



December 18, 2025

Office of Administrative Hearings,
Attn: MBAU Administrator
PO Box 64620
St. Paul, MN 55164-0620

RE: Annexation
Our File #1003393

Dear Sir/Madam:

On behalf of the City of Rockville, and pursuant to the Minnesota Statute Section 414.033, Subd. 2(3), enclosed please find the following:

1. Petition for Annexation;
2. City Council Resolution;
3. Ordinance #2025-129;
4. Corporate Boundary Map showing City limits to be annexed;
5. \$150.00 filing fee;
6. Affidavits of Service.

If any further materials are needed, please contact my office. I appreciate your consideration of this matter.

Very truly yours,

QUINLIVAN & HUGHES, P.A.

By: *Joseph A. Krueger*
Joseph A. Krueger

cc: City of Rockville

ST. CLOUD
1740 West St. Germain Street

LONG PRAIRIE
124 Lake Street South

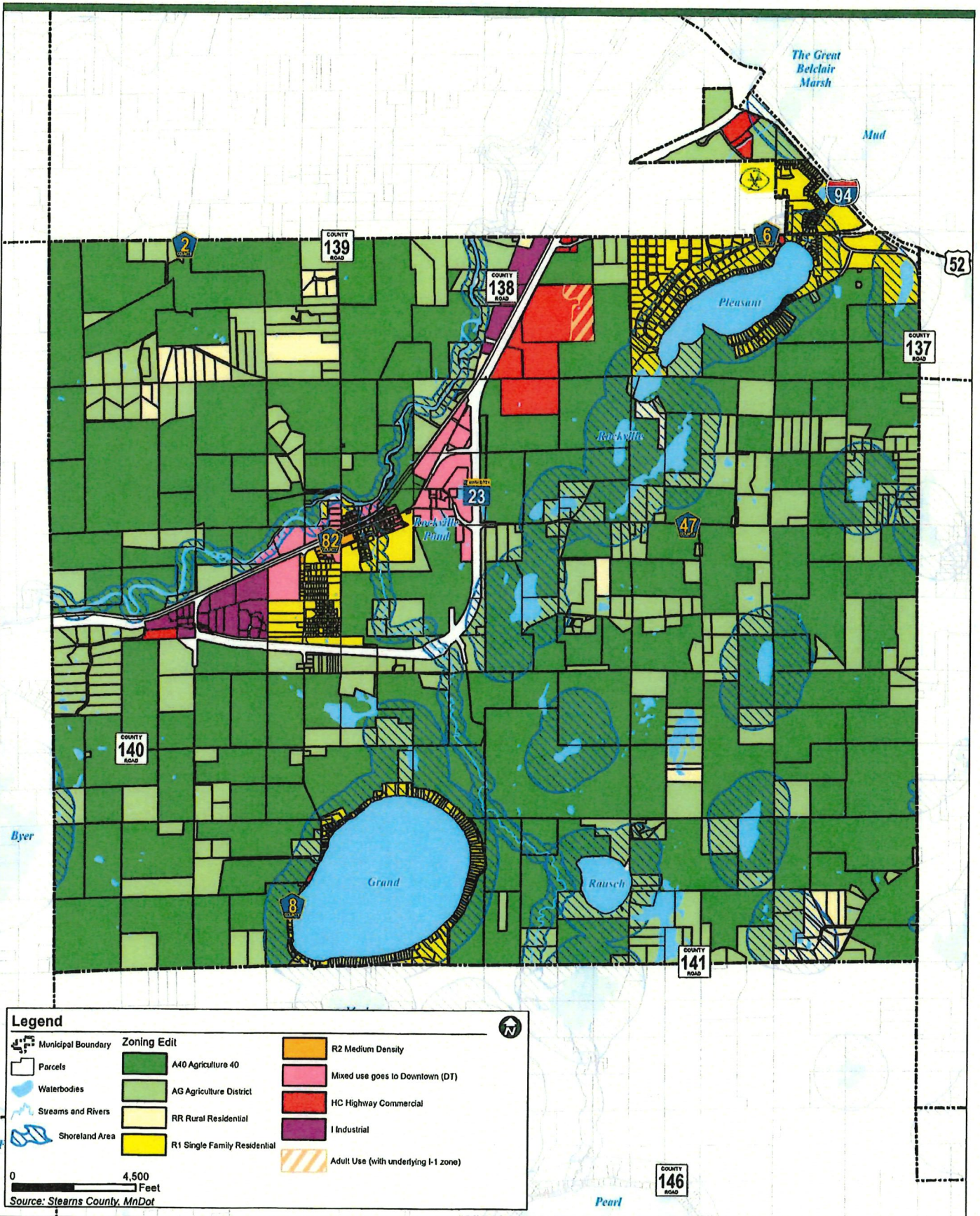
MONTICELLO
305 Cedar Street, Suite 101

LITTLE FALLS
56 Broadway Ave East

MAILING CENTER
PO Box 1008
St. Cloud, MN 56302



Map Document: \arcserve\1bmi_gis\MINNESOTA\ROCKVILL_C\MINN112749\ProRockville_Comprensive_Plan.aprx | User: jml | Date Saved: 8/27/2025 1:40 PM



Legend

- Municipal Boundary
- Parcels
- Waterbodies
- Streams and Rivers
- Shoreland Area
- Zoning Edit
 - A40 Agriculture 40
 - AG Agriculture District
 - RR Rural Residential
 - R1 Single Family Residential
 - R2 Medium Density
 - Mixed use goes to Downtown (DT)
 - HC Highway Commercial
 - I Industrial
 - Adult Use (with underlying I-1 zone)

0 4,500 Feet

Source: Stearns County, MnDot

2025-129 Ordinance Annexing Wimmer Addition

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF ROCKVILLE TO INCLUDE CERTAIN UNINCORPORATED TERRITORY ABUTTING LAND WITHIN THE CITY LIMITS, PURSUANT TO MINN. STAT §414.033, SUBD. 2(3).

WHEREAS, the City has received a Petition requesting annexation dated March 24, 2025, from Partick M. and Diane J. Wimmer, the property owners of the territory to be annexed; and

WHEREAS, the petition was signed by all owners of the territory to be annexed; and

