

St Cloud Annexation by Ordinance Application

December 17, 2025



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St Cloud Annexation Ordinance

Legal Description

Notice of Intent to St Joseph Twp & City of St Joseph

Map of boundary adjustment area

Survey map of boundary adjustment area

Map of city limits and proposed boundary adjustment



Application received by _____ on _____.

ANNEXATION APPLICATION

Application Fee:

\$3.00 per acre with a minimum cost of \$100 and maximum cost of \$500

Application Information Required:

- Complete annexation application
- Property owner(s) petition requesting annexation to the City. If requesting municipal services, request must be included in petition
- Proof of ownership or copy of purchase agreement
- Legal description and 8 1/2" x 11" map illustrating property (A certificate of survey may be required if deemed necessary by City staff)*
- Parcel number(s) for property involved in the annexation*
- 8 1/2" x 11" vicinity map

*Parcel number(s), legal description, and corresponding map must be provided or application will not be processed.

Scott D. Anderson Revocable Trust; Rollis H. Anderson Family Limited Partnership, LLLP
Name of Property Owner(s)

Address

Phone Number/Fax Number

Stearns County

Name of Applicant(s)

705 Courthouse Square, Room 121 St. Cloud, MN 56303

Address

Michael Williams, 320-656-3600

Phone Number/Fax Number

Annexation Name: Stearns County Justice Center Project

Property Location/Address(es): See PID

Property Acreage: 45.54

Property Parcel Number(s):** 31.20810.0000

Is Property: Undeveloped Developed

Annexation Request: Stearns County is in the process of purchasing this property and an abutting property. The County will construct a new government center at this location. The government center property will need to be annexed into the City of St. Cloud as part of this process.

Justification and/or Reasons for Annexation: Please see above. The County requires annexation into the City of St. Cloud and connection to municipal services.

A handwritten signature in blue ink that appears to read "Rollis H. Anderson".

Signature of Property Owner(s)**

Date

A handwritten signature in blue ink that appears to read "Michael Williams".

Signature of Applicant(s)

Date

** Signature of property owner(s) shall serve as an acknowledgement of and authorization for this annexation request.



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Scott D. Anderson Revocable Trust; Rollis H.
Anderson Family Limited Partnership, LLLP

Name of Property Owner(s)

169 Misty Morn Rd
Palm Beach Gardens, FL 33418

Address

320-267-6815

Phone Number/Fax Number

Stearns County

Name of Applicant(s)

705 Courthouse Square, Room 121 St. Cloud, MN 56303

Address

Michael Williams, 320-656-3600

Phone Number/Fax Number

Annexation Name: Stearns County Justice Center Project

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Scott D. Anderson 8/11/25

Signature of Property Owner(s)**

Date

Michael Williams

Signature of Applicant(s)

Date

** Signature of property owner(s) shall serve as an acknowledgement of and authorization for this annexation request.

TO: City of St. Cloud
Planning & Zoning Department
1201 7th St. S.
St. Cloud, MN 56301

We are the fee owners of the property herein described below, and petition for the annexation thereof to the City of St. Cloud.

The area proposed for annexation is legally described as see Exhibit A

1. Petitioners are the sole owners of said property.
2. Said property is included in an area designated for orderly annexation.
3. The property to be annexed is platted and consists of 45.54 acres more or less.
4. The reason for the requested annexation is to provide city services including sewer, storm sewer, water, and other city services and allow for subdivision of the property.
5. All of the annexation area is or is about to become urban or suburban in character.

Property Owner(s): Scott D. Anderson Revocable Trust & Rollis H. Anderson Family Limited Partnership, LLP

Scott Anderson
Name

Rollis H. Anderson
Name

Scott Anderson
Signature

Rollis H. Anderson
Signature

Dated: _____

Dated: _____



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Leonard and Marcella Bechtold &
Bechtold Family Limited Partnership

Name of Property Owner(s)

12970 County Rd 51, St. Joseph, MN
Address 50374

320 - 293-1310

Phone Number/Fax Number

Stearns County

Name of Applicant(s)

705 Courthouse Square, Room 121 St. Cloud, MN 56303

Address

Michael Williams, 320-656-3600

Phone Number/Fax Number

Annexation Name: Stearns County Justice Center Project

Property Location/Address(es): See PID

Property Acreage: 30.77

Property Parcel Number(s)**: 31.20803.0000

Is Property: Undeveloped Developed

Annexation Request: Stearns County is in the process of purchasing this property and an abutting property. The County will construct a new government center at this location. The government center property will need to be annexed into the City of St. Cloud as part of this process.

Justification and/or Reasons for Annexation: Please see above. The County requires annexation into the City of St. Cloud and connection to municipal services.

