

**ORDINANCE NO. 2003-136**  
**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 June 26, 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 Parcels A and B described in Exhibit A, (the Property) are located in Wheatland Township, Rice County, Minnesota. Parcel A is owned by Bakken Development, Inc., a Minnesota corporation, (except that portion contained within the right of way of Minnesota Trunk Highway 19) and is subject to a mortgage in favor of Bremer Bank, N.A. Parcel B is owned by Richard L. Kalina and Delores L. Kalina, husband and wife, and is subject to a contract for deed in favor of Bakken Development, Inc., dated December 17, 2001, and filed for record in the office of the Rice County Recorder on December 18, 2001, as Document Number 488198. Owners and mortgagee 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. sec. 414.033, Subd. 2b.
- 1.5 The Property consists of approximately 120 acres (Parcel A is 80 acres; Parcel B is 40 acres). Minnesota Trunk Highway 19 abuts the Property on the north.
- 1.6 Existing use of the land is agricultural. The proposed use is residential and commercial. The land is appropriate for residential development. A preliminary plat for subdivision of the land to provide residential lots that average 21,780 square feet or less in area was approved on May 15, 2003, by the Lonsdale City Council. The proposed commercial area will consist generally of the most northerly 20 acres abutting Minnesota Trunk Highway 19.
- 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. 01.2926.000	
Rice County	\$1086.07
Wheatland Township	\$ 413.35
ISD No. 721	\$ 909.91
Fire District	\$ 66.67

PID No. 01.4149.000	
Rice County	\$ 273.37
ISD No. 721	\$ 229.51
Wheatland Township	\$ 104.30
Fire District	\$ 16.82

- 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. sec. 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: 6-26-03

CITY OF LONSDALE

Harold Vosejka  
Harold Vosejka  
Mayor

Attest: Neil Jensen  
Neil Jensen  
City Administrator

**EXHIBIT A**  
**ORDINANCE NO. 2003-134**

**Parcel A**  
PID No. 01.2926.000

The W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 25, Township 112 North, Range 22 West of the Fifth Principal Meridian, Rice County, Minnesota.

**Parcel B**  
PID No. 01.4149.000

The W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 36, Township 112 North, Range 22 West of the Fifth Principal Meridian, Rice County, Minnesota.

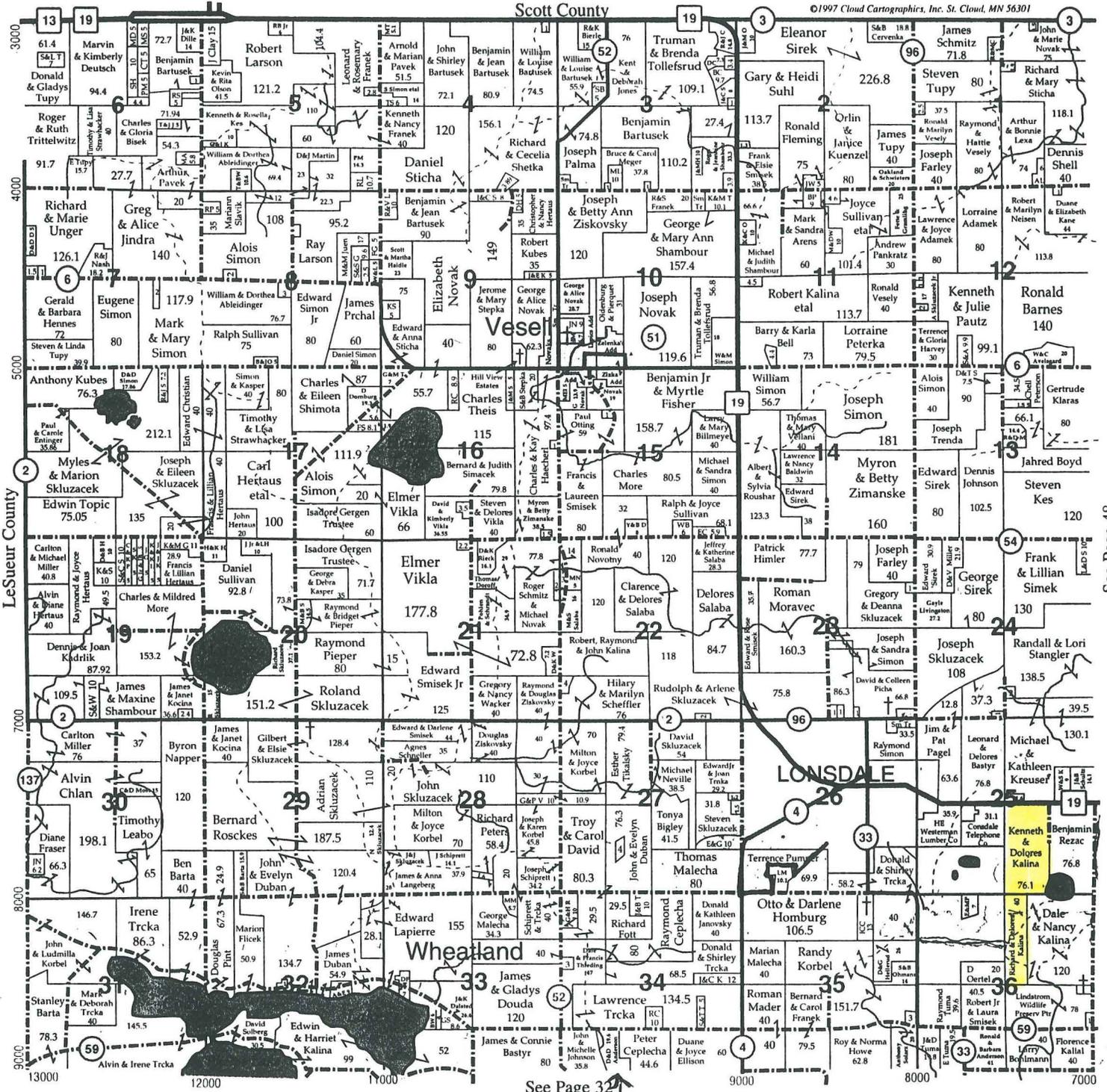
# WHEATLAND

T.112N. - R.22W.



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See Page 32

See Page 48

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