

CITY OF NORTHFIELD, MINNESOTA
RESOLUTION #2002-167

TO THE OFFICE OF MINNESOTA PLANNING A JOINT RESOLUTION OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF NORTHFIELD ANNEXING AN UNINCORPORATED AREA TO THE CITY OF NORTHFIELD FROM NORTHFIELD TOWNSHIP PURSUANT TO JOINT RESOLUTION #2001-318 (OA-805) 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 Northfield desire to accommodate growth in the most orderly fashion; and

WHEREAS, the City of Northfield and the Township of Northfield adopted Resolution #2001-318 (OA-805), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Northfield Township establishing a master annexation agreement between the City and the Township; and

WHEREAS, Heritage Development, hereinafter referred to as Developer, has made application to the City of Northfield for annexation of 79.08 acres of land to the City of Northfield; and

WHEREAS, the Developer is requesting annexation of 79.08 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 #2001-318 (OA-805), the Joint Resolution for Orderly Annexation between the City of Northfield and Northfield Township establishing the master annexation agreement between City and the Township; and

WHEREAS, the proposed annexation is consistent with Resolution #2001-318 (OA-805), the Joint Resolution for Orderly Annexation between the City of Northfield and Northfield Township; and

WHEREAS, that the City Council of the City of Northfield adopted resolution #2002-166 on May 6, 2002 approving the Conceptual Development Plan for the proposed development and directing City staff to prepare a joint resolution for orderly annexation consistent

Township regarding the proposed annexation; and

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

NOW THEREFORE BE IT RESOLVED by the City of Northfield (sometimes hereinafter referred to as "the City") and the Township of Northfield (sometimes hereinafter referred to as "the Township") that the property described herein is designated for orderly annexation by the City of Northfield and shall be annexed subject to the following terms and conditions:

1. The City of Northfield and the Township of Northfield hereby agree that the following described property, which is included within the orderly annexation area described in Resolution #2001-318 (OA-805), be immediately annexed to the City of Northfield:

That part of the Southeast Quarter of Section 7, Township 111, Range 19, Rice County, Minnesota described as beginning at the Northwest corner of said Southeast Quarter; thence North 89 degrees 25 minutes 35 seconds East, on an assumed bearing along the North line of said Southeast Quarter, 2637.47 feet to the Northeast corner of said Southeast Quarter; thence South 00 degrees 01 minutes 32 seconds East, along the east line of said Southeast Quarter, 1218.95 feet; thence South 89 degrees 58 minutes 28 seconds West 203.30 feet; thence North 00 degrees 34 minutes 25 seconds West 167.14 feet; thence South 89 degrees 25 minutes 35 seconds West 710.00 feet; thence South 00 degrees 34 minutes 25 seconds East 460.00 feet; thence South 89 degrees 25 minutes 35 seconds West 908.55 feet; thence North 00 degrees 34 minutes 25 seconds West 185.00 feet; thence South 89 degrees 36 minutes 04 seconds West 817.48 feet, to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 39 seconds East, along said West line, 1322.39 feet to the point of beginning.

(Total acreage is approximately 79.08 acres)

2. Pursuant to Resolution #2001-318 (OA-805), the City of Northfield may annex up to 160 acres of land in each of the following five (5) year time periods, with no more than eighty (80) acres of land to be annexed in any one calendar year:
 - a. January 1, 2002 through December 31, 2006
 - b. January 1, 2007 through December 31, 2011
 - c. January 1, 2012 through December 31, 2016
 - d. January 1, 2017 through December 31, 2021

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 #2001-318 (OA-805):

1. 2002 – Proposed in this Resolution	<u>79.08 acres</u>
TOTAL	79.08 acres

Subsequent to the annexation proposed in this Resolution, the City of Northfield will have annexed 79.08 acres within the 160 acres allowed pursuant to Paragraph 3 of Resolution #2001-318 for the time period of January 1, 2002 through December 31, 2006. Therefore, the City of Northfield will have 80.92 acres remaining that may be annexed pursuant to Resolution #2001-318 (OA-805) prior to December 31, 2006.

