

REC'D. BY
MMB MAY 04 1999

BEFORE THE MUNICIPAL BOARD
OF THE STATE OF MINNESOTA

In the matter of the Petition for
the Concurrent Detachment of
Land from the City of Oak Grove and
Annexation to the City of St. Francis

PETITION AND RESOLUTION

This is a Petition brought by property owners pursuant to Minnesota Statute §414.061,
Subd. 5 for the concurrent detachment of land from the City of Oak Grove and annexation to the
City of St. Francis.

I.

The land described in Exhibit "A" (the area) is approximately four hundred and twelve
(412) acres of property within the City of Oak Grove that lies south and immediately adjacent to
the down town center of the City of St. Francis, all within the County of Anoka, Minnesota.

II.

The area is proposed to be developed by the Petitioner into an eighteen hole
championship golf course with associated amenities such as clubhouse, restaurant and bar which
will require urban services such as municipal sewer and municipal water services.

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III.

The City of Oak Grove does not have the ability or the willingness to provide urban services. Extension of water and sewer services from the City of St. Francis to this proposed site is feasible. The pattern of development of the area makes the extension of water and sewer services to the area logical with the area being adjacent to the central business district of the City of St. Francis.

IV.

The area proposed for concurrent detachment and annexation is shown as a Rural Growth Center in the Metropolitan Council's Regional Growth Strategy for the Twin Cities Metropolitan Area. As a rural growth center, the Metropolitan Council policy supports urbanization of the area in this manner since the proposed development will not require the extension of regional systems to the area. The City of St. Francis is fully able to locally finance and administer services including sewer, water, roads and storm water drainage systems that the development requires.

V.

Pursuant to the Minnesota Statute 473.145, the Metropolitan Council has prepared and adopted a comprehensive development guide for the Twin Cities metropolitan area. The comprehensive development guide is a compilation of policy statements, goals, standards, programs and maps prescribing guides for the orderly and economical development, public and private, of the metropolitan area. The development guide recognizes and encompasses physical, social and economic needs of the metropolitan area and those future developments which will have an impact on the entire area including such matters as land use, highways, and transit

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facilities.

VI.

The Regional Blueprint prepared by the Metropolitan Council is the comprehensive development guide for the seven (7) county Twin Cities metropolitan area adopted by the Council in December 1996 pursuant to Minnesota Statute 473.145. The comprehensive development guide contains four (4) "policy plans" dealing with transportation, aviation, wastewater and regional recreational open space.

VII.

The Council's Regional Growth Strategy is shown graphically on Metropolitan Council Metro 2040 Regional Growth Strategy map dated December 19, 1996. The map identifies those parts of the Twin Cities metropolitan area that are "urban" (those areas within the Council's 2000 MUSA line), those parts of the region that are proposed to remain "rural" (those areas outside of the 2040 Urban Reserve Boundary), and an "urban reserve" area (the area between the year 2000 MUSA line and the 2040 Urban Reserve Boundary).

VIII.

The rural part of the region is divided into three (3) subareas on the map: Permanent Rural Area, Permanent Agricultural Area, and Rural Growth Centers. The Permanent Rural Area is an area with a mix of farm and nonfarm uses including low density residential uses (where densities do not exceed one (1) dwelling unit per ten (10) acres). The Permanent Agricultural Area is an area where commercial farming is proposed to remain the dominant use, where nonfarm uses will be minimized and where residential development will be very limited (where

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densities do not exceed one (1) dwelling unit per forty (40) acres). Rural Growth Centers are smaller cities located in the rural areas that have municipal services but are not provided with regional urban level services. The City of St. Francis is designated as a rural growth center.

IX.

Since the area proposed for detachment and annexation is adjacent to a rural growth center, the Metropolitan Council policy supports urbanization of the area. Given the level of urban development in the areas directly adjacent to the land in question, and the fact that local municipal services are readily available to the land in question, the Metropolitan Council policy supports urbanization of the area because the urbanization will be consistent with the Council's Regional Growth Strategy.

X.

The most efficient and cost effective way to provide urban services to the area proposed to be annexed would be from the extension of the St. Francis municipal utilities into the area.

XI.

Urbanization of the area proposed to be detached and annexed is consistent with the Council's *Water Resources Management Plan*. The urbanization of the area proposed for annexation would also be consistent with the Council's *Transportation Plan* adopted by the Council in December 1996, and consistent with the Metropolitan Council's regional growth survey.

WHEREFORE, your Petitioners pray that the Minnesota Municipal Board assume jurisdiction of the proceeding pursuant to Minnesota Statute §414.061, Subd. 5, and conduct

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hearings and issue its order pursuant to Minnesota Statute §414.09, detaching the area from the City of Oak Grove and annexing the property to the City of St. Francis.

TURTLE MOON, INC.

By [Signature]
Its President

ROBERT ENGSTROM COMPANIES

By [Signature]
Its President

[Signature]
ARNOLD E. GEROUX

[Signature]
CONSTANCE ANN GEROUX

REC'D. BY MAY 04 1999
M/M/B

John E. Hahn
JOHN E. HAHN

Beatrice L. Hahn
BEATRICE L. HAHN

MAY 04 1999

EXHIBIT "A"

- 1) The northwest quarter (NW1/4) of the southwest quarter (SW1/4), exempt the south 300 feet of the west 726 feet of section 4, Town 33N, Range 24W.
- 2) The northeast quarter (1/4) of the southwest quarter (SW1/4) of section 4, Town 33N, Range 24W.
- 3) The northwest quarter (NW1/4) of section 4, town 33N, Range 24W, except the north 264 feet of the west 330 feet thereof.
- 4) The west one-half (W1/2) of the northeast quarter (NE1/4), Section 4, Town 33 north, Range 20 west.
- 5) The northeast quarter (NE1/4) of the southeast 1/4 of section 4, Town 33, Range 20 west together with all easements appurtenant thereto.
- 6) The northwest quarter (NW1/4) of the southeast quarter (SE1/4) of section 4, Town 33, Range 24 West.
- 7) The southwest quarter (SW 1/4) of the southeast quarter (SE1/4) of section 4, Town 33N, Range 24 west.

