

RESOLUTION NO. R-2013-09-10-10**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN
THE CITY OF WATERTOWN AND TOWNSHIP OF WATERTOWN
PURSUANT TO 2008 ORDERLY ANNEXATION AGREEMENT**

WHEREAS, the owner of 880 Angel Avenue, Watertown Township, Minnesota, (“Petitioner”) has requested the property be annexed to the City of Watertown for the purposes of connecting to the City of Watertown’s public sewer and water; and

WHEREAS, 880 Angel Avenue is legally described as:

SECT 08 TWP 117 RANGE 025 CITY OUTLOTS OF WATERTOWN 1.56 AC
OUTLOT 119

(“Property”); and

WHEREAS, the owner of the Property has filed a petition to annex the Property into the City of Watertown; and

WHEREAS, the City of Watertown and Township of Watertown adopted a joint resolution (Watertown 2008-03-04-1; Watertown Township 03-11-08) on March 4, 2008 (“Orderly Annexation Agreement” or “OAA”) attached hereto and incorporated herein as **Exhibit A** with regard to the orderly annexation of the unincorporated property shown on the map attached thereto as Exhibit A and legally described on the attached Exhibit B (“Designated Area”); and

WHEREAS, at paragraph 8(d) the OAA provides that property within the Designated Area of the OAA may be annexed upon a petition for property to be annexed that is not part of a Platted or Unplatted Residential Subdivision and is signed by 100% of the owners of the property proposed to be annexed; and

WHEREAS, at paragraph 8(e) the OAA provides that property within the Designated Area of the OAA which is surrounded by property within the City of Watertown may be annexed in the following circumstances:

- (i) The property has a sewage treatment system or well that has failed and no longer meets State, County or other regulations for continued operation. A sewage treatment system shall be considered a failed system, if a County approved licensed septic system installer or inspector determines that the septic system located or to be located on the property does not meet the requirements contained in Minnesota Rules, Chapter 7080; that the existing systems cannot be brought into compliance with the Rules; that the system is being used as a holding tank system; and that the City is able to and will serve the property upon its annexation into the City without unreasonable expense on the part of the property owner.

- (ii) If the property requests to be connected to either a public sewer or water system.

WHEREAS, the Property is located within in the Designated Area of the OAA, is 100 percent surrounded by property within the City of Watertown, has a failed septic system that cannot be brought into compliance with the Rules and is being used as a holding tank; and

WHEREAS, on June 24, 2013 the Petitioner requested the Property be connected to public sewer and the City is able to and will serve the Property upon its annexation into the City without unreasonable expense on the part of the property owner; and

WHEREAS, paragraph 9 of the OAA sets forth the annexation procedures for annexing properties within the Designated Area into the City of Watertown; and

WHEREAS, pursuant to paragraphs 8(e) and 9(f) of the OAA the City may annex property within the designated area by approving an annexation petition by resolution at a public meeting along with the following: 1) notification to Watertown Township; 2) filing a resolution with the Office of Administrative Hearings, Municipal Boundary Adjustments within the Minnesota Department of Administration providing the legal description to be annexed, the circumstances allowing the annexation under the OAA, and that no hearing is required; 3) receipt from Watertown Township of certification that the Property Tax Reimbursement has been paid to the Town per the OAA; and 4) the provision of the resolution to Watertown Township; and

WHEREAS, this resolution was considered by the City Council of Watertown at the September 10, 2013 City Council meeting, a public meeting; and

WHEREAS, on August 21, 2013 the City of Watertown received certification that the Property Tax Reimbursement has been paid to Watertown Township per the OAA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Watertown makes the following findings:

1. That the following described land in Township of Watertown, County of Carver, Minnesota subject to OAA shall be immediately annexed to the City:

SECT 08 TWP 117 RANGE 025 CITY OUTLOTS OF WATERTOWN 1.56
AC OUTLOT 119

2. Pursuant to the OAA, no hearing by the Office of Administrative Hearings, Municipal Boundary Adjustments within the Minnesota Department of Administration is required to order the annexation.
3. Staff is directed to provide a copy of this Resolution to Petitioner and to Watertown Township.
4. The applicant shall make application for rezoning of the property to R-1 Low Density Residential.

