

IN THE MATTER OF THE PETITION OF CERTAIN  
PROPERTY OWNERS FOR ANNEXATION OF UNINCORPORATED  
ADJOINING PROPERTY TO THE CITY OF ST. CLOUD,  
MINNESOTA PURSUANT TO MINNESOTA STATUTES 414.031

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TO: Minnesota Municipal Board  
Suite 475, McColl Building  
366 Jackson Street  
St. Paul, MN 55101

The Minnesota Municipal Board is hereby requested to hold a public hearing on the question of annexing certain property to the City of St. Cloud, Minnesota.

The petition for annexation is 20% or more of the property owners in the area to be annexed. There are 27 property owners in the area proposed for annexation. The number of owners that have signed this petition is SIX (6). (If the land is owned by both husband and wife, both must sign the petition to represent all owners). The number of petitioners required by M.S. 414.031 to commence a proceeding is 20% of the property owners or 100 property owners, whichever is less, in the area to be annexed.

The area proposed for annexation is described and depicted on a map on the attached Exhibits A and B, respectively.

1. The petitioners have submitted a copy of this petition to the affected Township of St. Cloud on \_\_\_\_\_ (date).
2. The area proposed for annexation abuts the city on the city's northwestern boundary thereof, and none of it is presently a part of any incorporated city or in an area designated for orderly annexation.
3. The total acreage of the area proposed for annexation is 196.26.
4. The petitioners believe that all of this property is or is about to become urban or suburban in character.
5. The reason for requesting annexation is to facilitate the extension of city services, including municipal sanitary sewer and water service, to developed and undeveloped properties in the area proposed for annexation. Although surrounded by residential development at an urban density on private utility systems, current Stearns County subdivision regulations preclude development of the 180 acre farm at an urban density on private water wells and septic systems. For sound environmental protection reasons, minimum lot sizes of 1 to 10 acres are required if served by private water wells and septic systems. Development of the 180 acre farm with 1 to 10 acre lot sizes would be inconsistent with the nature of the existing urban

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style residential development that surrounds the farm and would perpetuate urban sprawl - making the provision of public services more costly and requiring greater encroachment into agricultural areas to accommodate growth.

6. Parties entitled to notice under Minnesota Statutes 414.09 are:

Present Governing Body: Town of St. Cloud  
1040 County Road 4  
St. Cloud, MN 56303

Abutting Governing Bodies: Town of LeSauk  
4th Avenue South  
Sartell, MN 56377

City of St. Cloud  
400 South 2nd Street  
St. Cloud, MN 56301

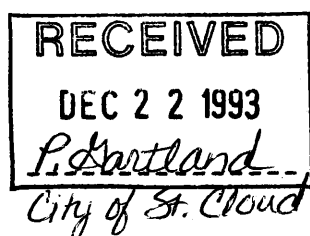
County: Stearns County  
Administration Center  
705 Courthouse Square  
St. Cloud, MN 56301

Planning Agency: Town of St. Cloud Planning Commission  
1040 County Road 4  
St. Cloud, MN 56303

Stearns County Planning Commission  
Administration Center  
705 Courthouse Square  
St. Cloud, MN 56301

7. As a petition by property owners, a copy of a resolution from the City of St. Cloud, the annexing municipality, supporting the annexation is attached hereto.

Dated: December 14, 1993



Property Owner Signatures

Property 1: Clarence N. and Marian R. Kremer; 1016 County Road 4  
184.01 acres/unplatted; population = 2; Stearns County  
Parcel Numbers 30-18687, 30-18634, 30-18634-005, 30-  
18635

(1) Clarence N. Kremer  
Clarence N. Kremer

(2) Marian R. Kremer  
Marian R. Kremer

Brian Miller  
Brian Miller, buyer of 60 acres via  
executed purchase agreement

Property 2: North St. Cloud Congregation Jehovah's Witnesses,  
Inc.; 1044 County Road 4; 1.55 acres/platted;  
population = 0; Stearns County Parcel Number 30-20088

