

**IN THE MATTER OF THE PETITION FOR DETACHMENT OF CERTAIN LAND
FROM THE CITY OF WABASHA, MINNESOTA PURSUANT TO MINNESOTA
STATUTES §414.06**

TO: Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P.O. Box 64620
St. Paul, MN 55164-0620

The undersigned petitioners hereby request that the property described on the attached Exhibit A ("Property") be detached from the City of Wabasha and attached to the Town of Greenfield, Wabasha County, Minnesota. In furtherance of this petition for detachment, the undersigned state as follows:

1. The Property is now located in the City of Wabasha and abuts property in Greenfield Township. All of the Property is located in Wabasha County, Minnesota.
2. The Property abuts the City's southeastern boundary.
3. This petition has been signed by all of the owners of the Property.
4. The Property is approximately 4.6 acres in size.
5. The Property consists of eight lots in total, with each lot supporting a residence. Five of the lots have detached garages or outbuildings. There are a total of eight homes and six garages and/or outbuildings on the Property.
6. 8 residents reside in the area proposed for detachment.
7. The Property is rural residential in character, and has not been developed for urban residential, commercial or industrial purposes.
8. Although the Property physically touches the City via a common border under the Mississippi River, it is effectively detached from the rest of the City as it is located approximately five miles away from the City property via road.
9. The Property is served by County Highway 76 and not by a City street.
10. The City public works department does not plow the road in front of the Property, nor does it perform any maintenance services on the road.

11. The Property receives no services from the City's public works department.
12. None of the residences on the Property are served with City sanitary sewer or municipal water.
13. Response time for a City police call is essentially the same as for the Township properties located adjacent to the Property since the Wabasha County Sheriff's Office usually responds to emergency calls at about the same time or before the City police do.
14. City police cars rarely patrol on County Highway 76 abutting the Property.
15. Response time for City fire and rescue service is virtually identical to that for the neighboring properties located in Greenfield Township.
16. Because the Property is located so far from the City, and because the property does not have municipal water service, the Property has a much worse fire insurance rating than nearly all the properties located in the rest of the City.
17. In the past, residents of the Property have been informed by City Staff that the residents' polling place is Greenfield Township, even though their actual polling place was the Wabasha City Hall.
18. The nearest City park is approximately five miles via road from the Properties.
19. Despite receiving essentially the same services as similarly situated neighboring rural residential properties located in Greenfield Township, the Property pays approximately 425% more local property taxes than the neighboring rural residential properties located in Greenfield Township.
20. The residents of the Property receive substantially similar services as the residents of the neighboring township rural residential properties, yet pay several times the amount of local property taxes than are paid by the neighboring properties located in Greenfield Township.
21. Public improvements serving the Property consist of County Highway No. 76 and two street lights within the County right of way.
22. In April, 2014, the Petitioners requested a meeting with the City to discuss the potential detachment of the Property from the City or some other arrangement that may be acceptable to the parties, but the City has chosen not to meet with the Petitioners to discuss this issue. The City's refusal to meet has precipitated the filing of this Petition.

Dated: June 10th, 2014

REC'D BY
MBA

JUL 15 2014

Charlotta Maria Margak Sprin
Property Owner

Charles S Evans Judith A Evans
Property Owner

William R. Allaire Sandra K. Allaire
Property Owner

Thomas L. Pege Patricia P. Pege
Property Owner

Yvonne Goffen Peter J. Goffman
Property Owner

Karl Joffen
Property Owner

Richard and Charles Ginges
Property Owner

Kenneth W Schumacher
Property Owner

Mary Schumacher
Property Owner

Eric Joffen Trust - Disalvo
Property Owner

Stephanie Linda Kopecky
Property Owner

Terese M. Wallerich
Property Owner

Patricia A. Wain
Property Owner

Property Owner

EXHIBIT A TO PETITION FOR DETACHMENT FROM THE CITY OF WABASHA

The legal description of the Property seeking detachment from the City of Wabasha is legally described as follows. All described property is located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota:

That part of Lot 6, Block 1, Teepeeota Point Subdivision located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota;

AND

That property located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota described as follows: that part of Government Lot 2 located in the Northeast Quarter (NE ¼) and that part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) all in Section 2, Township 110 North, Range 10 West, described as follows: beginning at the Northwest corner of said Government Lot 2 in the Northeast Quarter (NE ¼) of Section 2-110-10; thence bear East along the North line of said Government Lot 2 for a distance of 145.3 feet; thence bear South 40° 04' East for a distance of 82.8 feet; thence bear South 49° 56' West for a distance of 185.8 feet; thence bear North 51° 56' west for a distance of 287.9 feet to a point on the North lie of said Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 2- 110- 10 for a distance of 170.6 feet to the point of beginning and there terminating. EXCEPTING THEREFROM a strip of land 66 feet wide measured at right angles from the North line of said property. The above also being described as Lot One (1), Block Three (3), Wilcox Whistling Pines Subdivision.