WHEREAS, the territory described in Exhibit A is not a part of, nor within, the corporate limits of any incorporated city or borough; and

WHEREAS, this territory abuts upon the western corporate limits of the city; and

WHEREAS, the area to be annexed is 30 acres and is deemed to be urban or suburban in character; and,

WHEREAS, this territory is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, the annexation of this territory does not result in the change of any electric service and/or rates; and

WHEREAS, the city held a public hearing, upon notice, to the town or township affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed; and

NOW THEREFORE, The City Council of Rockville, Minnesota, hereby ordains:

Section 1. Territory annexed. Pursuant to Minn. Stat. §414.033, subd. 2(3), the corporate limits of the City of Rockville, Minnesota, are hereby extended to include the territory described as follows, which territory now abuts territory already included within the city limits:

SEE ATTACHED EXHIBIT A

The property consists of 30 acres. Copies of the corporate Boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto.

Section 2. Filing. The City Attorney or City Administrator is directed to file certified copies of this ordinance with the Stearns County Auditor, the St. Joseph Township Clerk, the Stearns County Recorder, and the Minnesota Boundary Adjustment Board (Minnesota Planning).

Section 3. **Population.** The population of the annexed territory is **not applicable**.

Section 4. **Property Taxes.** Pursuant to Minn. Stat. §414.036, with respect to the property taxes payable on the Property hereby annexed, shall make a cash payment to the Town of St. Joseph in accordance with the following schedule:

a. In the first year following the year in which the City of Rockville could first levy on the annexed area, a payment of \$ 1740.03.

b. In the second and final year, a payment of \$ 1,1006.92.