Bechtold Family Limited Partnership

Signature of Property Owner(s)**

Date

by *John P. Bechtold*

3/27/2025

Michael Williams
Signature of Applicant(s)

03/18/2025

Date

** Signature of property owner(s) shall serve as an acknowledgement of and authorization for this annexation request.

Leonard Bechtold

Marcella Bechtold

4/4/2025



Application received by _____ on _____.

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Leonard and Marcella Bechtold &
Bechtold Family Limited Partnership

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Bechtold Family Limited Partnership

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Date

by *John P. Bechtold*

3/27/2025

John P. Bechtold

03/18/2025

Date

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Leonard Bechtold

Marcella Bechtold

4/4/2025

TO: *City of St. Cloud*
Planning & Zoning Department
1201 7th St. S.
St. Cloud, MN 56301

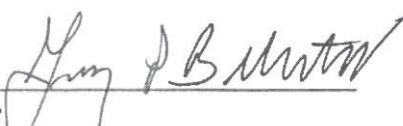
We are the fee owners of the property herein described below, and petition for the annexation thereof to the City of St. Cloud.

The area proposed for annexation is legally described as see Exhibit A

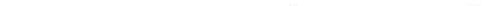
1. *Petitioner is the sole owner of said property.*
2. *Said property is included in an area designated for orderly annexation.*
3. *The property to be annexed is platted and consists of 30.77 acres more or less.*
4. *The reason for the requested annexation is to provide city services including sewer, storm sewer, water, and other city services and allow for subdivision of the property.*
5. *All of the annexation area is or is about to become urban or suburban in character.*

Leonard and Marcella Bechtold
Property Owner(s): Bechtold Family Limited Partnership

Gary Bechtold, General
Name Partner


Signature

Marcella Bechtold
Name


Signature

Leonard Bechtold


Signature

Dated: April 4, 2025

ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY OF ST. CLOUD, MINNESOTA ANNEXING LAND LOCATED IN ST. JOSEPH TOWNSHIP, STEARNS COUNTY, MINNESOTA PURSUANT TO MINN. STAT. §414.033 SUBD. 2(3), PERMITTING ANNEXATION BY ORDINANCE

WHEREAS, a petition signed by all the property owners, requesting that properties legally described on Exhibit A be annexed to the City of St. Cloud Minnesota, was duly presented to the Council of the City of St. Cloud on the 8th day of September, 2025; and

WHEREAS, said properties are unincorporated and abut the City of St. Cloud on their eastern boundary; are less than 120 acres; are not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, said properties are located within a flood plain or shoreland area and the City of St. Cloud has adopted land use controls to conform with chapter 103F that regulate new development of said property; and.

WHEREAS, said property is currently agricultural and annexation is requested to facilitate the extension of city services for construction of public facilities on the property; and

WHEREAS, the City of St. Cloud held a public hearing pursuant to Minn. Stat. § 414.033, subd. 2b, on December 15, 2025 following thirty (30) days written notice by certified mail to the Town of St. Joseph, City of St. Joseph, and to all landowners within and contiguous to the area legally described (Exhibit A) to be annexed; and

WHEREAS, the City of St. Cloud pursuant to Minn. Stat. § 414.033, subd. 13 provided notice via certified mail to the annexation petitioners of the potential for changes in the electric utility service provider resulting from the annexation of the territory to the municipality.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST CLOUD
HEREBY ORDAINS AS FOLLOWS:**

1. The City Council hereby determines that the properties as hereinafter described abut the city limits and are about to become urban or suburban in nature given the public use being proposed for said properties will require city services, including public sewer and water facilities.
2. None of the properties are now included within the limits of any city.

3. The corporate limits of the City of St. Cloud, Minnesota, are hereby extended to include the following described properties, said land abutting the City of St. Cloud and being 120 acres or less in area, and are not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land described in Exhibit A

The above described property consists of a total of 85.16 acres, more or less. A map depicting the property to be annexed and its relationship to the corporate boundaries and a property survey are attached hereto as Exhibits B and C.

4. That the population of the area legally described and depicted on Exhibits A and B hereby annexed is zero.

5. The City of St. Cloud, pursuant to Minn. Stat. § 414.033, subd. 12, that with respect to the property taxes payable on the area legally described on Exhibit A, hereby annexed, shall make no cash payment to the Town of St. Joseph. Stearns County will be responsible for a cash payment to St. Joseph township in an amount equal to the pay 2026 property taxes.

6. That pursuant to Minn. Stat. § 414.036 Stearns County will be responsible for any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property described on Exhibit A to be annexed, for which no special assessments are outstanding.

7. That the City Clerk is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Stearns County Auditor, City of St. Joseph, and St. Joseph Township.

8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Minnesota this 15th day of December, 2025.