AND

That part of Lot 5, Block 1, Teepeeota Point Subdivision located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota;

AND

Lot 4, Block 1, Teepeeota Point Subdivision

AND

Lot 3, Block 1, Teepeeota Point Subdivision

AND

Lot 2, Block 1, Teepeeota Point Subdivision

AND

Lot 1, Block 1, Teepeeota Point Subdivision

AND

That part of Outlot 1, TEEPEEOTA POINT SUBDIVISION, according to the plat thereof on file at the County Recorder Office, Wabasha County, Minnesota, described as follows:

Commencing at the Southeast corner of said Outlot 1; thence Northeasterly on an assumed azimuth from North of $30^{\circ} 53' 50''$ along the Southeasterly line of said Outlot 1, a distance of 206.20 feet; thence Northwesterly $300^{\circ} 53' 50''$ azimuth 120.00 feet; thence Northwesterly $303^{\circ} 47' 30''$ azimuth 22.00 feet to the point of beginning; thence Southwesterly $225^{\circ} 21' 30''$ azimuth 147.71 feet; thence Southwesterly $206^{\circ} 57' 46''$ 61.09 feet to the Northerly right-of-way line of the platted street; thence Westerly 65.12 feet along said Northerly right-of-way line on a nontangential curve concave Southerly having a central angle of $14^{\circ} 27' 08''$, a radius of 258.18 feet and a chord azimuth of $275^{\circ} 45' 02''$ to the Westerly line of said Outlot 1; thence Northerly $348^{\circ} 02' 50''$ azimuth along said Westerly line 237 feet more or less to the low water mark of the Mississippi River; thence Easterly along said low water mark 293 feet more or less to its intersection with a line that bears $30^{\circ} 53' 50''$ azimuth from the point of beginning; thence Southwesterly $210^{\circ} 53' 50''$ azimuth 70 feet more or less to the point of beginning.

AND

That part of Outlot 1, Teepeeota Point Subdivision according to the plat thereof on file at the County Recorders Office, Wabasha County, Minnesota, located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota and described as follows:

Commencing at the southeast corner of said Outlot 1; thence northwesterly on an assumed azimuth from north of 31 4 degrees 56 minutes 00 seconds along the northerly right of way line of the platted street 20.66 feet to the point of beginning; thence northeasterly 30 degrees 53 minutes 50 seconds azimuth 201.14 feet; thence northwesterly 300 degrees 53 minutes 50 seconds azimuth 50.00 feet; thence southwesterly 221 degrees 00 minutes 43 seconds azimuth 193.45 feet to the northerly right of way line of said platted street; thence southeasterly 72.00 feet along said right of way line on a nontangential curve concave to the south having a central angle of 15 degrees 58 minutes 42 seconds, a radius of 258.18 feet and a chord azimuth of 126 degrees 56 minutes 39 seconds; thence southeasterly 134 degrees 56 minutes 00 seconds azimuth along said right of way line 12.95 feet to the point of beginning. The above described property is also known as PARCEL B.

AND

That part of Outlot 1, Teepeeota Point Subdivision, according to the plat thereof on file at the County Recorders Office, Wabasha County, Minnesota, described as follows: Commencing at the southeast corner of said Outlot 1; thence northeasterly on an assumed azimuth from north of 30 degrees 53 minutes 50 seconds along the southeasterly line of said Outlot 1 a distance of 206.20 feet; thence northwesterly 300 degrees 53 minutes 50 seconds azimuth 20.00 feet to the point of beginning; thence continuing northwesterly 300 degrees 53 minutes 50 seconds azimuth 50.00 feet; thence northeasterly 30 degrees 53 minutes 50 seconds azimuth 94 feet more or less to the low water mark of the Mississippi River; thence easterly along said low water mark 5.3 feet more or less to its intersection with a line that bears 30 degrees 53 minutes 50 seconds azimuth from the point of beginning; thence southwesterly 210 degrees 53 minutes 50 seconds azimuth 100 feet more or less to the point of beginning. The above described property is also known as PARCEL D.

