

**ORDINANCE NO. 2003-133**  
**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)**  
**(Proposed Name: Eagle Creek)**

**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 Eagle Creek Development, LLC. ("Owner").
- 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 13.60 acres. The Property abuts 70<sup>th</sup> Street (N.E. Fig Street) on the south. South of 70<sup>th</sup> 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 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. 01.2815.000	
Rice County	\$108.99
Wheatland Township	\$ 41.39
ISD #394	\$ 62.94
Fire District	\$ 6.68

- 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. 9414.033, 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 Vajjala  
Mayor

Attest: Neil Jensen  
Neil Jensen  
City Administrator

**EXHIBIT A**  
**ORDINANCE NO. 2003-133**

The SW1/4 of the SW1/4 of Section 24, Township 112, Range 22, Rice County, Minnesota, lying southeasterly of the following described lines: Commencing at the southwest corner of said SW1/4 of the SW1/4; thence N89°50'06"E, along the south line of said SW1/4 of the SW1/4, a distance of 194.77 feet to the point of beginning of the lines to be described; thence N44°06'58"E, 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 S37°19'17"E, a distance of 50.00 feet; thence Northeasterly, along a non-tangential curve, concave to the southeast, having a radius of 2825.00 feet, a central angle of 07°11'04", a chord bearing of N57°03'17"E, a chord distance of 354.00 feet, an arc distance of 354.23 feet to the east line of said SW1/4 of the SW1/4 and there terminating.

PID No. 01.2815.000

# 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

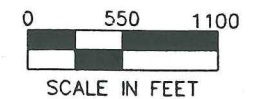
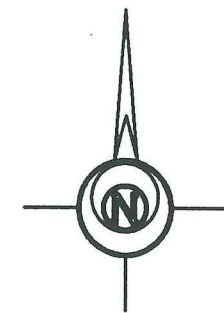
### RECREATIONAL

