

IN THE MATTER OF THE PETITION FOR DETACHMENT OF
CERTAIN LAND FROM THE CITY OF DODGE CENTER, 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

PETITIONERS STATE: The number of petitioners required by Minnesota Statutes § 414.06, Subd. 1, to commence this proceeding is one, which is all of the property owners, as the area is less than 40 acres.

It is hereby requested by the sole property owner to detach certain property described herein from the City of Dodge Center and make a part of the Township of Ashland.

1. There is one property owner in the area proposed for detachment.
2. The sole property owner has signed this petition.
3. The property is situated within the City of Dodge Center, abuts the municipal boundary, and is located in the County of Dodge. The petitioned area abuts on the city's South boundary.
4. The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.
5. The perimeter of the subject property is 50% bordered by the City of Dodge Center and 50% bordered by Ashland Township. The property to the east of the subject property, which is part of the City of Dodge Center, is only approximately 250 feet wide at its widest point.
6. The property bordering the subject property on the west, south, and east is agricultural.
7. The subject property abuts State Highway 14 on the North, which separates it from the City of Dodge Center.
8. The City of Dodge Center provides no water, sanitary sewer, or storm sewer services to the subject property. There are no city streets that run through or abut the subject property.

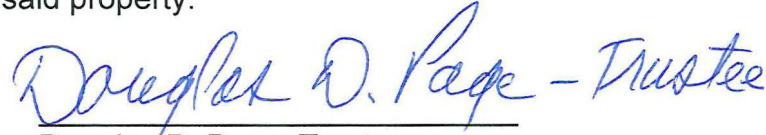
9. In approximately 1973 the subject property was part of an area of land annexed to the City of Dodge Center from Ashland Township.
10. The subject property is agricultural rural in character and has not been developed for urban residential, commercial, or industrial purposes.
11. The reason detachment is requested is because petitioner has and plans to continue to use the subject property for agricultural purposes and wishes to reduce his real estate tax obligation commensurate with the manner in which the land is used and able to be used.
12. The inclusion of the subject property into the city limits of the City of Dodge Center makes for an asymmetrical southern boundary. Detachment of the subject property would not unreasonably affect the symmetry of the City of Dodge Center, but rather may in fact improve the symmetry of the City of Dodge Center's southern boundary by establishing US Hwy 14 as the southern boundary.
13. The petitioner is not aware of any anticipated future development that the subject property is needed for.
14. The petitioner is not aware of any undue hardship the City of Dodge Center would suffer from the detachment of the subject property. Further, the detachment of the subject property from the City of Dodge Center would not affect the City of Dodge Center's ability to continue to carry on the functions of government.
15. Summarize what efforts were taken prior to filing this petition to resolve the issues: The City of Dodge Center was contacted and asked if it would cooperate in detaching the subject property from the City.
16. The number of acres in the property proposed for detachment is 31.16 and is described as follows:

That part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), Section Three (3), Township One Hundred Six (106) North, Range Seventeen (17) West, lying South of the right of way plat of State Highway 14; AND

That part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Three (3), Township One Hundred Six (106) North, Range Seventeen (17) West, lying Westerly of the right of way line of the railroad bed, formerly known as the Chicago Northwestern Transportation Company, and South of the right of way plat for State Highway 14.