3. The Property being annexed to the City of Northfield is being requested by 100% of the landowners owning 100% of the property.
4. The City of Northfield and the Township of Northfield agree the Property being annexed to the City is being annexed consistent with the terms of the Resolution #2001-318 (OA-805) the Joint Resolution for Orderly Annexation between the City of Northfield and the Township of Northfield.
5. The City of Northfield and the Township of Northfield agree that the Property proposed for annexation is within the orderly annexation area defined in Paragraph 1 of Resolution #2001-318.
6. 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.
7. All annexation within the Property will be consistent with the City's policies concerning the extension of municipal utilities.
8. 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.
9. 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.
10. 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 10 of Resolution #2001-318 (OA-805).

11. The Property shall be zoned according to normal zoning procedures established in the Northfield Zoning Ordinance. The City of Northfield Comprehensive Plan shall guide the City in arriving at the appropriate zoning of the Property. When the Property is annexed to the City, it will be zoned Agricultural.
12. The City of Northfield and the Township of Northfield 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 paragraph 1, 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 13 of Resolution #2001-318 (OA-805). There is no disagreement between the City and the Township as to the Property proposed for annexation under the terms of this Resolution.

13. Tax payments due to the Township will be made pursuant to Paragraph 10 of Resolution #2001-318 (OA-805).
14. This Resolution shall be a binding contract upon the Parties herein, and may be enforced in either Law or Equity, notwithstanding future amendments in Minnesota Statutes, except as specifically provided otherwise in this Agreement.

Approved by the Township of Northfield this 14th day of May, 2002.

TOWNSHIP OF NORTHFIELD

By: Willard Estern
Town Board Chair

By: Maryanne Randolph
Town Board Clerk

REC'D BY
MMB

AUG 15 2002

Approved by the City of Northfield this 6th day of May, 2002.


CITY OF NORTHFIELD

By:



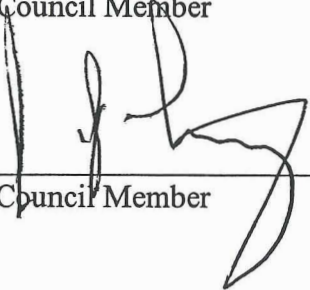
Mayor

By:



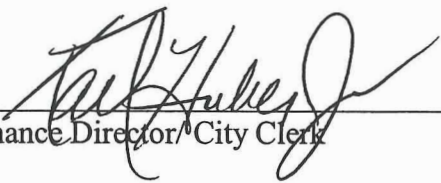
Council Member

By:



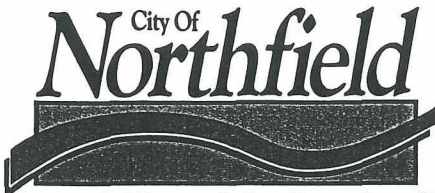
Council Member

ATTEST:



Finance Director/City Clerk

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



REC'D BY
MMB AUG 15 2002

*Office of the Interim City Administrator/
Community Development Director
Memorandum: #2002-017*

DATE: April 30, 2002
TO: Mayor Covey and City Council Members
FROM: Joel B. West, Interim City Administrator/Community Development Director
RE: Annexation of 79.08 acres from Northfield Township – Heritage Development

A handwritten signature in black ink, appearing to read "JBW".

ATTACHMENTS: Resolution for Orderly Annexation – Resolution #2002-167

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

REQUEST

As you may recall, the City of Northfield and the Township of Northfield adopted Resolution #2001-318 (OA-805), which is a Joint Resolution for Orderly Annexation between the City of Northfield and Northfield Township establishing a master annexation agreement between the City and the Township. Pursuant to paragraph 13 of Resolution #2001-318, future annexations are to be accomplished by the submission of a resolution for orderly annexation to Minnesota Planning (the successor agency to the Municipal Board) by the City of Northfield. Heritage Development is seeking approval of an annexation request and conceptual development plan approval for 79.08 acres within the orderly annexation area encompassed by Resolution #2001-318 (OA-805), pursuant to Resolution #2002-166.

I have drafted the attached joint resolution for orderly annexation (Resolution #2002-167) from the City Of Northfield and Northfield Township to the Office of Minnesota Planning to annex said 79.08 acres of land, which will be utilized in the development proposed by Heritage Development. The resolution has been drafted consistent with Resolution #2001-318 (OA-805), the master annexation agreement between the City of Northfield and Northfield Township, and with Resolution #2002-166, which approves the annexation request and Conceptual Development Plan for annexation.

