

An Equal Opportunity Employer



Phone: (612) 296-2428

STATE OF MINNESOTA
MUNICIPAL BOARD

165 Metro Square Building
121 East Seventh Place
St. Paul, Minnesota 55101-2142

March 1, 1990

Patrick A. Nasi
City Administrator
Annandale City Hall
Annandale, MN 55302

Docket Number: A-4704

Ordinance Number: 18.09

City of Annandale

Dear Mr. Nasi:

The Minnesota Municipal Board has now processed and approved the above ordinance in accordance with Minnesota Statutes, Chapter 414, and the Rules of Procedure.

According to law, this annexation ordinance must be filed with the Township Clerk, County Auditor, Secretary of State, and the Municipal Board. (Since the ordinance has already been filed with the Municipal Board, no additional copies are required.) We recommend that you also file the ordinance with the County Recorder.

The annexation is final upon the date the ordinance is approved by the Board, which is the date of this letter.

Sincerely,

MUNICIPAL BOARD

Patricia D. Lundy
Patricia D. Lundy
Assistant Director

PDL:ry

cc: Wright County Auditor
Corinna Township Clerk
Secretary of State ✓

140138 J.D.
STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED

MAR 15 1990

James Andrew Brewer
Secretary of State

annandale

CITY OF
annandale MINNESOTA 55302
HEART OF THE LAKES Phone: 612-274-5414

February 13, 1990

Minnesota Municipal Board
Suite #165, Metro Square
7th and Roberts Street
St. Paul, Minnesota 55101

Copy
JW.

Dear Municipal Board Members,

The Annandale City Council requests the Minnesota Municipal Board to review this petition of annexation by ordinance of 80 new acres into the city limits of the City of Annandale.

To provide you with some background information, the Annandale City Council purchased the property in question to acquire additional land for spray irrigation of waste water and to expand our present industrial park which is one lot away from total capacity. The council believes the land to be urban in character and the proposed uses are in agreement with the city's long-range plan. Further justification is demonstrated in the attached letter from the Minnesota Pollution Control Agency addressing the need for the city to obtain additional spray irrigation land.

In addition, I've enclosed the following items to assist you in your review of this petition, including:

- a. A copy of the ordinance extending the corporate limits of the city of Annandale to include certain unincorporated property owned by the City of Annandale and abutting upon the limits of the city.
- b. A copy of the Corinna Township map with the area in question highlighted.
- c. A copy of the City of Annandale map which is more site specific than the township map and which highlights the existing land used for waste water treatment.
- d. An abbreviated copy of the city's long-range comprehensive plan which addresses the goals of the city and its growth plans.

In addition, I am enclosing a petition submitted by Mr. Louis Schultz requesting the City of Annandale to annex his property since it would be completely surrounded by the city.

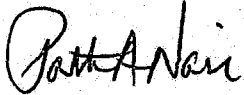
For your information, I have sent copies of this letter to the Minnesota Secretary of State's office, to the Wright County Auditor, the Wright County Recorder, the Wright County Assessor, and the Corinna Town Clerk.

I am also enclosing a check for \$400 as payment for the annexation petition review.

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Thank you for your consideration of this retition request. If you have any questions or need additional information, please feel free to call or write me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick A. Nasi".

Patrick A. Nasi
City Administrator

ORDINANCE NO. 18.09

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF ANNANDALE TO INCLUDE CERTAIN UNINCORPORATED PROPERTY OWNED BY AND ABUTTING UPON THE LIMITS OF THE CITY.

WHEREAS, the territory described below is not presently within the corporate limits of any incorporated city; and

WHEREAS, the territory abuts upon the corporate limits of the city at the Eastern boundary and is deemed to be urban or suburban in character; and

WHEREAS, this territory is owned in fee by the city; The City Council of the City of Annandale, Minnesota hereby ordains.

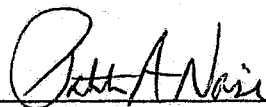
Section 1. TERRITORY ANNEXED. The corporate limits of the city of Annandale are hereby extended to include the unplatted property described as follows now owned by the city:

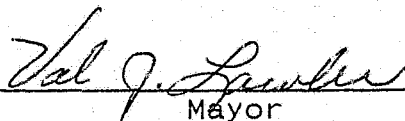
(1) The North Half of the Southeast Quarter, Section 29, Township 121, Range 27, containing 80 acres more or less.

