

RECEIVED

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CITY OF DELANO
ORDINANCE 0-18-01
Corrected March 14, 2018

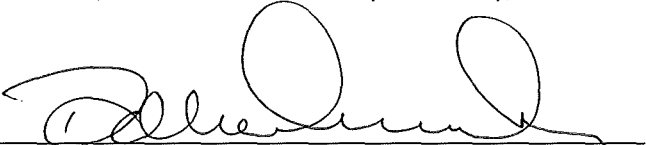
AN ORDINANCE ANNEXING CERTAIN PROPERTY ABUTTING THE CITY OF DELANO

- Section 1.** The City of Delano has received a petition for annexation by ordinance from all the property owners of the land described on Exhibit A, PID 208-200-232-102 (the "Property").
- Section 2.** The Property abuts the City of Delano boundaries, is 68.11 acres in area, and is not presently served by public sewer facilities. The City has municipal public sanitary sewer and water available in close proximity to the Property that offers both proximity and capacity to serve the Property.
- Section 3.** The Property is deemed to be urban or suburban in character or about to become so. The Property falls within Delano's Extraterritorial land use plan and within the Transitional land use area of the Wright County / Franklin Township Comprehensive Plan.
- Section 4.** The City of Delano has held a public hearing regarding annexation of the Property and given 30 days written notice of the public hearing by certified mail to Franklin Township and to all landowners within and contiguous to the Property.
- Section 5.** The Property is appropriate for annexation to the City of Delano pursuant to Minnesota Statutes 414.033, Subd. 2(3).
- Section 6.** The Property is hereby annexed to the City of Delano.
- Section 7.** Property taxes payable on the Property shall continue to be paid to Franklin Township for the year in which this annexation becomes effective. If this annexation becomes effective on or before August 1, 2018, the City of Delano shall levy on the Property beginning in 2018. If this annexation becomes effective after August 1, 2018, the City of Delano shall levy on the Property beginning in 2019.
- Section 8.** The City of Delano shall reimburse Franklin Township an amount equal to the Township's share of 2018 property tax for two years (\$2,473.93), all outstanding Township assessments levied against the annexation property (\$0) and any debt that the Township incurred prior to annexation attributed to the annexation parcel. The city shall make two equal payments over the two years following annexation approval.
- Section 9.** The City Clerk shall file this Ordinance with the State of Minnesota, Office of Administrative Hearings; Franklin Township; the Wright County Auditor; and the Minnesota Secretary of State; and a copy of this Ordinance shall be delivered immediately to the Wright County Auditor.

Section 10. This Annexation Ordinance shall be final on the date the Ordinance is approved by the State of Minnesota, Office of Administrative Hearings.

Section 11. This Ordinance shall be published in accordance with law.

Adopted by the Mayor and City Council of the City of Delano, Minnesota this 16th day of January, 2018.