Adopted by affirmative vote of the City Council of Watertown, this 10th day of September 2013.

CITY OF WATERTOWN

ATTEST:

By: Charlotte Johnson
Mayor

By: [Signature]
City Administrator

Approved this 10th day of September, 2013

880 Angel Ave Sw, Watertown, MN 55388-9388, Carver County

REC'D BY

OCT 11 2013

Owner Information

Owner Name: **Downright Properties LLC** Taxpayer ZIP: **55388**
 Taxpayer Address: **880 Angel Ave Sw** Taxpayer ZIP + 4 Code: **9388**
 Taxpayer City & State: **Watertown, MN** Owner Occupied: **Yes**

Location Information

Municipality: **Watertown Twp** School District: **111**
 Subdivision: **City Outlots Of Watertown T** Section #: **08**
 Lot: **119** Township #: **117**
 School District Name: **Watertown-Mayer** Range #: **25**

Tax Information

PID #: **100500310** Special Assessment: **\$192**
 Exemption(s): **Homestead**
 Legal Description: **SECT 08 TWP 117 RANGE 025 CITY OUTLOTS OF WATERTOWN 1.56 AC OUTLOT 119**

Assessment & Tax

| Assessment Year | 2012 | 2011 | 2010 |
|---------------------------------|-----------|---------------------|--------------------|
| Taxable Mkt. Value - Total | \$174,600 | \$203,800 | \$226,400 |
| Taxable Mkt. Value - Land | \$91,200 | | \$124,600 |
| Taxable Mkt. Value - Building | \$83,400 | | \$101,800 |
| Estimated Mkt. Value - Total | \$174,600 | \$221,100 | \$226,400 |
| Estimated Mkt. Value - Land | \$91,200 | \$118,800 | \$124,600 |
| Estimated Mkt. Value - Building | \$83,400 | \$102,300 | \$101,800 |
| Payable Tax Year | Total Tax | YOY Tax Change (\$) | YOY Tax Change (%) |
| 2011 | \$2,442 | | |
| 2012 | \$2,682 | \$240 | 9.83% |
| 2013 | \$2,192 | -\$490 | -18.27% |

Characteristics

Lot Acres: **1.56** Total Baths: **2**
 Land Use - County: **Res 1 Unit** Full Baths: **2**
 Land Use - CoreLogic: **SFR** Basement Type: **Finished**
 Style: **Split Foyer** Garage Type: **Att Garg/Unf**
 Stories: **1** Parking Type: **Unfinished Attached Garage**
 Year Built: **1972** Garage Sq Ft: **480**
 Finished Sq Ft: **1,144** Exterior Wall: **Metal**
 Total Building Sq Ft: **2,664** Cooling Type: **Wall/Window Unit**
 Basement Sq Feet: **600** Heat Type: **Hot Air**
 Finished Basement Sq Ft: **600** Patio/Deck 1 Sq Ft: **220**
 First Floor Sq Ft: **1,144** Patio/Deck 2 Sq Ft: **220**
 Bedrooms: **4**

