

RE: Rezac/Trond

ORDINANCE NO. 2003-139
AN ORDINANCE OF THE CITY OF LONSDALE
ANNEXING LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,
MINNESOTA, PURSUANT TO MINN. STAT. Sec. 414.033, SUBD. 2(3)

WHEREAS, a public hearing was held on August 14, 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 parcels described in Exhibit A, (the Property) are located in Wheatland and Webster Townships, Rice County, Minnesota. Parcel A is owned by On-Site Marketing Co., Inc.; Parcel B is owned by Trondhjem Lutheran Church, a Minnesota religious corporation. The parcels adjoin (subject to Garfield Avenue lying between them).
- 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 Webster Township and on all contiguous landowners pursuant to M.S. Sec.414.033, Subd. 2b.
- 1.5 The Property consists of approximately forty-nine (49) acres (parcel A: thirty-nine (39) acres; Parcel B: ten (10) acres). Minnesota Trunk Highway 19 abuts the Property on the north.
- 1.6 Existing use of Parcel A is as agricultural, with a farm homestead. The proposed use is residential. The land is appropriate for residential development. Parcel B is used as a church.

- 1.7 Upon annexation the Property 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:

Parcel A

PID No. 01.2925.002

Rice County	\$494.93
Wheatland Township	\$188.18
ISD #721	\$414.54
Fire District	\$ 30.35
Recycling	\$ 18.00

PID No. 01.2925.004

Was not a parcel for tax year 2002. It was part of a larger parcel (01.2925.001) for which the taxes were \$214.00.

Parcel B

PID No. 02.3602.001

Rice County	\$ 0.00
Webster Township	\$ 0.00
ISD #721	\$ 0.00
Fire District	\$ 0.00
Recycling	\$ 36.00

PID No. 02.3600.002

Rice County	\$ 23.97
Webster Township	\$ 10.43
ISD #721	\$ 20.01
Fire District	\$ 1.59

- 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: 8-15-03

CITY OF LONSDALE

Harold Vorejka
Mayor

Attest: Neil Jensen
Neil Jensen
City Administrator

AUG 21 2003

EXHIBIT A
ORDINANCE NO. 2003-139

PARCEL A

Wheatland

THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 112 NORTH, RANGE 22 WEST, RICE COUNTY, MINNESOTA, EXCEPT THE SOUTH 466.69 FEET OF THE WEST 466.69 FEET OF SAID NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER; (PID No. 01.2925.004)

AND

THE SOUTH 466.69 FEET OF THE WEST 466.69 FEET OF SAID NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 112 NORTH, RANGE 22 WEST, RICE COUNTY, MINNESOTA. (PID No. 01.2925.002)

SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL B

Webster

ALL THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) SECTION 30 TOWNSHIP 112 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4); THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 605 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 360 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 605 FEET, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4); THENCE WEST ALONG THE SAID NORTH LINE, A DISTANCE OF 360 FEET TO THE PLACE OF BEGINNING. (PID No. 02.3602.001)

AND ALSO

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30 TOWNSHIP 112 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 360.00 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) (FOR PURPOSES OF THIS DESCRIPTION BEARINGS ARE ASSUMED AND BASED ON SAID NORTH LINE BEING NORTH 89°37'52" EAST); THENCE CONTINUE

REC'D BY
MMB

AUG 21 2003

NORTH 89°37'52" EAST, ALONG SAID NORTH LINE, 275.55 FEET; THENCE SOUTH 1°29'00" WEST, 718.94 FEET; THENCE SOUTH 89°37'52" WEST, 612.74 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4); THENCE NORTH 0°20'05" WEST, ALONG SAID WEST LINE, 113.56 FEET TO A POINT 605.00 FEET SOUTHERLY FROM SAID NORTHWEST CORNER OF SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°37'52" EAST, PARALLEL WITH SAID NORTH LINE OF SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 360.00 FEET; THENCE NORTH 0°20'05" WEST, PARALLEL WITH SAID WEST LINE OF SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 605.00 FEET TO SAID POINT OF BEGINNING. (PID No. 02.3600.002)

SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.