Mayor Jake Anderson

ATTEST:



City Clerk Seth Kauffman

(City Seal)

EXHIBIT A
LEGAL DESCRIPTION

Bechtold Parcel (39.83 acres)
7431 Ridgewood Road, St. Joseph
PID:31.20803.000

That part of the South Half of the Southeast Quarter (S1/2 SE1/4) of said Section 12, Township 124 North, Range 29 West, Stearns County, Minnesota lying southerly of the northerly right of way boundary of Stearns County Highway Number 134, as depicted on STEARNS COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 4, according to the recorded plat thereof, Stearns County, Minnesota.

Anderson Parcel (45.33 acres)
PID:31.20810.0000

That part of the North Half of the Northeast Quarter (N1 /2 NE1/4) of Section Thirteen (13), Township One Hundred Twenty-four (124), Range Twenty-nine (29), Stearns County, Minnesota, which lies Northerly of the following described line:

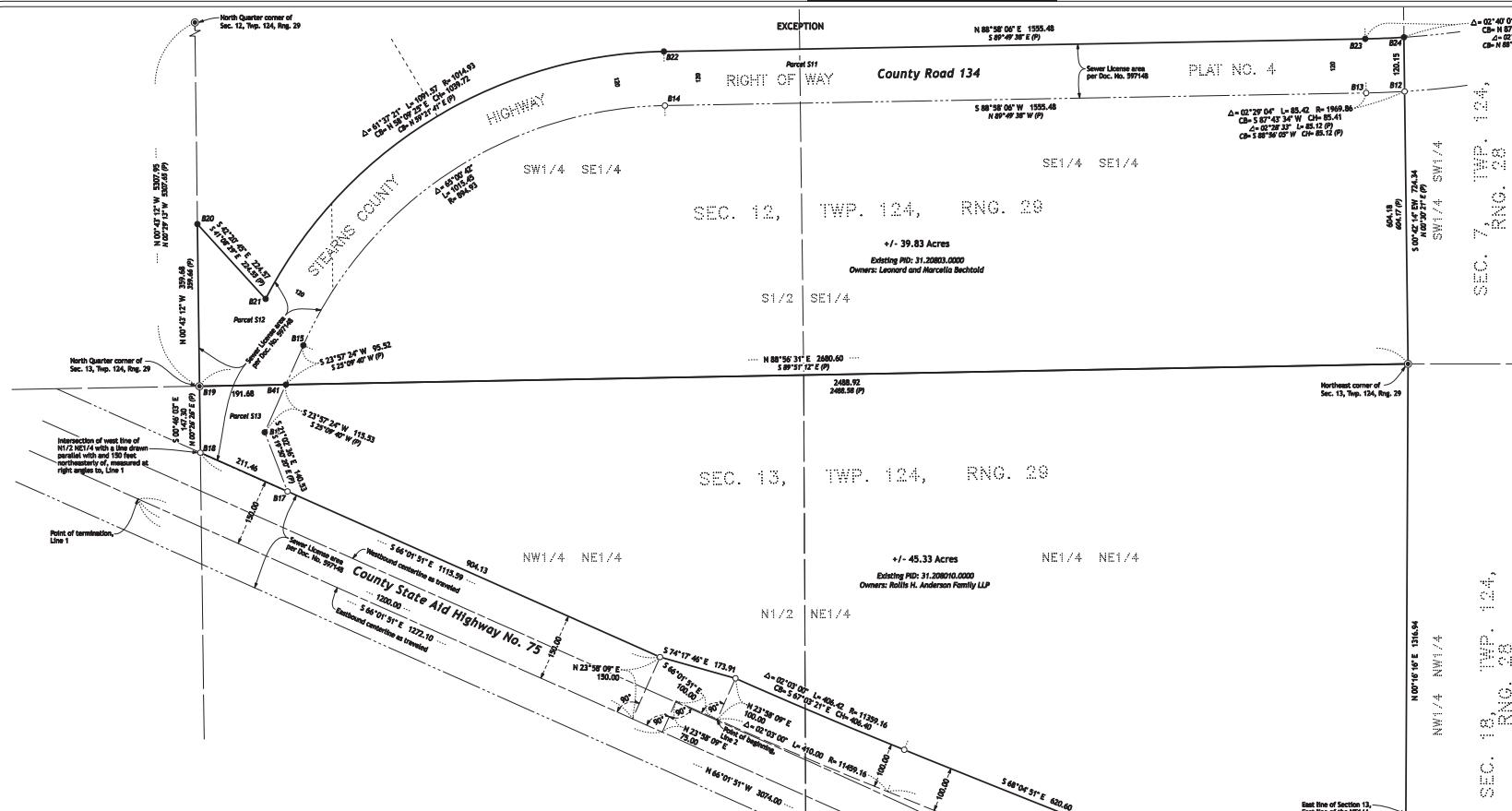
Beginning at the intersection of the West line of said North Half of the Northeast Quarter (N1 /2 NE1/4) with a line drawn parallel with and 150 feet Northeasterly of, measured at right angles to, Line 1 described hereafter; thence Southeasterly to a point distant 150 feet Northeasterly (measured at right angles) from a point on said Line 1, distant 1,200 feet Southeasterly of its point of termination; thence run Southeasterly to a point distant 100 feet Northeasterly (measured at right angles) from the point of beginning of Line 2 described hereafter; thence Southeasterly along a line drawn parallel with and 100 feet Northeasterly of said Line 2 to the East line of said North Half of the Northeast Quarter (N1 /2 NE1/4) and there terminating.