*Office of the Interim City Administrator/
Community Development Director
Memorandum: #2002-017*

NORTHFIELD TOWNSHIP

Pursuant to the terms of Resolution #2001-318, the joint resolution for orderly annexation between the City of Northfield and Northfield Township, a joint resolution for orderly annexation between the City of Northfield and Northfield Township can be submitted 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 #2001-318. The annexation is consistent with the terms of Resolution #2001-318

STATEMENT OF URGENCY

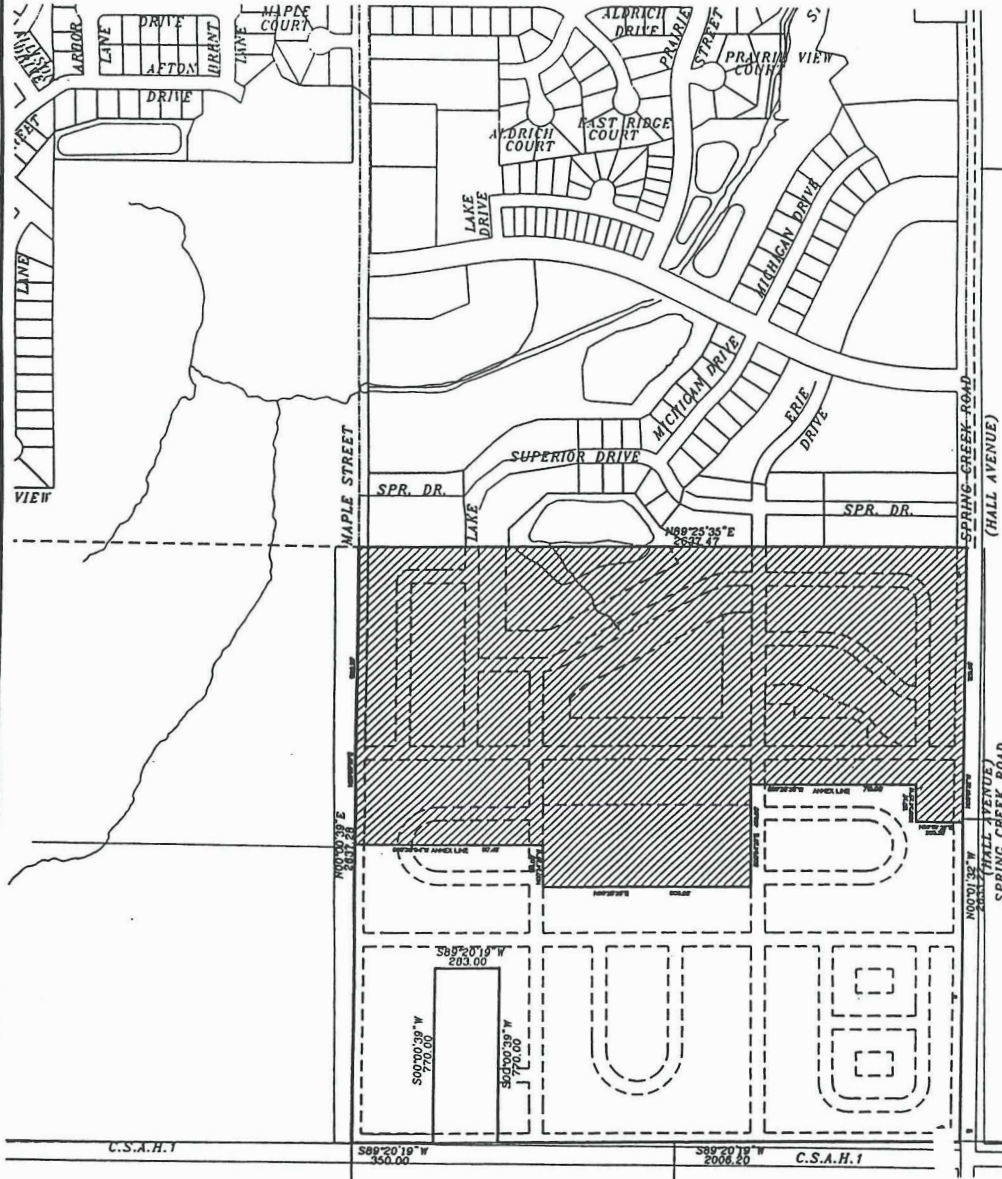
There is no specific time limit required for the approval of annexation requests. However, approval of this resolution at the May 6, 2002 meeting of the City Council would allow the Northfield Township Board to consider this annexation at its May 14, 2002 meeting. Subsequent to approval by the Northfield Township Board the annexation will be submitted to the Office of Minnesota Planning, provided the necessary right-of-way for Maple Street and Spring Creek Road are deeded to the City.

