



ORDINANCE NO. 4573

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 120 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF COUNTRY CLUB ROAD AND 45TH AVENUE SW.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject City of Rochester, by and through the Community Development Department is requesting an amendment to the P2S Comprehensive Plan Growth Management Map designation and annexation of the subject property by the City of Rochester.

Section 2. Whereas the subject Community Development Department has received a petition by the landowner requesting the annexation of the subject property by the City of Rochester.

Section 3. The City of Rochester Community Development Department has requested that the Common Council annex said land pursuant to Minn. Stat. §414.033 Subd.2(3). The land described in the annexation request is described as follows:

Those parts of the Southwest Quarter of the Northeast Quarter; and the East Half of the Northeast Quarter, all in Section 6; and the West 110 acres of the Northwest Quarter of Section 5; all in Township 106 North, Range 14 West, Olmsted County, Minnesota; and the Southwest Quarter of the Southwest Quarter of Section 32, Township 107 North, Range 14 West, said county, described as follows:

Commencing at the East Quarter Corner of said Section 6; thence South 89 degrees 56 minutes 53 seconds West, assumed bearing along the east-west quarter line of said Section 6, a distance of 1939.27 feet; thence North 00 degrees 15 minutes 19 seconds West 338.80 feet to the point of beginning; thence North 72 degrees 33 minutes 54 seconds East 1770.51 feet; thence North 83 degrees 42 minutes 43 seconds East

1649.01 feet; thence South 31 degrees 25 minutes 56 seconds East 113.06 feet; thence North 83 degrees 52 minutes 47 seconds East 327.64 feet to the centerline of 45th Avenue SW; thence North 87 degrees 44 minutes 08 seconds East, along the centerline of Cascade Creek, 33.26 feet; thence South 89 degrees 48 minutes 04 seconds East, along said centerline of Cascade Creek, 27.25 feet to the east line of said West 110 acres of the Northwest Quarter of Section 5; North 00 degrees 11 minutes 56 seconds East, along said east line of the West 110 acres, a distance of 1661.72 feet to the north line of said Northwest Quarter of Section 5; thence South 89 degrees 30 minutes 44 seconds West, along said north line of the Northwest Quarter of Section 5, a distance of 484.47 feet to the east line of said Southwest Quarter of the Southwest Quarter of Section 32; thence North 00 degrees 45 minutes 24 seconds West, along said east line of the Southwest Quarter of the Southwest Quarter of Section 32, a distance of 4.88 feet to the centerline of Country Club Road West (also known as County Road 34); thence northwesterly 562.79 feet along said centerline of Country Club Road West, along a non-tangential curve concave to the northeast, having a radius of 1206.57 feet, a central angle of 26 degrees 43 minutes 29 seconds, and a chord bearing North 70 degrees 56 minutes 36 seconds West; thence North 57 degrees 34 minutes 52 seconds West, along said centerline of Country Club Road West and tangent to last described curve, 523.70 feet; thence northwesterly 378.62 feet along said centerline of Country Club Road West, along a tangential curve concave to the southwest, having a radius of 1146.28 feet and a central angle of 18 degrees 55 minutes 30 seconds, to the west line of said Southwest Quarter of the Southwest Quarter of Section 32; thence South 00 degrees 28 minutes 59 seconds East 625.91 feet to the southwest corner of said Southwest Quarter of the Southwest Quarter of Section 32; thence South 34 degrees 43 minutes 38 seconds West 629.27 feet; thence South 00 degrees 56 minutes 03 seconds West 525.00 feet; thence South 74 degrees 10 minutes 38 seconds West 999.61 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter of Section 6; thence South 89 degrees 44 minutes 42 seconds West, along the north line of said Southwest Quarter of the Northeast Quarter of Section 6, a distance of 659.33 feet to a line that bears North 00 degrees 15 minutes 19 seconds West from the point of beginning; thence South 00 degrees 15 minutes 19 seconds East 979.61 feet to the point of beginning.