AND

That part of Outlot 1, Teepeeota Point Subdivision, according to the plat thereof on file at the County Recorders Office, Wabasha county, Minnesota, described as follows: Commencing at the SE corner of said Outlot 1; thence Northeasterly on an assumed azimuth from North of 30 deg. 53' 50" along the Southeasterly line of said Outlot 1, a distance of 206.20 feet; thence Northwesterly 300 deg. 53' 50" azimuth 20.00 feet to the point of beginning; thence continuing northwesterly 300 deg. 53' 50" azimuth 50.00 feet; thence northeasterly 30 deg. 53' 50" azimuth 94 feet more or less to the low water mark on the Mississippi River; thence Easterly along said low water mark 53 feet more or less to its intersection with a line that bears 30 deg. 53' 50" azimuth from the point of beginning; thence Southwesterly 210 deg. 53' 50" azimuth 100 feet more or less to the point of beginning. The above described property is also known as PARCEL D.

AND

That part of Outlot 1, TEEPEEOTA POINT SUBDIVISION according to the plat thereof on file at the County Recorder's Office, Wabasha County, Minnesota located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota and described as follows:

Commencing at the Southeast corner of said Outlot 1; thence Northeasterly on an assumed azimuth from North of 30° 53'50" along the Southeasterly line of said Outlot 1, a distance of 206.20 feet; thence Northwesterly 300° 53' 50" azimuth 20.00 feet to the point of beginning; thence Southwesterly 210° 53' 50" azimuth 201.14 feet to the Northerly right-of-way line of the platted street; thence Northwesterly 314° 56' 00" azimuth along said Northerly right-of-way 12.95 feet; thence Northwesterly 67.05 feet along said

Northerly right-of-way line on a tangential curve concave Southwesterly, having a radius of 258.18 feet and a central angle of 14° 52' 48"; thence Easterly 36° 36' 17" azimuth 191.32 feet; thence Northeasterly 30° 53' 50" azimuth 88 feet more or less to the low water mark of the Mississippi River, thence Easterly along said low water mark 64 feet more or less to its intersection with a line that bears 30° 53' 50" azimuth from the point of beginning; thence Southwesterly 210° 53' 50" azimuth 103 feet more or less to the point of beginning.

AND

That property located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota and described as follows:

Lot Fifteen (15) in Block Two (2) and that part of Lot Sixteen (16) in Block Two (2) described as: Commencing at the Southeast corner of said Lot 16; thence Northeasterly to a point on the Northerly line thereof 30 feet Northwesterly of the Northeast corner thereof; thence Southeasterly along the Northerly line thereof 30 feet to the Northeast corner thereof; thence Southwesterly along the Easterly line thereof to the place of beginning, all in Teepeeota Point Subdivision, according to the plat thereof on file and of record in the office of the County Recorder in and for Wabasha County, Minnesota.

AND

That property located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota and described as follows:




Beginning at the most northerly corner of Lot 15 Block 2 of Teepeeota Point Subdivision; thence North 45 deg. 04' 00" West, assumed bearing along the northeasterly line of Lot 16 of said Block 2 of Teepeeota Point Subdivision, a distance of 30.00 feet; thence North 67 deg. 50' 21" East, a distance of 77.08 feet; thence South 57 deg. 36' 52" East, a distance of 62.61 feet to the northeasterly extension of the southeasterly line of Lot 15 of said Block 2 of Teepeeota Point Subdivision; thence South 39 deg. 00' 00" West, along said extension, a distance of 83.00 feet to the most easterly corner of said Lot 15; thence northwesterly along the northeasterly line of said Lot 15, a distance of 69.8 feet to the point of beginning, containing 0.14 acres, more or less, Wabasha County, Minnesota.

AND

That property located in Section 35, Township 111, Range 10 in Wabasha County, Minnesota and described as follows:

Lot 16, Block 2, Teepeeota Point Subdivision, less that part described as follows: Commencing at the SE corner of said Lot 16; thence Northeasterly to a point on the Northerly line thereof 30 feet Northwesterly of the NE corner thereof; thence Southeasterly along the Northerly line thereof 30 feet to the NE corner thereof; thence Southwesterly along the Easterly line thereof to the place of beginning, being situated in Gov. Lot 2 in Sec. 35, Township 111 North, Range 10 West and Gov. Lots 3 and 4 in Section 2, Township 110 North, Range 10 West.