Dale Graunke, Mayor

Brian Bloch, Finance Director/Clerk

Updated 3-26-18

LEGAL DESCRIPTION

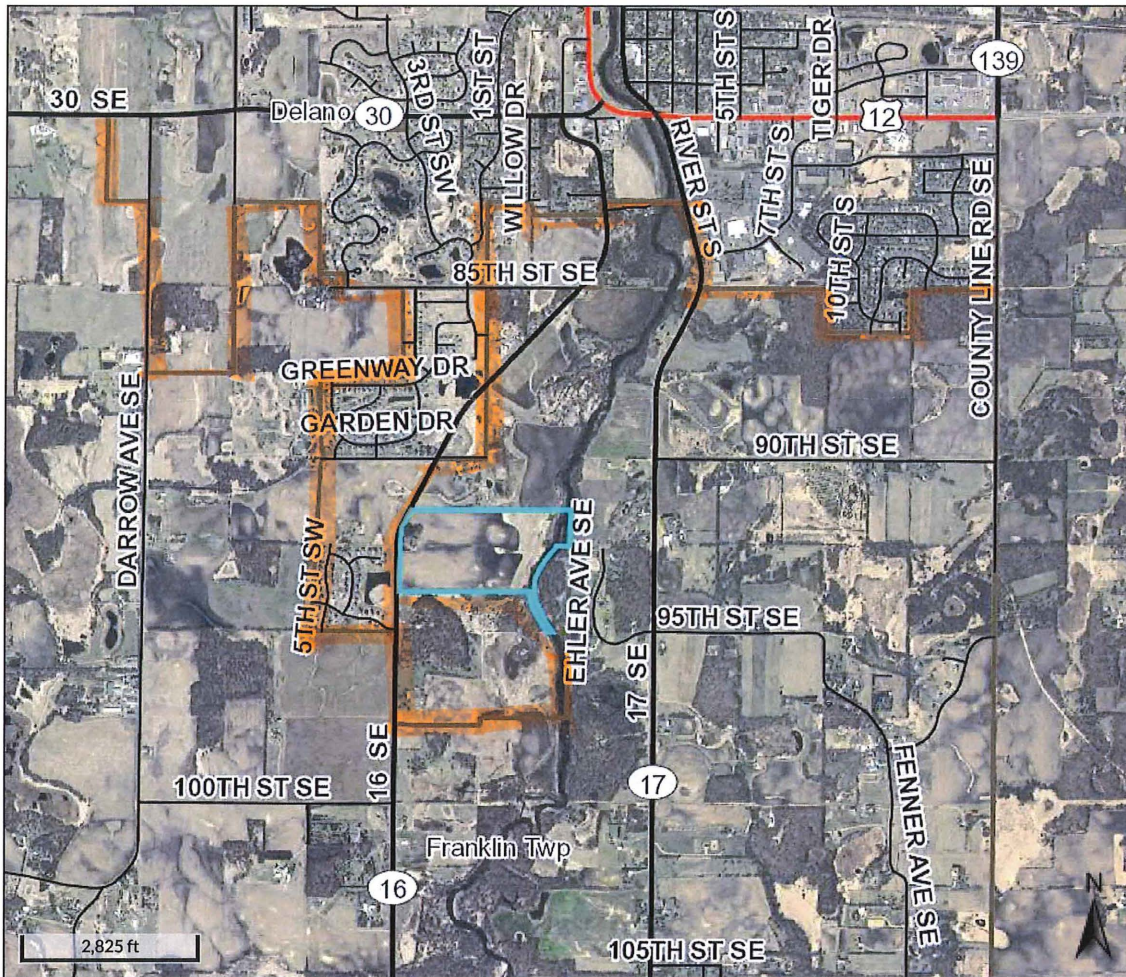
Property Description

PID 208-200-232102

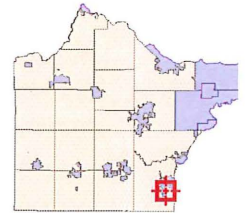
All that part of the East Half of the Northwest Quarter lying east of the center of the State Road known as the Watertown and Rockford Road and all the West Half of the Northeast Quarter, all in Section 23, Township 118, Range 25, excepting from said combined tract the three following described tracts:

- 1) Forty (40) acres on the North side thereof, conveyed by Harriet Cunningham and husband to Joseph Wessollek, on April 1, 1893 by deed recorded in Book 30 of Deeds, page 191.
- 2) That part of the Southwest Quarter of the Northeast Quarter lying East of the Centerline of the South Fork of the Crow River, in Section 23, Township 118, Range 25.
- 3) That part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 23, Township 118, Range 25, Wright County, Minnesota, described as follows:

Beginning of the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 23, thence Northerly along the West line of said Southeast Quarter of the Northwest Quarter distant 619.70 feet; thence Easterly parallel with the South line of said Southeast Quarter of the Northwest Quarter and Southwest Quarter of the Northeast Quarter 2051.90 feet more or less to the west bank of Crow River; thence Southeasterly along said river to the South line of said Southwest Quarter of the Northeast Quarter and Southeast Quarter of Northwest Quarter of said Section 23; thence Westerly along said South line 2313.40 feet more or less to the point of beginning.



