

BEFORE THE MUNICIPAL BOARD  
OF THE STATE OF MINNESOTA

Robert J. Ferderer	Chairman
Robert W. Johnson	Vice Chairman
Kenneth F. Sette	Member
Warren Babcock	County Commissioner
Mark P. Wells	County Commissioner

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IN THE MATTER OF THE JOINT RESOLUTION )	<u>FINDINGS OF FACT,</u> <u>CONCLUSIONS OF LAW,</u> <u>AND ORDER</u>
OF THE CITY OF NORTHFIELD AND THE TOWN )	
OF BRIDGEWATER FOR THE ORDERLY ANNEXATION )	
OF CERTAIN LAND TO THE CITY OF NORTHFIELD )	
PURSUANT TO MINNESOTA STATUTES 414 )	

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The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on March 3rd, 1982 at Northfield, Minnesota. The hearing was conducted by Robert J. Ferderer, Chairman, pursuant to Minnesota Statutes 414.01, Subd. 12. Also in attendance were County Commissioners Warren Babcock and Mark P. Wells, ex-officio members of the board. The City of Northfield appeared by and through Lee Fossom, and Township Supervisor Claude Brown appeared on behalf of Bridgewater Township. 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

I. The joint resolution for orderly annexation was adopted by the City of Northfield and the Town of Bridgewater and duly accepted by the Minnesota Municipal Board.

II. A resolution was filed by one of the signatories to the joint resolution, the City of Northfield, on December 11th, 1982 requesting annexation of certain property within the orderly annexation area. The resolution contained all the information required by statute including a description of the property subject to annexation which is as follows:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) in Section 12, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota.

All that part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); of Section 12, Lying South and East of the center line of County State Aid Highway No. 28, which lies within the following described tract of land to-wit: Beginning at the Southwest corner of the said Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); thence East along the South line of the said Northwest Quarter (NW ¼) of the Northwest Quarter

(NW  $\frac{1}{4}$ ), a distance of 32 Rods; thence in a Northwesterly direction to a point in the West line of the said Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), 10 Rods North of the said Southwest corner of the said Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ); thence South along the West line of the said Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), 10 Rods to the place of beginning;

All in Section 12, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence southerly, along the East line of said Northeast Quarter 225.00 feet; thence Northwesterly, to a point in the center line of County State Aid Highway 28, a distance of 110.00 feet southwesterly from the intersection of the North line of said Southeast Quarter of Northeast Quarter, with said center line of County State Aid Highway 28; thence Northeasterly, along said center line of County State Aid Highway 28, to a point in said North line; thence easterly, along said North line to said point of beginning; subject to County State Aid Highway 28 over the northwesterly side of the above described parcel; containing about 17,000 square feet, including said County State Aid Highway right of way, and containing about 12,000 square feet, excluding said County State Aid Highway right of way.

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

IV. The area subject to annexation is unincorporated, within the orderly annexation agreement area, approximately 80 acres in size and abuts the City of Northfield by approximately 18% of its border. The City of Northfield is approximately 3,530 acres in size.

V. The area subject to annexation has sloping conditions in the southeast and northeast corners of the area. The Rice County Soil Survey indicates soils with slight/moderate development conditions. Approximately 12 acres have unique natural areas. There is no prime agricultural land as defined by the Northfield Comprehensive Plan or the Rice County Soil Survey and Soil Conservation Service.

VI. In 1970 the City of Northfield had 10,235 people, in 1980 the population was 12,559 and the current population is 12,800. It is projected that in five years Northfield's population will be 13,800.

VII. The Town of Bridgewater had a population of 1,370 in 1970, a population of 1,620 in 1980 and a current population of 1,620. It is projected that in five years it will have a population of 1,861.

VIII. In the area subject to annexation the population was two in 1970, and in 1980 with a current population of 0. It is projected that in five years it will have a population of 300.

IX. The City of Northfield has approximately 1,541 acres in residential use, 822 acres in institutional use, approximately 62 acres in commercial use, approximately 102 acres in industrial use, and 1,003 acres in agricultural use.

The City of Northfield has 200 acres zoned for and as yet undeveloped for residential use, approximately 50 acres zoned for and undeveloped for commercial use, approximately 150 acres zoned for and undeveloped for industrial use, and 35 acres planned for vacant land use, which is available for immediate residential development.

