

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION #2002-257

TO THE OFFICE OF MINNESOTA PLANNING A JOINT RESOLUTION OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF BRIDGEWATER ANNEXING AN UNINCORPORATED AREA TO THE CITY OF NORTHFIELD FROM BRIDGEWATER TOWNSHIP PURSUANT TO JOINT RESOLUTION #99-255 (OA-631) AND CONFERRING JURISDICTION OVER SAID AREA ON THE OFFICE OF MINNESOTA PLANNING PURSUANT TO MINN. STAT. 414.0325

WHEREAS, the City of Northfield and the Township of Bridgewater desire to accommodate growth in the most orderly fashion; and

WHEREAS, the City of Northfield and the Township of Bridgewater adopted Resolution #99-255 (OA-631), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Bridgewater Township establishing a master annexation agreement between the City and the Township; and

WHEREAS, Brian Malecha, hereinafter referred to as Developer, has made application to the City of Northfield for annexation of 114.00 acres of land to the City of Northfield also known as Harvest Hills; and

WHEREAS, the Developer is requesting annexation of 20.55 acres of his proposed development in 2002; and

WHEREAS, the information submitted by the Developer is consistent with the City of Northfield's annexation policy as defined in City Code Section 1340:00; and

WHEREAS, the land proposed for annexation is adjacent and abutting to the corporate limits of the City of Northfield; and

WHEREAS, the land proposed for annexation is governed by Resolution #99-255 (OA-631), the Joint Resolution for Orderly Annexation between the City of Northfield and Bridgewater Township establishing the master annexation agreement between City and the Township; and

WHEREAS, the proposed annexation is consistent with Resolution #99-255 (OA-631), the Joint Resolution for Orderly Annexation between the City of Northfield and Bridgewater Township; and

WHEREAS, the Parties hereto desire to enter into a binding contract which encompasses the terms of this Joint Resolution;

NOW, THEREFORE BE IT RESOLVED THAT:

The City of Northfield (sometimes hereinafter referred to as "the City") and the Township of Bridgewater (sometimes hereinafter referred to as "the Township") hereby designated for orderly annexation by the City of Northfield the property described herein and said property shall be annexed subject to the following terms and conditions:

- I. The City of Northfield and the Township of Bridgewater hereby agree that the following described property, which is included within the orderly annexation area described above, be immediately annexed to the City of Northfield:

All that part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 111, Range 20, Rice County, Minnesota, described as follows:

Beginning at the northeast corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 55 minutes 31 seconds West, along the north line of said Northwest Quarter of the Southeast Quarter, a distance of 1314.16 feet, to the west line of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 34 minutes 33 seconds East, along said west line, a distance of 718.24 feet; thence North 89 degrees 26 minutes 03 seconds East, a distance of 136.03 feet; thence southeasterly, a distance of 142.91 feet, along a non-tangential curve, concave to the northeast, having a central angle of 51 degrees 10 minutes 36 seconds, a radius of 160.00 feet and a chord bearing of South 28 degrees 41 minutes 51 seconds East; thence North 35 degrees 42 minutes 51 seconds East, not tangent to said curve, a distance of 60.00 feet; thence northwesterly, a distance of 93.76 feet, along a non-tangential curve concave to the northeast, having a central angle of 53 degrees 43 minutes 12 seconds, a radius of 100.00 feet and a chord bearing of North 27 degrees 25 minutes 33 seconds West; thence North 00 degrees 33 minutes 57 seconds West, tangent to said curve, a distance of 44.91 feet; thence South 89 degrees 55 minutes 31 seconds East, a distance of 359.58 feet; thence northeasterly, a distance of 9.57 feet, along a non-tangential curve concave to the northwest, having a central angle of 00 degrees 55 minutes 42 seconds, a radius of 590.43 feet and a chord bearing of North 15 degrees 12 minutes 10 seconds East; thence South 75 degrees 15 minutes 42 seconds East, not tangent to said curve, a distance of 176.00 feet; thence North 44 degrees 39 minutes 56 seconds East, a distance of 49.60 feet; thence South 89 degrees 55 minutes 31 seconds East, a distance of 356.42 feet; thence South 00 degrees 41 minutes 28 seconds East, a distance of 95.09 feet; thence North 89 degrees 18 minutes 32 seconds East, a distance of 60.00 feet; thence North 00 degrees 41 minutes 28 seconds West, a distance of 120.79 feet; thence North 89 degrees 18 minutes 32 seconds East, a distance of 136.00 feet, to the east line of said Northwest

Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 28 seconds West, along said east line, a distance of 635.73 feet, to the point of beginning.