(3) \_\_\_\_\_

Property 3. Church of St. Michael of St. Cloud, Minnesota; 1036  
County Road 4; 8.62 acres/unplatted; population = 0;

(4) \_\_\_\_\_

Property 4. Evangelical Free Church of St. Cloud; 5619 Walnut  
Drive; 5.69 acres/platted; population = 0; Stearns  
County Parcel Number 30-92918-030

(5) \_\_\_\_\_

Property 5. Fingerhut Manufacturing Company (owner of record) -  
Gary F. and Joan M. Deziel unrecorded contract owners;  
946 County Road 4; .53 acres/unplatted; population =  
\_\_\_; Stearns County Parcel Number 30-18682

(6) \_\_\_\_\_  
Fingerhut Manufacturing Company

\_\_\_\_\_  
Gary F. Deziel

\_\_\_\_\_  
Joan M. Deziel

Property 6. David D. and Susan G. Dropp; 938 County Road 4; .86  
acres/unplatted; population = 6; Stearns County  
Parcel Number 30-18681

(7) David D. Dropp  
David D. Dropp

(8) Susan G. Dropp  
Susan G. Dropp

Property 7. Roger C. and Karen O. Blondell; 936 Chestnut Court;  
.61 acres/unplatted; population = 2; Stearns County  
Parcel Number 30-18680

(9) \_\_\_\_\_  
Roger C. Blondell

(10) \_\_\_\_\_  
Karen O. Blondell

Property 8. Robert C. and Alice M. Arnold; 926 Chestnut Court; .59  
acres/unplatted; population = 4; Stearns County  
Parcel Number 30-18684

(11) \_\_\_\_\_  
Robert C. Arnold

(12) \_\_\_\_\_  
Alice M. Arnold

Property 9. Leroy J. and Patricia P. Smelter; 922 Chestnut Court;  
.75 acres/unplatted; population = 6; Stearns County  
Parcel Number 30-18679

(13) \_\_\_\_\_  
Leroy J. Smelter

(14) \_\_\_\_\_  
Patricia P. Smelter

Property 10. Gary Bovy, LouAnn Bovy, Everette Bovy, and Dale Bovy;  
918 Chestnut Court; .59 acres/platted; population = 2;  
Stearns County Parcel Number 30-20019

(15) \_\_\_\_\_ (16) \_\_\_\_\_  
Gary Bovy LouAnn Bovy

(17) \_\_\_\_\_ (18) \_\_\_\_\_  
Everette Bovy Dale Bovy

Property 11. David E. and Sylvia Y. Ufford; 914 County Road 4; .51  
acres/platted; population = \_\_\_\_; Stearns County Parcel  
Number 30-20018

(19) \_\_\_\_\_  
David E. Ufford

(20) \_\_\_\_\_  
Sylvia Y. Ufford

Property 12. Robert L. and Mary Louise Olson; 910 County Road 4; .50  
acres/platted; population = \_\_\_\_; Stearns County Parcel  
Number 30-20017

(21) \_\_\_\_\_  
Robert L. Olson - *deceased*

(22) \_\_\_\_\_  
Mary Louise Olson

Property 13. Monte R. and Renae A. Storms; 906 County Road 4; .50  
acres/platted; population = \_\_\_\_; Stearns County Parcel  
Number 30-20016

(23) \_\_\_\_\_  
Monte R. Storms

(24) \_\_\_\_\_  
Renae A. Storms

Property 14. U.S. West, Inc.; .53 acres/platted; population = 0;  
Stearns County Parcel Number 30-20009

(25) \_\_\_\_\_  
U.S. West, Inc.