REQUESTED ACTION/RECOMMENDATION

I recommend that the City Council adopt Resolution #2002-167 annexing 79.08 acres of land to the City of Northfield.

ANNEXATION PLAN
HERITAGE SQUARE
 NORTHFIELD, MINNESOTA
 HERITAGE DEVELOPMENT OF MINNESOTA
 SE 1/4 SECTION 7 TWP. 111, RNC. 19, RICE COUNTY, MN

REC'D BY
 MMB AUG 15 2002



C.S.A.H.1

S89°20'10" W
 350.00

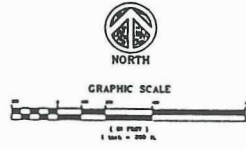
S89°20'10" W
 2006.20

C.S.A.H.1

LEGAL DESCRIPTION OF ANNEX LINE

That part of the Southeast Quarter of Section 7, Township 111, Range 19, Rice County, Minnesota described as beginning at the Northwest corner of said Southeast Quarter; thence North 89 degrees 25 minutes 35 seconds East, on an assumed bearing along the North line of said Southeast Quarter, 2837.17 feet to the Northwest corner of said Southeast Quarter; thence South 00 degrees 01 minutes 21 seconds East, along the east line of said Southeast Quarter, 1218.95 feet; thence South 89 degrees 58 minutes 28 seconds West 203.30 feet; thence North 00 degrees 34 minutes 25 seconds West 182.14 feet; thence South 89 degrees 25 minutes 35 seconds West 710.00 feet; thence South 00 degrees 34 minutes 25 seconds East 460.00 feet; thence South 89 degrees 25 minutes 35 seconds West 808.55 feet; thence North 00 degrees 34 minutes 25 seconds West 183.00 feet; thence South 89 degrees 25 minutes 04 seconds West 817.48 feet, to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 38 seconds East, along said West line, 1327.39 feet to the point of beginning.

ANNEX - 3444848 SQ-FT 79.08 ACRES



I hereby certify 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.

