

# RECEIVED

By: OAH on June 27, 2025

***CITY OF FARIBAULT  
ORDINANCE NO. 2025-2***

**ANNEXING CERTAIN LAND FROM WELLS TOWNSHIP INTO THE CITY**

***THE CITY OF FARIBAULT ORDAINS:***

***WHEREAS***, on March 19, 2025, the City of Faribault (the "City") received a petition for annexation of approximately 67.5 of real property that is legally described on Exhibit A attached hereto and depicted on Exhibit B attached hereto (the "Identified Land"); and

***WHEREAS***, on May 13, 2025, in accordance with Minnesota Statutes, section 414.033, subd. 2b, the City held a public hearing, giving 30 days' notice thereof by certified mail to Wells Township and all landowners within and contiguous to the Identified Land; and

***WHEREAS***, the Identified Land abuts the City, is less than 120 acres, is not presently served by public wastewater facilities and such facilities are not otherwise available, and the annexation petition was duly submitted by all fee owners of the Identified Land; and

***WHEREAS***, the Identified Land is not contiguous to any property that was either simultaneously proposed to be annexed or previously annexed within the preceding 12 months that, together with the Identified Land, would exceed 120 acres; and

***WHEREAS***, the Identified Land is about to become urban or suburban in character; and

***WHEREAS***, the Identified Land is not located within a floodplain or shoreland area; and

***WHEREAS***, all conditions required under Minnesota Statutes, section 414.033, subd. 2(3) have been met; and

***WHEREAS***, the City also provided the petitioner with written notice that the

cost of electric utility service may change if the land is annexed into the City and such notice included an estimate of the changes in such service.

**NOW, THEREFORE**, the City Council of the City of Faribault does hereby ordain as follows:

**Section I.** The above recitals are incorporated into this ordinance as if fully set forth herein.

**Section II.** In accordance with Minnesota Statutes, section 414.033, subd. 2(3), the City Council hereby declares by ordinance that the Identified Land, as legally described on Exhibit A and depicted on Exhibit B, is annexed to the City.

**Section III.** Taxes payable to Wells Township in 2025 on the Identified Land total \$392.77 and those 2025 taxes shall be paid to Wells Township. Pursuant to Minnesota Statutes, section 414.036, the City shall make a cash reimbursement to Wells Township with respect to the property taxes in accordance with the following schedule: The City shall pay Wells Township the sum of \$490.96 in 2026 and the sum of \$490.96 in 2027. The total of said two-year reimbursement amount equates to 250% of the taxes payable to Wells Township on the Identified Land during 2025.

**Section IV.** There are no special assessments assigned by Wells Township to the Identified Land, nor is there any debt incurred by Wells Township attributable to the Identified Land.

**Section V.** City staff and/or consultants are directed to promptly file a copy of this ordinance with the Office of Administrative Hearings (Chief Administrative Law Judge), the Wells Township clerk, the Rice County Auditor's Office, and the Minnesota Secretary of State. Staff is further directed to perform any additional actions that are deemed necessary to effectuate the intent of this ordinance.

**Section VI.** Upon annexation to the City, and pursuant to Section 5-60 of the City's Unified Development Regulations, the Identified Land shall be zoned TUD, Transitional Urban Development District. The City of Faribault Zoning Map should be updated to reflect said zoning.

**Section VII.** This ordinance shall be effective following its adoption and publication and the annexation is final on the date of approval by the Chief Administrative Law Judge.

First Reading and Public Hearing: May 13, 2025

Second Reading: May 27, 2025

Publication Date: June 6, 2025

**Faribault City Council**

Signed by:

*Thomas J. Spooner*

342D00F4FDA4427...

Thomas J. Spooner, Mayor

**ATTEST:**

Signed by:

*Jessica L. Kinser*

E4D6D06D432343C...