Section 2. FILING. The city clerk is directed to file certified copies of this ordinance with the Secretary of State, the Wright County Auditor, the Corinna Town Clerk, and the Minnesota Municipal Board.

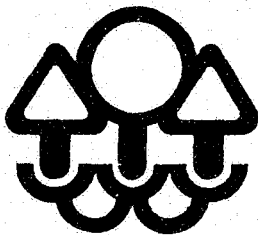
Section 3. EFFECTIVE DATE OF ANNEXATION. This ordinance takes effect upon its passage and publication and the filing of certified copies as directed in Section 2.

Adopted by the City of Annandale, Minnesota, February 5, 1990. Attest:


Clerk


Mayor

Published on February 14, 1990.



Minnesota Pollution Control Agency

520 Lafayette Road, Saint Paul, Minnesota 55155

Telephone (612) 296-6300



November 21, 1989

The Honorable Val Lawler
Mayor, City of Annandale
City Hall
Annandale, Minnesota 55302

Dear Mayor Lawler:

RE: Annandale Municipal Wastewater Treatment Facility
SDS Permit No. MNL 021229
Response to Compliance Monitoring Survey

The Minnesota Pollution Control Agency (MPCA) has received a letter from Mr. William D. McNellis in response to the Compliance Monitoring Survey Report sent to the City of Annandale on August 25, 1989. This response, which was received on October 31, 1989, has been reviewed by the MPCA staff.

All questions raised in the CMS Report and the accompanying cover letter have been addressed in Mr. McNellis's response with one exception. The MPCA staff indicated, as a result of the inspection, that the need for extended acreage for spray irrigation should be evaluated. Please respond in writing within thirty (30) days addressing this issue.

The MPCA staff will continue to monitor the data and reports received from the Annandale Municipal Wastewater Treatment Facility in the future to determine if the actions taken by the city result in compliance.

If you have any further questions on this matter, please call me at (612) 296-7315.