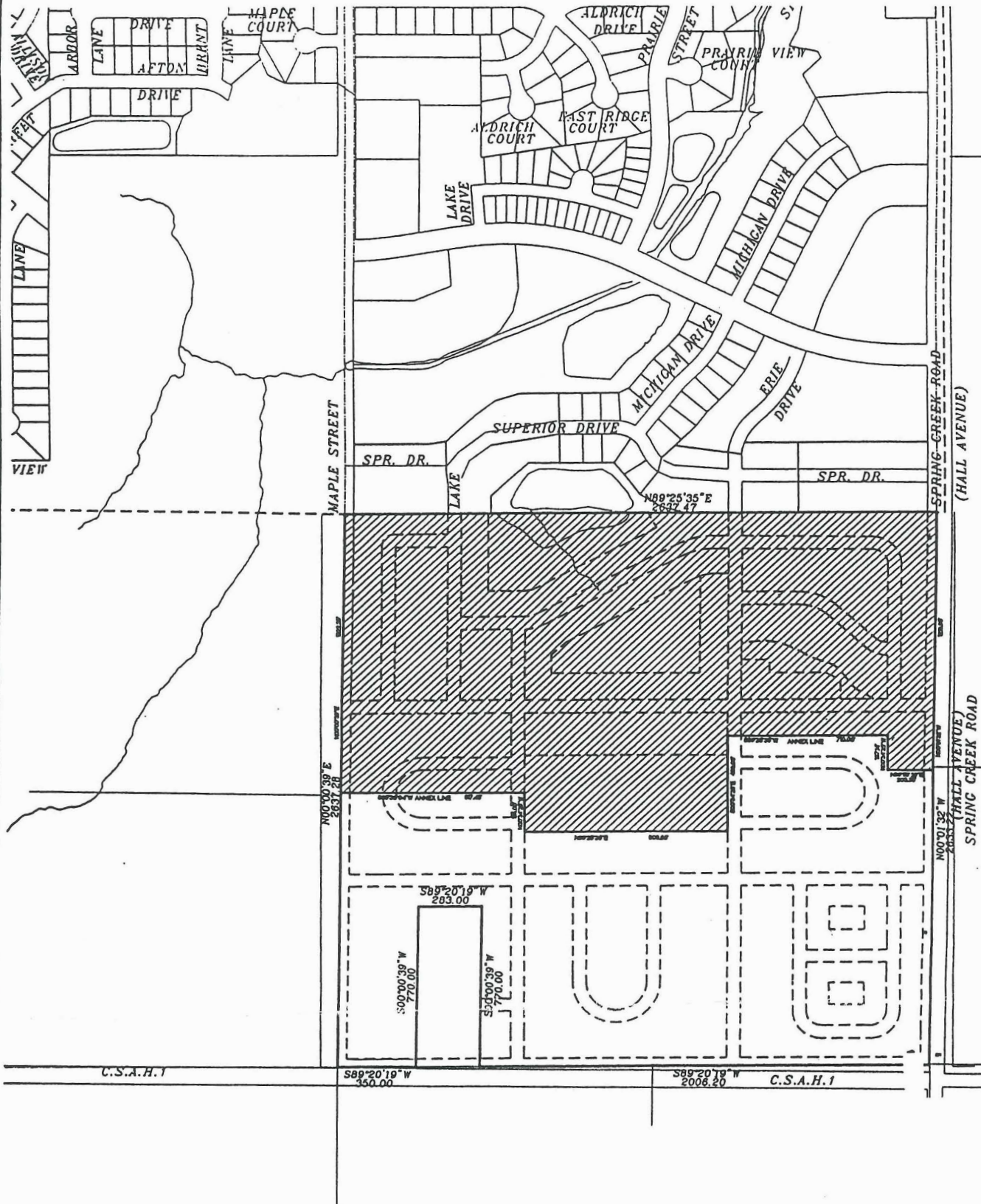
Dated this _____ day of _____ 2002

By _____ Surveyor, Minnesota License No. 17785



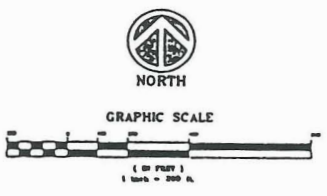
ANNEXATION PLAN
HERITAGE SQUARE
 NORTHFIELD, MINNESOTA
 HERITAGE DEVELOPMENT OF MINNESOTA
 SE 1/4 SECTION 7 TWP. 111, RNG. 19, RICE COUNTY, MN

RECORDED BY
 AUG 15 2002



C.S.A.H.1
 $S89^{\circ}20'10''W$ 450.00
 $S89^{\circ}20'19''W$ 2008.20
 C.S.A.H.1

LEGAL DESCRIPTION OF ANNEX LINE
 That part of the Southeast Quarter of Section 7, Township 111, Range 19, Rice County, Minnesota described as beginning at the Northwest corner of said Southeast Quarter; thence North 89 degrees 25 minutes 35 seconds East, an assumed bearing along the North line of said Southeast Quarter, 2837.47 feet to the Northeast corner of said Southeast Quarter; thence South 00 degrees 01 minutes 32 seconds East, along the east line of said Southeast Quarter, 1218.95 feet; thence South 89 degrees 58 minutes 28 seconds West 203.30 feet; thence North 00 degrees 34 minutes 25 seconds West 167.14 feet; thence South 89 degrees 25 minutes 35 seconds West 710.00 feet; thence South 00 degrees 34 minutes 25 seconds East 480.00 feet; thence South 89 degrees 25 minutes 35 seconds West 908.55 feet; thence North 00 degrees 34 minutes 25 seconds West 185.00 feet; thence South 89 degrees 36 minutes 04 seconds West 817.48 feet, to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 39 seconds East, along said West line, 1322.39 feet to the point of beginning.
 ANNEX - 3444848 SQ-FT 79.08 ACRES