Line 1: Beginning at a point on the East line of said Section Thirteen (13), distant 1,087 feet North of the East Quarter corner thereof; thence run Northwesterly at an angle of 66 degrees and 33 minutes with said East Section line for 3,074 feet and there terminating.

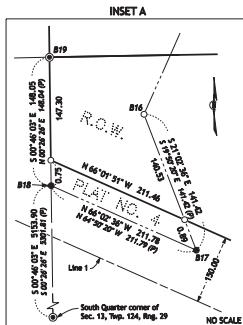
Line 2: From a point on the above described line (Line 1), distant 1,272.1 feet Southeasterly of its point of termination, run Northeasterly at right angles with said above described line for 75 feet; thence deflect to the right at an angle of 90 degrees for 100 feet to the point of beginning of the line to be described; thence deflect to the left on a 00 degrees 30 minutes curve (delta angle 02 degrees 03 minutes) for 410 feet; thence on tangent to said curve for 620.6 feet; thence deflect to the right on a 00 degrees 29 minutes 47 seconds curve (delta angle 2 degrees 03 minutes) for 413 feet; thence on tangent to said curve for 300 feet and there terminating;

together with all hereditaments and appurtenances belonging thereto.

Exhibit B - Certificate of Survey



**Subdivision of Section's
12 & 13, Township 124, Range 29**



ORIENTATION
SYSTEM IS E
COUNTY
NAD

NO.	REVISIONS SINCE INITIAL SURVEY DATED 1/24/2013	DATE



I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR
MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPER-
VISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.