(Total acreage is approximately 20.55 acres)

- II. Pursuant to Resolution #99-255 (OA-631), the City of Northfield may annex up to 150 acres of land in each of the following five (5) year time periods, with no more than sixty (60) acres of land to be annexed in any one calendar year:

1. 1999 through December 31, 2004
2. January 1, 2005 through December 31, 2009
3. January 1, 2010 through December 31, 2014
4. January 1, 2015 through December 31, 2019

Any unused acreage from any five (5) year period shall not accumulate and shall not be carried forward to another five (5) year period.

The following is an accounting of the annexations accomplished pursuant to Resolution #99-255 (OA-631):

1.	1999 – Resolution #99-255 (OA-631-1)	40.39 acres
2.	2000 – Resolution #2000-406	60.00 acres
3.	2001 – Resolution #2000-406	3.00 acres
4.	2001 – Resolution #2001-284	23.398 acres
5.	2001 - Resolution #2001-285	0.66 acres
6.	2002 – Proposed in this Resolution	<u>20.55 acres</u>
	TOTAL	147.998 acres

Subsequent to the annexations proposed in this Resolution, the City of Northfield will have annexed 147.998 acres within the 150 acres allowed pursuant to Paragraph III of Resolution #99-255 for the time period of 1999 through December 31, 2004. Therefore, the City of Northfield will have 2.002 acres remaining that may be annexed pursuant to Resolution #99-255 (OA-631) prior to December 31, 2004.

- III. The Property being annexed to the City of Northfield is being requested by 100% of the landowners owning 100% of the property.
- IV. The City of Northfield and the Township of Bridgewater agree the Property being annexed to the City is being annexed consistent with the terms of the Resolution #99-255 (OA-631) the Joint Resolution for Orderly Annexation between the City of Northfield and the Township of Bridgewater.

- V. The City of Northfield and the Township of Bridgewater agree that the Property proposed for annexation is within the orderly annexation area defined in Paragraph I of Resolution #99-255.
- VI. The property being annexed to the City of Northfield is not part of the subdivisions known as Bittersweet and Timberlane, located in Section 12, Township 111 North, Range 20 West, Rice County, Minnesota.
- VII. The parties hereby confer jurisdiction on the Office of Minnesota Planning over annexation of the Property and over the various provisions of this Agreement. The Property is adjacent to the City of Northfield.
- VIII. All annexation within the Property will be consistent with the City's policies concerning the extension of municipal utilities.
- IX. The City of Northfield will construct and provide water, sanitary sewer, storm sewer and street improvements to the Property as requested by the owner, pursuant to state and local law, in the discretion of the City and based on the policies of the City then in effect.
- X. For each annexation that occurs under this Agreement, the electric utility service notice as required by Minnesota Statutes Section 414.0325, Subd. 1a, will be satisfied.
- XI. The parties agree to the division of tax revenues from the Property and payment of special assessments for local improvements to the Property shall be consistent with Paragraph XII of Resolution #99-255 (OA-631).
- XII. The property described in Section I. shall be zoned R-2 One and Two Family Residential immediately upon annexation.
- XIII. The City of Northfield and the Township of Bridgewater agree that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agree that no consideration by the Office of Minnesota Planning is necessary. Upon receipt of this resolution, passed and adopted by each party, the Office of Minnesota Planning may review and comment, but shall, within thirty (30) days, make an order, including the immediate annexation stated in Section I, in accordance with the terms of this joint resolution.

This Resolution is being submitted to the Office of Minnesota Planning from the City and the Township pursuant to Paragraph XV of Resolution #99-255 (OA-631). There is no disagreement between the City and the Township as to the Property proposed for annexation under the terms of this Resolution.

- Approved by the Township of Bridgewater this 12 day of August, 2002.