Containing, in all, 120 acres, more or less.

Section 4. On September 8, 2025, the Common Council held a public hearing and considered annexation of the subject property.

Section 5. The City provided notification of said public hearing, pursuant to Minn. Stat. §414.033, subd. 2b, by giving 30 days' written notice by certified mail to Cascade Township, Rochester Township, and to all landowners within and contiguous to the area to be annexed.

Section 6. Following the public hearing, the Common Council of the City of Rochester determined that the land abuts the City of Rochester, is less than 120 acres in size, is not served by a wastewater facility other than the City of Rochester, and that the land is or is about to become urban or suburban in nature.

Section 7. As provided in Minn. Stat. §414.036, the City shall pay the Townships the equivalent of three years' taxes in two years.

Section 8. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(1), the land described in Section 3 above is hereby annexed, added to and made a part of the City of Rochester, Minnesota, as if it had originally been a part thereof.

Section 9. Present and future owners of the lands annexed by this ordinance are hereby notified that in addition to the usual assessments, it is the intention of the Common Council to assess against benefited property all or a portion of the cost of any storm sewer, water tower, pumping station, and trunk line sanitary sewer construction, heretofore or hereafter undertaken to serve the area annexed.

Section 10. Upon annexation the land described in Section 3 above will be 120 acres of property zoned R-2 (Low Density Small Lot).

Section 11. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota Office of Administrative Hearings – Municipal Boundary Adjustments, the Rochester Township Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 20th DAY OF October, 2025.