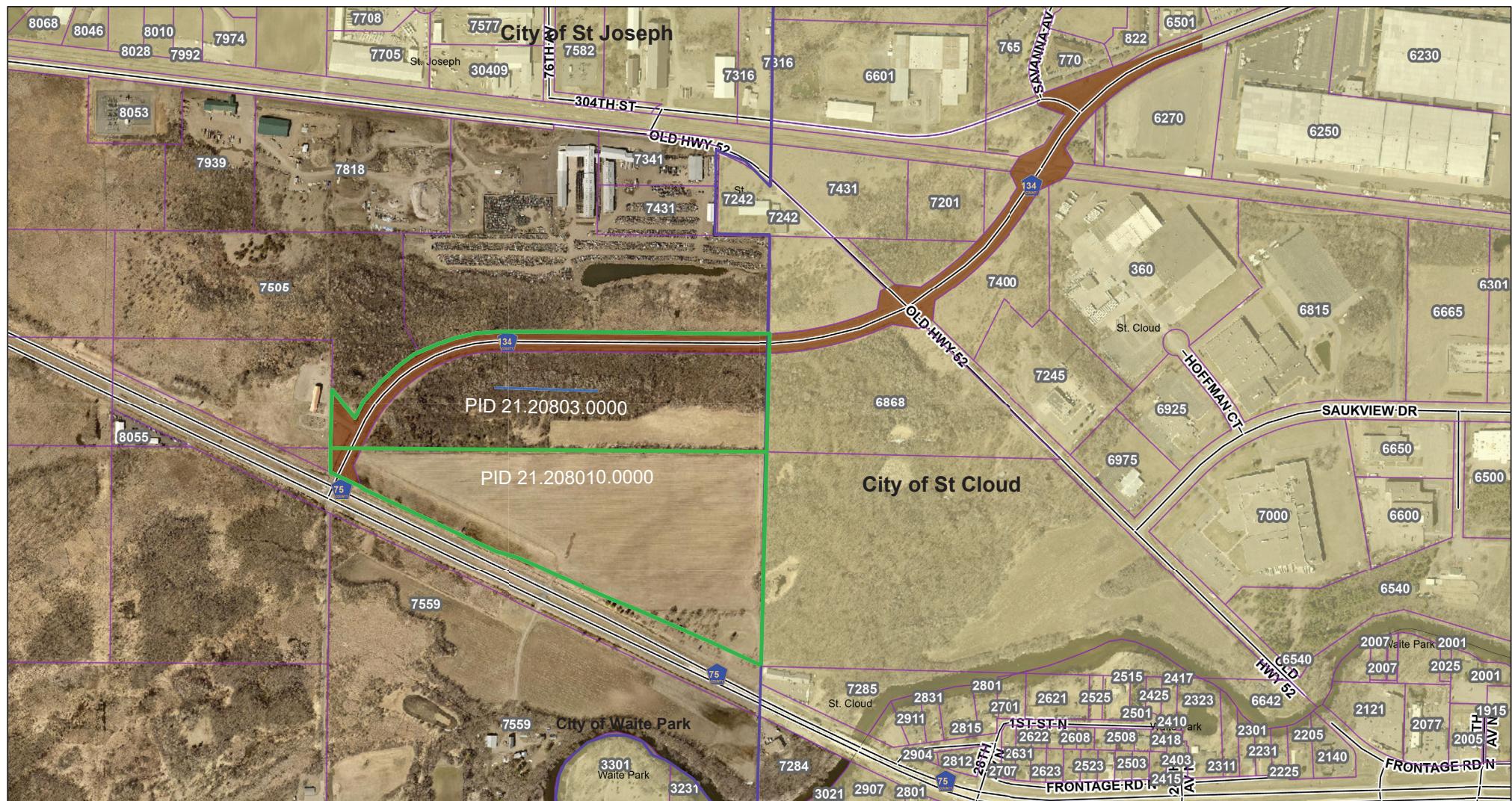
CERTIFICATE OF SURVEY

Property Boundary Survey

Prepared for: Stearns County
PLIDs 31.20803.0000 & 31.20810.0000
St. Joseph Township, County of Stearns, State of Minnesota
Located in Sections 12 & 13, Township 124 North, Range 29 West

- 6 -

Exhibit C - Corporate Boundaries Map



December 30, 2025

1:7,016

General Location Map

- Parcels
- ROW
- Municipalities
- Roads
- City boundary

Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

0 475 950 1,900 ft
0 140 280 560 m

Ordinance No. 2982 is hereby ordained and adopted by the Council of the City of St. Cloud at a regular meeting held December 15, 2025 by the following vote:

AYES: Calhoun, Conway, Ibrahim, Johnson, Larson, Masters

NAYS: None

ABSENT: Brodeen



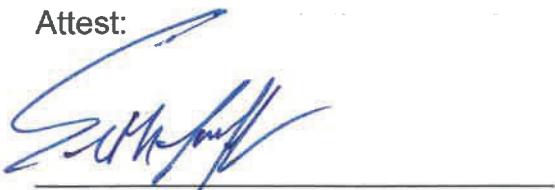
Mike Conway
City Council President

Approved by the Mayor of the City of St. Cloud on December 15, 2025



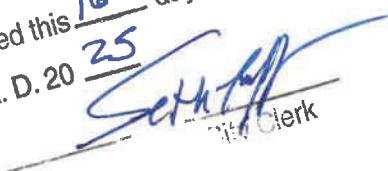
Jake Anderson – Mayor

Attest:



Seth Kauffman – City Clerk

DOCUMENT DRAFTED BY:
City of St. Cloud
1201 7th Street South
St. Cloud, MN 56301

Filed this 16th day of December
A. D. 2025

Seth Kauffman
City Clerk

September 16, 2025

Anna Reischl, Clerk
St. Joseph, Township
200 Hill Street West
St. Joseph, MN 56374

David, Murphy City Administrator
St. Joseph City Hall
75 Callaway Street East
St. Joseph, MN 56374

RE: Stearns County Justice Center Annexation by Ordinance

To Whom It May Concern,

This letter is sent as notice of the City of St. Cloud City Council's September 8, 2025, action initiating annexation by ordinance, in accordance with Minnesota Statutes 414.033, of the proposed Stearns County Justice Center.

Per the voter approved referendum in November 2024, Stearns County has secured land for relocation of the jail and courts systems functions from downtown St. Cloud to the parcels described as attached. The parcels located northeast of the intersection of County Road 75 and County Road 134, measure 39.83 and 45.33 acres respectively. The parcels abut the St. Cloud city limits on their eastern boundary and are within close proximity to existing public infrastructure. The parcels must be annexed to the City of St. Cloud, the County seat, to house the courts system.

Unplatted land measuring less than 200 acres and abutting the city limits may be annexed by ordinance to the City of St. Cloud upon receipt of property owner petitions. The existing property owners have signed petitions requesting annexation to the City of St. Cloud. Stearns County has applied for annexation.

A public hearing, following 30-days published notice, is required by City Code and Minnesota Statutes 414.033 to initiate annexation by ordinance. The annexing jurisdiction must provide a 90-day notice to the affected township and abutting municipalities prior to conducting the public hearing. Upon receipt of a waiver or expiration of the 90-day period the City Council of the City of St. Cloud intends to conduct the required public hearing.

