

APR 30 2003

RE: HP 3rd

ORDINANCE NO. 2003-132
AN ORDINANCE OF THE CITY OF LONSDALE
ANNEXING LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,
MINNESOTA, PURSUANT TO MINN. STAT. §414.033, SUBD. 2(4)

WHEREAS, a public hearing was held on April 24, 2003, to consider the annexation to the City of Lonsdale of the parcels described herein,

THE CITY OF LONSDALE ORDAINS:

SECTION 1. FINDINGS

- 1.1 The parcel described in Exhibit A, (the Property) is located in Wheatland Township, Rice County, Minnesota. The Property is owned by Angela A. Sirek, a single person. The Property is subject to a purchase agreement in favor of On-Site Marketing Co., Inc. Owners and purchaser are collectively referred to as "Owners".
- 1.2 The Property is not presently served by public sewer facilities or public sewer facilities are not otherwise available.
- 1.3 The Property abuts the City of Lonsdale. The Property is about to become urban or suburban in character.
- 1.4 Notice of the public hearing was served by certified mail on Wheatland Township and on all contiguous landowners pursuant to M.S. §414.033, Subd. 2b.
- 1.5 The Property consists of approximately 38.44 acres. The Property abuts 70th Street (N.E. Fig Street) on the south. South of 70th Street are residential areas of the City of Lonsdale.
- 1.6 Existing use of the land is agricultural. The proposed use is residential. The land is appropriate for residential development.
- 1.7 Upon annexation the Parcels will be zoned R-1, residential. The City of Lonsdale has adopted zoning and subdivision

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regulations. Annexation will allow for greater density than would be allowed under current Rice County zoning restrictions, but Lonsdale is a growing area and in need of housing sites. Annexation will allow for provision of sewer and water services to the property, and expansion of the utilities in this area is consistent with growth plans approved by the City Council in June of 2000. Expansions of the City's water and sewer facilities currently under construction will provide sufficient capacity to service the proposed development.

- 1.8 The Property was assessed for property taxes in 2003 as follows:

PID No. 01.2814.000	
Rice County	\$108.17
Wheatland Township	\$ 40.95
ISD No. 394	\$ 62.27
Fire District	\$ 6.61

- 1.9 The property is not within a designated floodplain or shoreland area.
- 1.10 All of the owners have petitioned for annexation of the Property.

SECTION 2: CONCLUSIONS

- 2.1 The Property is about to become urban or suburban in Character.
- 2.2 Annexation of the Property is necessary to provide for projected growth in population in an orderly fashion.
- 2.3 The City has the capacity to provide municipal water and sewer services to the Property.

SECTION 3: PROPERTY ANNEXED

- 3.1 The Property is hereby annexed subject to the approval of the Minnesota Office of Strategic and Long Range Planning (Minnesota Planning) as required by M.S. §414.033, Subd. 7.

3.2 This Ordinance shall be filed immediately with Minnesota Planning, the Secretary of State, the Wheatland Town Board and the Rice County Auditor.

