can choose to implement. Dahlgren Township chooses not to implement: additional feedlot regulations. Dahlgren Township chooses to implement: the transfer of 1 per 40 eligibilities to non-adjacent parcels and chooses to allow golf courses.

TOWNSHIP POLICY LU-6
The Township contains a multi-modal opportunity area as identified in the Carver County Community Development Agency study. Prior to any development a plan amendment will be needed and additional study and analysis will be needed including but not limited to: environmental analysis, stormwater management, sewer and water needs, and traffic studies. The township supports this economic development initiative with the understanding that any development or acquisition in this area be based on willing landowners, township input, and that no areas be developed or acquired through condemnation.

TOWNSHIP POLICY LU-7
HAMPShIRE ROAD OPPORTUNITY AREA The area of southeast Laketown and northeast Dahlgren Township has a unique set of assets that make the area important to the long term development of the eastern and southwestern parts of the county. The area is served by an active rail line with interest in commuter rail, 3 major County highways, has a direct connection to US 212, and the transit plan shows a commuter rail station in this area. The area is centered in the growth areas of Carver, Chaska, and Victoria, and is within a few miles of Waconia. A multi-modal site is located just to the west and the bio-science center to the east. This area is identified in the plan to ensure that the unique set of assets in this area are recognized and planned. The area in Dahlgren Township is included in the orderly annexation area of the City of Carver. Future land use in the Hampshire Road opportunity area should be designed to take maximum advantage of the transportation network in the area.
Dahlgren Township is located in the Bevens Creek, Carver Creek, and Chaska Creek Watersheds. Carver County is the Water Authority for these two watersheds and is required to prepare and implement a water plan which addresses surface water and groundwater issues. The Carver County Land Use plan also addresses standards, policies, and guidelines for protection of natural resources. The Township is required to adopt a Local Water Management Plan that complies with the Watershed Plan.

TOWNSHIP POLICY WR-1

Dahlgren Township hereby adopts the Carver County Water Management Organization (CCWMO) Water Management Plan; this plan serves as the Township’s Local Surface Water Management Plan. The CCWMO Watershed Management Plan will likely be updated by 2010 and the Township acknowledges that it will need to address updates in its township chapter and will do so based on input into the CCWMO plan update process.

Parks, Open Space, and Trails

TOWNSHIP POLICY POST-1

Dahlgren Township acknowledges that the Metropolitan Council’s regional park policy plan identifies the Carver North/South Regional Trail with a potential future alignment through the township. The establishment of any future trail alignment will result from a master plan process done in cooperation with Dahlgren Township, Carver County, and others, and that no areas be developed or acquired through condemnation.

TOWNSHIP POLICY POST-2

Dahlgren Township acknowledges that the metropolitan council’s regional park policy plan identifies the Miller lake park search area with a potential future location in the township. The establishment of any future park or search area refinement will result from a master plan process done in cooperation with Dahlgren Township, Carver County, and others, and that no areas be developed or acquired through condemnation.

TOWNSHIP POLICY POST-3

Dahlgren Township acknowledges that the Metropolitan Council’s RPPP shows a regional trail along the Twin Cities & Western (TCW) rail corridor. The establishment of any such regional trail would not occur until the TCW corridor was no longer used as an active rail line or an agreement was reached for parallel trail use. The development of a trail master plan would not occur until there is a change in the operation of the rail corridor which would support a trail. At this time, the Township supports the use of the corridor as an active rail line into the foreseeable future.

Transportation

Dahlgren Township’s transportation system consists of County & State highways and Township roads (see map). The Township is responsible for the planning, construction, and maintenance of the Township road system, while the County & State are responsible for their respective systems. The primary function of local roads is to provide access to individual parcel of land and to move traffic to the collector system. The purpose of the collectors is to collect traffic from the local roads and to provide access to individual parcels of property. The principal function of the arterials is to move traffic to destinations outside the Township and to provide for connections to the regional system. In a rural area such as Dahlgren Township, the arterials also perform a secondary function of providing access to individual parcels of property.

TOWNSHIP POLICY TR-1

The Township’s primary responsibility is the maintenance and improvement of the Township road system as shown on the Policy map and as provided by statute. The town road system will be maintained at a level consistent with the need to serve the agricultural economy and residential development at densities provided in the Land Use Element. Improvements will be made only to maintain or attain that level of service. The Township road system consists of those roads identified as Township roads on the Dahlgren Township Policy Map. The system may be modified by additions or deletions to the system made on the official town road map as recorded in the Office of the County Recorder or other appropriate Township action.

TOWNSHIP POLICY TR-2

Alternatives should be investigated in cases where the approval of a change in land use would raise traffic on a gravel road substantially above 200 ADT. Individual land uses that will generate high levels of traffic and/or heavy vehicle traffic will be discouraged and may be required to participate in the upgrading of facilities.

TOWNSHIP POLICY TR-3

The Township does not foresee the need for the construction of any new roads on the Township system. The Township’s primary concern is the maintenance and improvement (when necessary) of the town road system. If new roads are needed to provide service to new development, these roads will be constructed solely at the expense of the developer. Such roads shall meet Township and County standards for local roads or a higher standard if the road will be of a higher classification as shown in the County Transportation Plan. The Township will not accept these as public roads. These roads will be maintained and repaired by a homeowner’s association or similar entity consisting of the land owners served by the road. However, the Township may accept a new road if it connects to an existing public road at either end.
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Source: Carver County Planning and Water Management

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Source: Carver County Planning and Water Management

Density Option:
Option 2 - Wooded/Lakeshore Lots

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