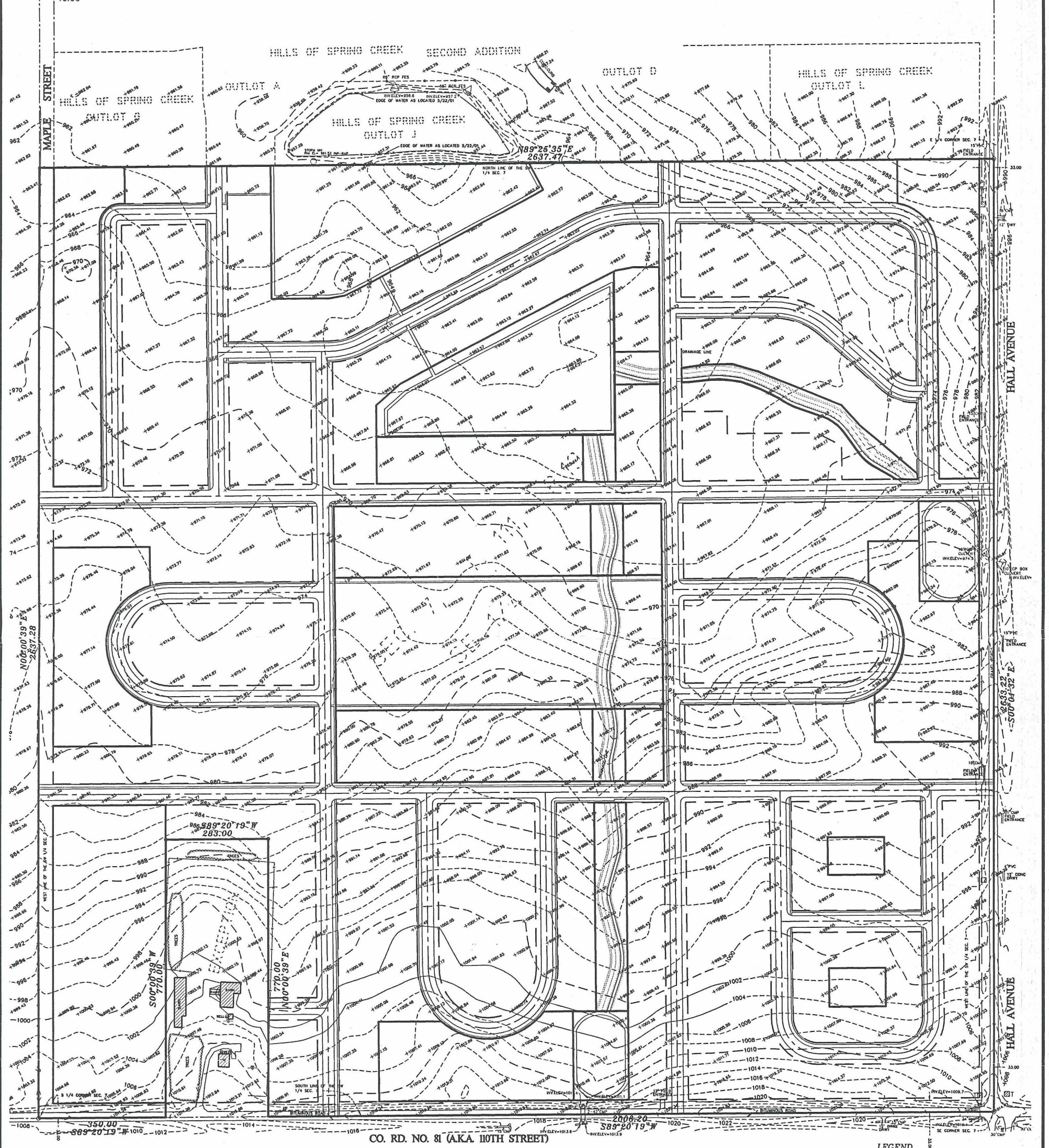


I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.
 Dated this _____ day of _____ 2002
 By _____
 Surveyor, Minnesota License No. 17755



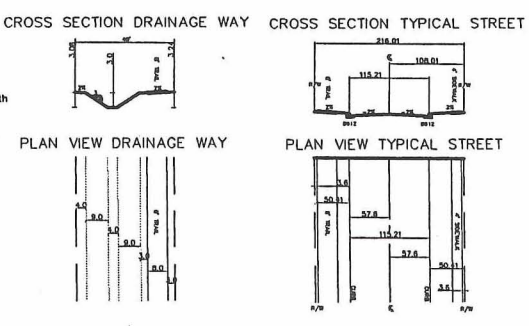
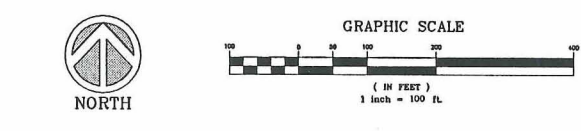
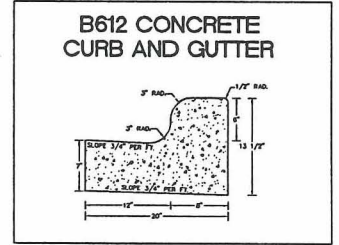
BOUNDARY/TOPOGRAPHIC SURVEY
HERITAGE SQUARE
 NORTHFIELD, MINNESOTA
 HERITAGE DEVELOPMENT OF MINNESOTA
 SE 1/4 SECTION 7 TWP. 111, RNG. 19, RICE COUNTY, MN