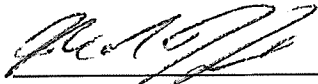
which payments represent the amount of property taxes received by the Town in the last year it collected taxes on the annexed area.

Section 5. **Special Assessments.** Pursuant to Minn. Stat. §414.036, there are no special assessments assigned by the Town and there are no special assessments or debt incurred by the Town on the Property for which reimbursement is required.

Section 6. **Effective date of annexation.** This ordinance takes effect upon passage and publication and the filing of certified copies as directed in Section 2 and approval by the Minnesota Boundary Adjustment Board.

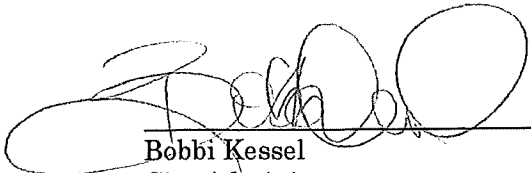
Section 7. **Zoning.** The property described in Exhibit A shall be zoned AG - Agricultural

Adopted by the City Council of Rockville, Minnesota this 10th day of September 2025.



Mark Husnik
Mayor

ATTEST:



Bobbi Kessel
City Administrator

CITY COUNCIL RESOLUTION NO. 2025-25

WHEREAS, the Petition for Annexation dated March 24, 2025, requesting certain territory described therein be annexed to the City of Rockville, Minnesota, was duly presented to the City Council on August 13th, 2025; and

WHEREAS, no objections to the annexation were received by the Council at its meeting.

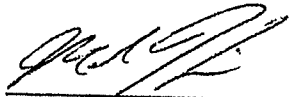
BE IT RESOLVED by the City Council of the City of Rockville:

A public hearing will be held at the Rockville City Hall, Rockville, Minnesota, on October 8th, 2025, at 6:30 p.m. to consider the matter of annexing the territory described as follows to the City:

See Exhibit A, attached and incorporated by reference. (30 acres)

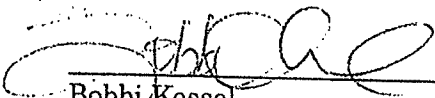
The City Administrator is hereby directed to give notice of such hearing in the manner provided by law.

Adopted by the City Council on this 13th day of August 2025.



Mark Husnik
Mayor

ATTESTED TO:



Bobbi Kessel
City Administrator

EXHIBIT A

(Parcel 1)

Lot One (1), Block One (1) Wimmer Addition, Steams County, Minnesota.

AND

(Parcel 2)

The Northeast Quarter of the Southeast Quarter of Section 35, Township 124 North, Range 29 West, Steams County, Minnesota;

LESS AND EXCEPT: The South 330 feet of the Northeast Quarter of the Southeast Quarter of Section 35, Township 124 North, Range 29 West, Steams County, Minnesota;

ALSO LESS AND EXCEPT: That land platted as Wimmer Addition, Steams County, Minnesota.

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

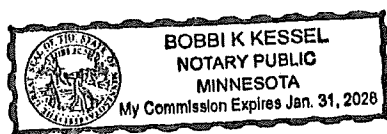
AFFIDAVIT OF SERVICE

Mandy Lais, being duly sworn, on oath says that at the City of Rockville in said County and State, on the 21st day of **AUGUST 2025** he/she served the annexed Notice on **see attachment**, the person therein named, personally, by then and there handing to and leaving with him/her a true and correct copy of said Notice.

Mandy Lais
Signature

Subscribed and sworn to before me this 21st day of August 2025.

[Signature]
Notary Public Signature



Notary Public Stamp

**PROPERTY OWNER PETITION TO MUNICIPALITY
FOR ANNEXATION BY ORDINANCE - 120 Acres or Less**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE
ANNEXATION OF CERTAIN LAND TO THE CITY OF ROCKVILLE, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

TO: Council of the City of Rockville, Minnesota

PETITIONERS STATE: All of the property owners of the area proposed to be annexed (the "Area") are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

It is hereby requested by the owners of the Area as listed below in **Exhibit A**, to annex the Area described in **Exhibit B** and lying in the Township of Munson, to the City of Rockville, County of Stearns, Minnesota.

