



October 1, 2025

Department of Administration, Municipal Boundary Adjustment

The city council of Wolf Lake passed an ordinance on August 12, annexing a 3 acre piece of private property, (Property Number 370144000). I have enclosed the ordinance that was passed by the city (Ordinance 43), the petition that was passed and signed by the Wolf Lake Township, and some maps that show the piece of property that was annexed, including a copy of the survey that was recently done on the property.

I have also enclosed a check, to the Office of Administrative Hearings, in the amount of \$100.

Please let me know if there is any other information required.

Thank you,

A handwritten signature in cursive script that reads 'Rebecca Lake'.

Rebecca Lake, city clerk
City of Wolf Lake
Wolf Lake, MN 56593
218-538-6528
wolflake@wcta.net

ORDINANCE NO. 43

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY LIMITS OF WOLF LAKE TO INCLUDE CERTAIN LAND OWNED BY CURTIS AHO AND ABUTTING THE CITY OF WOLF LAKE.

WHEREAS, Curtis Aho has filed a petition requesting that certain land, as legally described below:

Part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 34, Township 139, Range 37, described as follows: Commencing at the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, and thence North along the East line thereof, 60 rods; thence West parallel with the South line thereof, 8 rods; thence South parallel with the East line thereof, 60 rods to the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line thereof, 8 rods to the place of beginning.

be annexed to the City of Wolf Lake; and

WHEREAS, Curtis Aho represents that he is the sole owner of the property, that the property is unincorporated, abuts the limits of the City of Wolf Lake, is not included in any area that has already been designated for orderly annexation pursuant to Minnesota Statute 414.033 and is approximately 3 acres in size.

WHEREAS, a public hearing was duly held on August 12, 2025, by the governing body of the City of Wolf Lake, Minnesota, on the proposed annexation after at least 30 days' notice by certified mail to persons entitled to notice; and,

WHEREAS, no valid objections to the annexation have been received from the town board, or the government body of any municipality whose boundaries abut upon the boundaries of the Properties;

NOW THEREFORE, The City Council of Wolf Lake, Minnesota, does hereby ordain:

SECTION 1. The City Council determines and finds that Curtis Aho has filed a petition that complies with provisions of M.S. §414.033, that the area to be annexed is less than 60 acres in area, and is not currently served by public sewer utilities.

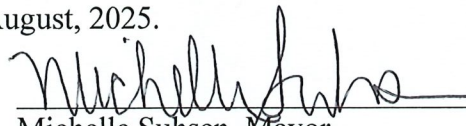
SECTION 2. That the property is urban or suburban in character and/or about to become urban or suburban in character.

SECTION 3. The corporate limits of the City of Wolf Lake are hereby extended to include the property listed above, and the same is hereby annexed to and included within the City of Wolf Lake as if the property had originally been a part thereof.

SECTION 4. The City Clerk is hereby directed to file certified copies of this Ordinance with the Minnesota Secretary of State, the Becker County Auditor, the Township of Wolf Lake, and the Department of Administration, Municipal Boundary Adjustments.

SECTION 5. This Ordinance takes effect upon its passage and publication and the filing of the certified copies as directed in Section 4 and approval of the Ordinance by the Department of Administration, Municipal Boundary Adjustments.

Adopted by the Wolf Lake City Council this 12th day of August, 2025.


Michelle Suhsen, Mayor

ATTEST: 
Rebecca Lake, Clerk

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION
OF CERTAIN LAND TO THE CITY OF WOLF LAKE, MINNESOTA PURSUANT TO
MINN. STAT. § 414.033, SUBD. 2(3)

TO: Council of the City of Wolf Lake, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minn. Stat. § 414.033, subd. 2(3).

It is hereby requested by the sole property owner of the area proposed for annexation to annex certain property described herein lying in the Township of Wolf Lake to the City of Wolf Lake, County of Becker, Minnesota.

The area proposed for annexation is described as follows:

Part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), Section 34, Township 139, Range 37 described as follows:

Commencing at the Southeast corner of said SW ¼ SW ¼, and thence North along the East line thereof, 60 rods; thence West parallel with the South line thereof, 8 rods; thence South parallel with the East line thereof, 60 rods to the South line of said SW ¼ SW ¼; thence East along the South line thereof, 8 rods to the place of beginning.

P.N. 37.0144.000

1. There is 1 property owner in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner—the number of parcels owned by a petitioner is not counted).
2. The land abuts the municipality and the area annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities.
3. Said property is unincorporated, abuts on the city's N boundary, and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 3 acres.
5. The reason for the annexation is to gain access the city's sewer system.

PETITIONERS REQUEST: That pursuant to Minn. Stat. § 414.033, the property described herein be annexed to and included within the City of Wolf Lake, Minnesota.

Dated: July 8, 2025
Signatures: Michelle
Rebecca Lake

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 2b, before a municipality may adopt an ordinance under subd. 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 11, when a municipality declares land annexed to the municipality under subd. 2, clause (3), and the land within a designated floodplain, as provided by section 103F.111, subd. 4, or a shoreline area, as provided by section 103F.205, subd. 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 12, when a municipality annexes land under subd. 2, clause (2), (3), or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minn. Stat. § 414.033, subd. 13, at least 30 days before a municipality may adopt an ordinance under subd. 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

RESOLUTION OF Wolf Lake TOWNSHIP
CONCERNING DETACHMENT OF CERTAIN LAND
PURSUANT TO MINN. STAT. § 414.06

The Township of Wolf Lake received a petition for detachment of certain property on August 5, 2025 for the following described property:

Part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 34, Township 139, Range 37 described as follows:

Commencing at the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, and thence North along the East line thereof, 60 rods; thence West parallel with the South line thereof, 8 rods; thence South parallel with the East line thereof, 60 rods to the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line thereof, 8 rods to the place of beginning.