- 6 TRENDIA MEMORIAL BASEBALL PARK
- 7

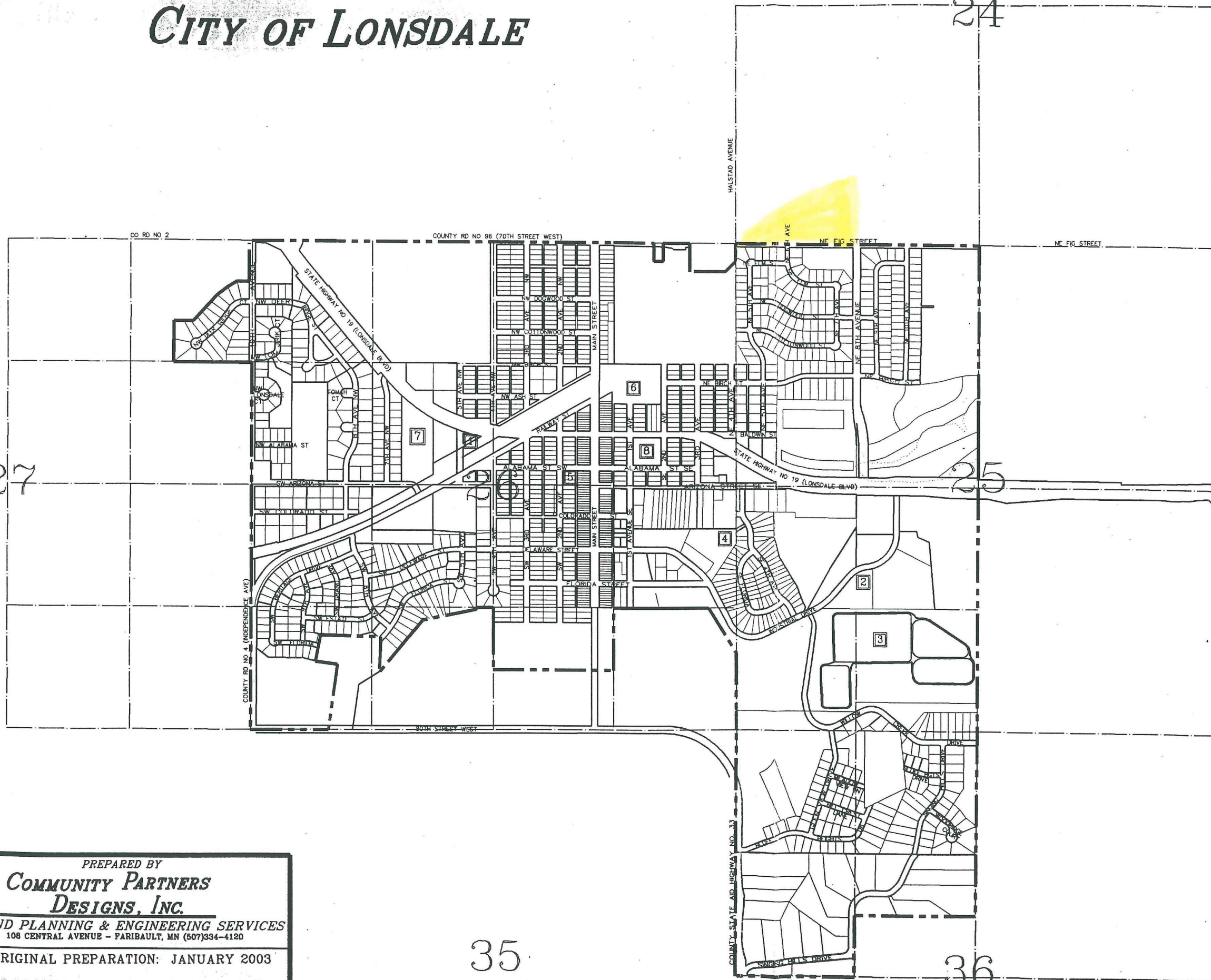
### CHURCHES

- 8 IMMACULATE CONCEPTION CATHOLIC CHURCH

LONSDALE CORPORATE LIMITS - - - - -



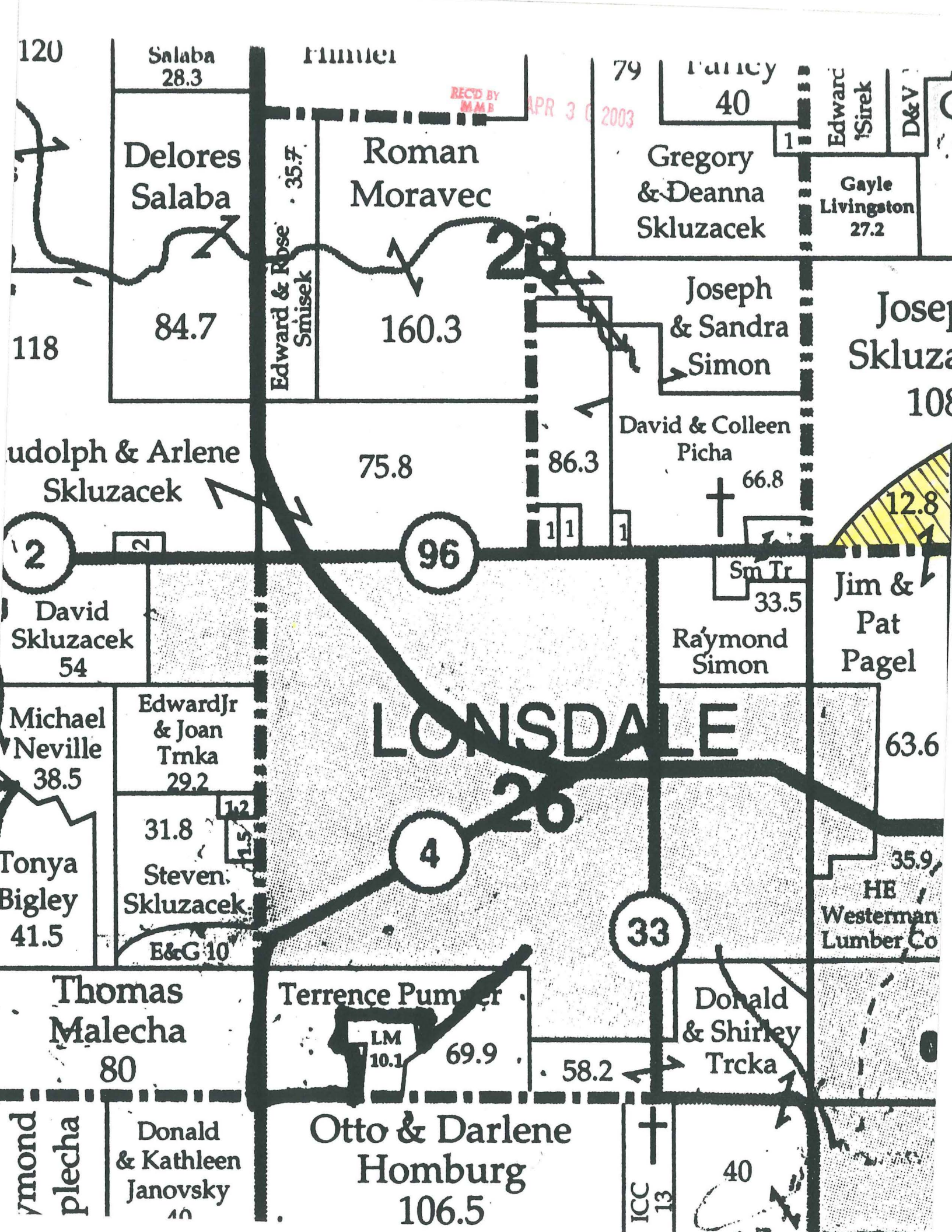
SCALE IN FEET



35

36

PREPARED BY  
**COMMUNITY PARTNERS  
DESIGNS, INC.**  
LAND PLANNING & ENGINEERING SERVICES  
108 CENTRAL AVENUE - FARIBAULT, MN (507)334-4120  
ORIGINAL PREPARATION: JANUARY 2003