X. The Town of Bridgewater has approximately 480 acres in residential use, approximately 50 acres in commercial use, approximately 32 acres in industrial use, and approximately 21,717 acres in agricultural use.

The Town of Bridgewater has approximately 160 acres zoned for residential development that are presently undeveloped, approximately 400 acres zoned for institutional use that are presently undeveloped, approximately 20 acres zoned for commercial use that are presently undeveloped.

XI. The area subject to annexation has 80 acres of agricultural land. In the area proposed for annexation there remains 80 acres planned for residential development.

XII. The City of Northfield has a zoning ordinance, subdivision regulations, a capital improvements program, a fire code, a Minnesota building code, plumbing code, a shoreland ordinance, floodplain ordinance, wild and scenic rivers ordinance, and sanitation ordinance.

XIII. The comprehensive plan of the City of Northfield designates the area proposed for annexation as an acceptable area for residential development. The development is consistent with local and regional comprehensive plans.

XIV. The area proposed for annexation has been designated by Rice County as an area for urban expansion for the City of Northfield.

XV. The present transportation network of the City of Northfield includes 6.87 miles of highways, 43.63 miles of streets and two miles of roads.

XVI. The transportation network of the Town of Bridgewater includes 52 miles of highways and 56 miles of roads.

XVII. There are presently no highways, streets or roads within the area proposed for annexation. Access to the area proposed for annexation would be from County State Aid Highway 28. Subsequent annexation would come to the extension of collector streets linking the area proposed for annexation with Jefferson Parkway.

XVIII. The City of Northfield provides its residents with water, sanitary sewer, storm sewer, solid waste collection and disposal, fire protection, police protection, street improvements and maintenance, administrative services, recreational opportunities, health inspection and library service.

XIX. The City of Northfield can provide the area proposed for annexation with the entire complement of services which it presently provides other residents of the city.

XX. The City presently patrols part of patrol roads around the area proposed for annexation. The area proposed for annexation is within the fire service area and rescue area as well as the 911 area for the City of Northfield.

XXI. The assessed valuation of the City of Northfield for 1982 is \$36,068,463.

XXII. The assessed valuation of the Township for the year 1981-1982 is \$10,028,468.

XXIII. The assessed valuation of the area proposed for annexation for 1981-1982 is \$154,910.

XXIV. The mill levy for 1982 for the County of Rice is 27.766.

XXV. The mill levy for the City of Northfield for 1982 is 33.775.

XXVI. The mill levy for the Township for the year 1981-1982 is 4.488.

XXVII. The School District mill levy for the year 1982 is 58.399.

XXVIII. The total bonded indebtedness for the City of Northfield is \$1,406,963.

The Township has no present bonded indebtedness.

XXIX. The City of Northfield has a fire insurance rating of five.

XXX. The City of Northfield and its adjacent outlying area is served by the same school district. There was no evidence presented that the proposed annexation would negatively impact upon the school district.

XXXI. The City of Northfield is the only municipality adjacent to the area proposed for annexation.

XXXII. The Town of Bridgewater is not equipped to deal with large urban development.

XXXIII. The annexation is consistent with the joint resolution for orderly annexation between the City of Northfield and the Town of Bridgewater.

#### CONCLUSIONS OF LAW

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

II. 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.

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

IV. The annexation will be in the best interests of the area proposed for annexation.

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

VI. Two years will be required to effectively provide full municipal services to the annexed area.

VII. An order should be issued by the Minnesota Municipal Board annexing the area described herein.

O R D E R

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

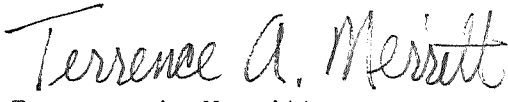
II. IT IS FURTHER ORDERED: That the mill levy of the City of Northfield on the property herein ordered annexed shall be increased in substantially equal proportions over a period of two years to equality with the mill levy of the property already within the city.

III. IT IS FURTHER ORDERED: That the Minnesota Municipal Board hereby retains jurisdiction for the purpose of allowing a special levy pursuant to Minnesota Statutes 414.01, Subd. 15.

IV. IT IS FURTHER ORDERED: That the effective date of this order is May 14, 1982.

Dated this 14th day of May, 1982

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

  
Terrence A. Merritt  
Executive Director