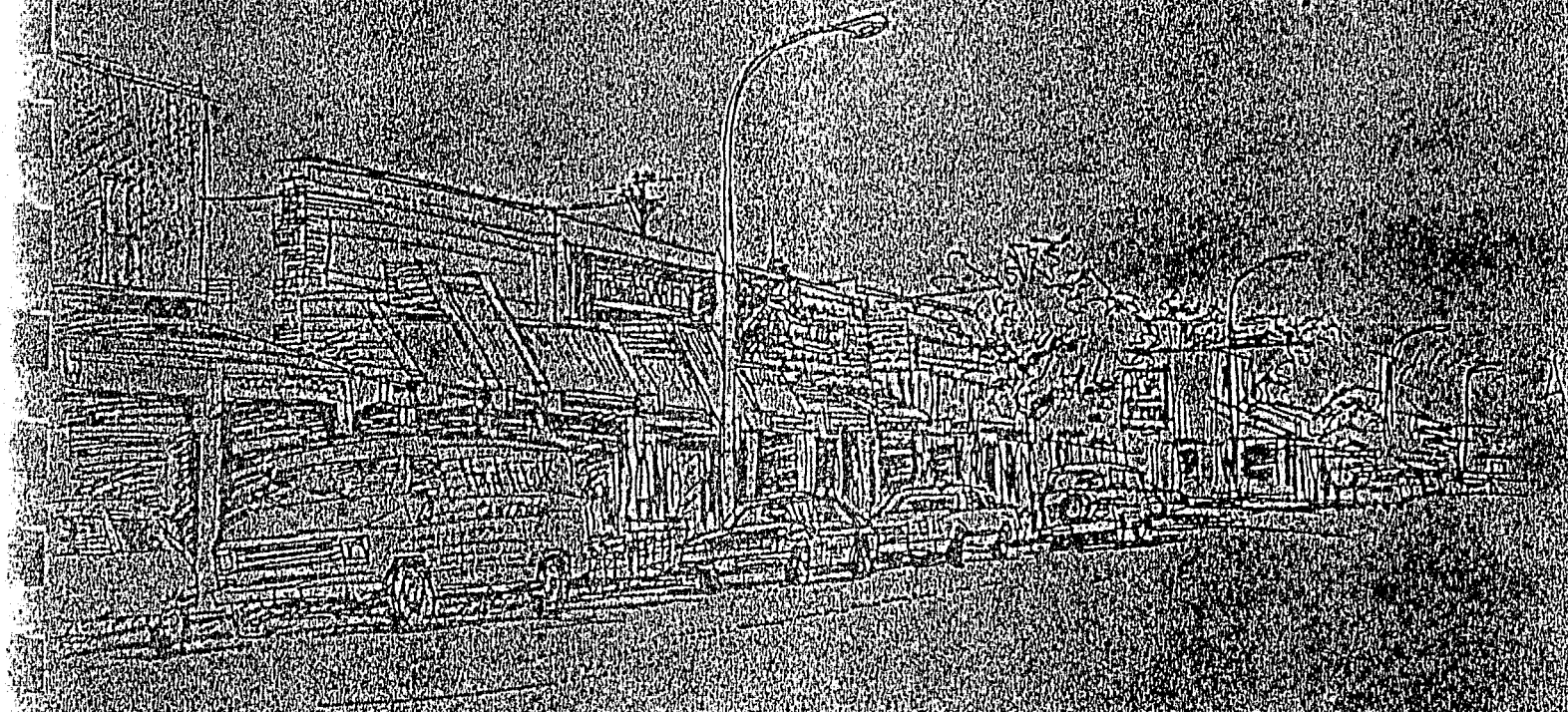
Sincerely,

Cynthia Kahrman
Regulatory Compliance Section
Division of Water Quality

CK:mbp

cc: Mr. William D. McNellis, Wastewater Treatment Facility Operator,
City of Annandale

CITY OF
ANNANDALE



COMPREHENSIVE PLAN

THIS DOCUMENT IS
OF POOR QUALITY



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X COMPREHENSIVE PLAN FOR THE CITY OF ANNANDALE

A. Introduction

The previous sections of this report have dealt with an analysis of the various background data of the city including population, economic development, land use, natural resources, public facilities and major issues facing the city.

The next step in the planning process is to analyze this background data in terms of developing a land use plan for the city. However, before doing this, it may be useful to briefly summarize some of the growth and development assumptions for the city.

B. Growth and Development Assumptions for City

1. Future Growth in City and its Environs

a) The population in the City of Annandale has increased at a modest but steady rate (3% annually) during the last two decades and is projected to continue to increase at a modest rate during the next two decades from a present population of 1,568 (1980) to 2,650 or an increase of 1,082.

b) The number of households in the city is projected to increase at a higher rate than the population, due to a continuing trend of a decrease in the household size, caused by families having fewer children and single-parent households.

c) Based upon projected growth trends including projected increases in the number of households during the next two decades (an increase of 530 to a total of 1,104) there will be a significant demand for additional housing units in the city. Because of a decrease in family size, there will also be an increasing demand for smaller housing units.

d) The city currently has a substantial amount of vacant land. However, much of this vacant land has severe environmental limitations due to a high water table.

2. Environmental Factors

a) A significant amount of land in the city presents severe limitations to developments with private sewer systems or basements due to the soil types (peat) and high water table (wetlands). Thus, developments should be carefully regulated in these areas. The city may want to acquire these lands as part of a storm-water runoff systems and to prohibit development in these areas.

b) The DNR has adopted Shoreland Protections Standards for the area within 1,000 feet of the lakes, including Pleasant Lake. Thus, the DNR standards for development in these areas must be incorporated in the zoning ordinance in addition to the local standards.

3. Public Facilities

a) The city is well served by major highways including T.H.#55, which runs in a northwest/southeast direction through the city and provides access to the Twin Cities Metropolitan Area and various other communities. Some of the county roads which provide access in to the north and south is C.R.#5 and to the northeast and southwest are C.R.#24 and C.R.#38.

b) The city has good public facilities such as sanitary sewer and water systems which serve most of the urbanized areas of the city. The sanitary sewer treatment system will have to be enlarged in the future to accommodate additional developments. Generally, future growth can best be accommodated to the south and southwest as well as southeast in terms of extending the sanitary sewer system.

4. Land Use Controls

a) The city needs to determine how to protect the wetland areas in the city from future development. Some of the alternatives are public acquisition and/or strict zoning districts. This would have implications on the direction of future growth and whether there is a need to annex additional land in the future.

b) The city also needs to develop a coordinated staged growth strategy with the surrounding townships and Wright County in relation to zoning, subdivision regulations and public facility extension programs. If necessary, an orderly annexation plan should be developed and adopted.