REC'D BY
 EMT
 AUG 15 2002



I hereby certify 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 _____ day of _____ 2002
 By _____
 Surveyor, Minnesota License No. 17765

LEGAL DESCRIPTION OF PROPERTY (Provided by Client)
 The Southeast Quarter (SE 1/4) of Section 7 Township 111 North, Range 19 West of the fifth principal meridian, Rice County, Minnesota; subject to a township road, over and across the Easterly side thereof, and county Road No. 81, over and across the southerly side thereof; and subject to easements of record, excepting there from the following described tract to-wit:
 Beginning at the Southeast corner of the said Southeast Quarter (SE 1/4); Thence East along the South line of said Southeast Quarter (SE 1/4), 350 feet to the true point of beginning; thence North parallel with the West line of said Southeast Quarter (SE 1/4), 283 feet; thence East parallel with the South line of said Southeast Quarter (SE 1/4), 283 feet; thence South parallel to the West line of said Southeast Quarter (SE 1/4), 770 feet to the South line of said Southeast Quarter (SE 1/4); thence West along the South line of said Southeast Quarter (SE 1/4), 283 feet to the true point of beginning.



LEGEND

- = SANITARY SEWER MANHOLE
- = HYDRANT
- = STORM SEWER MANHOLE
- = CATCH BASIN
- = DENOTES GATE VALVE
- = ELECTRIC BOX
- = DENOTES TELEPHONE PEDESTAL
- = DENOTES FENCE LINE
- = DENOTES DRAINAGE LINE
- = DENOTES IRON MONUMENT FOUND AND MARKED WITH ILS NO. 10795
- = DENOTES IRON MONUMENT SET
- = DENOTES PHASE LINE
- - - = DENOTES ANNER LINE

METRO
 LAND SURVEYING & ENGINEERING
 412 East County Road D, Little Canada, MN 55117
 Telephone: (651)768-0112 Fax: (651)768-0812
 E-mail: survy@metro.com

