



**STATE OF MINNESOTA  
MUNICIPAL BOARD**

Suite 165 Metro Square  
7th & Robert Streets  
St. Paul, Minnesota 55101

March 1, 1984

MEMORANDUM

TO: Parties of Record  
FROM: Terrence A. Merritt *TM*  
Executive Director  
SUBJECT: A-2148(OA)-3 Prior Lake

The attached Municipal Board Findings of Fact, Conclusions of Law, and Order are amended on Page 5, Order 1 to correct a clerical error. There are no other amendments in the order.

kj

Enc. (1)

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED  
MAR 8 1984  
*Paul Abraham*  
Secretary of State

*235094*

BEFORE THE MUNICIPAL BOARD  
OF THE STATE OF MINNESOTA

Robert J. Ferderer	Chairman
Robert W. Johnson	Vice Chairman
Kenneth F. Sette	Member
William Koniarski	Ex-Officio Member
Anthony Worm	Ex-Officio Member

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED  
MAR 8 1984

*John Andrew ...*  
Secretary of State

35094

IN THE MATTER OF THE JOINT RESOLUTION )  
OF THE CITY OF PRIOR LAKE AND THE TOWN )  
OF SPRING LAKE FOR THE ORDERLY ANNEXA- )  
TION OF CERTAIN LAND TO THE CITY OF )  
PRIOR LAKE PURSUANT TO MINNESOTA )  
STATUTES 414 )

AMENDED  
FINDINGS OF FACT,  
CONCLUSIONS OF LAW,  
AND ORDER

The above-entitled matter came on for hearing before the Minnesota Municipal Board pursuant to Minnesota Statutes 414, as amended, on March 18, 1981 and October 6, 1982 at Prior Lake, Minnesota. The hearing was conducted by Robert J. Ferderer, Chairman of the Board, pursuant to Minnesota Statutes 414.01, Subdivision 12. Also in attendance were County Commissioners William Koniarski and Anthony Worm, Ex-Officio Members of the Board. The City of Prior Lake appeared by and through Rick Lind and Glenn Kessel, the Town of Spring Lake appeared by and through Willard Brandt, Township Clerk and Stassen Construction Company was represented by Bryce Huemoeller. Testimony was heard and records and exhibits were received.

After due and careful consideration of all evidence, together with all records, files and proceedings, the Minnesota Municipal Board hereby makes and files the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. The joint resolution for orderly annexation was adopted by the City of Prior Lake and the Town of Spring Lake and duly accepted by the Minnesota Municipal Board.
2. The resolution was filed by one of the signatories to the joint resolution, the City of Prior Lake, on November 26, 1980 requesting annexation of certain property within the orderly annexation area. The resolution contained all the information required by statute including a description of the property subject to annexation which is as follows:

**The North Three-Fourths of the Southeast one-quarter of the Northeast one-quarter of Section Eleven (11), Township One Hundred Fourteen (114), Range Twenty-two (22), Scott County Minnesota, owned by the Village of Prior Lake.**

**The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 11, Township 114 North, Range**

22 West, Scott County, Minnesota, together with a roadway easement for ingress and egress over the West 60 feet of that portion of the East half of the Northeast Quarter (E 1/2 of NE 1/4) and the West 60 feet of that portion of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), lying Northerly of Fulton Road, all in said Section 11, owned by the Village of Prior Lake.

That part of the Northwest Quarter (NW 1/4) of Section 11, Township 114, Range 22, Scott County, Minnesota described as follows:

Beginning at a point on the East line of said Northwest Quarter distant 842.84 feet Southerly of the Northeast corner of said Northwest Quarter; thence North 00 degrees 19'09" East along said East line a distance of 842.84 feet to the Northeast corner of said Northwest Quarter; thence west along the North line of said Northwest Quarter a distance of 715.31 feet to a point distant 1924.78 feet East of the Northwest corner of said Northwest Quarter; thence South 19 degrees 27'00" East a distance of 100.00 feet; thence South 17 degrees 20'48" East a distance of 99.48 feet; thence South 16 degrees 32'58" East a distance of 99.67 feet; thence South 17 degrees 11'00" East a distance of 210.0 feet more or less to the Northeast corner of the plat of O'Rourke Addition; thence South 17 degrees 11'00" East along the Easterly line of said Addition and its Southerly extension a distance of 380.00 feet to a point 80 feet Southerly as measured along the Southerly extension of the Easterly line of said Addition; thence South 72 degrees 49'00" West parallel with the Southerly line of said Addition a distance of 218.4 feet more or less to the center line of Township Road; thence Southeasterly along said center line to its intersection with a line which bears South 53 degrees 28'40" West from the point of beginning; thence North 53 degrees 28'40" East from the point of beginning; thence North 53 degrees 28'40" East a distance of 600.66 feet to the point of beginning.