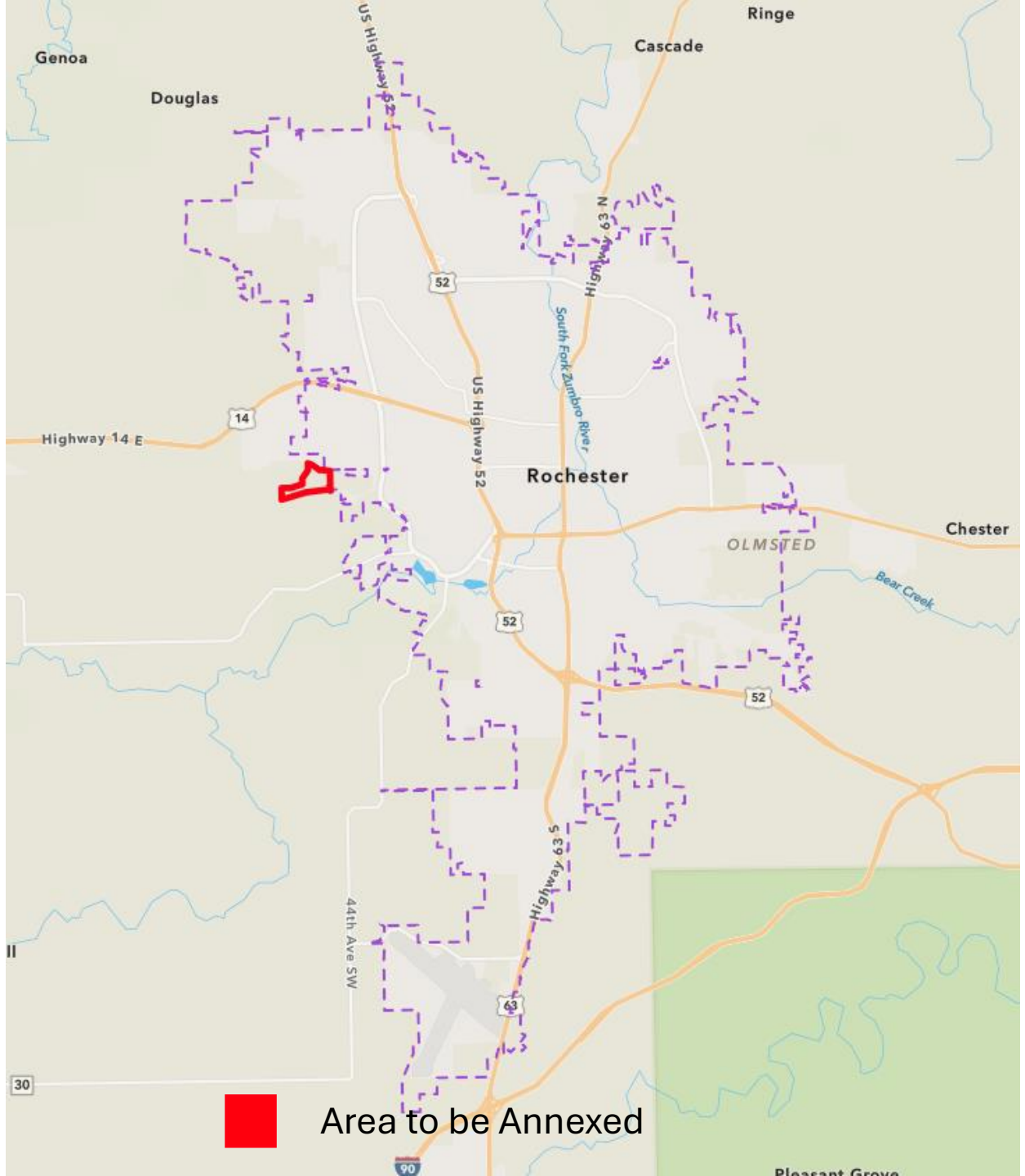
ATTEST: *Anne M. Kase*
CITY CLERK


Randy Schubring
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 21st DAY OF October, 2025.