Jessica L. Kinser, City Administrator

# EXHIBIT A

ALL THAT PART OF THE NE¼, OF SECTION 1, TOWNSHIP 110 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, LYING WEST OF OLD ST. PAUL ROAD, NOW KNOWN AS COUNTY ROAD NO. 76; EXCEPTING THEREFROM THAT PART THEREOF, DEEDED TO THE STATE OF MINNESOTA, AS SET FORTH IN BOOK 207 OF DEEDS ON PAGES 587-588, IN THE OFFICE OF THE COUNTY RECORDER, AT FARIBAULT, MINNESOTA; SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.

Except the following described parcel:

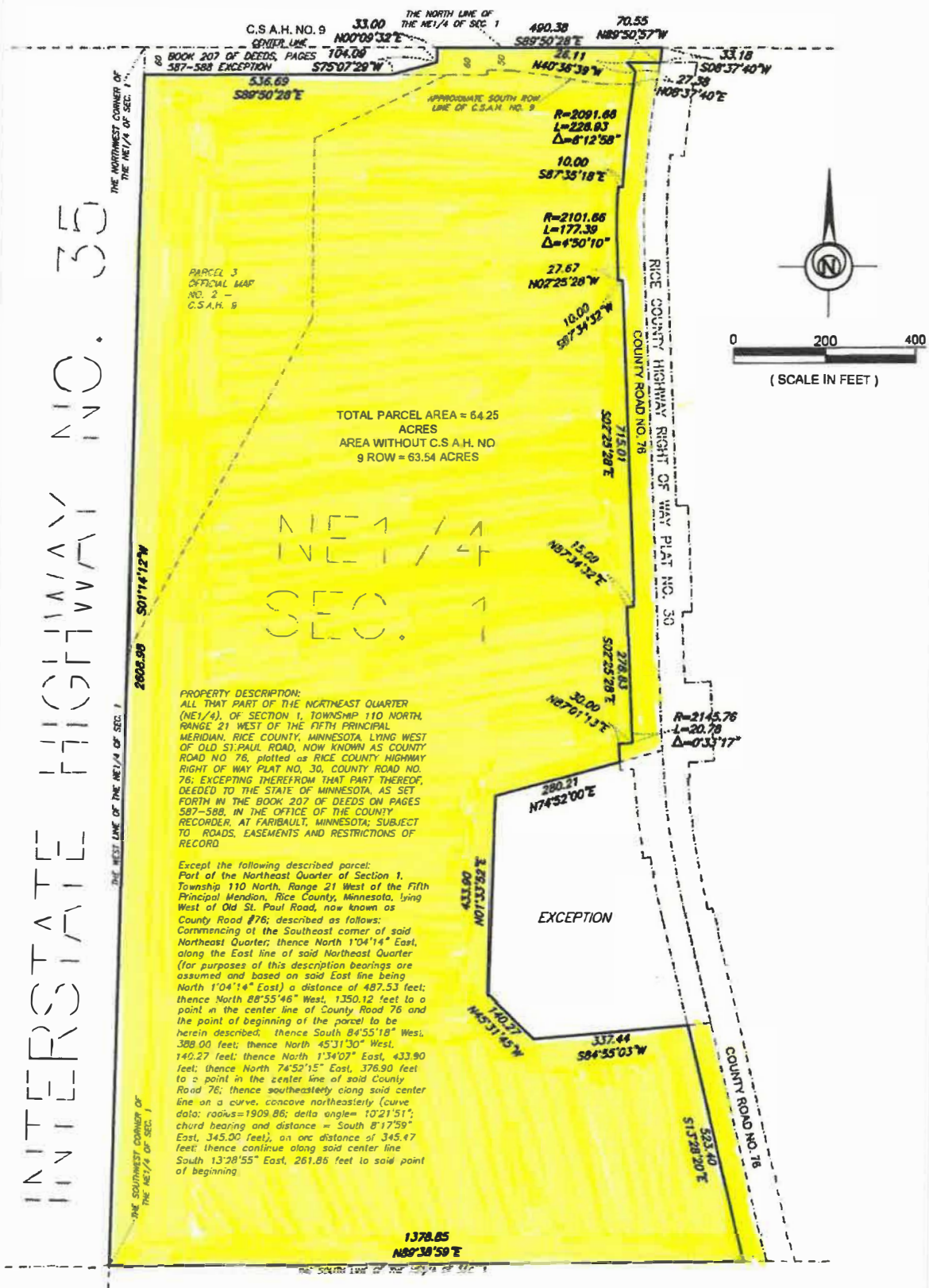
Part of the NE¼ of Section 1, Township 110 North, Range 21 West of the 5th P.M., Rice County, Minnesota, lying West of Old St. Paul Road, now known as County Road #76; described as follows: Commencing at the Southeast corner of said NE¼; thence North 1°04'14" East, along the East line of said NE¼ (for purposes of this description bearings are assumed and based on said East line being North 1°04'14" East), a distance of 487.53 feet; thence North 88°55'46" West, 1350.12 feet to a point in the center line of County Road 76 and the point of beginning of the parcel to be herein described; thence South 84°55'18" West, 388.00 feet; thence North 45°31'30" West, 140.27 feet; thence North 1°34'07" East, 433.90 feet; thence North 74°52'15" East, 376.90 feet to a point in the center line of said County Road 76; thence southeasterly along said center line on a curve, concave northeasterly (curve data: radius = 1909.86; delta angle = 10°21'51"; chord bearing and distance = South 8°17'59" East, 345.00 feet), an arc distance of 345.47 feet; thence continue along said center line South 13°28'55" East, 261.86 feet to said point of beginning; subject to County Road 76 over the easterly side of the above