By:   
Town Board Chair

By:   
Town Board Clerk

CITY OF NORTHFIELD

By: Keith Corey  
Mayor

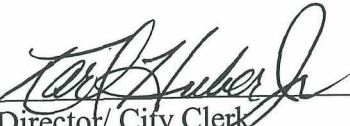
By: W. J. B...  
Council Member

By: Kris L. Volk  
Council Member

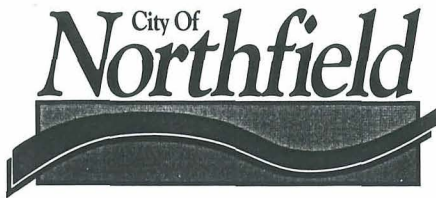
REC'D BY  
MMB

AUG 29 2002

ATTEST:

  
\_\_\_\_\_  
Finance Director/ City Clerk

VOTE:     Y BOND   Y COVEY   Y GRAHAM   Y LINSTROTH  
             Y MALECHA   Y POKORNEY   Y VOHS



REC'D BY  
MMB

AUG 29 2002

***Office of the Interim City Administrator/Community Development  
Director***

***Memorandum: #2002-061***

DATE: July 31, 2002

TO: Mayor Covey and City Council Members

FROM: Joel B. West, Interim City Administrator/  
Community Development Director

A handwritten signature in dark ink, appearing to read "JBW", is written over the "FROM:" line.

RE: Annexation of 20.55 acres from Bridgewater Township – Brian Malecha -  
Harvest Hills

ATTACHMENTS: Resolution for Orderly Annexation – Resolution #2002-257

EXHIBITS: Location Map – Area to be Annexed – Attached to Resolution

**REQUEST**

As you may recall, the City of Northfield and the Township of Bridgewater adopted Resolution #99-255 (OA-631), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Bridgewater establishing a master annexation agreement between City and the Township. Pursuant to paragraph XV of Resolution #99-255, future annexations are to be accomplished by the submission of a joint resolution for orderly annexation to Minnesota Planning (the successor agency to the Municipal Board) by the City and the Township.

Since the Conceptual Development Plan for Harvest Hills is scheduled to be approved, pursuant to City Council Resolution #2002-257, on August 5, 2002, it is appropriate for the City Council to consider adopting a joint resolution for orderly annexation for the annexation of the first 20.55 acres of the development. I have drafted the attached resolution (#2002-257) for the orderly annexation of the property and for submittal from the City of Northfield to the Office of Minnesota Planning to annex said 20.5 acres of land, which will be utilized in the development of housing. The resolution has been drafted consistent with Resolution #99-255 (OA-631), the master annexation agreement between the City of Northfield and Bridgewater Township, and with Resolution #2002-239, which approved the annexation request and Conceptual Development Plan for annexation.