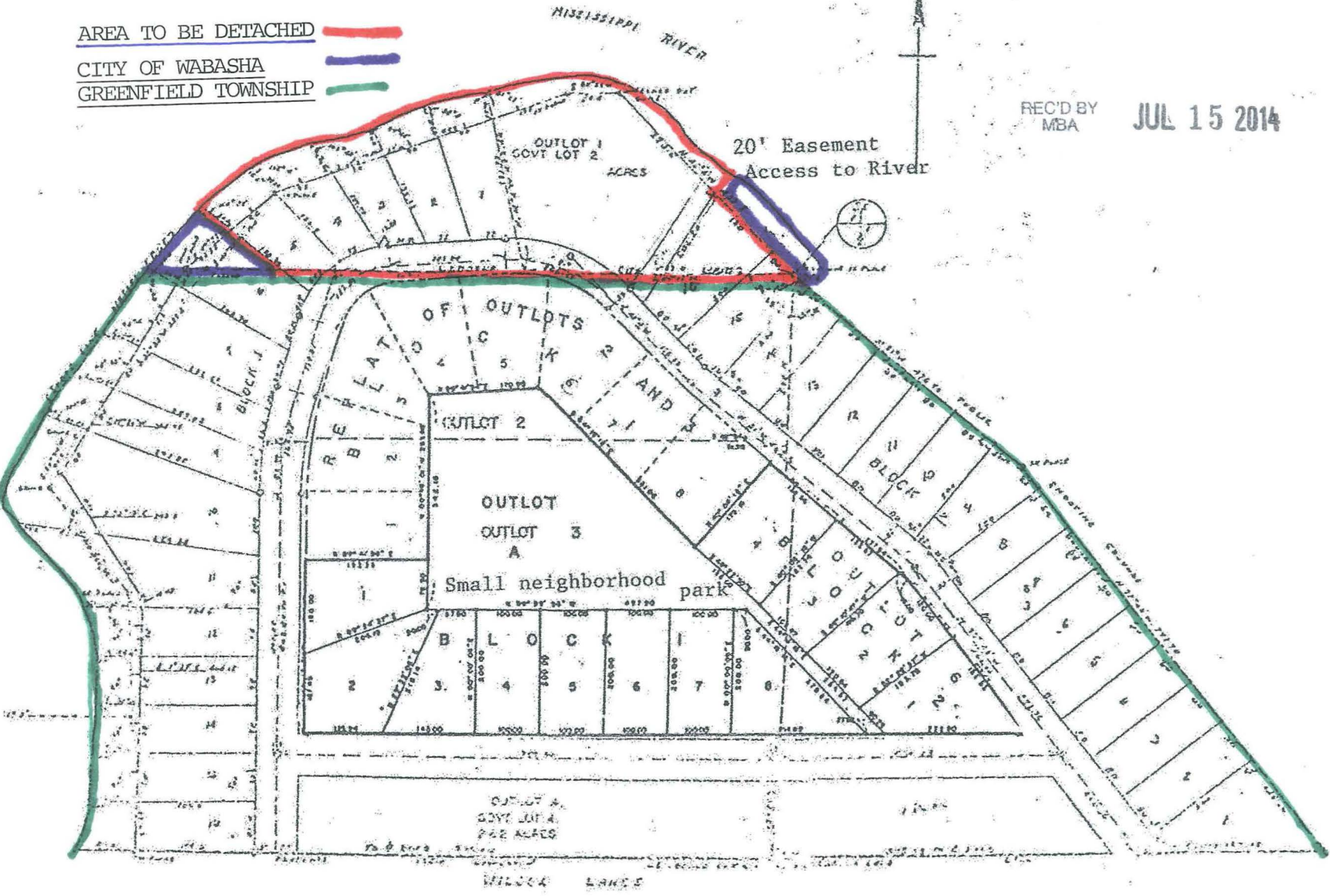
TEEPEOTA POINT
(INCLUDES ALL PLATTED AREAS)

AREA TO BE DETACHED 
CITY OF WABASHA 
GREENFIELD TOWNSHIP 



REC'D BY
MBA
JUL 15 2014

20' Easement
Access to River



CITY OF WABASHA EAST PART PEPIN T.110-111N.-R.11-10W.

CITY OF WABA

R.11 W. | R.10 W.