Overview



Legend

- Roads**
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL
- Highways**
- Interstate
- State Hwy
- US Hwy
- City/Township Limits**
- c
- t
- Parcels

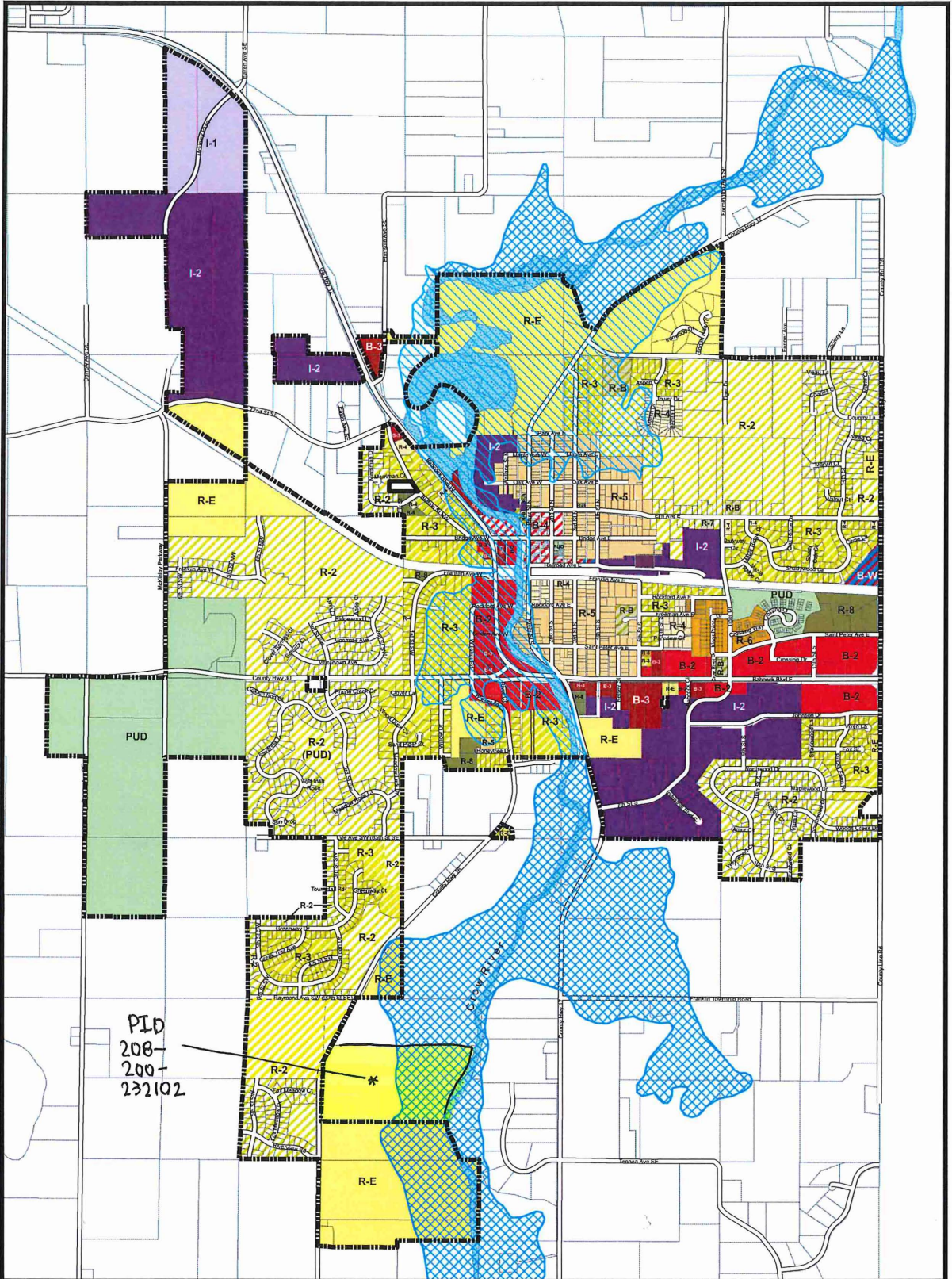
Parcel ID	208200232102	Alternate ID	n/a	Owner Address	WINJUM, JOANN M & THOMAS A
Sec/Twp/Rng	23-118-025	Class	101 - AGRICULTURAL		11577 82ND AVEN
Property Address	9254 COUNTY ROAD 16 SE DELANO	Acreage	68.11		MAPLE GROVE, MN 55369

