

ORDINANCE NO. _____

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER
APPROXIMATELY 120 ACRES OF LAND LOCATED
SOUTHWEST OF THE INTERSECTION OF COUNTRY CLUB
ROAD AND 45TH AVENUE SW.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject City of Rochester, by and through the Community Development Department is requesting an amendment to the P2S Comprehensive Plan Growth Management Map designation and annexation of the subject property by the City of Rochester.

Section 2. Whereas the subject Community Development Department has received a petition by the landowner requesting the annexation of the subject property by the City of Rochester.

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

Those parts of the Southwest Quarter of the Northeast Quarter; and the East Half of the Northeast Quarter, all in Section 6; and the West 110 acres of the Northwest Quarter of Section 5; all in Township 106 North, Range 14 West, Olmsted County, Minnesota; and the Southwest Quarter of the Southwest Quarter of Section 32, Township 107 North, Range 14 West, said county, described as follows:

Commencing at the East Quarter Corner of said Section 6; thence South 89 degrees 56 minutes 53 seconds West, assumed bearing along the east-west quarter line of said Section 6, a distance of 1939.27 feet; thence North 00 degrees 15 minutes 19 seconds West 338.80 feet to the point of beginning; thence North 72 degrees 33 minutes 54 seconds East 1770.51 feet; thence North 83 degrees 42 minutes 43 seconds East

1649.01 feet; thence South 31 degrees 25 minutes 56 seconds East 113.06 feet; thence North 83 degrees 52 minutes 47 seconds East 327.64 feet to the centerline of 45th Avenue SW; thence North 87 degrees 44 minutes 08 seconds East, along the centerline of Cascade Creek, 33.26 feet; thence South 89 degrees 48 minutes 04 seconds East, along said centerline of Cascade Creek, 27.25 feet to the east line of said West 110 acres of the Northwest Quarter of Section 5; North 00 degrees 11 minutes 56 seconds East, along said east line of the West 110 acres, a distance of 1661.72 feet to the north line of said Northwest Quarter of Section 5; thence South 89 degrees 30 minutes 44 seconds West, along said north line of the Northwest Quarter of Section 5, a distance of 484.47 feet to the east line of said Southwest Quarter of the Southwest Quarter of Section 32; thence North 00 degrees 45 minutes 24 seconds West, along said east line of the Southwest Quarter of the Southwest Quarter of Section 32, a distance of 4.88 feet to the centerline of Country Club Road West (also known as County Road 34); thence northwesterly 562.79 feet along said centerline of Country Club Road West, along a non-tangential curve concave to the northeast, having a radius of 1206.57 feet, a central angle of 26 degrees 43 minutes 29 seconds, and a chord bearing North 70 degrees 56 minutes 36 seconds West; thence North 57 degrees 34 minutes 52 seconds West, along said centerline of Country Club Road West and tangent to last described curve, 523.70 feet; thence northwesterly 378.62 feet along said centerline of Country Club Road West, along a tangential curve concave to the southwest, having a radius of 1146.28 feet and a central angle of 18 degrees 55 minutes 30 seconds, to the west line of said Southwest Quarter of the Southwest Quarter of Section 32; thence South 00 degrees 28 minutes 59 seconds East 625.91 feet to the southwest corner of said Southwest Quarter of the Southwest Quarter of Section 32; thence South 34 degrees 43 minutes 38 seconds West 629.27 feet; thence South 00 degrees 56 minutes 03 seconds West 525.00 feet; thence South 74 degrees 10 minutes 38 seconds West 999.61 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter of Section 6; thence South 89 degrees 44 minutes 42 seconds West, along the north line of said Southwest Quarter of the Northeast Quarter of Section 6, a distance of 659.33 feet to a line that bears North 00 degrees 15 minutes 19 seconds West from the point of beginning; thence South 00 degrees 15 minutes 19 seconds East 979.61 feet to the point of beginning.

Containing, in all, 120 acres, more or less.

Section 4. On September 8, 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 Cascade Township, Rochester 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, is not served by a wastewater facility other than the City of Rochester, and that the land is or is about to become urban or suburban in nature.

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

Section 8. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(1), 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 120 acres of property zoned R-2 (Low Density Small Lot).

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 Rochester Township Clerk, the County Auditor and the Secretary of State.

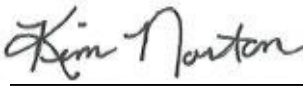
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 20th DAY OF October, 2025.

ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 21st DAY OF October, 2025.




MAYOR OF SAID CITY