

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS

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OAH Docket No.:

IN THE MATTER OF THE PETITION FOR  
DETACHMENT OF CERTAIN LAND FROM  
THE CITY OF PIPESTONE, MINNESOTA,  
PURSUANT TO MINNESOTA STATUTES § 414.06

PETITION

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TO: The Office of Administrative Hearings, Municipal Boundary Adjustment Unit, P. O. Box 64620, St. Paul, MN 55164-0620.

PETITIONER, FOR HIS PETITION, STATES AND ALLEGES AS FOLLOWS:

1. Petitioner is Thomas J. Nelson. Petitioner resides at 975 State Hwy. 30, Pipestone, Minnesota, 56164.
2. Respondent is the City of Pipestone. The City of Pipestone has a postal mailing address of the 119 2<sup>nd</sup> Avenue SW, Suite 9, Pipestone, MN 56164
3. The real property that is the subject of this Petition is legally described as:  
  
The North 554 feet of that part of the Northwest Quarter (NW¼) of Section Seven (7), Township One Hundred Six (106) North, Range Forty-five (45) West of the 5<sup>th</sup> P.M., Pipestone County, Minnesota, lying northwesterly of the Burlington Railroad Company's (formerly Great Northern Railway Company) right-of-way, EXCEPT the West 660 feet thereof, containing 23.75 acres, more or less.
4. The real property consists of approximately 23.75 acres.
5. The real property is located in the City of Pipestone, County of Pipestone, State of Minnesota, and abuts the municipal boundary of the Township of Gray, County of Pipestone, State of Minnesota. Attached hereto as Exhibits 1 through 5 are true and correct copies of a City of Pipestone boundary map and screenshots from Pipestone County GIS that fairly and accurately depict the municipal boundaries of the City of Pipestone and Gray Township and the location the of property to be attached, as shown in Exhibits 2 through 5 as Parcel No. 18-007-

033.

6. Petitioner is the sole owner of the area proposed for detachment.

7. The number of persons required to commence this proceeding pursuant to Minn. Stat. § 414.06(1) is one.

8. The real property is rural in character, used exclusively for agricultural purposes, not developed for urban residential, commercial or industrial purposes, not served by or connected to municipal utilities or improvements, has no buildings located on it and has no resident population.

9. Petitioner is requesting detachment of the real property for the following reasons:

1) The annual property taxes assessed on the real property by the City of Pipestone equal approximately sixty-eight and six-tenths percent (68.6%) of the real estate taxes assessed on the real property;

2) The real property is used solely for agricultural purposes and is being taxed in excess of the agricultural properties abutting and proximate to the real property not located in the City of Pipestone, creating a disparate treatment and impact of the real property solely because the property was annexed to the City of Pipestone and removed from Gray Township;

3) The real property is not benefitted or served by any municipal utility or any other public service provided by the City of Pipestone to the residents of the City of Pipestone;

4) The real property is bounded on the north by property lying within Gray Township, on the east by Minnesota Trunk Hwy. 23, on the South by other agricultural land lying within the City of Pipestone, and on the east by Douty's Addition

to the City of Pipestone;

5) The real property is not needed for anticipated future development and cannot be used for future development because it lies within a floodplain; and

6) Detachment will not unreasonably affect the symmetry of the City of Pipestone.

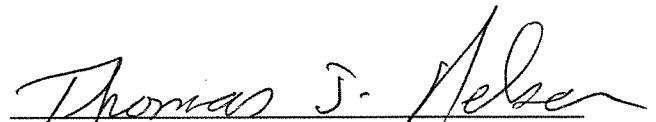
10. The efforts taken prior to filing this petition to resolve the issues include: Inquiry was made of the City through City Administrator, Deb Nelson, about whether the City would agree to or oppose detachment, and the City Council discussed the issue of detachment on July 7, 2025, but took no action indicating that the City would consent or opposed detachment.