District 2403 TOWN OF FRANKLIN 879

Brief Tax Description Sect-23 Twp-118 Range-025 UNPLATTED LAND FRANKLIN TWP3 68.11 AC (NW1/4 OF NE1/4 & E1/2 OF NW1/4) E OF RD EX N40A ALSO SW1/4 OF NE1/4 EX PRT LYG E OF CROW RIV EXC TR DESC ON 232400

(Note: Not to be used on legal documents)

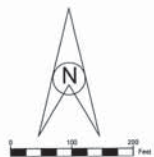
Date created: 3/12/2018
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City Limits Crow River Flood Fringe District 1 Flood Fringe District 2 Planned Unit Development R-A Rural/Agricultural B-2 General Business	B-3 Highway Business B-4 Central Business B-W Business/Warehousing I-1 Limited Industrial I-2 General Industrial R-E Single Family Estate Residential R-1 Single Family Residential	R-2 Single Family Residential R-3 Single Family Residential R-4 Single and Two-Family Residential R-5 Single and Two-Family Residential R-6 Medium Density Residential R-7 Medium to High Density Residential R-8 High Density Residential R-B Residential/Business	 Adopted: Sept. 19, 2006 Updated: Sept. 18, 2007 Updated: Nov. 20, 2007 Updated: Feb. 19, 2008 Updated: Nov. 15, 2011 Updated: April 12, 2013 Updated: May 24, 2013 Updated: Oct. 25, 2013 Updated: Nov. 26, 2013
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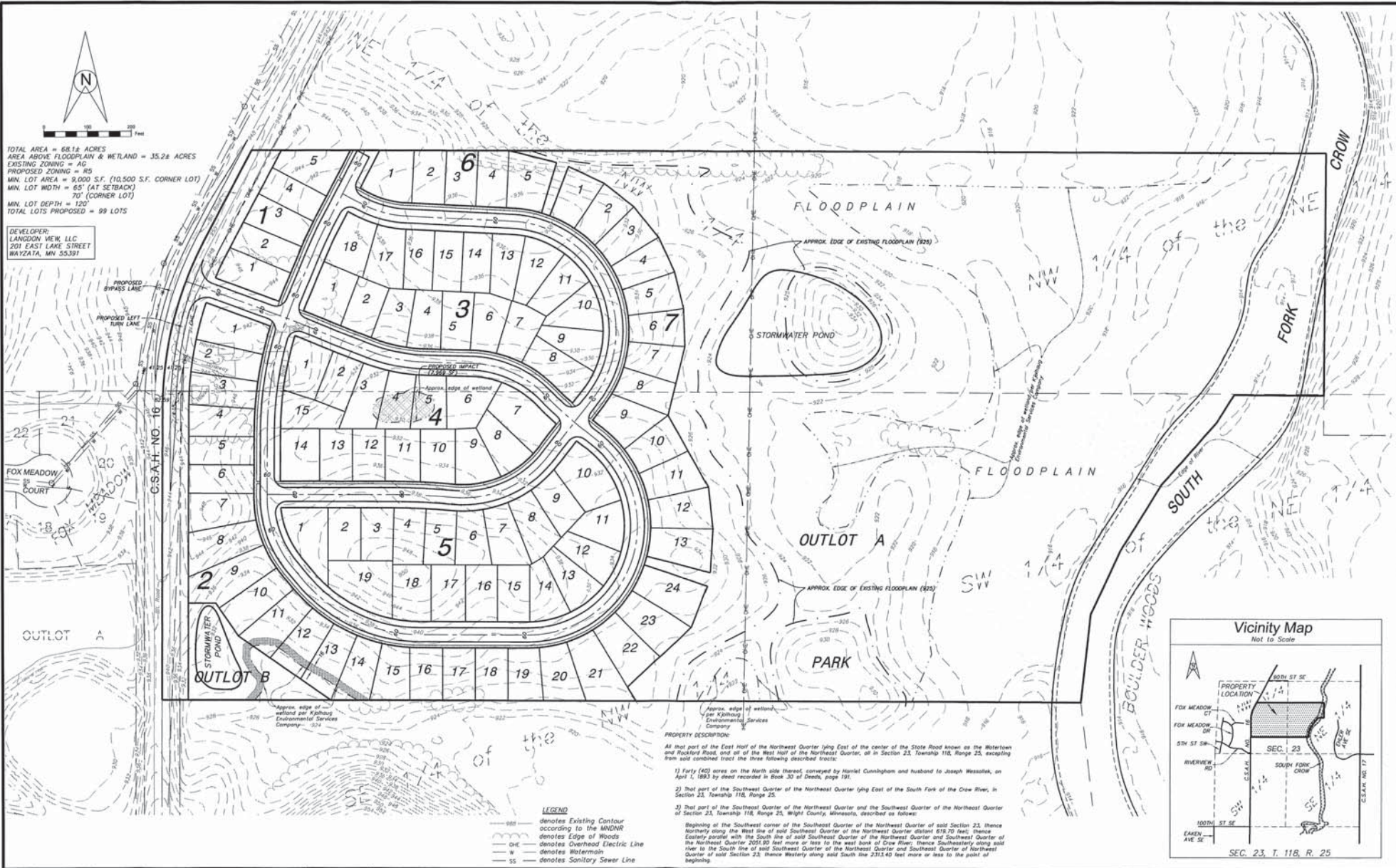
The Spirit of Community