Dated: 4-24-03

CITY OF LONSDALE

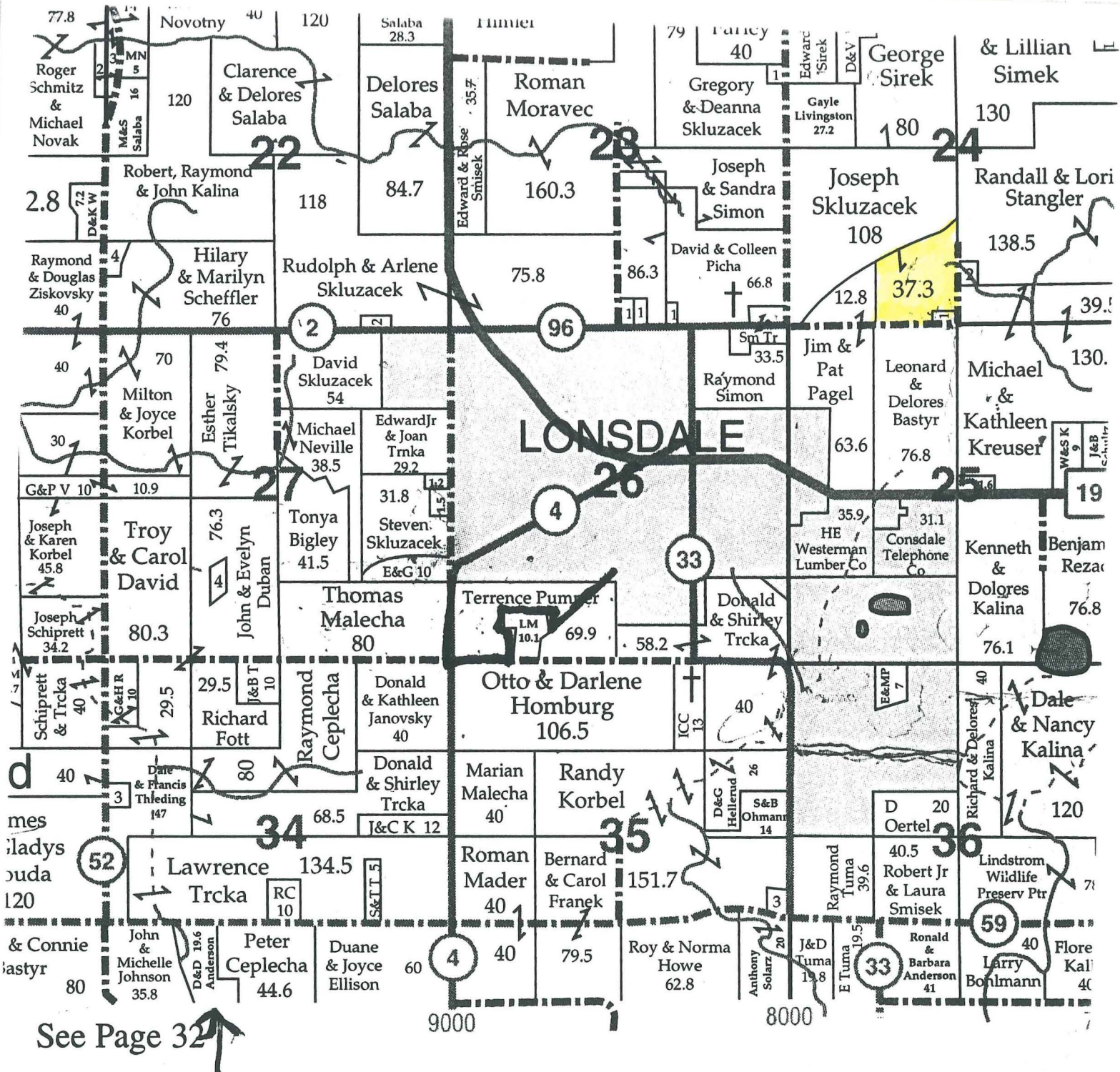
Harold Zoepke
Mayor

Attest: Neil Jensen
Neil Jensen
City Administrator

EXHIBIT A
ORDINANCE NO. 2003-132

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24 TOWNSHIP 112 NORTH RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, LYING SOUTH AND EAST OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY (FORMALLY KNOWN AS THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY); EXCEPTING THEREFROM THE EAST 384.84 FEET OF THE SOUTH 384.84 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 24. AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 24 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°50'06" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 1327.99 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 89°50'06" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 1133.22 FEET; THENCE NORTH 44°06'58" EAST, A DISTANCE OF 640.41 FEET; THENCE NORTHEASTERLY, ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2875.00 FEET, A CENTRAL ANGLE OF 09°19'58", A DISTANCE OF 468.30 FEET; THENCE SOUTH 37°19'17" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2875.00 FEET, A CENTRAL ANGLE OF 07°11'04", A CHORD BEARING OF NORTH 57°03'17" EAST, A CHORD DISTANCE OF 354.00 FEET, AN ARC DISTANCE OF 354.23 FEET TO ITS INTERSECTION WITH A LINE THAT BEARS NORTH 00°30'33" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 00°30'33" EAST, A DISTANCE OF 917.53 FEET TO THE POINT OF BEGINNING; RICE COUNTY, MINNESOTA.

PID No. 01.2814.000



IME OIL CO.

ivery



REC'D BY MMB APR 3 1983 **Molly's MiniMart**

Gas — Diesel
Deli — Groceries

CITY OF LONSDALE

REC'D BY MMB APR 30 2003

LEGEND

MUNICIPAL

- 1 CITY HALL
- 2 MAINTENANCE SHOP
- 3 WASTEWATER TREATMENT PLANT
- 4 WATER TOWER
- 5 POLICE DEPARTMENT

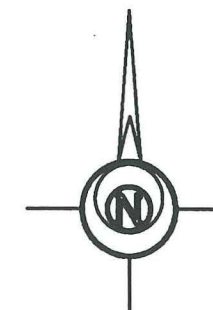
RECREATIONAL

- 6 TRENDA MEMORIAL
BASEBALL PARK
- 7

CHURCHES

- 8 IMMACULATE CONCEPTION
CATHOLIC CHURCH**

**LONSDALE CORPORATE
LIMITS** — — — — —



0 550 1100

SCALE IN FEET

PREPARED BY
COMMUNITY PARTNERS
DESIGNS, INC.

LAND PLANNING & ENGINEERING SERVICES
108 CENTRAL AVENUE - FARIBAULT, MN (507)334-4120

ORIGINAL PREPARATION: JANUARY 2003

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