

IN THE MATTER OF THE PETITION OF  
WILLOW FARMS, INC, A MINNESOTA CORPORATION  
FOR DETACHMENT OF  
CERTAIN LAND FROM THE CITY OF DUNNELL, MINNESOTA  
PURSUANT TO MINNESOTA STATUTES § 414.06

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

*Pursuant to the 2012 amendment to Minn. Stat. § 414.06, the petitioner(s) shall also provide a copy of this petition to:*

- 1) the city from which the land may be detached;*
- 2) all property owners who have not signed this petition;*
- 3) the clerk of the town to which the property may be attached if granted;*
- 4) the clerk of any other abutting town or city; and*
- 5) the county recorder in the county in which the land is located.*

PETITIONERS STATE: The number of petitioners required by Minnesota Statutes § 414.06, Subd. 1, to commence this proceeding is: all of the property owners if the area is less than 40 acres; or 75% or more of the property owners in number if the area is more than 40 acres.

It is hereby requested by:

- all of the property owners, the area is less than 40 acres; or
- 75% or more of the property owners, the area is more than 40 acres;

to detach certain properties described herein from the City of Dunnell and make a part of the Township of Fremont.

1. There are two property owners in the area proposed for detachment.
2. All property owners have signed this petition. (If the land is owned by both the husband and wife, both must sign the petition to represent all owners.)
3. The property is situated within the City of Dunnell, abuts the municipal boundary, and is located in the County of Martin.  
The petitioned area abuts on the city's N S E W (circle one) boundary.


4. The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.
5. The reason detachment is requested is the property receives no benefits from the city, nor does it have any access to the city. It is cropland which is taxed by the city. The taxes have been raised disproportionately for the services, or lack thereof, received.
6. Summarize what efforts were taken prior to filing this petition to resolve the issues: The Petitioners have both spoken with city administration as well as having made a direct plea and personal appearance before the City Council. All to no avail.
7. The number of acres in the property proposed for detachment is 39.84 AC and is described as follows:

***See Attached Exhibit "A"***

8. The number and character of buildings on said property is: ZERO
9. The number of residents in the area proposed for detachment is ZERO  
(The number of residents is not necessarily the same as number of owners.)
10. Public improvements on said property are: NONE

WILLOW FARMS, INC.

Date: 11-17-2014

  
\_\_\_\_\_  
Gary Janssen/Property Owner

Municipal Boundary Adjustment Unit Contacts

Star Holman    [star.holman@state.mn.us](mailto:star.holman@state.mn.us)    651-361-7909  
Katie Lin      [katie.lin@state.mn.us](mailto:katie.lin@state.mn.us)      651-361-7911  
(August 2012)

## Exhibit "A"

All that part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eleven (11), lying East of the right-of-way of the Minneapolis and St. Louis Railway Company, In Township One Hundred One (101) North and Range Thirty-three (33) West of the Fifth Principal Meridian, EXCEPTING THEREFROM the following described tract of land, to-wit:

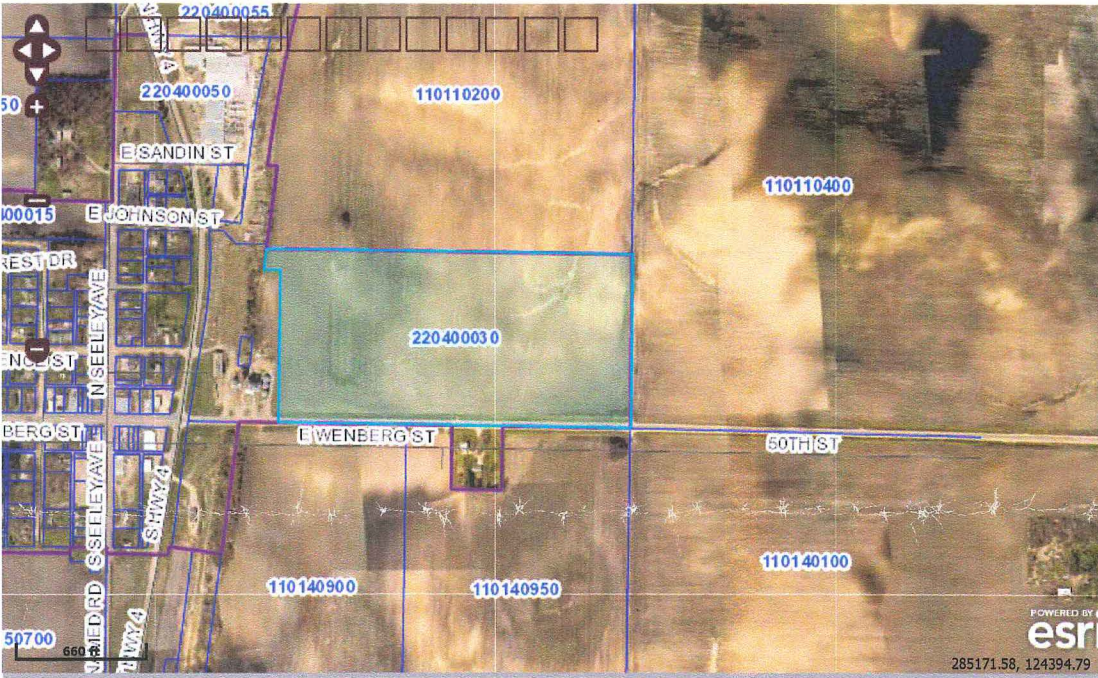
A tract of land in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said Section Eleven (11), described as: Commencing at the Southwest corner of the Southwest Quarter aforesaid; thence due East, along the South line of the said Southwest Quarter, a distance of 697.38 feet to the point of beginning; thence, continuing due East along the said South line, 170.60 feet; thence due North a distance of 724.90 feet; thence due West a distance of 87.60 feet to a point on the Easterly right-of-way line of the Minneapolis and St. Louis Railroad; thence South 6 degrees – 32 minutes West along the said Easterly railroad right-of-way line a distance of 729.70 feet to the point of beginning. Subject to an easement across the South 50 feet for roadway purposes.

Said exception contains 2.0 acres, more or less, excluding the roadway right-of-way.

REC'D BY  
MBA

NOV 20 2014

Map



**Parcel ID** 220400030  
**Sec/Twp/Rng** 11-101-33  
**Property Address**

**Alternate ID** n/a  
**Class** 101 - AGRICULTURAL  
**Acreage** 39.840

**Owner Address** JANSSEN, MARVIN A  
 585 70TH AVE  
 DUNNELL, MN 56127  
**Note** n/a

**District** n/a  
**Brief Tax Description** Sect-11 Twp-101 Range-033 UNPLATTED 39.84 AC S 40AC E RR SW1/4 (EX 2.16AC S W COR) 39.84 AC  
 (Note: Not to be used on legal documents)

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