

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

Robert J. Ferderer	Chairman
Kenneth F. Sette	Vice Chairman
Richard A. Sand	Commissioner
Douglas Krueger	Ex-Officio Member
Harley Boettcher	Ex-Officio Member

IN THE MATTER OF THE JOINT RESOLUTION)
BETWEEN THE CITY OF ROCHESTER AND THE)
TOWN OF CASCADE FOR THE ORDERLY)
ANNEXATION OF CERTAIN LAND TO THE)
CITY OF ROCHESTER)

FINDINGS OF FACT
CONCLUSIONS OF LAW
AND ORDER

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on May 8, 1985, at Rochester, Minnesota. The hearing was conducted by Terrence A. Merritt, Executive Director, pursuant to Minnesota Statutes 414.01, Subdivision 12. Also in attendance were Vice Chairman Kenneth F. Sette, Commissioner Richard A. Sand, and County Commissioner Douglas Krueger Ex-Officio Member of the Board. The City of Rochester appeared by and through Frederick Suhler, Jr., City Attorney, and the Town of Cascade appeared by and through Al Wiens, Town Board Member. Testimony was heard and records and exhibits were received.

After due and careful consideration of all evidence, together with all records, files and proceedings, the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law, and Order.

FINDINGS OF FACT

1. A joint resolution for orderly annexation was adopted by the City of Rochester and the Town of Cascade and duly accepted by the Minnesota Municipal Board.

2. A resolution was filed by one of the signatories to the joint resolution, the City of Rochester, on March 5, 1985 requesting the annexation of certain property within the orderly annexation area. The resolution contained all of the information required by statute including a description of the property subject to annexation, which is as follows:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Fifteen (15), Township One Hundred Seven (107) North, Range Fourteen (14), Cascade Township, Olmsted County, Minnesota.

3. Due, timely and adequate legal notice of the hearing was published, served, and filed.

4. The area subject to annexation is unincorporated, within the orderly annexation agreement area, approximately 40 acres in size, and abuts the City of Rochester for approximately 50% of its perimeter. The City of Rochester is approximately 22.26 square miles in size.

5. The Town of Cascade has a total area of approximately 23.3 square miles.

6. There are no public waters located on the area proposed for annexation. There is a drainageway called Kings Run located in the northern portion of the area proposed for annexation. The terrain of the undeveloped land in the annexation area is generally level with the northeastern portion rolling.

7. In 1970 the City of Rochester had a population of 53,766, its population in 1980 was 57,890, its population in 1982 was 59,307, and its 1983 population was 59,575.

8 The Town of Cascade had a population of 2,442 in 1970, a population of 2,384 in 1980, and a population of 2,491 in 1983.

9. The area proposed for annexation has a present population of zero and

It is projected to have a future population of 368 when the entire 40 acres is developed into single-family homes.

10. The City of Rochester has approximately 6,400 acres in residential use, approximately 2,112 acres in institutional and park use, approximately 712 acres in commercial use, approximately 1,206 acres in industrial use, and approximately 1,247 acres in agricultural use and vacant land.

In the City of Rochester, there remains land planned for approximately 700 acres of residential use, approximately 258 acres for commercial use, and approximately 250 acres for industrial use.

11. In Cascade Township, land is zoned as follows: approximately 1,536 acres for residential use, approximately 112 acres for commercial use, approximately 346 acres for industrial use, and approximately 12,560 acres for agricultural use.

12. The area proposed for annexation presently is 40 acres of agricultural land with a barn located in its northeast corner.

It is proposed that the annexation area will be developed into single-family residential lots, a portion of which development will be called Cimarron Five, which is outlined in the Western Walls General Development Plan, which encompasses land outside of the area proposed for annexation, as well as the area presently under consideration.

13. The City of Rochester has issued 1,138 building permits in 1980, 990 in 1981, 1,191 in 1982, 1,707 in 1983, 1,626 in 1984, and 217 through March, 1985.

14. The Town of Cascade has issued 19 building permits in 1980, 27 in 1981, 29 in 1982, 52 in 1983, and 42 in 1984.

15. The City of Rochester has a zoning ordinance, subdivision

regulations, shoreland and floodplain regulations, an official mapping program, the Uniform Building Code, the Minnesota Plumbing Code, the NFPA Fire Code, and capital improvement and budget program.