P.N. 37.0144.000

The Township of Wolf Lake :

- ☒ Supports the petition for detachment;
- ☐ Opposes the petition for detachment; or
- ☐ Is neutral to the petition.

Date: August 5, 2025

Harry Cho
Township Signature

EXHIBIT "A"

Part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 34, Township 139, Range 37 described as follows:

Commencing at the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, and thence North along the East line thereof, 60 rods; thence West parallel with the South line thereof, 8 rods; thence South parallel with the East line thereof, 60 rods to the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line thereof, 8 rods to the place of beginning.

P.N. 37.0144.000

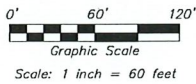
CERTIFICATE OF SURVEY

IN THE SW 1/4-SW 1/4
SECTION 34-139-37
BECKER COUNTY, MINNESOTA

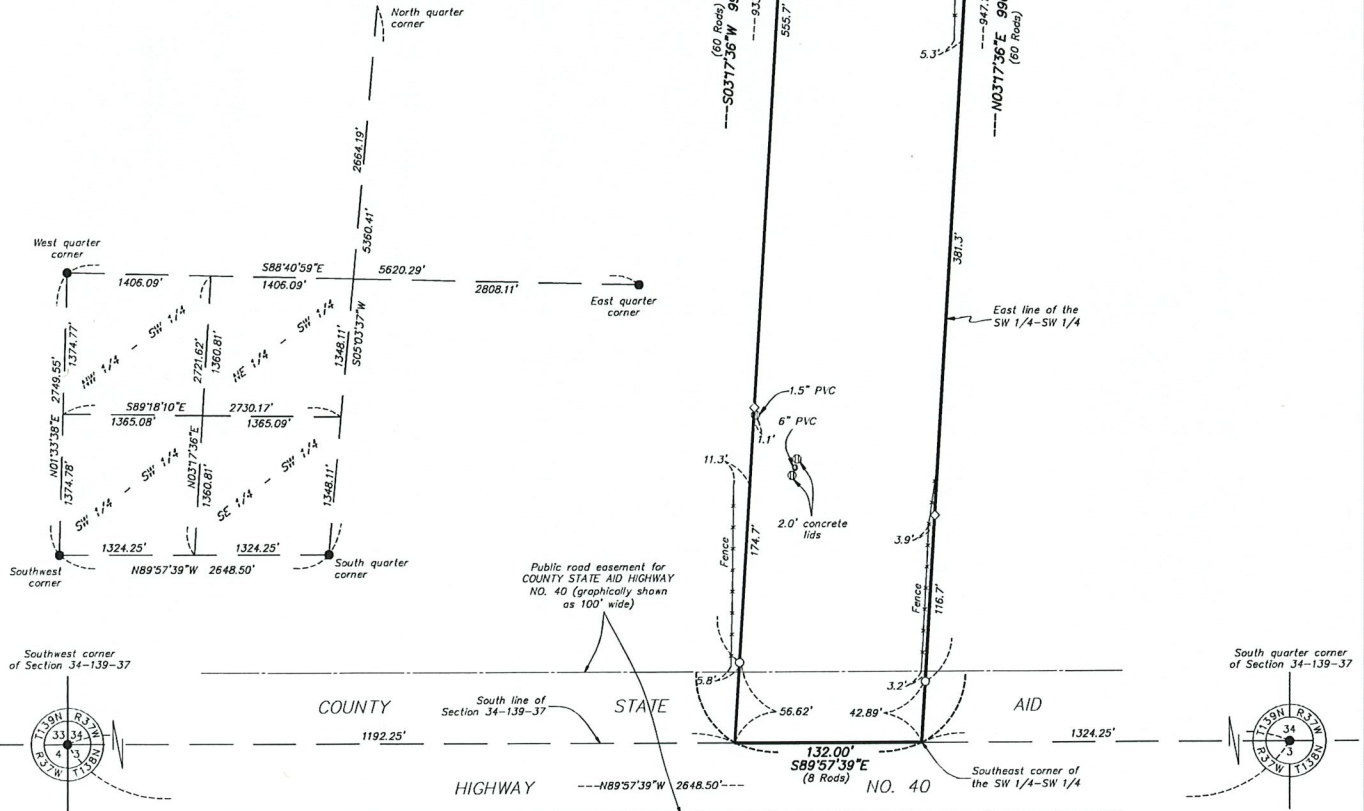


LEGEND

- = Denotes iron monuments found.
- ⊙ = Denotes iron monuments of record.
- = Denotes iron monuments set marked with Minnesota License Nos. 4653B/50320/57622/62727.
- ◇ = Denotes wood laths set.



PARTIAL SECTION SUBDIVISION OF SECTION 34



SURVEY DISCLAIMER:

This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstraction of the parcel for easements of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no guarantee or representations regarding information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor has not made a search of the public records for any titles, deeds, easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than what is readily identifiable through the County website. The use of the County website is by no means to be construed as a proper or thorough investigation of the public records as would be accomplished by an abstract of title and/or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Joshua P. Pfeffer

Print Name:

Signature:

September 22, 2025

Date:

57622

License #

DRAWING NUMBER: 10840-15

MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501

EMAIL: frontdesk@meadowlandsurveying.com

www.meadowlandsurveying.com

218-847-4289

CLIENT:

CURT AHO
49482 COUNTY HIGHWAY NO. 36
MENAHA, MN 56464

COMP FILE:	34Section(CoCords)
S/T/R:	34/139/37
DWG FILE:	34Aho_cas
COMP BY:	JSL
DRAWN BY:	LIB

Raised seal indicates official cad



Becker County	
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.	1:13,310
	Date: 9/24/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