Approximately 412 acres located in the City of Oak Grove, Anoka County, Minnesota

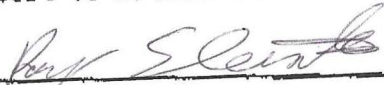
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RESOLUTION

Be it resolved by the City Council of the City of St. Francis as follows:


1. The City of St. Francis supports the Petition for concurrent detachment and annexation for the property described in this petition and requests that the Minnesota Municipal Board assume jurisdiction of these proceedings and conduct hearings and issue its order pursuant to Minnesota Statute §414.09.

CITY OF ST FRANCIS

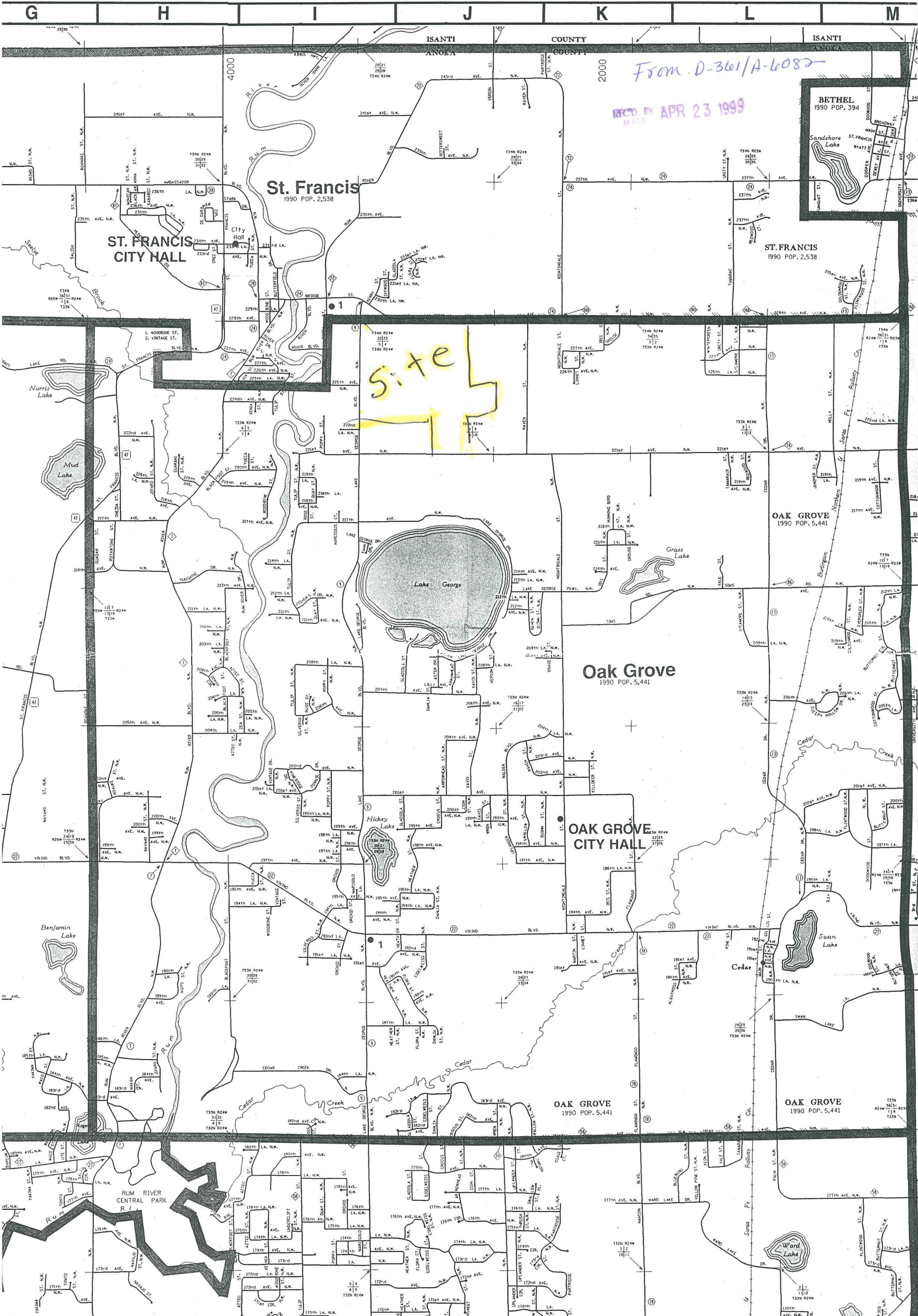


Ray Stienke, Mayor

ATTEST:



Barbara Held, Deputy Clerk - Treasurer
City



From D-361/A-6082

REC'D BY APR 23 1999

St. Francis
1990 POP. 2,538

ST. FRANCIS
CITY HALL

Site

Oak Grove
1990 POP. 5,441

OAK GROVE
CITY HALL

OAK GROVE
1990 POP. 5,441

OAK GROVE
1990 POP. 5,441

BETHEL
1990 POP. 394

ST. FRANCIS
1990 POP. 2,538

OAK GROVE
1990 POP. 5,441

RUM RIVER
CENTRAL PARK

Ward Lake

Swan Lake

Grass Lake

Lake George

Hickey Lake

Benjamin Lake

Mud Lake

Sandshore Lake

Norris Lake