described parcel; containing 5.4 acres, more or less, including said road right of way; also subject to an easement for the construction and maintenance of a tile line in part of the NE¼ of Section 1, Township 110 North, Range 21 West of the 5th P.M., Rice County, Minnesota, over, under and across a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described line: Commencing at the Southeast corner of said NE¼; thence North 1°04'14" East along the East line of said NE¼ (for purposes of this description bearings are assumed and based on said East line being North 1°04'14" East), a distance of 569.13 feet; thence North 88°55'46" West, 1454.92 feet to the point of beginning of the easement to be herein described; thence South 37°37'15" West, 112.07 feet; thence South 84°55'18" West, 132.00 feet; thence North 63°00'11" West, 205.47 feet and there terminating with side lines to be shortened or lengthened to meet at angle points; also subject to an easement for the construction and maintenance of a tile line in part of the NE¼ of Section 1, Township 110 North, Range 21 West of the 5th P.M., Rice County, Minnesota, over, under and across a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described line: Commencing at the Southeast corner of said NE¼; thence North 1°04'14" East along the East line of said NE¼ (for purposes of this description bearings are assumed and based on said East line being North 1°04'14" East), a distance of 1061.80 feet; thence North 88°55'46" West, 1539.49 feet to the point of beginning of the easement to be herein described; thence South 0°00'00", a distance 33.55 feet; thence South 66°32'33" West, 325.23 feet and there terminating with side lines to be shortened or lengthened to meet at angle points.