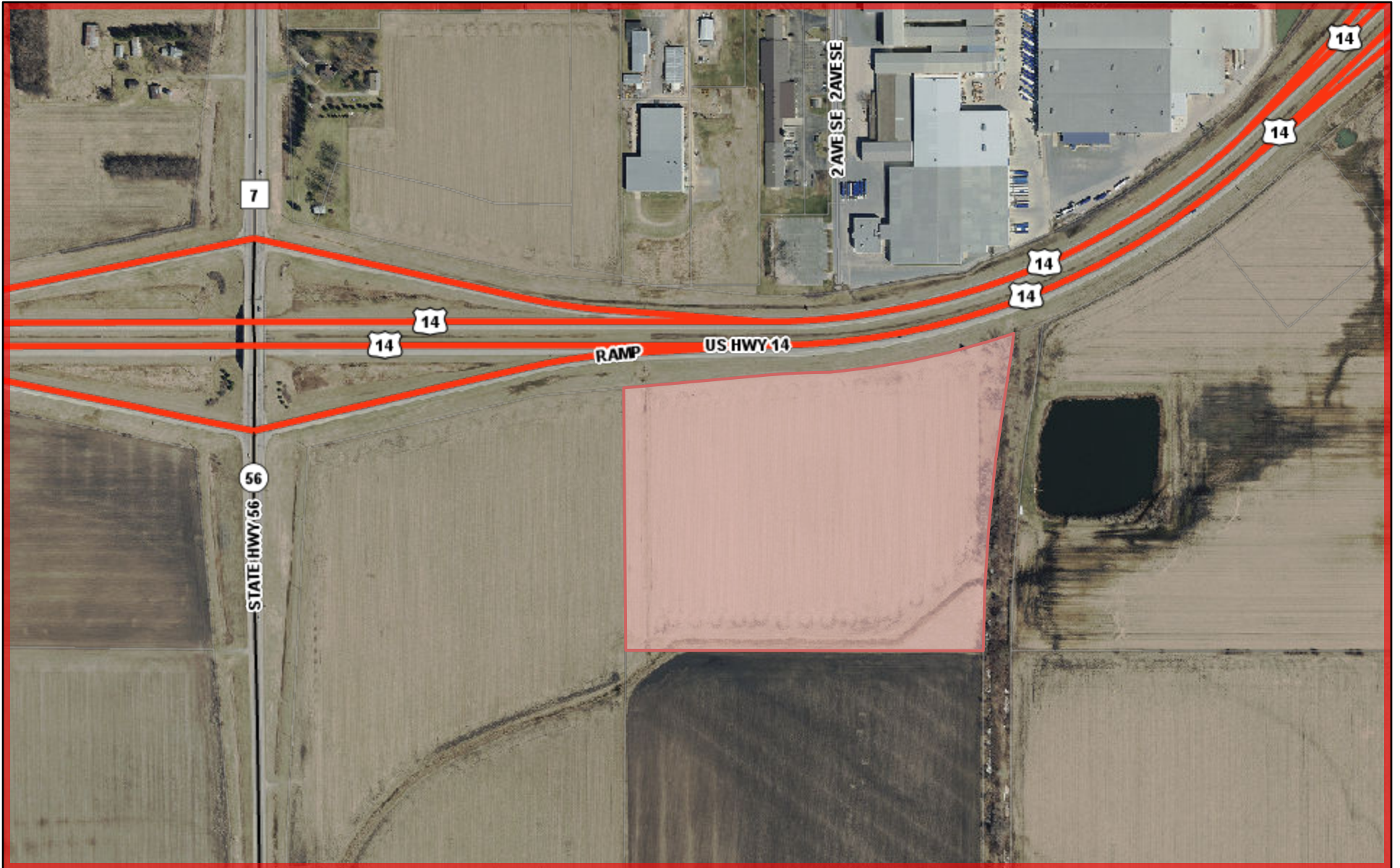
8. There are no buildings on said property.
9. There are no residents in the area proposed for detachment.
10. There are no public improvements on said property.

Date: May 11, 2020



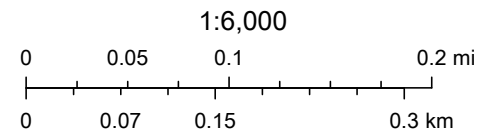
Douglas D. Page, Trustee
Property Owner

ArcGIS WebMap



April 27, 2020

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|------------|-------|-------|-------|-------|-------|------|---------|
| Override 1 | CARP | CSAHP | SHWY | Roads | CITY | PVT | TWP |
| Roads | CITY | PVT | TWP | CARG | CSAHG | RR | USHWY |
| CARG | CSAHG | RR | USHWY | CARP | CSAHP | SHWY | Parcels |



NPGS



Dodge County Parcel Viewer

[Link to Dodge County Web Site](#)