Kim Norton
MAYOR OF SAID CITY



 Area to be Annexed



 Area to be Annexed

m
RECEIVED BY CAH
April 8, 2026

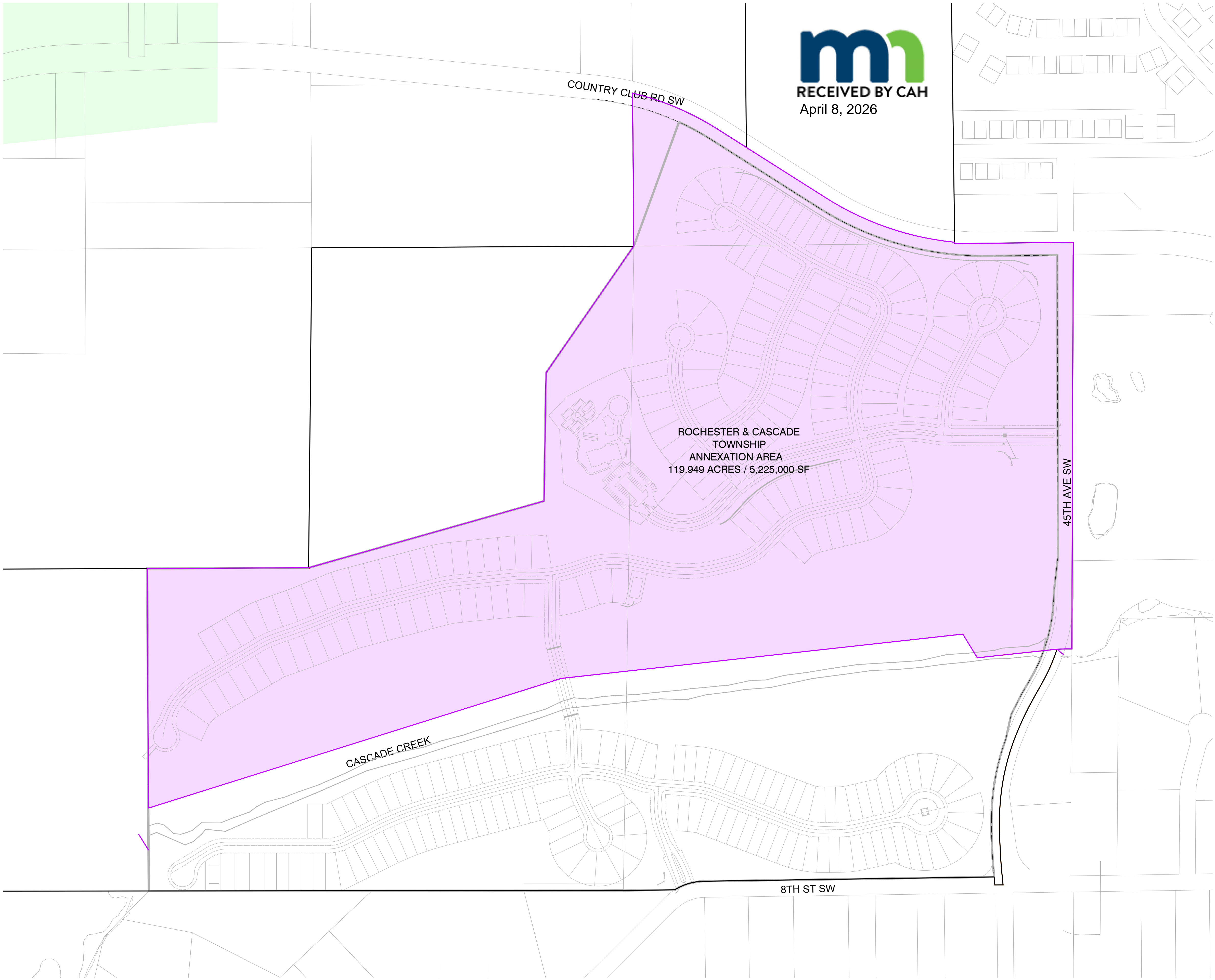
COUNTRY CLUB RD SW

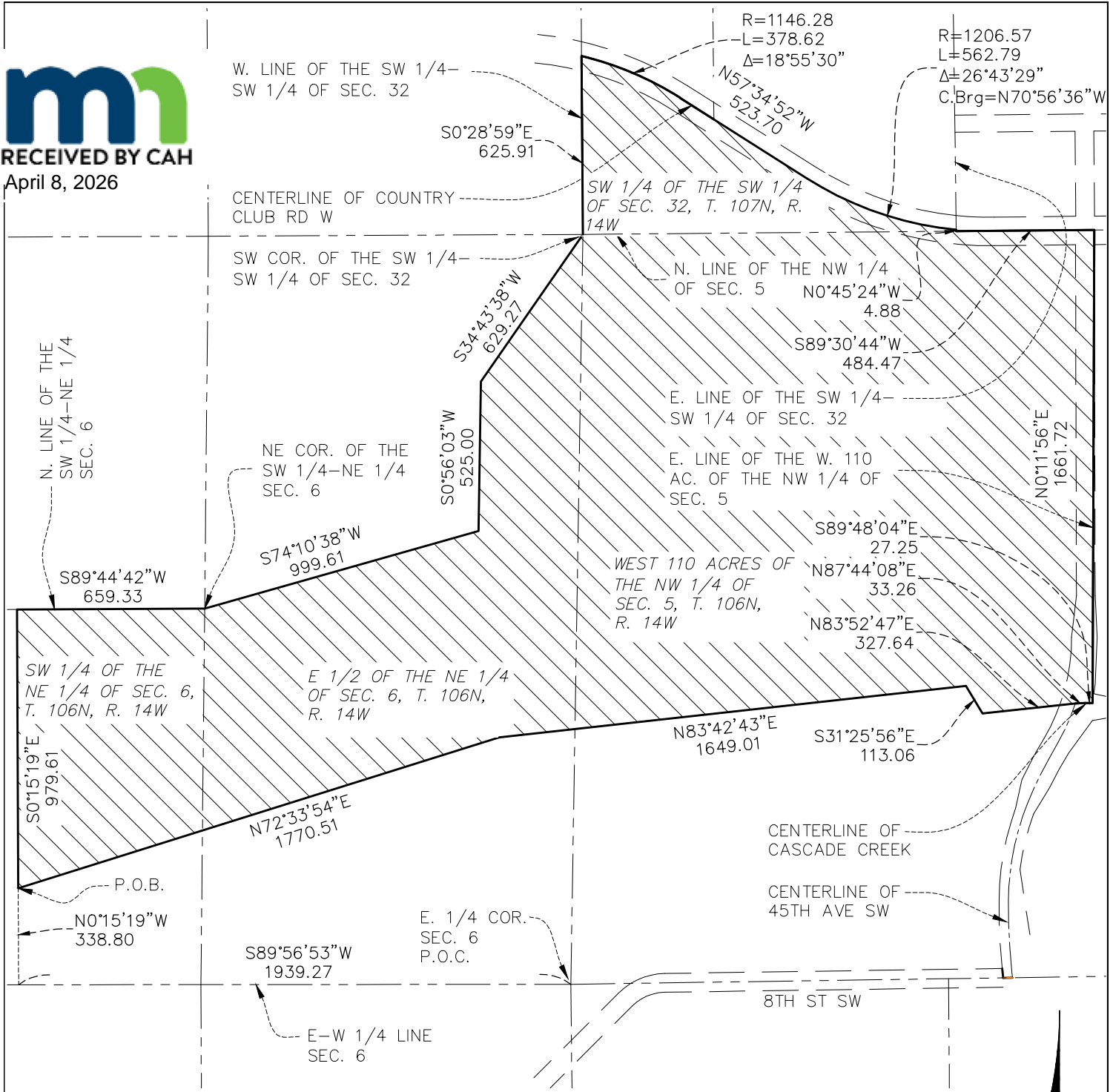
ROCHESTER & CASCADE
TOWNSHIP
ANNEXATION AREA
119.949 ACRES / 5,225,000 SF

45TH AVE SW

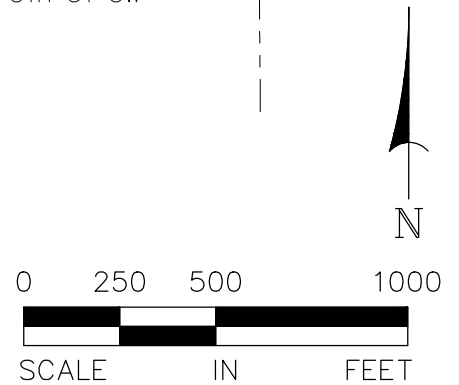
CASCADE CREEK

8TH ST SW





ANNEXATION AREA



SHEET 1 OF 2 SHEETS

Design File: 4000569	Checked By: DE
Dwg Name: ANNEX 1	Drawn By: DE/MT
Date: 6/17/25	Scale: 1" = 500'

NIGON PROPERTY
ANNEXATION EXHIBIT - AREA 1
OLMSTED COUNTY, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

LAND DEVELOPMENT APPLICATION

For Staff Use Only

Application #: CD2025-004ANX

RECEIVED
jmcgee, 7/11/2025, 12:24:13 PM

Visit our website at www.rochestermn.gov/planning for submittal requirements and application guides.

Applications can be submitted via email at CommunityDevelopment@rochestermn.gov or in person at our office during business hours (4001 West River Pkwy NW, STE 100, Rochester, MN 55901).

1. PREREQUISITES

Date of Pre-Development Meeting: February 20, 2025

Date of Neighborhood Information Meeting (if applicable): June 10th, 2025

All submittal requirements included in application (available at <http://www.rochestermn.gov/planning>)?

