

**IN THE MATTER OF THE PETITION FOR DETACHMENT OF
CERTAIN LAND FROM THE CITY OF LAKE ELMO, 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: 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:

 X 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 Lake Elmo and make a part of the Township of Stillwater.

1. There is one (1) property owner in the area proposed for detachment, Central Commons, LLC.
2. All property owners have signed this petition.
3. The property is situated within the City of Lake Elmo, abuts the municipal boundary, and is located in the County of Washington. The petitioned area abuts on the E (eastern) boundary of the City of Lake Elmo.

See attached Map(s).

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 land meets the statutory requirements for detachment from the City to a township and juts into land immediately to the east in the jurisdiction of Stillwater Township. The land is zoned Agricultural by Lake Elmo and is not served by any public utilities. The property proposed for detachment is more compatible with the adjacent land in the Township and can best be used in combination with the Township land.

6. Summarize what efforts were taken prior to filing this petition to resolve the issues: The current property owner had discussions with City of Lake Elmo staff regarding the issues. Because of its small size, the parcel proposed for detachment (the "detachment parcel") is best used in conjunction with the immediately surrounding properties currently in the Township of Stillwater. The detachment parcel was previously included in a petition for detachment from the City of Lake Elmo along with other land in file OAH 3-0330-21901-BA. However, the former owners of the detachment parcel (the "Hauths") subsequently decided not to proceed.
7. The number of acres in the property proposed for detachment is 1.08 acres and is described as follows:

All that part of Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Six (6), Township Twenty-nine (29), Range Twenty (20), described as follows: Beginning at a point on the West line of said Section 6, 923 feet South of the Northwest corner; thence North 73 degrees 0 minutes East a distance of 330 feet; thence South parallel to the West section line a distance of 148.5 feet; thence South 73 degrees 0 minutes West a distance of 330 feet to the West line of said Section 6; thence North along the West line a distance of 148.5 feet to the point of beginning. Washington County, Minnesota.

Abstract Property

8. The number and character of buildings on said property is: 1 home (built 1970) and a shed.
9. The number of residents in the area proposed for detachment is None.
The property is vacant and currently uninhabited.
10. Public improvements on said property are: None.

Property Owner: Central Commons, LLC

Date: April 19, 2019

Mark Lambert
By: Mark Lambert
Its: Chief Manager



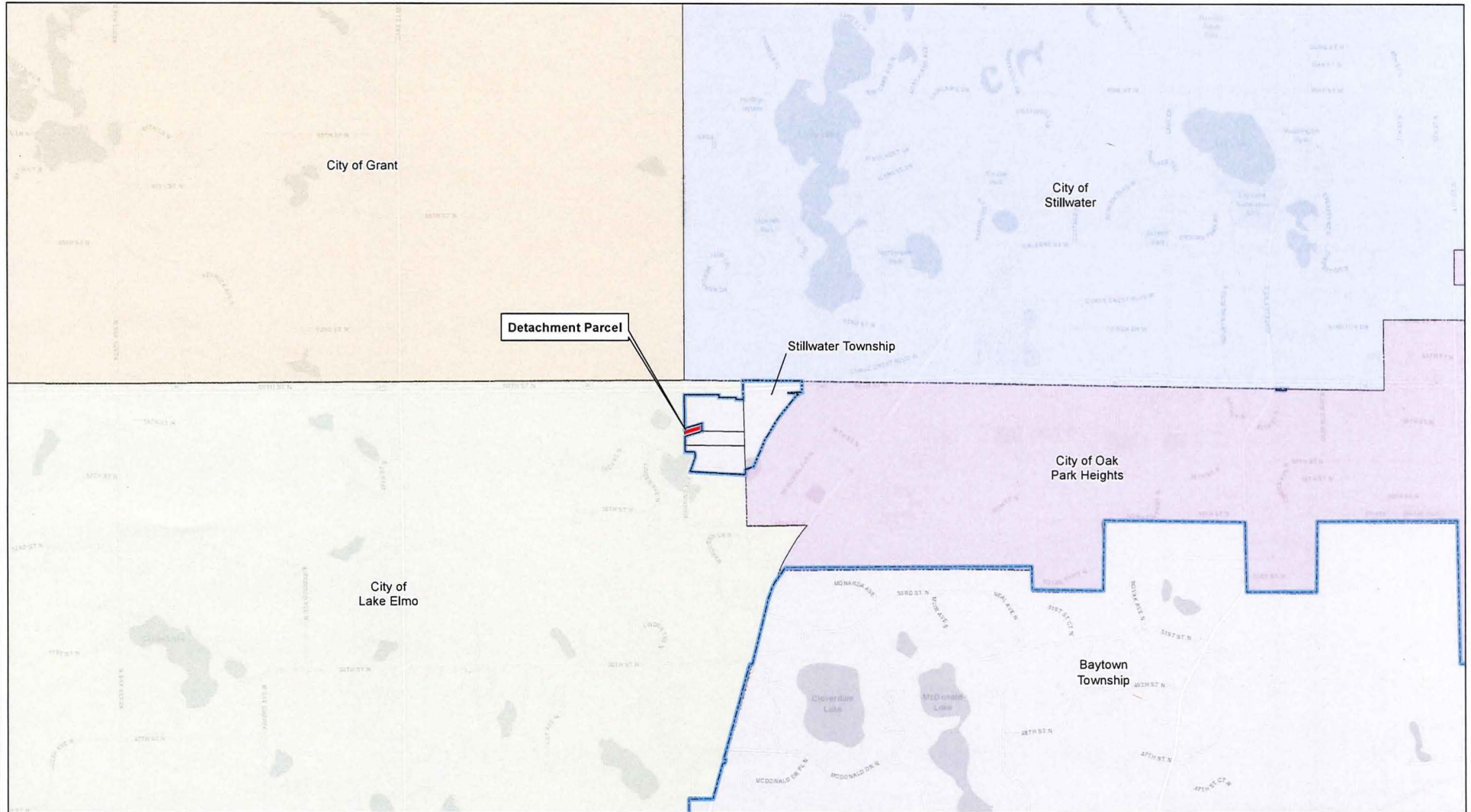
Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
0-19	~100	~100	~100	~100
20-29	~100	~100	~100	~100
30-39	~100	~100	~100	~100
40-49	~100	~100	~100	~100
50-59	~100	~100	~100	~100
60-69	~100	~100	~100	~100
70-79	~100	~100	~100	~100
80+	~100	~100	~100	~100

Date: 04/18/19 Sheet: 1 OF 1
0013062.01SKF03.dwg

**Detachment
Exhibit**

Phone (952) 937-5150 7899 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 www.woodps.com
Wartwood Professional Services, Inc.

333 North Main Street, Suite 110
Stillwater, Minnesota, 55082



Data Source(s): Westwood (2018); McGee (accessed 2018); City of Stillwater (2018).

Legend

- Detachment Parcel
- City of Grant
- City of Oak Park Heights
- City of Lake Elmo
- City of Stillwater
- Township



0 1,700 Feet

Central Commons

Lake Elmo/Stillwater, MN

Detachment Exhibit

April 18, 2019

Westwood

Toll Free (888) 937-5158 westwoodps.com
Westwood Professional Services, Inc.