AUG 29 2002

***Office of the Interim City Administrator/Community Development  
Director***

***Memorandum: #2002-061***

**BRIDGEWATER TOWNSHIP**

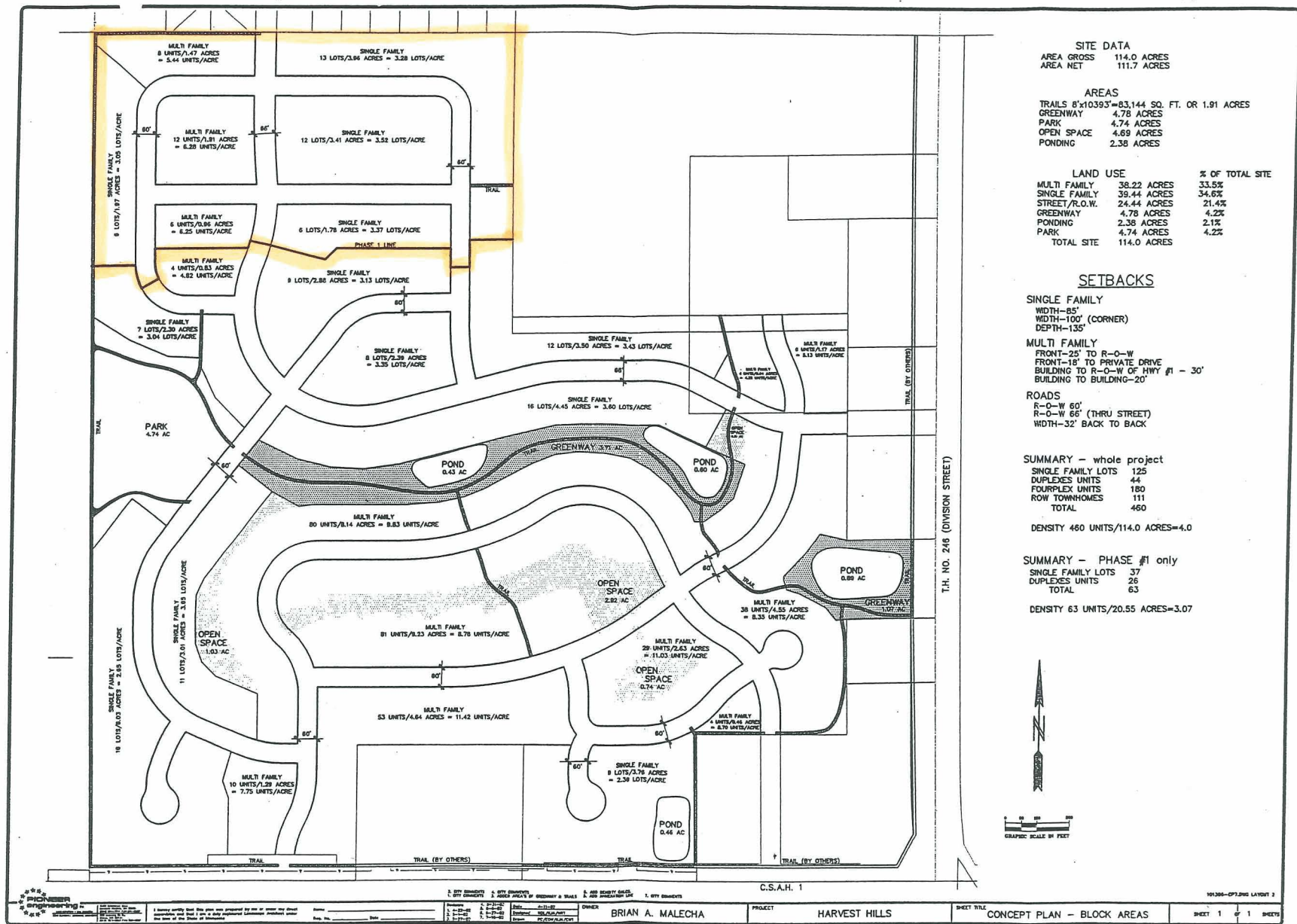
Pursuant to the terms of Resolution #99-255, the joint resolution for orderly annexation between the City of Northfield and Bridgewater Township, the City of Northfield and Bridgewater Township can submit a joint resolution to the Office of Minnesota Planning annexing land within the established orderly annexation area provided that the annexation is consistent with the terms of Resolution #99-255. The proposed annexation is consistent with the terms of Resolution #99-255. This resolution was presented to the Bridgewater Township Board at its meeting on July 8, 2002 and the Board decided to wait and act on the matter at its next meeting on August 12, 2002. The Board wanted time to meet and discuss their concerns with staff.

**STATEMENT OF URGENCY**

There is no specific time limit required for the approval of annexation requests. However, the developer desires approval of the annexation as soon as possible in order to proceed with development of the property.

**REQUESTED ACTION/RECOMMENDATION**

I recommend that the City Council adopt Resolution #2002-257 annexing 20.55 acres of land to the City of Northfield.



# Description Sketch for: BRIAN A. MALECHA

REC'D BY  
MJB

AUG 29 2002

PARK PONTE TOWNHOMES

N89°55'31"W

FORD STREET  
66

JEFFERSON  
PARK ADDITION

N LINE OF THE NW 1/4  
OF THE SE 1/4

1314.16

NE CORNER OF THE NW  
1/4 OF THE SE 1/4

1" IP (BRASS CAP)

635.73

1 Inch = 60 Feet

PARCEL A  
895,112 SF  
20.5489 acres

## PROPOSED LEGAL DESCRIPTION FOR PARCEL A

All that part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 111, Range 20, Rice County, Minnesota, described as follows:

Beginning at the northeast corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 55 minutes 31 seconds West, along the north line of said Northwest Quarter of the Southeast Quarter, a distance of 1314.16 feet, to the west line of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 34 minutes 33 seconds East, along said west line, a distance of 718.24 feet; thence North 89 degrees 26 minutes 03 seconds East, a distance of 136.03 feet; thence Southeast, a distance of 142.91 feet, along a non-tangential curve, concave to the northeast, having a central angle of 51 degrees 10 minutes 36 seconds, a radius of 160.00 feet and a chord bearing of South 28 degrees 41 minutes 51 seconds East; thence North 35 degrees 42 minutes 51 seconds East, not tangent to said curve, a distance of 60.00 feet; thence northwesterly, a distance of 93.76 feet, along a non-tangential curve concave to the northeast, having a central angle of 53 degrees 43 minutes 12 seconds, a radius of 100.00 feet and a chord bearing of North 27 degrees 25 minutes 33 seconds West; thence North 00 degrees 33 minutes 57 seconds West, tangent to said curve, a distance of 44.91 feet; thence South 89 degrees 55 minutes 31 seconds East, a distance of 359.58 feet; thence northeasterly, a distance of 9.57 feet, along a non-tangential curve, concave to the northwest, having a central angle of 00 degrees 55 minutes 42 seconds, a radius of 590.43 feet and a chord bearing of North 15 degrees 12 minutes 10 seconds East; thence South 75 degrees 15 minutes 42 seconds East, not tangent to said curve, a distance of 176.00 feet; thence North 44 degrees 39 minutes 56 seconds East, a distance of 49.60 feet; thence South 89 degrees 55 minutes 31 seconds East, a distance of 356.42 feet; thence South 00 degrees 41 minutes 28 seconds East, a distance of 95.09 feet; thence North 00 degrees 41 minutes 28 seconds West, a distance of 120.79 feet; thence North 89 degrees 18 minutes 32 seconds East, a distance of 136.00 feet, to the east line of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 28 seconds West, along said east line, a distance of 635.73 feet, to the point of beginning.

\* THIS SKETCH DOES NOT PURPORT TO SHOW THE EXISTENCE OR NONEXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREON DESCRIBED LAND, EASEMENTS OF RECORD OR UNRECORDED EASEMENTS WHICH AFFECT SAID LAND OR ANY IMPROVEMENTS TO SAID LAND.

WE HEREBY CERTIFY TO BRIAN A. MALECHA THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DATED THIS 19TH DAY OF APRIL, 2002.

SIGNED: PIONEER ENGINEERING, P.A.  
BY: John C. Larson, Land Surveyor  
Minnesota License No. 19828