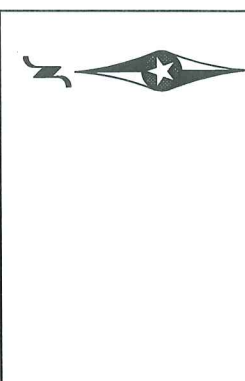
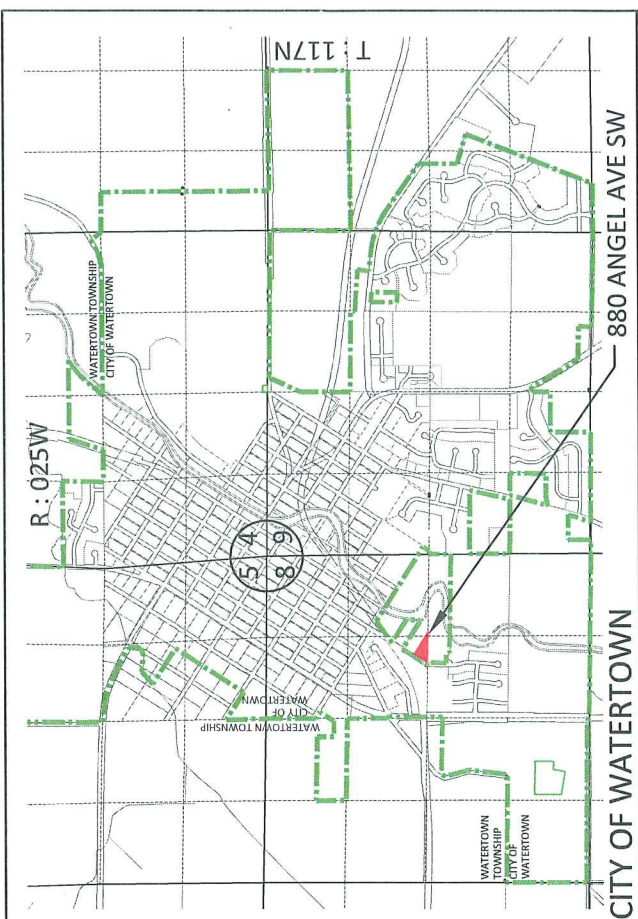
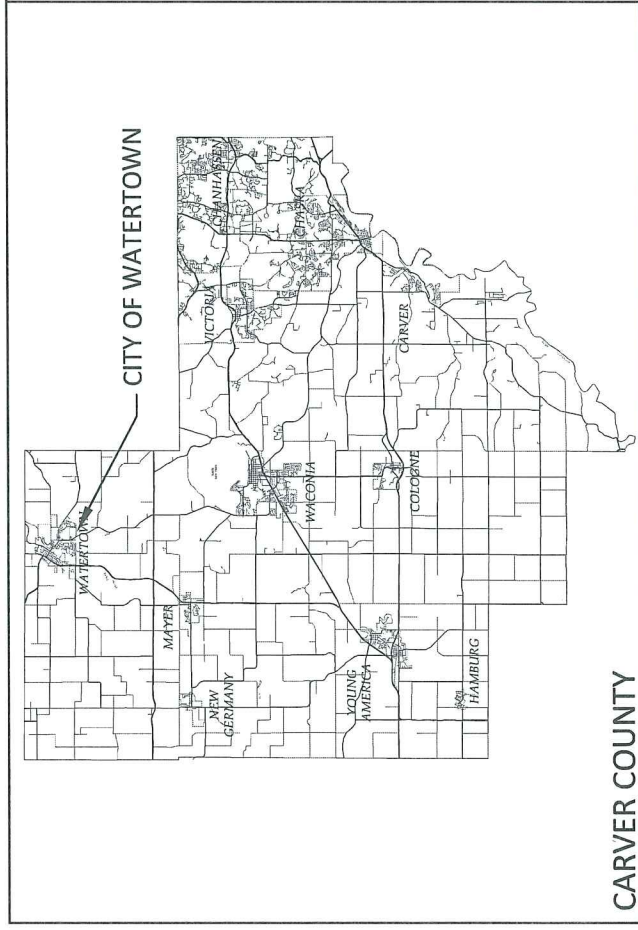
Last Market Sale & Sales History

| Recording Date | 03/08/2013 | 01/30/2012 | 09/22/1989 |
|----------------|--------------------------|--------------------------------|---------------|
| Sale Date | 02/08/2013 | 01/27/2012 | 09/22/1989 |
| Sale Price | | \$141,356 | \$90,000 |
| Nominal | Y | | |
| Buyer Name | Downright Properties LLC | Bell Mtg | Owner Record |
| Seller Name | Federal Hm Ln Mtg Corp | Sheriff Of Carver County | Owner Record |
| Document Type | Limited Warranty Deed | Certif Of Sale-Sheriff/Marshal | Warranty Deed |

Courtesy of NorthstarMLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail



PID 100500310
880 ANGEL AVE SW

PLAT: CITY OF OUTLOTS
OF WATERTOWN,
WATERTOWN TOWNSHIP

CITY OF WATERTOWN
880 ANGEL AVE

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