Sincerely,


Matt Glaesman
Community Development Director

cc: Michael Williams, Stearns County Administrator
Tracy Hodel, City of St. Cloud Administrator

From: [Matt Glaesman](#)
To: [dmurphy; abr1960@q.com](#)
Cc: [Williams, Michael](#); [Tracy Hodel](#)
Subject: Stearns County Justice Center - Notice of Annexation by Ordinance
Date: Tuesday, September 16, 2025 4:23:00 PM
Attachments: [9_16_25 City Town Notice.pdf](#)
[image001.png](#)
[General Location Map.pdf](#)
[COS_Bndy_2025.03.21_24x36.pdf](#)
[Anderson Annexation Petition Stearns Campus.pdf](#)
[Property Owner Petition Bechtold.pdf](#)

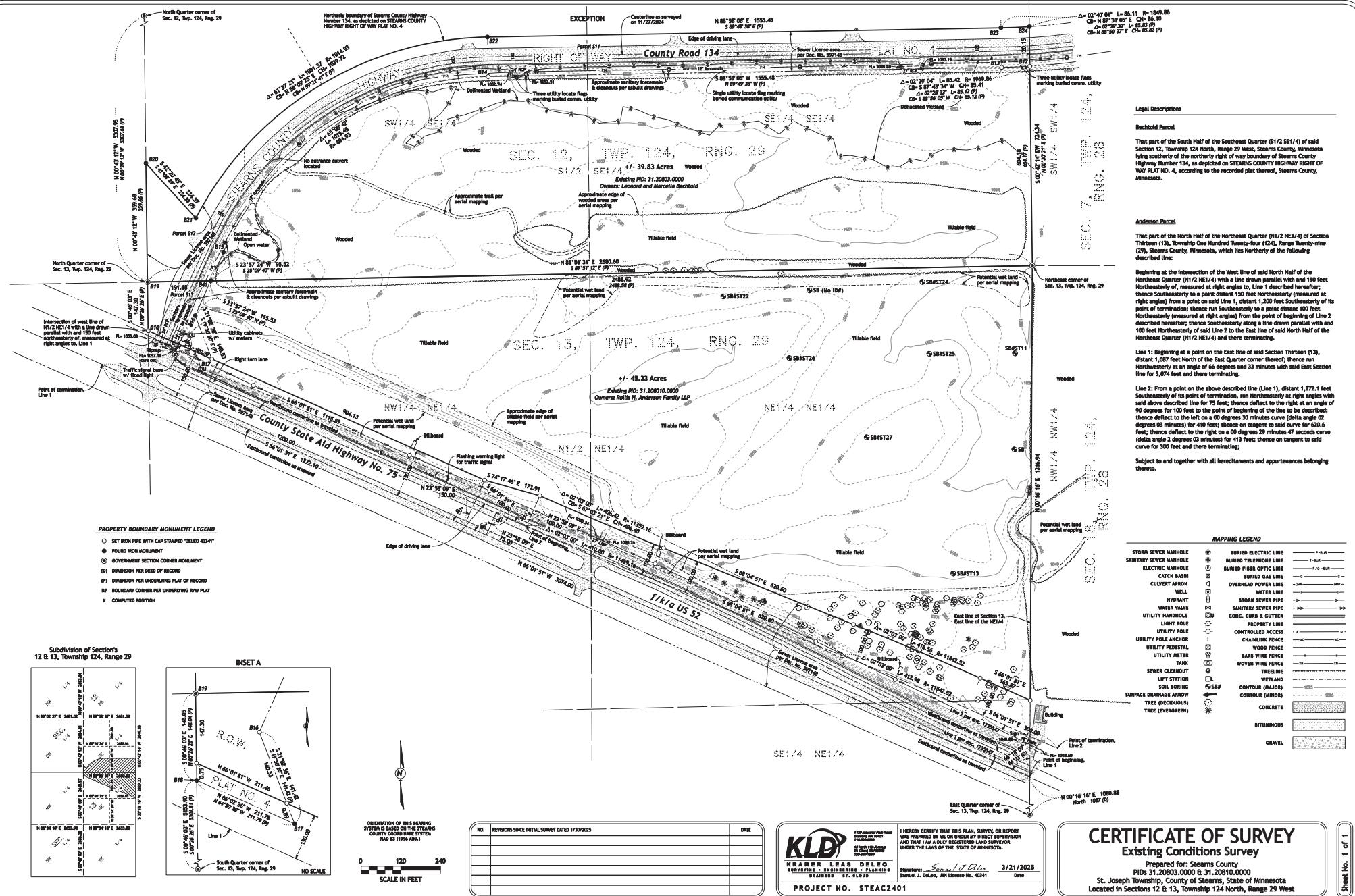
Good Afternoon,

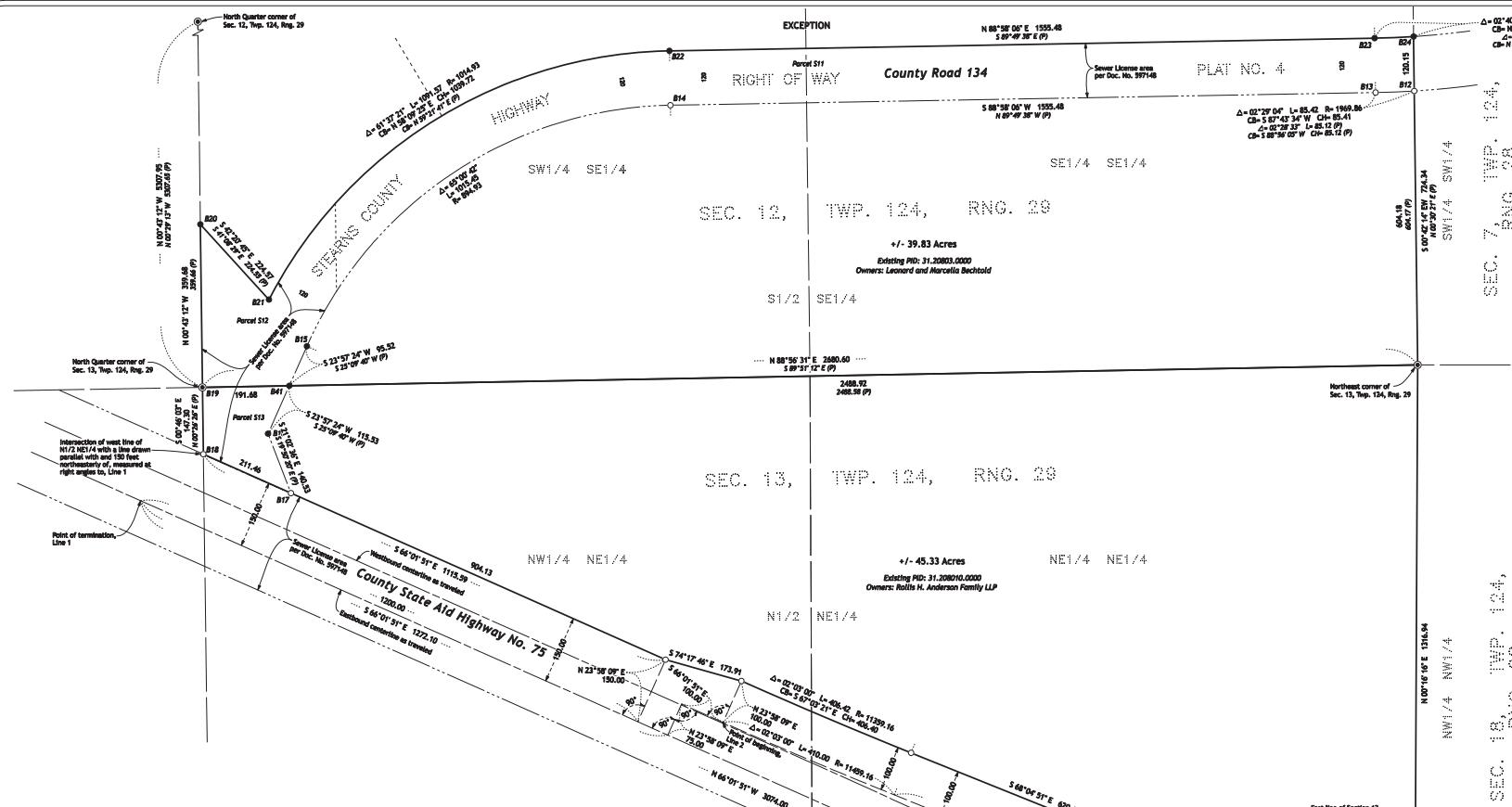
On September 8, 2025, the St. Cloud City Council passed a resolution authorizing issuance of the 90-day notice of its intent to annex by ordinance the proposed Stearns County Justice Center at the intersection of County Road 134 and County State Aid Highway 75. Please let us know any questions about the attached notice or background material.

Thank you.

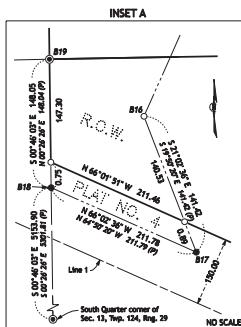
Matt Glaesman
Community Development Director
Matt.glaesman@ci.stcloud.mn.us
320-650-3110







Subdivision of Section's
12 & 13, Township 124, Range 29



ORIENTATION OF THIS B
SYSTEM IS BASED ON THE
COUNTY COORDINATE S
NAD 83 (1996 ADJ)

0 120

A scale bar with markings at 0 and 120, and a series of black and white horizontal bars below it. The text above the scale bar provides orientation information for the coordinate system.