C. Land Use Plan

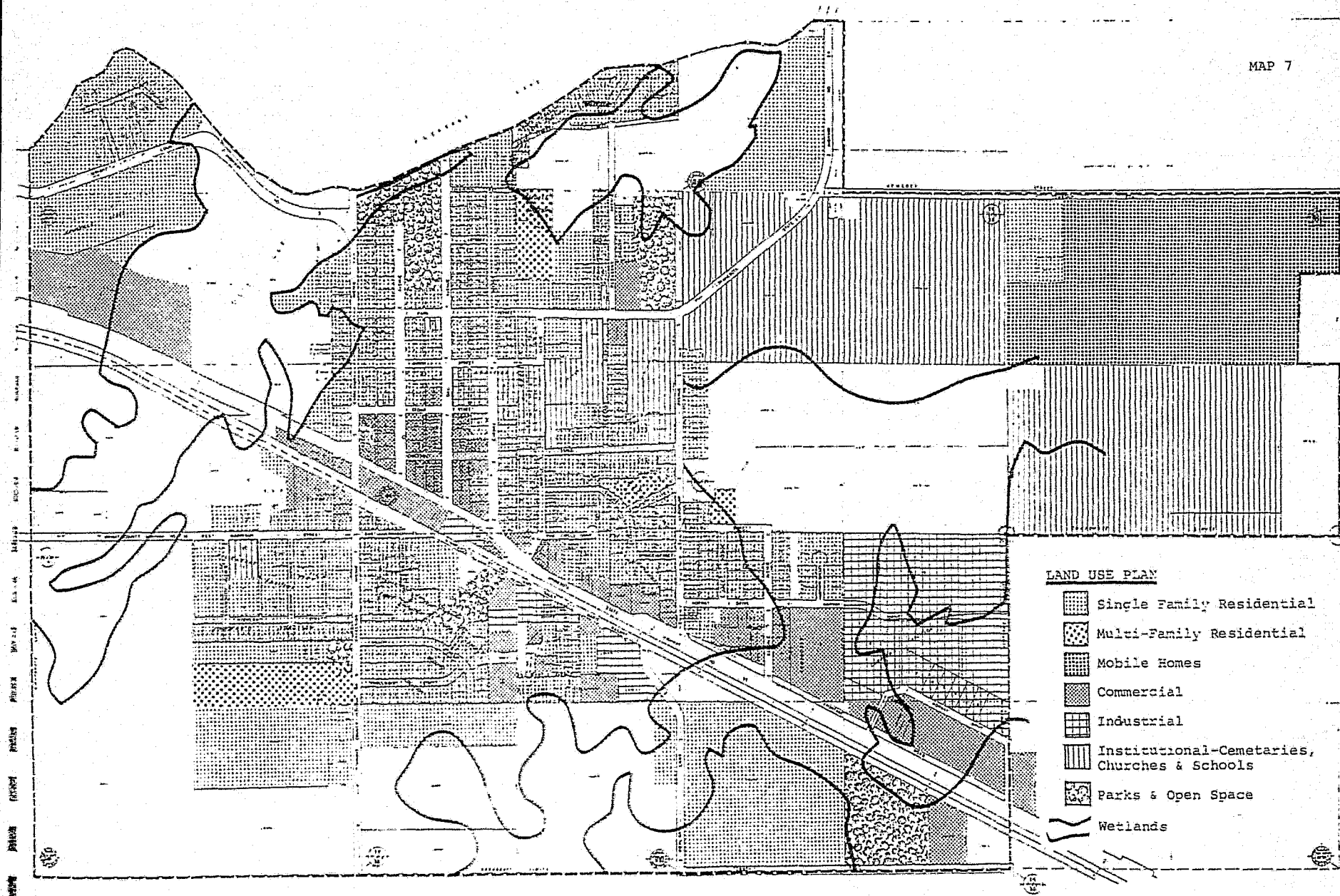
1. Agriculture & Wetland Areas

Some of the land within the city is currently being farmed; the southwestern area as well as the east-central portion of the city. With the exception of some additional land needed for residential expansion in the south; most of this will continue to be farmed and should be designated for agriculture in the land use plan.