Containing 13.95 acres more or less, owned by Stassen Construction, Inc.,

That part of the Northwest Quarter (NW 1/4) of Section 11, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the Southeast corner of the plat of O'Rourke Addition; thence Southerly along the Southerly extension of the Easterly line of said Addition a distance of 40.00 feet to the point of beginning of the tract of land to be described; thence continuing Southerly along said extension a distance of 40.00 feet; thence Southeasterly parallel with the Southerly line of said Addition a distance of 218.4 feet more or less to the center line of a Township Road; thence Northerly along said center line a distance of 40.00 feet to its intersection with a line parallel with and distant 40.00 feet Southerly of the Southerly line of said Addition; thence Northeasterly along said line to the point of beginning, owned by Stassen Construction, Inc.

West 1/2 of NE quarter (W 1/2 of NE 1/4) of section eleven (11) Township 114, Range 22, Scott County lying northeast of the Township Road, owned by Joseph P. McNulty.

3. Due, timely and adequate legal notice of the hearing was published, served and filed.

4. On June 4, 1981 the Minnesota Municipal Board on its own motion expanded the area under consideration before it to include the following described property:

That part of Section 11, Township 114 North, Range 22 West described as follows: Beginning at the NE corner of Section 11, Township 114 North, Range 22 West thence Southerly on the East line of said Section 11 to the South line of the North 3/4 of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence West on said South line to a point 60' East of the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South parallel to said West line, to the South right of way line of the Township Road (a.k.a. Mushtown Road); thence Northwesterly on said right of way line to a point 80' Southeasterly of the Southwesterly extension of the South line of O'Rourke Addition; thence North 72° 49' East parallel to the South line of O'Rourke Addition 250.79' to the Southeasterly extension of the NE line of O'Rourke Addition; thence North 17° 11' West along said Northeasterly line and its extension 510' to a point; thence North 16° 32' 58" West 99.67'; thence North 17° 20' 48" West 99.48'; thence north 19° 27' 00" 100' to a point in the North line of the NW $\frac{1}{4}$ , Section 11, Township 114 North, Range 22 West; thence East on the North line of said Section 11 to the NE corner and the point of beginning.

5. On June 4, 1982 the Minnesota Municipal Board issued an interim order approving the annexation of a portion of the area described in Findings of Fact 4. The order further required that a hearing on the expanded area would be held only if requested by any of the expanded area's property owners within 90 days of the Board's Order.

6. The Findings of Fact of Minnesota Municipal Board Order A-2148 (OA)-3 Prior Lake issued June 4, 1982, referenced in the previous paragraph, are hereby incorporated by reference.

7. The Minnesota Municipal Board received a request from Bryce Huemoeller, Attorney for Stassen Construction Company, a property owner in the expanded area, for a hearing on the following described property which hearing was held on October 6, 1982:

That part of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 11, Township 114, Range 22, Scott County, Minnesota, described as follows:

Beginning at a point on the East line of said Northwest Quarter distant 842.84 feet Southerly of the Northeast corner of said Northwest Quarter; thence North 00° 19' 09" East along said East line a distance of 842.84 feet to the Northeast corner of said Northwest Quarter; thence West along the North line of said Northwest Quarter a distance of 715.31 feet to a point distant 1924.78 feet East of the Northwest corner of said Northwest Quarter; thence South 19° 27' 00" East a distance of 100.00 feet; thence South 17° 20' 48" East a distance of 99.48 feet; thence South 16° 32' 58" East a distance of 99.67 feet; thence South 17° 11' 00" East a distance of 210.0 feet more or less to the Northeast corner of the plat of O'Rourke Addition; thence South 17° 11' 00" East along the Easterly line of said Addition and its Southerly extension a distance of 380.00 feet to a point 80 feet Southerly as measured along the Southerly extension of the Easterly line of said Addition; thence South 72° 49' 00" West parallel with the Southerly line of said Addition a distance of 218.4 feet more or less to the center line of a Township Road; thence Southeasterly along said center line to its intersection with a line which bears South 53° 28' 40" West from the point of

beginning; thence North 53° 28' 40" East a distance of 600.66 feet to the point of beginning.