Subject to the following exceptions: easements and restrictions of record, if any.

# EXHIBIT B

PROPERTY ID NO.: 1001125001

## PROPERTY SKETCH FOR KATHY KALOW



Bohlen  
Surveying & Associates

8901 Canby Ct.  
Northdale, MN 55057  
Phone: (620) 843-7768  
tomearsa@bohlsurveying.com



1882 Cliff Road E.  
Burnsville, MN 55337  
Phone: (952) 895-8212  
Fax: (952) 895-8259

I HEREBY CERTIFY THAT THIS SURVEY 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.

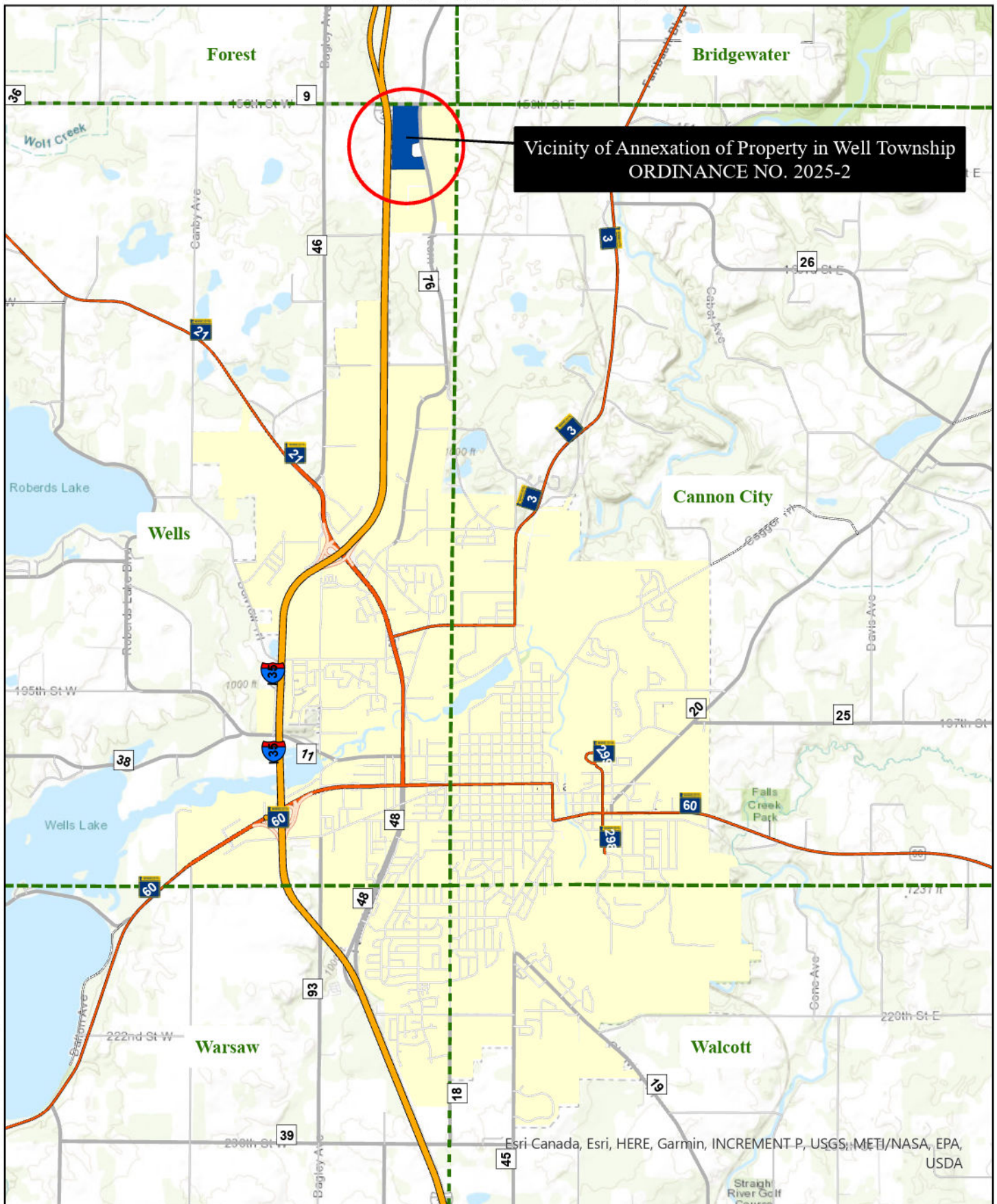
DATE: 6-13-25

Thomas J. O'Meara  
THOMAS J. O'MEARA, LAND SURVEYOR  
MINNESOTA LICENSE NO. 46167



# Vicinity of Annexation of Property in Well Township

ORDINANCE NO. 2025-2



Vicinity of Annexation of Property in Well Township  
ORDINANCE NO. 2025-2



June 11, 2025



■ Annexation area ■ Faribault City Limits ■ Townships

0 5,000 10,000 US Feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This drawing is a compilation of records, information and data affecting the area shown, and is to be used for reference purposes only. While all geographic data may appear to be very accurate, the spatial data may contain unrecorded or different inaccuracies including but not limited to non-scale information, which may or may not be identified or noted. By using this file, you assume responsibility for the correctness of all measurements, dimensions, distances, etc. extracted from this map.

Document Path: N:\Master\APXs\2025\06\_11\_Annexation Ordinance 2025-2.aprx