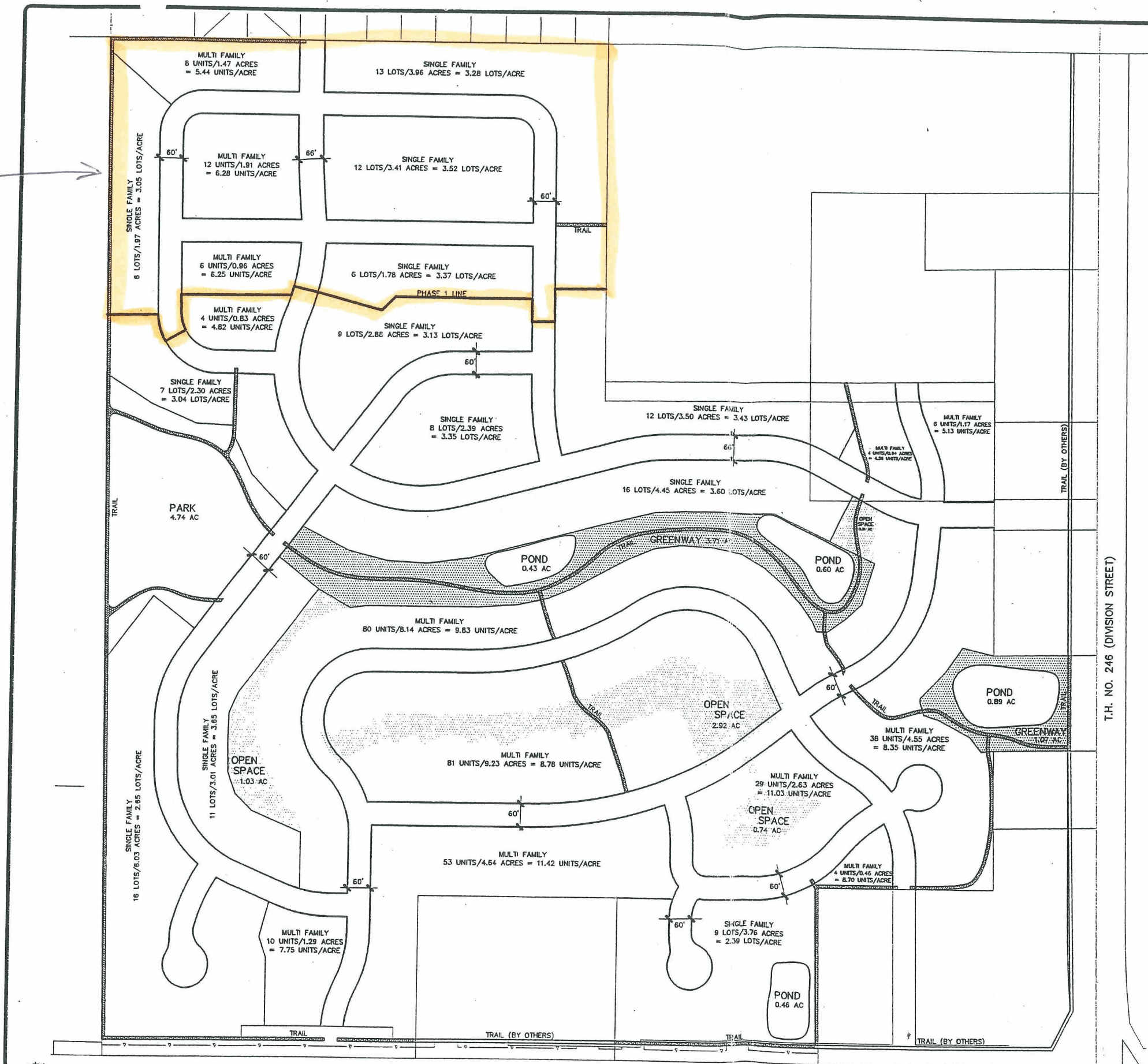
REVISED 6/3/02 NEW BOUNDARY

PIONEER  
engineering

LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 661-1814 FAX: 661-8468  
625 Highway 10 N.E.  
Blaine, MN 55434  
(763) 783-1880 FAX: 783-1883

Annexation Area →



SITE DATA  
 AREA GROSS 114.0 ACRES  
 AREA NET 111.7 ACRES

REC'D BY MMB AUG 29 2002

AREAS  
 TRAILS 8'x10393'=83,144 SQ. FT. OR 1.91 ACRES  
 GREENWAY 4.78 ACRES  
 PARK 4.74 ACRES  
 OPEN SPACE 4.69 ACRES  
 PONDING 2.38 ACRES

LAND USE	% OF TOTAL SITE
MULTI FAMILY	38.22 ACRES 33.5%
SINGLE FAMILY	39.44 ACRES 34.6%
STREET/R.O.W.	24.44 ACRES 21.4%
GREENWAY	4.78 ACRES 4.2%
PONDING	2.38 ACRES 2.1%
PARK	4.74 ACRES 4.2%
TOTAL SITE	114.0 ACRES

### SETBACKS

SINGLE FAMILY  
 WIDTH-85'  
 WIDTH-100' (CORNER)  
 DEPTH-135'

MULTI FAMILY  
 FRONT-25' TO R-O-W  
 FRONT-18' TO PRIVATE DRIVE  
 BUILDING TO R-O-W OF HWY #1 - 30'  
 BUILDING TO BUILDING-20'

ROADS  
 R-O-W 60'  
 R-O-W 66' (THRU STREET)  
 WIDTH-32' BACK TO BACK

SUMMARY - whole project  
 SINGLE FAMILY LOTS 125  
 DUPLEXES UNITS 44  
 FOURPLEX UNITS 180  
 ROW TOWNHOMES 111  
 TOTAL 460  
 DENSITY 460 UNITS/114.0 ACRES=4.0

SUMMARY - PHASE #1 only  
 SINGLE FAMILY LOTS 37  
 DUPLEXES UNITS 26  
 TOTAL 63  
 DENSITY 63 UNITS/20.55 ACRES=3.07



