

ORDINANCE NO. 4569

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER
APPROXIMATELY 33.56 ACRES OF LAND LOCATED
NORTH AND EAST OF THE INTERSECTION OF 50TH
AVENUE NW AND VALLEYHIGH ROAD NW.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject Community Development Department has received an application by the landowner requesting annexation of the subject property by the City of Rochester.

Section 2. Whereas the subject property abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 3. The City of Rochester Community Development Department has requested that the Common Council annex said land to pursuant to Minn. Stat. §414.033 Subd.2(3). The land described in the annexation request is described as follows:

The Southwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the following two parcels:

Part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, Section 20, Township 107, Range 14, Olmsted County, Minnesota, lying westerly of the following described line:

Beginning at the intersection of the south line of said Southwest Quarter of the Northwest Quarter and a line parallel with and 39.96 feet east of the west line of said Southwest Quarter of the Northwest Quarter; thence northerly parallel to said west line 177.41 feet; thence northerly 327.40 feet along a tangential curve concave to the west having a radius of 7,699.00

feet and a central angle of 2 degrees 26 minutes 11 seconds to the intersection with a line parallel with and 33.00 feet east of the west line of said Southwest Quarter of the Northwest Quarter and said line there terminating.

AND

That part of the South 454.00 feet of the West 598.00 feet of the Southwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying easterly of the following described line:

Beginning at the intersection of the south line of said Southwest Quarter of the Northwest Quarter and a line parallel with and 39.96 feet east of the west line of said Southwest Quarter of the Northwest Quarter; thence northerly parallel to said west line 177.41 feet; thence northerly 327.40 feet along a tangential curve concave to the west having a radius of 7,699.00 feet and a central angle of 2 degrees 26 minutes 11 seconds to the intersection with a line parallel with and 33.00 feet east of the west line of said Southwest Quarter of the Northwest Quarter and said line there terminating.

Property is Abstract

Section 4. On May 19, 2025, the Common Council held a public hearing and considered annexation of the subject property.

Section 5. The City provided notification of said public hearing, pursuant to Minn. Stat. §414.033, subd. 2b, by giving 30 days' written notice by certified mail to the Cascade Township and to all landowners within and contiguous to the area to be annexed.

Section 6. Following the public hearing, the Common Council of the City of Rochester determined that the land abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 7. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years.

Section 8. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(3), the land described in Section 3 above is hereby annexed, added to and made a part of the City of Rochester, Minnesota, as if it had originally been a part thereof.

Section 9. Present and future owners of the lands annexed by this ordinance are hereby notified that in addition to the usual assessments, it is the intention of the Common Council to assess against benefited property all or a portion of the cost of any storm sewer, water tower, pumping station, and trunk line sanitary sewer construction, heretofore or

hereafter undertaken to serve the area annexed.

Section 10. Upon annexation the land described in Section 3 above will be 33.56 acres of property zoned R-2 (Low Density Residential – Small Lot) and R-3 (Medium Density).

Section 11. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota Office of Administrative Hearings – Municipal Boundary Adjustments, the Cascade Township Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 7th DAY OF July, 2025.

ATTEST:

Anne M. Kase
CITY CLERK

Randy Schumacher
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 8th DAY OF July, 2025.



Kim Norton
MAYOR OF SAID CITY