Property 15. Prentiss A. and Joyce A. Foster; 1020 County Road <sup>134</sup>~~A~~;  
~~.40~~ acres/unplatted; population = 3; Stearns County  
Parcel Number 30-18670

(26) *Prentiss A. Foster*  
Prentiss A. Foster

(27) *Joyce A. Foster*  
Joyce A. Foster

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EXHIBIT

A

PROPOSED KREMER FARM & VICINITY ANNEXATION

Platted Property to be Annexed:	9.92 acres
Unplatted Property to be Annexed:	<u>186.34 acres</u>
Total Property to be Annexed:	196.26 acres

TRACT A:

NW1/4 NE1/4 Sec. 8  
Stearns County Parcel No. 30.18670.000  
0.40 acres, more or less

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 8, Township 124, Range 28, according to the government survey thereof, described as follows: Beginning at a point on the centerline of County Road No. 134 distant 1163 feet South and 694 feet East of the North quarter corner in said Section 8; thence North 47 degrees 11 minutes East along the centerline of said road a distance of 137.5 feet; thence South 52 degrees 45 minutes East to the thread of the stream of the Sauk River; thence Southwesterly along the thread of the stream of the Sauk River to its intersection with a line drawn South 59 degrees 5 minutes East from the point of beginning; thence North 59 degrees 5 minutes West to the point of beginning, (for purposes of this description the assumed bearing of the North Quarter line in said Section 8 is due North and South), less that part shown as Parcel 17 on the plat designated as Stearns County Highway Right Of Way Plat No. 1, and less that part lying Northerly of the Southerly right-of-way line of County Road No. 134.

TRACT B:

NW1/4 NE1/4 Sec. 8  
Stearns County Parcel No. 30.20009.000  
0.53 acres, more or less

Lot Ten (10), Kremer's Addition, a duly recorded plat, less that part shown as Parcel 11 on the plat designated as Stearns County Highway Right Of Way Plat No. 1.

TRACT C:

NW1/4 NE1/4 and NE1/4 NW1/4 Sec. 8  
Stearns County Parcel Nos. 30.20016.000, 30.20017.000,  
30.20018.000, 30.20019.000, 30.18681.000, 30.18682.000 and  
30.18684.000  
5.48 acres, more or less

Lots One (1), Two (2), Three (3) and Four (4), Kremer's 2nd

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Addition, a duly recorded plat, less those parts shown as Parcels 8, 9 and 10 on the plat designated as Stearns County Highway Right Of Way Plat No. 1.

AND

All that part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 8, Township 124, Range 28, described as follows: Beginning at the Northwesterly corner of Lot 4, Kremer's 2nd Addition, according to the recorded plat thereof, thence Northeasterly along the Northwesterly line of said Lot 4 a distance of 258.25 feet to the Southwesterly line of Block 3, River Terrace, a duly recorded plat; thence Northwesterly along the Southwesterly line of said Block 3, a distance of 583 feet to the Southerly right-of-way line of Walnut Drive; thence Southwesterly along the Southerly right-of-way line of Walnut Drive a distance of 245.70 feet, more or less, to a point on the Easterly right-of-way line of State Aid Road No. 4; thence South 39 degrees 26 minutes East, along the Easterly right-of-way line of said road a distance of 384.49 feet, more or less; thence at right angles and Northeasterly for a distance of 17 feet; said last point being on the Easterly right-of-way line of State Aid Road No. 4; thence in a Southeasterly direction along said Easterly right-of-way line of said road for a distance of 198.96 feet, more or less, to the point of beginning, less those parts shown as Parcels 2 and 3 on the plat designated as Stearns County Highway Right Of Way Plat No. 1.

TRACT D:

SW1/4 Sec. 5, NW1/4 Sec. 5, and NE1/4 NW1/4 Sec. 8  
Stearns County Parcel Nos. 30.18634.000, 30.18634.005,  
30.18635.000, 30.92900.000, 30.92918.030, 30.20088.000, and part  
of 30.18687.000  
189.85 acres, more or less.

Lot One (1), Block One (1), Free Church Addition, a duly recorded plat.

AND

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 8 lying Northeasterly of the Northeasterly right-of-way line of State Aid Road No. 4 and Northwesterly of the Northwesterly line of Free Church Addition, a duly recorded plat.