Containing 13.95 acres more or less.

AND:

That part of the Northwest Quarter (NW¼) of Section 11, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the Southeast corner of the plat of O'Rourke Addition; thence Southerly along the Southerly extension of the Easterly line of said Addition a distance of 40.00 feet to the point of beginning of the tract of land to be described; thence continuing Southerly along said extension a distance of 40.00 feet; thence Southwesterly parallel with the Southerly line of said Addition a distance of 218.4 feet more or less to the center line of a Township Road; thence Northerly along said center line a distance of 40.00 feet to its intersection with a line parallel with and distant 40.00 feet Southerly of the Southerly line of said Addition; thence Northeasterly along said line to the point of beginning.

8. The Stassen Construction Company property is approximately 15 acres in size.
9. The Stassen property borders the City of Prior Lake by approximately 17.647%.
10. The Stassen property is proposed for multiple unit residential development.
11. The majority of the multiple dwelling units in Prior Lake are located immediately north and east of the area proposed for annexation.
12. The Stassen property is vacant with approximately 4 acres of waste land or pond. It is generally level.  
The development and proper grading and shaping would improve the land and the pond.
13. The area is developable because of its location adjacent to the shopping center, markets and near recreational opportunities.  
The residents of the Stassen Construction property would exit northward from that area to get to the various commercial enterprises.
14. The City of Prior Lake has capacity and is willing to provide municipal services to the area proposed for annexation.
15. The assessed valuation of the Stassen property is \$4,332 with an estimated market value of \$22,800.
16. The present development plans of the Stassen property would call for a buffer zone between the existing single-family residential homes and the multiple family dwellings plan.
17. Mr. Stassen is attempting to develop a road right-of-way easement northward from his property.
18. The Town of Spring Lake wants traffic from the Stassen property to exit northward so as not to use Mushtown Road which is being maintained by the Township and is primarily a gravel road.

19. Annexation of the Stassen property is consistent with the joint resolution for orderly annexation between the Town of Spring Lake and the City of Prior Lake.

CONCLUSIONS OF LAW

1. The Minnesota Municipal Board duly acquired and now has jurisdiction of the within proceeding.

2. The area subject to annexation is now or is about to become urban or suburban in nature and the annexing municipality is capable of providing services required by the area within a reasonable time.

3. The existing township form of government is not adequate to protect public health, safety and welfare of the area proposed for annexation.

4. The annexation would be in the best interests of the area proposed for annexation.

5. The annexation is consistent with the terms of the joint resolution for orderly annexation.

6. The development of a road right-of-way, northward from the Stassen property will alleviate the majority of the use of Mushtown Road resulting from the development of the Stassen property, and this easement or road right-of-way should be developed within 90 days of this order.

7. An order should be issued by the Minnesota Municipal Board annexing the area described in Findings of Fact 6, herein, and denying without prejudice the remaining property.

ORDER

1. IT IS HEREBY ORDERED: That if there is developed a road right-of-way or specific easement providing a northern access to the property described in Findings of Fact-<sup>7</sup>~~6~~, herein, within 90 days of the date of this order, the property described in Findings of Fact-<sup>7</sup>~~6~~, herein, be and the same is hereby annexed to the City of Prior Lake on June 13, 1983 the same as if it had been originally made a part thereof.

2. IT IS FURTHER ORDERED: That the development of either the easement or the access shall be certified to the Municipal Board by an Affidavit of the attorney of Stassen Construction Company.

3. IT IS FURTHER ORDERED: That if an easement or right-of-way for a northern access to the area proposed for annexation is not obtained within 90 days of the date of this order, the annexation is denied without prejudice.

4. IT IS FURTHER ORDERED: That the annexation of the remaining area within the

area expanded by the Municipal Board for its consideration is denied without prejudice.

5. IT IS FURTHER ORDERED: That the effective date of this order is March 10, 1983.

Dated this 10th day of March, 1983.

MINNESOTA MUNICIPAL BOARD  
165 Metro Square Building  
St. Paul, Minnesota 55101

*Terrence A. Merritt*

Terrence A. Merritt  
Executive Director

Amended Order dated this 2nd day of March, 1984.

MINNESOTA MUNICIPAL BOARD  
165 Metro Square Building  
St. Paul, Minnesota 55101

*Terrence A. Merritt*

Terrence A. Merritt  
Executive Director

135094