The Area is described as follows:

1. There are 1 property owners in the Area proposed for annexation.
2. The Area abuts the City of Rockville on the City's <N,S,E,W> boundary.
3. The Area is 120 acres or less. Yes, the area is less than 120 acres
4. The Area is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available. Correct.
5. The Area is unincorporated and is not included within any other municipality. Correct.
4. The area of land proposed for annexation, in acres, is approximately 30 total acres.
5. The reason for the requested annexation is
We would like to be considered for annexation for future city water/sewer hook-up for primary residence
at Parcel 1: 8300 263rd Street, St. Cloud, MN. And, possible future development of Parcel 2, although we have no plans
to do that at this time.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of Rockville, Minnesota.

EXHIBIT B

PROPERTY DESCRIPTIONS

Parcel #1 ID: 31.21409.0200

Property Address: 8300 263rd Street, MN 56301

Parcel #2 ID: 31.21123.0020

27.00 A. Part of NE4SE4 lying N of S 330' thereof less part platted as Wimmer Addition
Section 35 Township 124 Range 029

I have also attached the ordinance that will be adopted at the August meeting. We still need maps of the area, property tax payment information to the Township and zoning information.

OWNERS YANTA MARK A
OWNER ADDRESS 8306 263RD ST
OWNER CITY STATE ZIP ST CLOUD MN 56301

OWNERS EICHI INC
OWNER ADDRESS 2195 SILVER LAKE RD
OWNER CITY STATE ZIP NEW BRIGHTON MN
55112

OWNERS RETKA RICHARD
OWNER ADDRESS 8518 COUNTY ROAD 6
OWNER CITY STATE ZIP ST CLOUD MN 56301-
9405

OWNERS BROMENSCHENKEL
CHAD & JENNIFER
OWNER ADDRESS 8298 263RD ST
OWNER CITY STATE ZIP ST CLOUD MN 56301

OWNERS THOMAS ALLEN HOMES
LLC
OWNER ADDRESS 17821 HIGHWAY 371
OWNER CITY STATE ZIP BRAINERD MN 56401

Joseph A. Krueger
Attorney at Law
Quinlivan & Hughes, P.A.
124 Lake Street South
Long Prairie, MN 56347
320-258-7916 (direct)
320-732-6023 (fax)
jkrueger@quinlivan.com

St. Joe township

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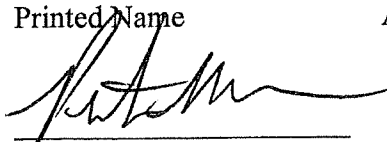
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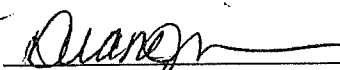
EXHIBIT A

PROPERTY OWNERS

Patrick M. and Diane J. Wimmer 8300 263rd Street, St. Cloud MN 56301 31.21409.0200

Printed Name Address/Property Description Property PID



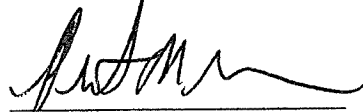


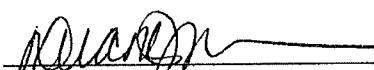
3.24.2025

Signature Spouse Signature (if applicable) Date

Patrick M. and Diane J. Wimmer 27.00 A. Part of NE4SE4 lying N of S 330' thereof less part platted as Wimmer Addr 31.21123.0020

Printed Name Address/Property Description Property PID





3.24.2025

Signature Spouse Signature (if applicable) Date

Printed Name Address/Property Description Property PID

Signature Spouse Signature (if applicable) Date

Printed Name Address/Property Description Property PID

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Signature Spouse Signature (if applicable) Date

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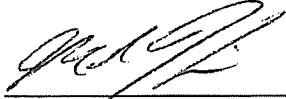
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