

ORDINANCE NO. 2002- 121
AN ORDINANCE OF THE CITY OF LONSDALE
AMENDING ORDINANCE 2001-116 RELATING TO ANNEXATION OF
LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,
MINNESOTA, TO CORRECT THE DESCRIPTION OF THE PROPERTY ANNEXED

WHEREAS, a public hearing was held on July 2, 2001, to consider the annexation to the City of Lonsdale of the parcels described in the attached Exhibits A and B; and

WHEREAS, the parcels described in Exhibits A and B reflected the legal description of the property owned by the Petitioners; and

WHEREAS, those descriptions except certain parcels of highway right-of-way, but are also subject to other portions of the Minnesota State Trunk Highway 19 right-of-way; and

WHEREAS, it is the intent of the City of Lonsdale to include the State Highway right-of-way within the annexation to the City;

NOW, THEREFORE, THE CITY OF LONSDALE ORDAINS:

SECTION 1.

- 1.1 That Ordinance No. 2001-116, Section 3.1 is hereby amended to read as follows:

The property described below is hereby annexed subject to the approval of the Minnesota Office of Strategic and Long Range Planning (Minnesota Planning) as required by Minnesota Statute §414.033, Subd. 7.

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE EAST 52 RODS OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), IN SECTION 25 TOWNSHIP 112 NORTH RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA;

AND

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 112 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA.

SECTION 2.

2.1 This Ordinance shall be filed immediately with Minnesota Planning, Secretary of State, Wheatland Town Board and the Rice County Auditor.

Dated: 10-24-02

CITY OF LONSDALE

Harold Vorjick
Mayor

Attest: Neil Jensen
Neil Jensen
City Administrator

EXHIBIT A

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4),
AND THE EAST 52 RODS OF THE SOUTHWEST QUARTER (SW1/4) OF THE
NORTHWEST QUARTER (NW1/4), IN SECTION 25 TOWNSHIP 112 NORTH RANGE
22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA,
EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY,
SHOWN AS PARCEL 204A, AND THAT PART LYING SOUTHERLY OF PARCEL
204A, ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT
NUMBERED 66-5 AS THE SAME IS ON FILE AND OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER IN AND FOR RICE COUNTY, MINNESOTA; AND
SUBJECT TO RIGHTS OF ACCESS IF ANY OF RECORD.

EXHIBIT B

REC'D BY
MMB

NOV 07 2002

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 112 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, EXCEPTING THEREFROM THAT PART DESCRIBED AS PARCEL 208, AND THAT PART LYING SOUTHERLY OF PARCEL 208, OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 66-5 FILED AS DOC. NO. 330221.

ORDINANCE NO. 2001-116
AN ORDINANCE OF THE CITY OF LONSDALE
ANNEXING LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,
MINNESOTA, PURSUANT TO MINN. STAT. §414.033, SUBD. 2(4)

WHEREAS, a public hearing was held on July 2, 2001, to consider the annexation to the City of Lonsdale of the parcels described herein,

THE CITY OF LONSDALE ORDAINS:

SECTION 1. FINDINGS

- 1.1 The parcels described in Exhibit A and Exhibit B (the "Parcels", or collectively the "Property") is located in Wheatland Township, Rice County, Minnesota. Parcel A is owned by Eugene L. Berens and Rhoda E. Berens, husband and wife (collectively "Owners"). On-Site Marketing Co. has entered into an agreement to purchase Parcel B contingent upon approval of annexation (collectively "Owners").
- 1.2 A preliminary plat has been submitted by Owners to the City providing for division of the Property into residential lots averaging 27,780 square feet or less. The preliminary plat was approved by the City of Lonsdale pursuant to the City's Subdivision Ordinance on May 31, 2001.
- 1.3 The Parcels abut the City, are unoccupied, and are about to become urban or suburban in character. Historically the Parcels have been farmland.
- 1.4 Notice of the public hearing was served by certified mail on Wheatland Township and on all contiguous landowners pursuant to M.S. §414.033, Subd. 2b.
- 1.5 Parcel A consists of approximately 63 acres; Parcel B consists of approximately 80 acres. Parcel A abuts the northeast side of the City along a distance of approximately 1,320 feet, and abuts Trunk Highway 19 along its southern boundary. Parcel B abuts Parcel A on the east side of Parcel A. The abutting property within the City is residential, non-city property to the east, north and west is agricultural.
- 1.6 The land is appropriate for residential development. It is buffered by Trunk Highway 19 from industrial and commercial development to the south.