NO.	REVISIONS SINCE INITIAL SURVEY DATED 1/24/2023	DATE



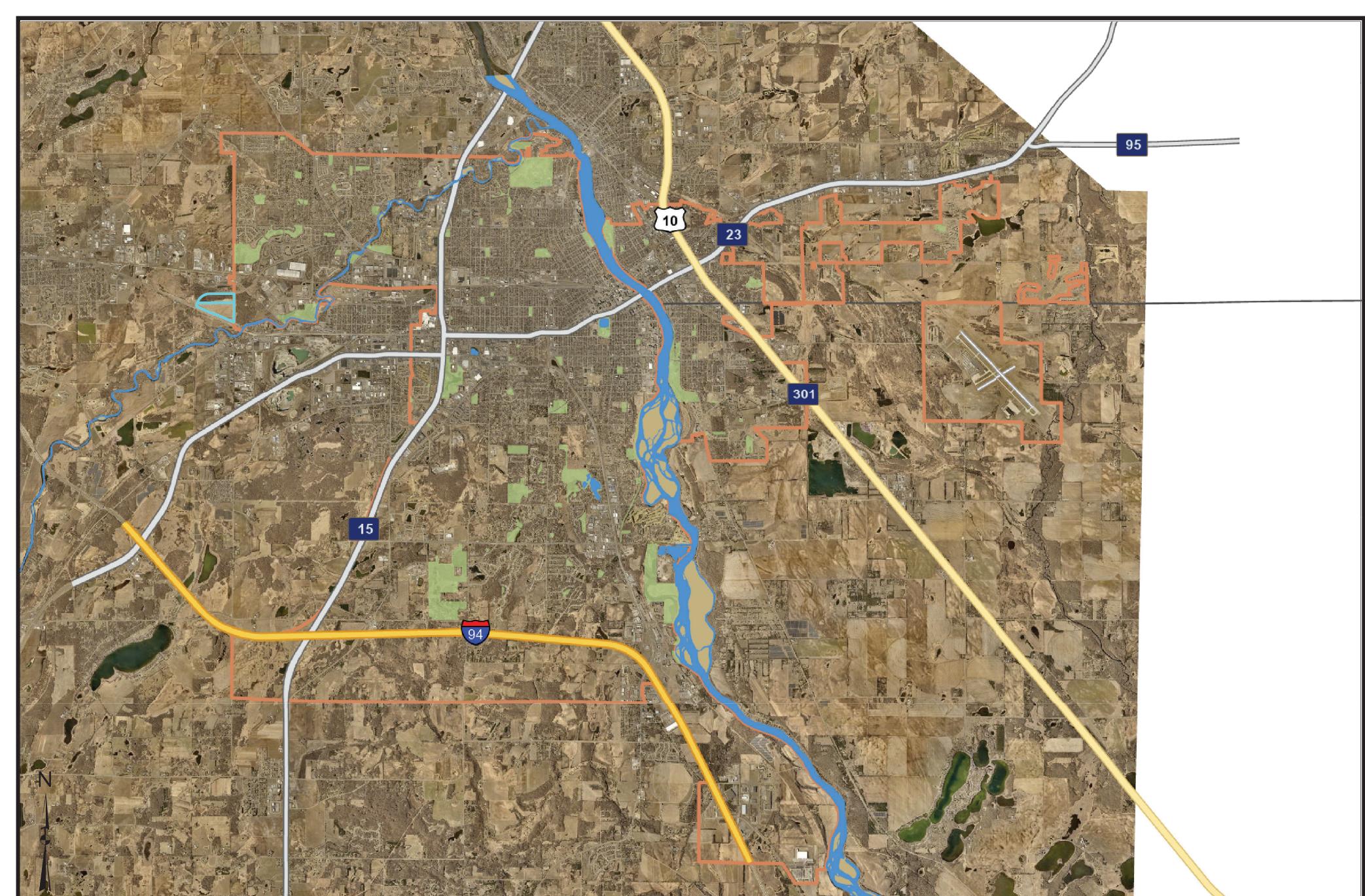
<p>101 Industrial Park Road Waconia, MN 55387 (612) 462-0250</p> <p>John F. Anderson Certified Land Surveyor (612) 469-1369</p> <p>DELECO PLANNING</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR WAS PREPARED BY ME OR UNDER MY DIRECT SUPER- VISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>Signature: <u>James J. Olson</u> - 10-1984</p>
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CERTIFICATE OF SURVEY

Property Boundary Survey

Prepared for: Stearns County
PIDs 31.20803.0000 & 31.20810.0000

-6-1



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Entire city boundary with boundary adjustment area highlighted

1:144,448

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 12/10/2025

CITY OF
ST.CLOUD
MINNESOTA