AND

That part of the Southwest Quarter (SW1/4) of Section 5 lying Northeasterly of the Northeasterly right-of-way line of State Aid Road No. 4, and Northwesterly of the Northwesterly line of Free

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Church Addition, a duly recorded plat, less that part described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW1/4) of Section 5, and assuming the West line of said SW1/4 to be a bearing of South; thence South 36 11'30" East, a distance of 1142.50 feet, to a point on the centerline of State Aid Road No. 4, which is the point of beginning; thence Northwesterly along the centerline of said road a distance of 125 feet; thence North 53°02' East, a distance of 660 feet; thence South 36°58' East a distance of 125 feet; thence South 53°02' West a distance of 660 feet to the point of beginning.

AND

That part of the fractional Northwest Quarter (NW1/4) of Section 5 lying Easterly of the Easterly right-of-way line of State Aid Road No. 4 and Southerly of the Southerly right-of-way line of County Road No. 120, except that part platted as Prairie Rose Estates and Prairie Rose Estates Plat Two, both duly recorded plats.

LESS AND EXCEPT

Those parts shown as Parcels 1 and 45 on the plat designated as Stearns County Highway Right Of Way Plat No. 1, and those parts shown as Parcels 31 and 46 on the plat designated as Stearns County Highway Right Of Way Plat No. 6.





Resolution No. 1994-1-20

RESOLUTION OF THE CITY OF ST. CLOUD SUPPORTING  
A PROPERTY OWNER PETITION TO THE MN MUNICIPAL BOARD  
REQUESTING ANNEXATION OF A 196.26 ACRE AREA TO THE  
CITY OF ST. CLOUD IN ACCORDANCE WITH  
MINNESOTA STATUTES 414.031

WHEREAS, a property owner initiated petition to the MN Municipal Board requesting annexation to the City of St. Cloud has been received; and,

WHEREAS, six (6) of 27 property owners of legal record, 22.22 percent, within the area proposed for annexation have signed a petition requesting annexation to the City of St. Cloud; and,

WHEREAS, the area proposed for annexation is located within the City of St. Cloud's identified growth planning boundaries; and,

WHEREAS, the City of St. Cloud has the ability to extend full municipal services, including municipal water and sanitary sewer service, to the area proposed for annexation; and,

WHEREAS, it is in the best interest of the St. Cloud metropolitan area and the State of Minnesota (M.S. Chapter 414 Policy Statement) for the undeveloped portions of the area petitioned for annexation to be developed at an urban density, comparable to surrounding development, to avoid the perpetuation of urban sprawl; and,

WHEREAS, it is also in the best of the St. Cloud metropolitan area and the State of Minnesota for urban density development to be served by a municipal sanitary sewer system to facilitate maximum environmental protection of our natural resources.

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WHEREAS, although the City of St. Cloud has attempted to resolve a petition of the property owners to annex the 174± acre farm since May, 1993, through development of an orderly annexation agreement by and between the City of St. Cloud and Town of St. Cloud, said effort has not been successful.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL FOR THE CITY OF ST. CLOUD, MINNESOTA:

That the property owner initiated petition to the Minnesota Municipal Board requesting annexation of a 196.26 acre area to the City of St. Cloud in the form as essentially attached hereto is hereby supported and endorsed.

Adopted this 10th day of January, 1994.

STATE OF MINNESOTA  
COUNTY OF STEARNS  
CITY OF ST. CLOUD

I Gregg A. Engdahl, City Clerk of the City of St. Cloud, Minnesota, do hereby certify that the above and foregoing is a true and correct copy of Res. # 1994-1-20 (passed-adopted) by the City Council of the City of St. Cloud, Minnesota.

WITNESS MY HAND AND THE SEAL OF THE CITY OF ST. CLOUD MINNESOTA. This the 11<sup>th</sup> day of January, 1994.