1.7 Upon annexation the Parcels will be zoned R-1, residential. The City of Lonsdale has adopted zoning and subdivision regulations. Annexation will allow for greater density than would be allowed under current Rice County zoning restrictions, but Lonsdale is a growing area and in need of housing sites. Annexation will allow for provision of sewer and water services to the property, and expansion of the utilities in this area is consistent with growth plans approved by the City Council in June of 2000. The City's water and sewer facilities currently have the capacity to service the proposed development.

1.8 The Property was assessed for property taxes in 2001 as follows:

PARCEL A - PID No. 01.2918.000	
Rice County	\$761.13
Wheatland Township	\$141.07
ISD No. 394	\$991.62
Fire District	\$ 34.18

PARCEL B - PID No. 01.2919.000	
Rice County	\$502.82
Wheatland Township	\$ 93.24
ISD No. 721	\$666.35
Fire District	\$ 22.59

1.9 There are no wetlands or shore lands within the Property or affected by the annexation and development.

1.10 The Owners support annexation of the Property.

SECTION 2: CONCLUSIONS

2.1 The Property is about to become urban or suburban in Character.

2.2 Annexation of the Property is necessary to provide for projected growth in population in an orderly fashion.

2.3 The City has the capacity to provide municipal water and sewer services to the Property.

SECTION 3: PROPERTY ANNEXED

3.1 The Property is hereby annexed subject to the approval of the Minnesota Office of Strategic and Long Range Planning (Minnesota Planning) as required by M.S. §414.033, Subd. 7.

JUL 03 2001

3.2 This Ordinance shall be filed immediately with Minnesota Planning, the Secretary of State, the Wheatland Town Board and the Rice County Auditor.

Dated: 7-3-01

CITY OF LONSDALE

Harold Vozzjke
Mayor

Attest: Nat Jensen

EXHIBIT A

REC'D BY
MMB

JUL 03 2001

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4),
AND THE EAST 52 RODS OF THE SOUTHWEST QUARTER (SW1/4) OF THE
NORTHWEST QUARTER (NW1/4), IN SECTION 25 TOWNSHIP 112 NORTH RANGE
22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA,
EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY,
SHOWN AS PARCEL 204A ON MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NUMBERED 66-5 AS THE SAME IS ON FILE AND OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR RICE
COUNTY, MINNESOTA; AND SUBJECT TO RIGHTS OF ACCESS IF ANY OF
RECORD.

Berens Prop.