This map is for planning purposes only.
 Source: Wright Co., MnDNR, & Northwest Associated Consultants.



TOTAL AREA = 68.12 ACRES
 AREA ABOVE FLOODPLAIN & WETLAND = 35.24 ACRES
 EXISTING ZONING = AG
 PROPOSED ZONING = R5
 MIN. LOT AREA = 9,000 S.F. (10,500 S.F. CORNER LOT)
 MIN. LOT WIDTH = 65' (AT SETBACK)
 70' (CORNER LOT)
 MIN. LOT DEPTH = 120'
 TOTAL LOTS PROPOSED = 99 LOTS

DEVELOPER:
 LANGDON VIEW, LLC
 201 EAST LAKE STREET
 WAZGATA, MN 55391



PROPERTY DESCRIPTION:
 All that part of the East Half of the Northeast Quarter lying East of the center of the State Road known as the Waterlawn and Rockford Road, and all of the West Half of the Northeast Quarter, all in Section 23, Township 118, Range 25, excepting from said combined tract the three following described tracts:
 1) Early (AG) acres on the North side thereof, conveyed by Harriet Cunningham and husband to Joseph Wassatak, on April 1, 1893 by deed recorded in Book 30 of Deeds, page 191.
 2) That part of the Southwest Quarter of the Northeast Quarter lying East of the South Fork of the Crow River, in Section 23, Township 118, Range 25.
 3) That part of the Southwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 23, Township 118, Range 25, which is described as follows:
 Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 23, thence Northerly along the West line of said Southeast Quarter of the Northeast Quarter distant 619.70 feet; thence Easterly parallel with the South line of said Southeast Quarter of the Northeast Quarter and Southeast Quarter of the Northeast Quarter 2051.90 feet more or less to the west bank of Crow River; thence Southeasterly along said river to the South line of said Southwest Quarter of the Northeast Quarter and Southeast Quarter of the Northeast Quarter of said Section 23; thence Westerly along said South line 2312.40 feet more or less to the point of beginning.

LEGEND
 --- denotes Existing Contour according to the MNDNR
 --- denotes Edge of Woods
 --- denotes Overhead Electric Line
 --- denotes Watermain
 --- denotes Sanitary Sewer Line

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN
 CSO TMB
 CHECKED
 CSO
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Cara M. Schwahn Otto
 License # 49433 Date: 12-12-17

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55013
 (763)652-4727
 Fax: (763)682-3522

LANGDON VIEW, LLC
 DELANO, MN

PROJECT NO: 17-0572
 SKETCH PLAN WITH TOPOGRAPHY
 SHEET NO. 2 OF 3 SHEETS
 DATE: 12/12/17