Yes No

2. APPLICATION TYPE

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Annexation of Land | <input checked="" type="checkbox"/> Growth Management Map Amendment | <input type="checkbox"/> Shoreland Protection Permit |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Site Development Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Temporary Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Lot Line Readjustment | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Distinctive Development | <input type="checkbox"/> Major Land Subdivision Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Modification | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Floodplain Development Permit | <input type="checkbox"/> Minor Land Subdivision Permit | |
| <input checked="" type="checkbox"/> General Development Plan | <input type="checkbox"/> Minor Modification | |

3. SITE LOCATION

Site Address: Southwest corner of Country Club Road and 45th Avenue SW

of Acres: approximately 175

of Lots: 300 to 325

PIN: 6400522041608,

Lot: _____

Block: _____

Plat Name: _____

portion of 743233081149,
portion of 640611084153

4. PROPOSAL DESCRIPTION

Pulte is proposing an age-restricted 55 and up Del Webb neighborhood. This is a low density single family housing proposal. 120 of the 175 acres will be annexed by City of Rochester in 2025 and the remaining acreage in 2026. Del Webb neighborhoods provide their residents with resort style living for



active adults 55+.

Version: 24.001

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5. CONTACTS

Property Owner

Name: Ralph and Agnes Nigon Family Farm, LLC Attention Bernard Nigon

Mailing Address: 670 60th Avenue City: Rochester

State: MN Zip: 55902 Daytime phone: 507-254-9119

Cell Phone: _____

Email: Bernard.Nigon@gmail.com

Signature: *Bernard Nigon* Date: 7/10/25

Consultant/Professionals

Name: Alliant Engineering - Mark Rausch

Mailing Address: 733 Marquette Avenue Suite 700 City: Minneapolis

State: MN Zip: 55402 Daytime phone: 612-767-9339

Cell Phone: _____

Email: mrausch@alliant-inc.com

Applicant – Same as Owner? Yes No

Name: Pulte Homes of Minnesota, LLC - Dean R Lotter

Mailing Address: 1650 W 82nd Street Suite 300 City: Bloomington

State: MN Zip: 55431 Daytime phone: 952-219-9082

Cell Phone: _____

Email: dean.lotter@PulteGroup.com

Signature: *Dean R. Lotter* Date: 6-5-2025

Additional Contact #1 (optional) – Type of Contact: Applicant Fee Owner

Name: _____

Mailing Address: _____ City: _____

State: _____ Zip: _____ Daytime phone: _____ Cell Phone: _____

Email: _____

Additional Contact #2 (optional) – Type of Contact: Applicant Fee Owner

Name: _____

Mailing Address: _____ City: _____

State: _____ Zip: _____ Daytime phone: _____ Cell Phone: _____

Email: _____



ELECTRIC UTILITY RATE SERVICE NOTICE



Dear Annexation Petitioner:

As part of the annexation process, Minnesota Statutes 414.033, Subd. 13 requires that the municipality notify a property owner that the cost of electric utility services to the property may change if the land is annexed to the municipality. This serves as the notice.

Rochester Public Utilities 2023 electrical rates are as follows for residential service:

Fee Name	Rate
Customer Charge	\$20.50
Summer Energy/kWh (June through September)	\$0.13382
Non-Summer Energy/kWh (January through May, October through December)	\$0.11203
Power Cost Adjustment	Varies by month

For specific information relating to potential utility rate changes, please contact RPU at 507-280-1500 or <http://www.rpu.org/my-account/rates-fees.php>

As an annexation petitioner, I have been duly informed of the provisions of Minnesota Statutes 414.033, Subd. 13, and I understand that there may be electric utility service rate changes incurred on the subject property upon annexation.

Petitioner Signature: Bernard Nigon (for Ralph Agnes Nigon Family Farm LLC) Date: 7/10/25
 Petitioner Name (please print): Ralph Agnes Nigon Family Farm LLC