EXHIBIT B

REC'D BY
MMB

JUL 03 2001

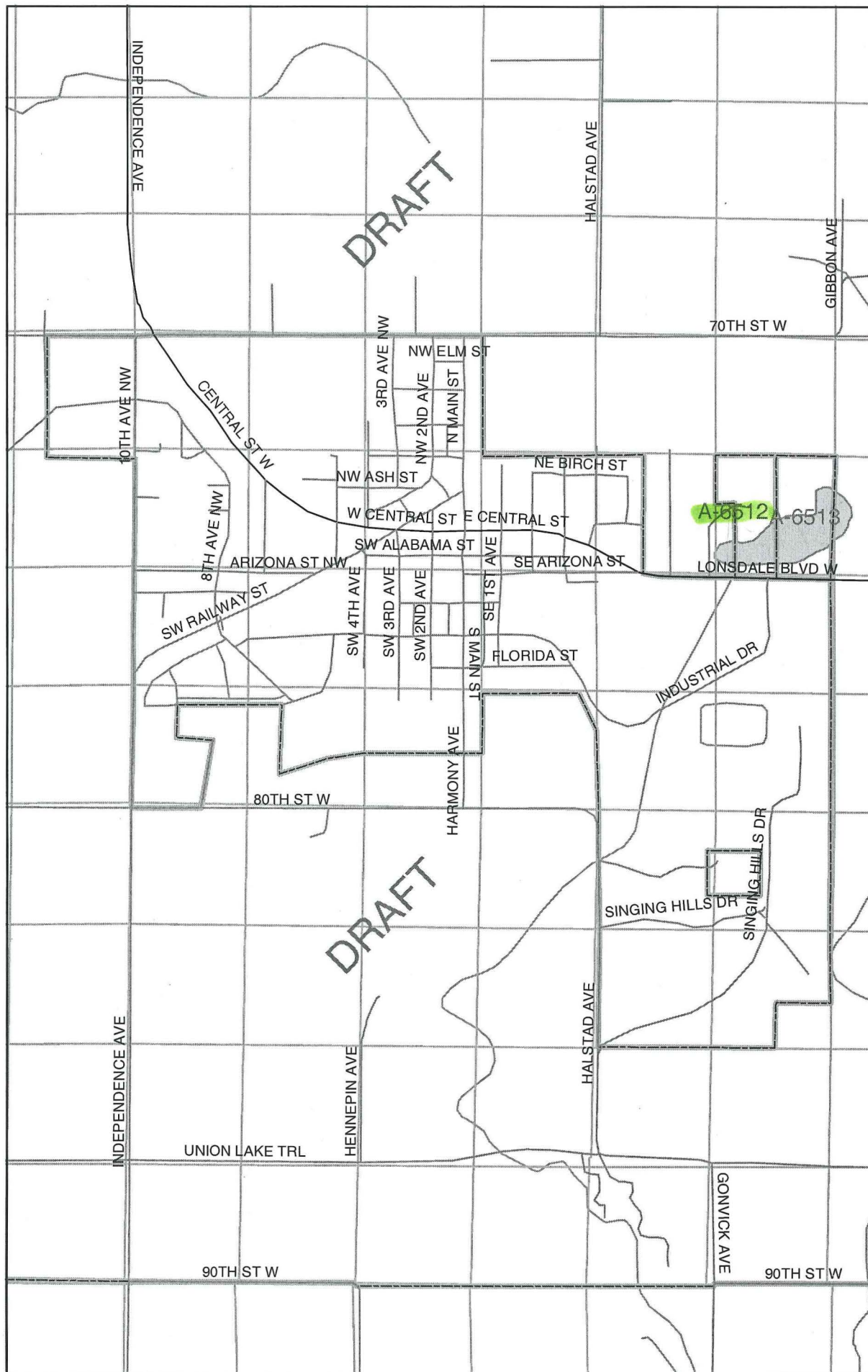
The East Half of the Northwest Quarter of Section 25, Township 112 North, Range 22 West of the 5th Principal Meridian, Rice County, Minnesota, excepting therefrom that part described as Parcel 208 of the Minnesota Department of Transportation Right of Way Plat No. 66-5 filed as Doc. No. 330221.

Tupy
Prop.

Lonsdale
Rice Co.
Unknown

??-??-?
4/15/02

MB Map



Legend

++ rr2000 arc

CLASS

— ; A07; A09; A10

— A11; A15; A17

— A31; A33; A35; A37

— A41; A43; A51; A61

□ bndadj polygon

— riv2000 arc

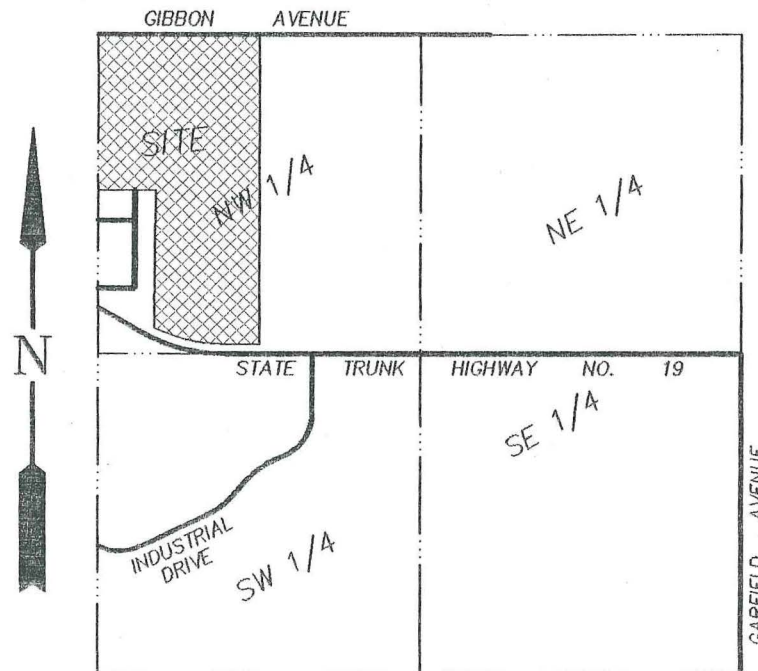
■ lak2000 polygon

HALSTAD AVE.

N0°12'37"W

West line of the Northwest Quarter of the North
Quarter of Section 25, Township 112, Range 22

Northwest corner of the Northwest Quarter
of Section 25, Township 112, Range 22
(Rice County Cast Iron Monument)



Vicinity Map

Section 25, Township 112, Range 22
No Scale