120

Salaba  
28.3

11111111

79

Pancy  
40

Edward  
Sirek

D&V

Delores  
Salaba

Roman  
Moravec

Gregory  
& Deanna  
Skluzacek

Gayle  
Livingston  
27.2

84.7

160.3

Joseph  
& Sandra  
Simon

Joseph  
Skluzacek  
108

118

Edward & Rose  
Smisek  
35.7

75.8

86.3

David & Colleen  
Picha  
66.8

12.8

Dudolph & Arlene  
Skluzacek

96

11

1

Sm Tr  
33.5

Jim &  
Pat  
Pagel

David  
Skluzacek  
54

Raymond  
Simon

63.6

LONSDALE

Edward Jr  
& Joan  
Trnka  
29.2

31.8

Steven  
Skluzacek

E&G-10

4

26

33

35.9

HE  
Westerman  
Lumber Co

Tonya  
Bigley  
41.5

Thomas  
Malecha

80

Terrence Pumper

LM  
10.1

69.9

58.2

Donald  
& Shirley  
Trcka

Donald  
Malecha

Donald  
& Kathleen  
Janovsky  
40

Otto & Darlene  
Homburg  
106.5

ICC  
13

40

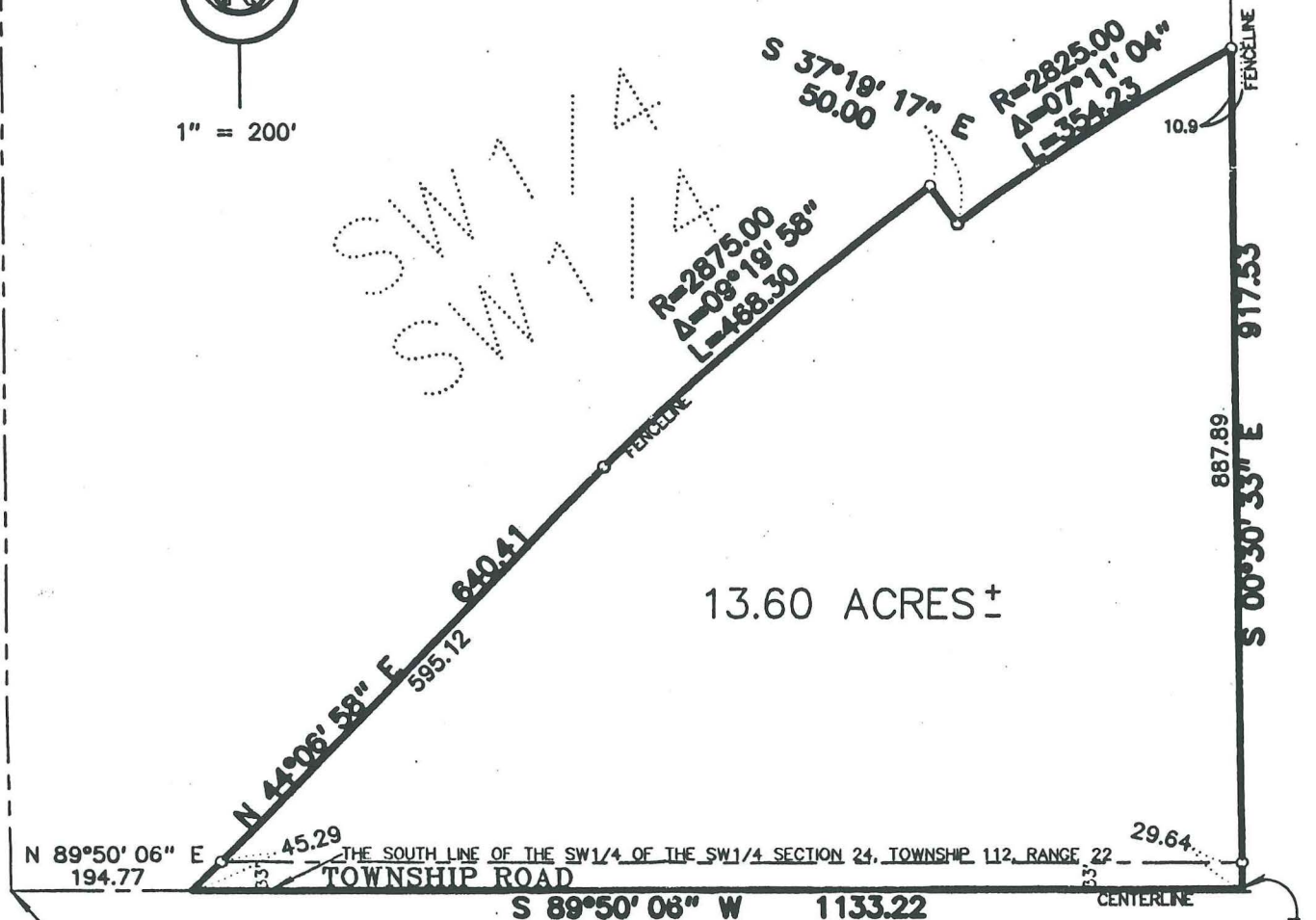
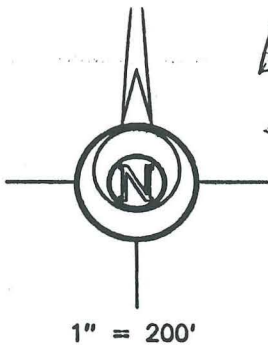
RECD BY  
MAB

APR 30 2003

# Exhibit A

REC'D BY  
MMB

APR 30 2003



SOUTHWEST CORNER  
SECTION 24  
TOWNSHIP 112  
RANGE 22

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE  
MONUMENT SET AND MARKED BY REGISTRATION  
NUMBER 10795, UNLESS OTHERWISE SHOWN.

### PROPERTY DESCRIPTION

The SW1/4 of the SW1/4 of Section 24, Township 112, Range 22, Rice County, Minnesota, lying southeasterly of the following described lines: Commencing at the southwest corner of said SW1/4 of the SW1/4; thence N89°50'06"E, along the south line of said SW1/4 of the SW1/4, a distance of 194.77 feet to the point of beginning of the lines to be described; thence N44°06'58"E, 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 S37°19'17"E, a distance of 50.00 feet; thence Northeasterly, along a non-tangential curve, concave to the southeast, having a radius of 2825.00 feet, a central angle of 07°11'04", a chord bearing of N57°03'17"E, a chord distance of 354.00 feet, an arc distance of 354.23 feet to the east line of said SW1/4 of the SW1/4 and there terminating.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 12-27-99

  
LEROY H. BOHLEN, LAND SURVEYOR  
MINNESOTA LICENSE NO. 10795