There are also a number of wetlands and sloughs within the city. This includes a relatively large area running from Pleasant Lake in the northwestern portion of the city to the west-central portion of the city. Another area is in the north-central portion of the city adjacent to Pleasant Lake. A third area is in the east-central portion of the city, south of the elementary school and west of the sewage treatment area. The latter is currently being used for a sod farm.

One of the issues that has been discussed during this planning program is what should be done with these wetland areas; that is, whether to allow draining and filling of these areas or to protect them as part of a stormwater drainage system. It is recommended that the city take the necessary steps to protect these wetland areas from development for three reasons. For one, it would be difficult to drain these areas without also affecting the water level in Pleasant Lake. Secondly, it would be

MAP 7



difficult to build in these areas because of the high water table and unstable foundation. Third, these areas are a necessary part of the stormwater drainage system for the city.

Thus, as a first step in protecting these areas from future development, they should be designated as permanent open space in the Comprehensive Plan. The zoning ordinance should be amended to reflect this by prohibiting any future draining, filling or development in these areas.

2. Residential Development

Some of the locational requirements for residential development are accessibility to schools, shopping, employment, park and recreation facilities, and availability of urban services. This accessibility is especially important for the elderly; thus, it is important to locate housing for the elderly near these facilities.

Another important determinant of housing locations are natural amenities such as lakes, wooded areas or areas with a scenic view. Areas within a city which contain these types of amenities tend to attract low density single-family homes.

National and state housing trends indicate a general move towards smaller housing units on smaller lots, as well as manufactured housing units and multi-family developments. More innovative housing such as condominiums and townhouse projects are also becoming more popular, although single-family development is still predominant in smaller, more rural communities.

To date, most of the residential development in the city has taken place in the central and northern portions of the city. Some of the more recent residential development has taken place in the east-central and southern portions of the city.

The most logical areas in the city for future single-family residential development are in the southern, southwestern & northeastern portions of the city. In relation to the southern and southwestern areas, utilities can easily be extended to these areas and there are few soil limitations for this type of development.

The northeastern portion of the city immediately west of T.H.#24 is another potential area for future residential development. Utilities can easily be extended to this area and there are few soil or water limitations for residential development in the eastern section of this area. The Bendix Elementary School is also located here and schools usually attract single-family development. For these reasons, this area has been designated for future residential development.

Another potential area for future residential development is the area north of the elementary school. However, this area is presently outside of the city limits and would have to be annexed to the city.

Multi-family residential development has taken place in select areas throughout the city. The exception to this is in the southern portion of

the city. Because of the suitability of this land for development and availability of utilities, some of this general area has been designated for future multi-family development.

3. Commercial Development

Some of the locational requirements for major commercial developments are good accessibility, good visibility to the traveling public (especially for highway commercial), closeness to market (residential development), and availability of public services and facilities.

Any proposed new commercial development on the periphery of the city should also be carefully analyzed in terms of its effect on the central business district (CBD). While highway commercial development is appropriate, other types of retail commercial development along the major highways could have an adverse effect on the downtown area.

To date, most of the commercial development in the city has taken place in the downtown area or along T.H.#55. There has also been some commercial development along other highways adjacent to C.R.#5 to the south and along T.H.#24 in the northeast. The city has also been involved in a downtown redevelopment project, including the renovation of the storefronts, improved signage, etc.

In relation to future retail commercial development, the city officials should encourage this to take place in or near the downtown area to continue to strengthen this area. In order to do this, the city will have to provide additional parking, which continues to be a major problem.

Additional highway commercial development may be appropriate adjacent to T.H.#55, especially in the southeastern portion of the city. Some highway commercial development has already taken place outside the city in this area and the city should consider annexing this area in the future. Any new development proposals along the major highways should be carefully reviewed in relation to their potential impact on the downtown area.

4. Industrial Development

One of the basic requirements of industry is to have good accessibility to markets for its products, as well as raw materials and a full range of urban services and facilities. In addition, the sites should be relatively flat and allow for expansion of industry on the site. Industrial sites should be located away from residential areas to minimize land use conflicts and truck traffic on residential streets.

To date, most of the industrial development has taken place in the south-central portion of the city adjacent to the Soo Line Railroad and in the southeastern portion of the city (Lundeen Addition).