Gregg A. Engdahl  
City Clerk  
City of St. Cloud, MN

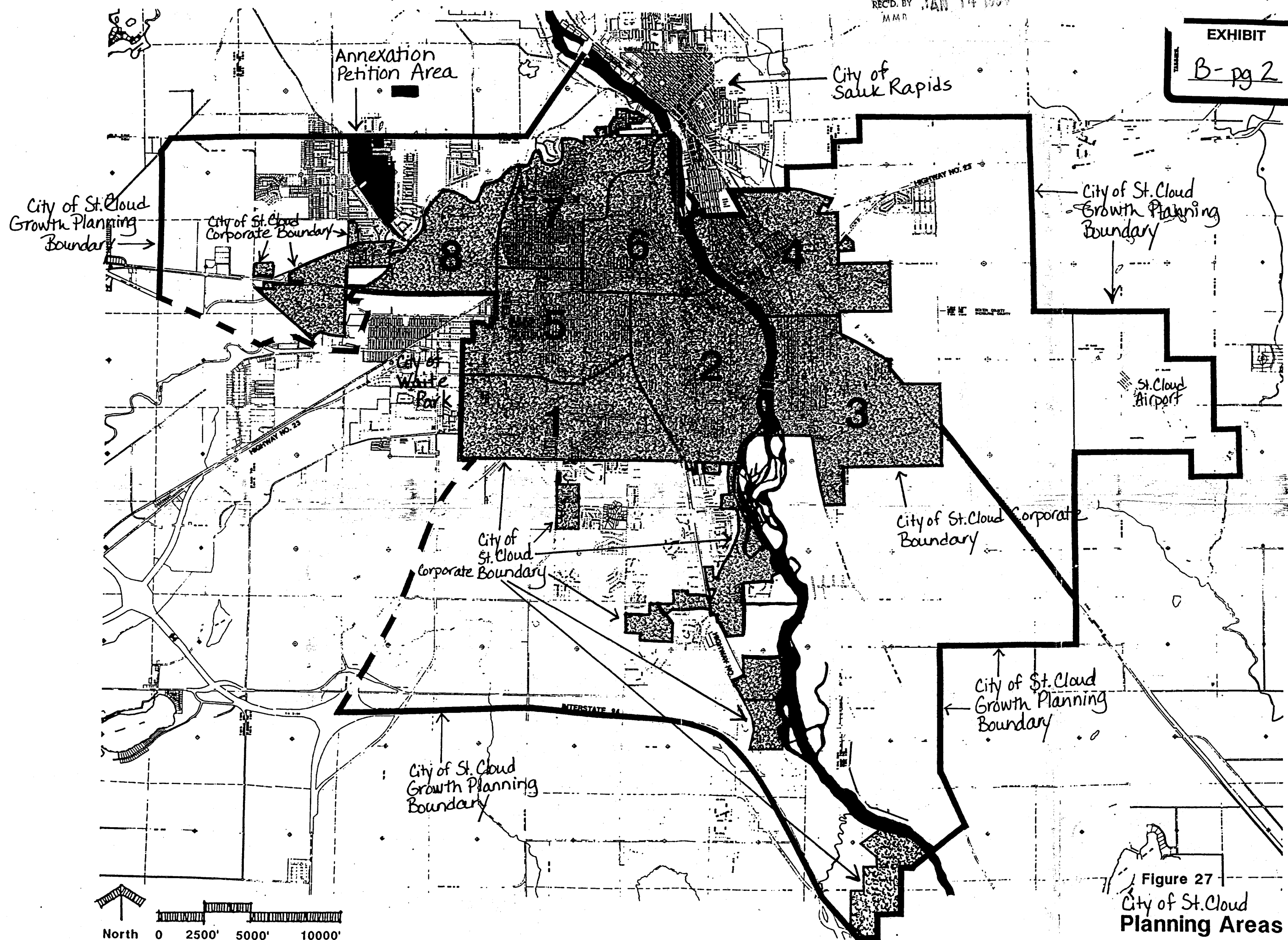


Figure 27  
City of St. Cloud  
Planning Areas