CONCEPTUAL DEVELOPMENT PLAN

HERITAGE SQUARE

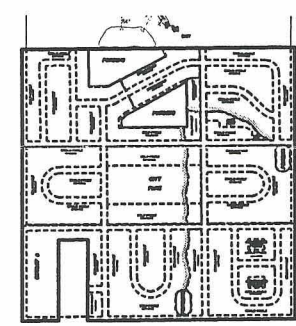
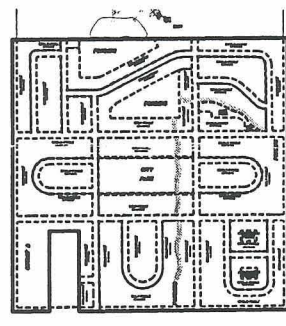
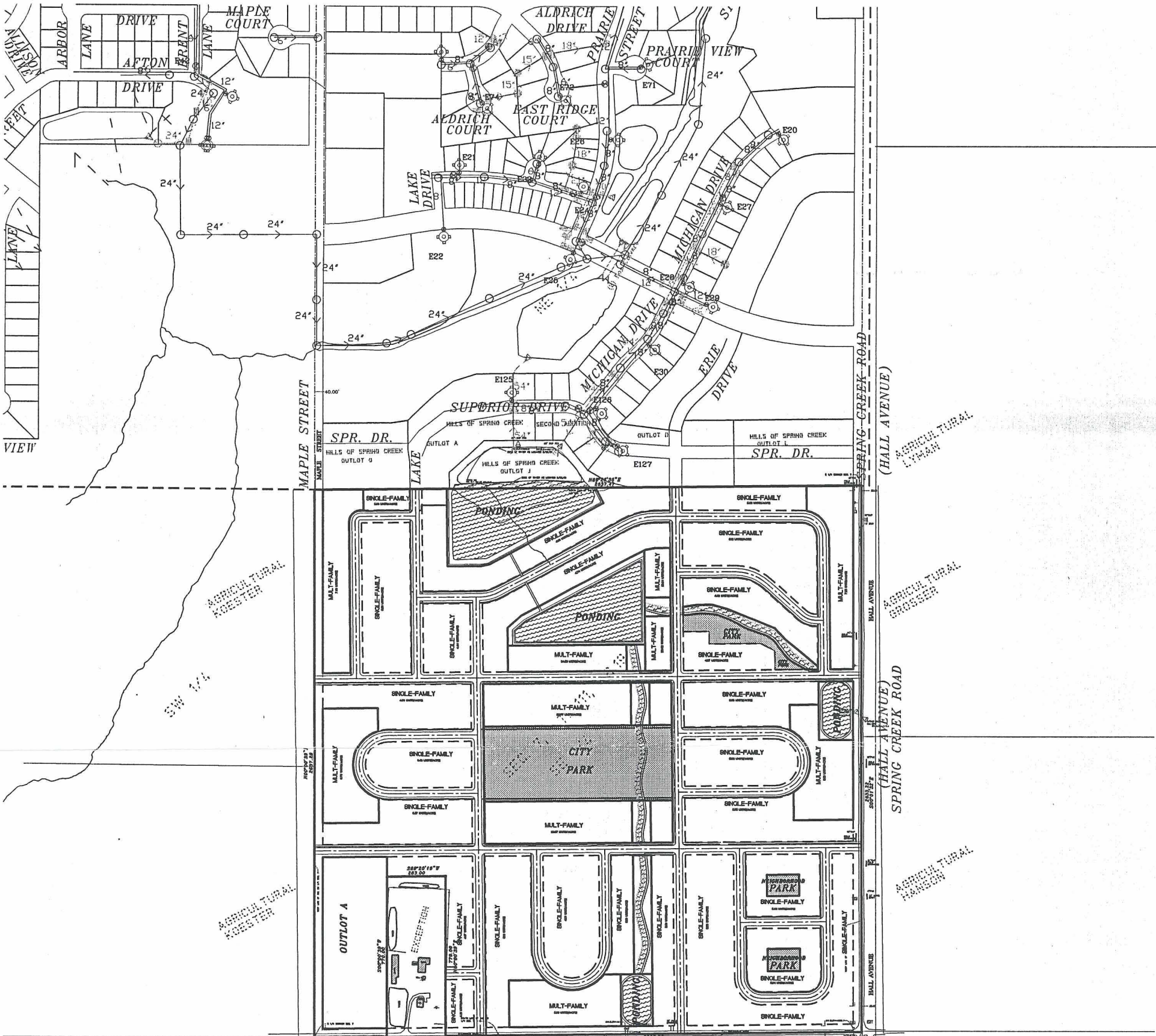
NORTHFIELD, MINNESOTA

HERITAGE DEVELOPMENT OF MINNESOTA

SE 1/4 SECTION 7 TWP. 111, RNG. 19, RICE COUNTY, MN

REC'D BY
MMB

AUG 15 2002



154.

COMPREHENSIVE LAND USE AREAS

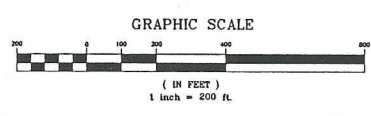
- * RESIDENTIAL - HIGH DENSITY - 23.99 ACRES
AREA NORTH OF GREENWAY - NORTHEAST CORNER
COMP. DENSITY 6.00 UNITS/ACRE
PROP. DENSITY 4.04 UNITS/ACRE
- * RESIDENTIAL - LOW DENSITY - 130.66 ACRES
AREA SOUTH OF GREENWAY - REMAIN AREA
COMP. DENSITY 4.00 UNITS/ACRE
PROP. DENSITY 4.66 UNITS/ACRE
- * TOTAL SITE 154.64 ACRES

LAND USE AREAS

- MULTI-FAMILY 24.82 ACRES (14.91 UNIT/ACRE)
- SINGLE-FAMILY 65.35 ACRES (5.1 UNIT/ACRE)
- STREET/ROW 35.87 ACRES
- OUTLOT 5.88 ACRES
- PONDING 13.14 ACRES
- PARK 9.55 ACRES
- TOTAL SITE 154.64 ACRES

PROPOSED SIDEWALK SIDEWALK

PROPOSED BIT TRAIL BIT TRAIL



- LEGEND**
- SANITARY SEWER MANHOLE
 - HYDRANT
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - DENOTES GATE VALVE
 - ELECTRIC BOX
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES FENCE LINE
 - DENOTES DRAINAGE LINE
 - Denotes iron monument found and marked with RLS No. 10795
 - Denotes iron monument set