The Lundeen Addition has approximately 30 acres available for additional industrial development and this area has a full range of utilities available. Thus, this area has been designated for future industrial development. However, some residential development is located in the northwestern

portion of the site and care should be used by the city officials in the types of industries allowed in this area to minimize future land use conflicts. Another area that might be appropriate for future industrial development is the general area east of the Lundeen Addition, since public utilities can easily be extended to this area. However, this area is presently located outside the city and would have to be annexed.

5. Parks & Open Space

As was indicated previously, there are now three parks (Annandale Municipal Park, Crow Woods Park, and Willow Creek Parkway) located in the city. Two of the parks are located in the northern portion of the city and one in the southern portion.

In view of the recent residential development in the southeastern portion of the city and the likelihood of additional development taking place in this area, the city should consider acquiring some additional land in this area for future park needs, especially for a neighborhood park. A future potential park has been designated in the southern portion of the city.

PETITION TO ANNEX PROPERTY AND WAIVER
OF NOTICE OR HEARING

Whereas, Louis and Ethelyn Schultz are the owners of property which now abuts the city limits of the City of Annandale, and which will soon entirely surround it by land within the municipal limits of the City of Annandale; and

Whereas, Louis and Ethelyn Schultz have agreed to enter into a contract with the City of Annandale whereby the City will purchase other lands belonging to Louis and Ethelyn Schultz and annex said other lands into the municipal limits of the City of Annandale; and

Whereas, Louis and Ethelyn Schultz believe it is in their best interests that the land upon which their homestead is situated be annexed into the municipal limits of the City of Annandale,

NOW, THEREFORE, Louis Schultz and Ethelyn Schultz hereby request and agree as follows:

1. The property upon which their home is situated and which is more fully described as:

A tract of land in the Southwest Quarter of Southeast Quarter of Section 29, Township 121, Range 27 described as follows: Commence at a point on the North line of the right-of-way of Trunk Highway #55, 1 rod east of the West line of said Southwest Quarter of Southeast Quarter; thence North on a line parallel to the said west line of said Southwest Quarter of Southeast Quarter distant 400 feet to a point, same being 1717.8 feet South of a point 1 rod east of the center of said Section 29; thence East at right angles, along the North line of tract deeded to Franklin J. Ledwein and Harriet K. Ledwein, husband and wife in deed recorded in Book 162 of deeds, page 93, a distance of 200 feet; thence North parallel to the west line of said Southwest Quarter of Southeast Quarter to the north line of said Southwest Quarter of Southeast Quarter;

thence West along said north line of said Southwest Quarter of Southeast Quarter to the West line of said Southwest Quarter of Southeast Quarter to the west line of said Southwest Quarter of Southeast Quarter; thence South on the west line of said Southwest Quarter of Southeast Quarter to the right of way of Trunk Highway #55; thence Southeasterly along the said right-of-way to the point of beginning

should become part of the City of Annandale and Louis and Ethelyn Schultz request that the Annandale City Council pass an ordinance pursuant to Minnesota Statutes Section 414.033 declaring said land annexed to the municipality.

2. This Petition is made in consideration of other promises and covenants made in an contract for the sale of land belonging to Louis and Ethelyn Schultz to the City of Annandale which is of even date herewith. Louis and Ethelyn Schultz agree that they shall execute any and all documents necessary to complete the proposed annexation and agree that they may not revoke their consent to this Petition or any aspect of the annexation, ^{LS. V.} except in the event that the aforementioned contract is cancelled.

3. Louis and Ethelyn Schultz waive notice of any hearing or proceeding required in the annexation procedure and request that the annexation be accomplished at the earliest possible opportunity.

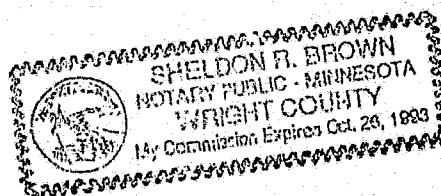
Louis Schultz
Louis Schultz

Ethelyn Schultz
Ethelyn Schultz

STATE OF MINNESOTA)
COUNTY OF WRIGHT) ss.

The foregoing instrument was acknowledged before me this
5th day of February, 1990 by Louis Schultz and Ethelyn
Schultz.

Sheldon R. Brown
Notary Public



40138
STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED
MAR 15 1990
Joan Anderson Brown
Secretary of State
O.D.