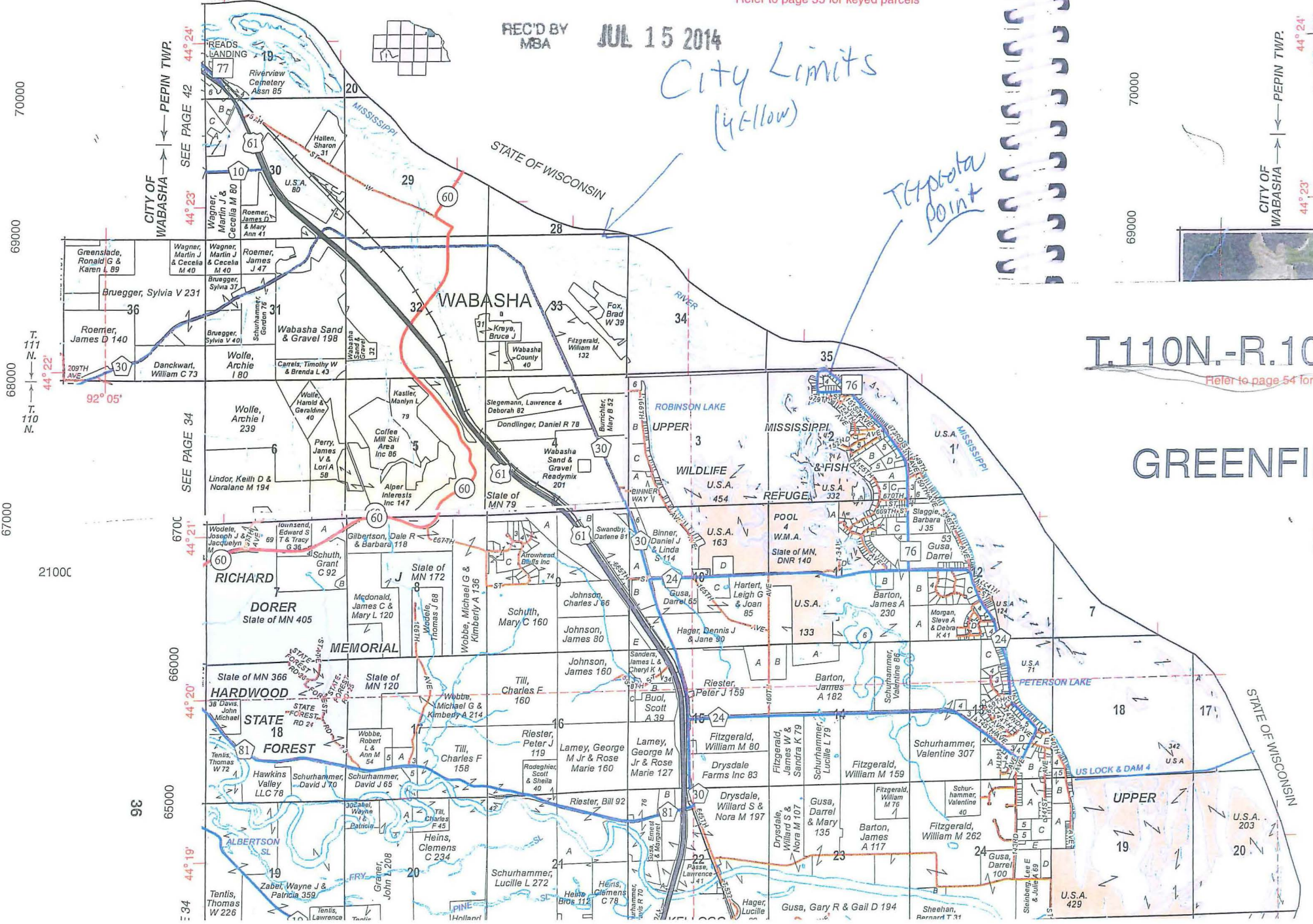
Refer to page 55 for keyed parcels

R.11 W. | R.10 W.

REC'D BY MBA JUL 15 2014

City Limits (yellow)

Terrapoint



T.110N.-R.10

Refer to page 54 for k

GREENFIELD

STATE OF WISCONSIN

70000
69000
68000
67000
21000

70000
69000

CITY OF WABASHA
PEPIN TWP.
SEE PAGE 42
44° 24'
44° 23'

SEE PAGE 34
44° 22'
44° 21'

44° 20'
44° 19'

CITY OF WABASHA
PEPIN TWP.
44° 24'
44° 23'