16. Olmsted County has a zoning regulation, subdivision, shoreland and floodplain regulations, a building code, the Minnesota Plumbing Code, sanitation ordinances, Human Services Programs, and the capital improvement and budget program.

17. Cascade Township has no independent land use planning document.

18. The 1978 General Land Use Plan for the Olmsted County area adopted by Olmsted County designates the area proposed for annexation in the "Potential Urban Service Area" of the City of Rochester. The future land use plan map designates the area proposed for annexation as low density residential use.

19. The area proposed for annexation is presently zoned A-4 (Agricultural Urban Expansion) under the Olmsted County Zoning Ordinance.

20. If annexed, the area will automatically be zoned R-1 (Single Family Residential).

21. This annexation is consistent with the local comprehensive plans.

22. The City of Rochester provides its residents with water, sanitary sewer, waste water treatment, storm sewer, fire protection, police protection, street improvements and maintenance, administrative services, recreational opportunities and library services.

23. The city is willing to provide the area proposed for annexation with all of the services it presently provides residents of the City of Rochester.

24. Cascade Township provides the area proposed for annexation with fire protection and street improvements and maintenance.

25. The City of Rochester has 205.37 miles of improved roads as follows:

12.3 miles of Trunk Highway, 8.82 miles of County State Aid Highway, and 184.25 miles of local streets.

26. Cascade Township has 70.91 miles of Improved roads as follows: 6.5 miles of Trunk Highway, 32.21 miles of County Roads, and 32.2 miles of Town Roads.

27. In the area proposed for annexation there are presently no public streets.

Any new roads planned for the area proposed for annexation will be established by the developer through a series of subdivision plat approvals.

28. In 1985 the assessed valuation of the City of Rochester is \$329,296,364.

29. In 1985 the assessed valuation of the Town of Cascade is \$14,051,664.

30. The assessed valuation of the area proposed for annexation in 1985 is \$11,780. In 1985, this property pays \$93.01 to Cascade Township in taxes.

31. The mill rate for Olmsted County in 1985 is 28.2 for the City of Rochester and 30.036 for the Town of Cascade.

32. School District #535 has a 1985 mill levy of 57.035.

33. Cascade Township mill levy in 1985 is 7.896. Cascade Township has a bonded indebtedness of \$0 as of 12-31-84.

34. The City of Rochester mill levy in 1985 is 29.116. The bonded indebtedness for the City of Rochester is \$33,210,000.

35. The fire insurance rating for the City of Rochester is 3. The fire insurance rating for the Town of Cascade is 9.

36. The proposed annexation, if completed, will not impact on School District #535, as all of the City of Rochester and the annexation area are within the same school district.

37. The town does not have the ability to provide public sewer and water to the area proposed for annexation.

38. The City of Rochester's ability to provide the area proposed for annexation with public sanitary sewage service will help to protect the quality of the groundwater in the area from possible contamination from septic tank effluent.

39. The City of Rochester is the only municipality adjacent to the area proposed for annexation.

40. The annexation is consistent with the joint resolution for orderly annexation between the Town of Cascade and the City of Rochester.

CONCLUSIONS OF LAW

1. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.

2. The area subject to annexation is now or is about to become urban or suburban in nature and the annexing municipality is capable of providing the services required by the area within a reasonable time.

3. The existing township form of government is not adequate to protect the public health, safety, and welfare of the area proposed for annexation.

4. The annexation would be in the best interests of the area proposed for annexation.

5. The annexation is consistent with the terms of the joint resolution for orderly annexation.

6. Three years will be required to effectively provide full municipal services to the annexed area or to comply with terms and conditions of the orderly annexation agreement as it relates to the mill levy step up.

7. An order should be issued by the Minnesota Municipal Board annexing

the area described herein.

O R D E R


1. IT IS HEREBY ORDERED: That the property described herein in Findings of Fact 2 be, and the same is hereby annexed to the City of Rochester, Minnesota, the same as if it had been originally a part thereof.

2. IT IS FURTHER ORDERED: That the mill levy of the City of Rochester on the property herein ordered annexed shall be increased in substantially equal proportions over a period of three years to equality with the mill levy of the property already within the city.

3. IT IS FURTHER ORDERED: That the effective date of this order is June 14, 1985.

Dated this 14th day of June, 1985.

MINNESOTA MUNICIPAL BOARD
165 Metro Square Building
St. Paul, Minnesota 55101


Terrence A. Merritt
Executive Director