WHEREFORE, Petitioner respectfully requests an Order:

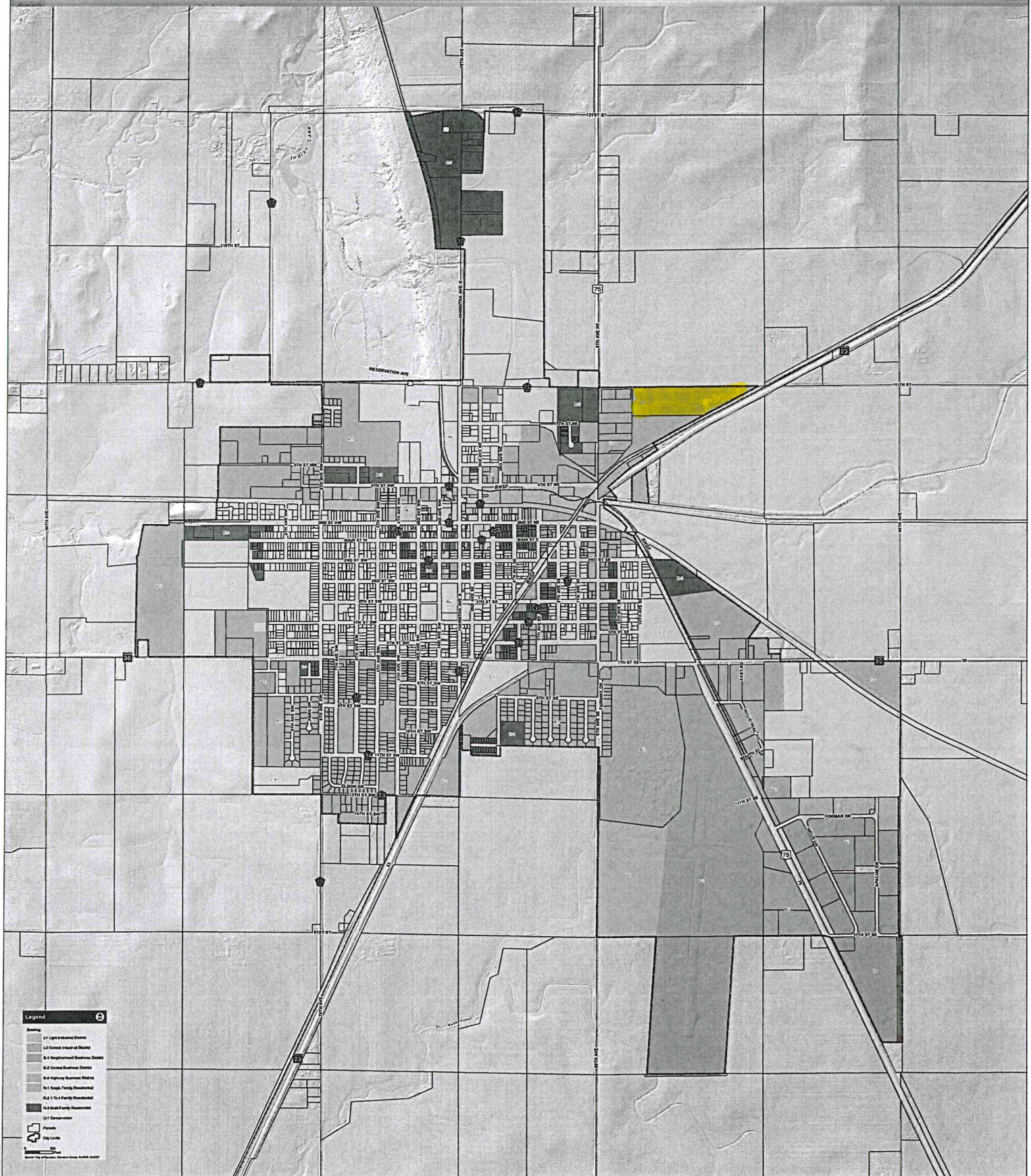
1. Detaching the real estate from the City of Pipestone and making the real estate part of the Township of Gray;
2. Apportioning costs as allowed by statute; and
3. For such additional and further relief that is just and equitable.

Date: August 27, 2025

PETITIONER

  
Thomas J. Nelson









# Enhanced Tax Parcel Viewer

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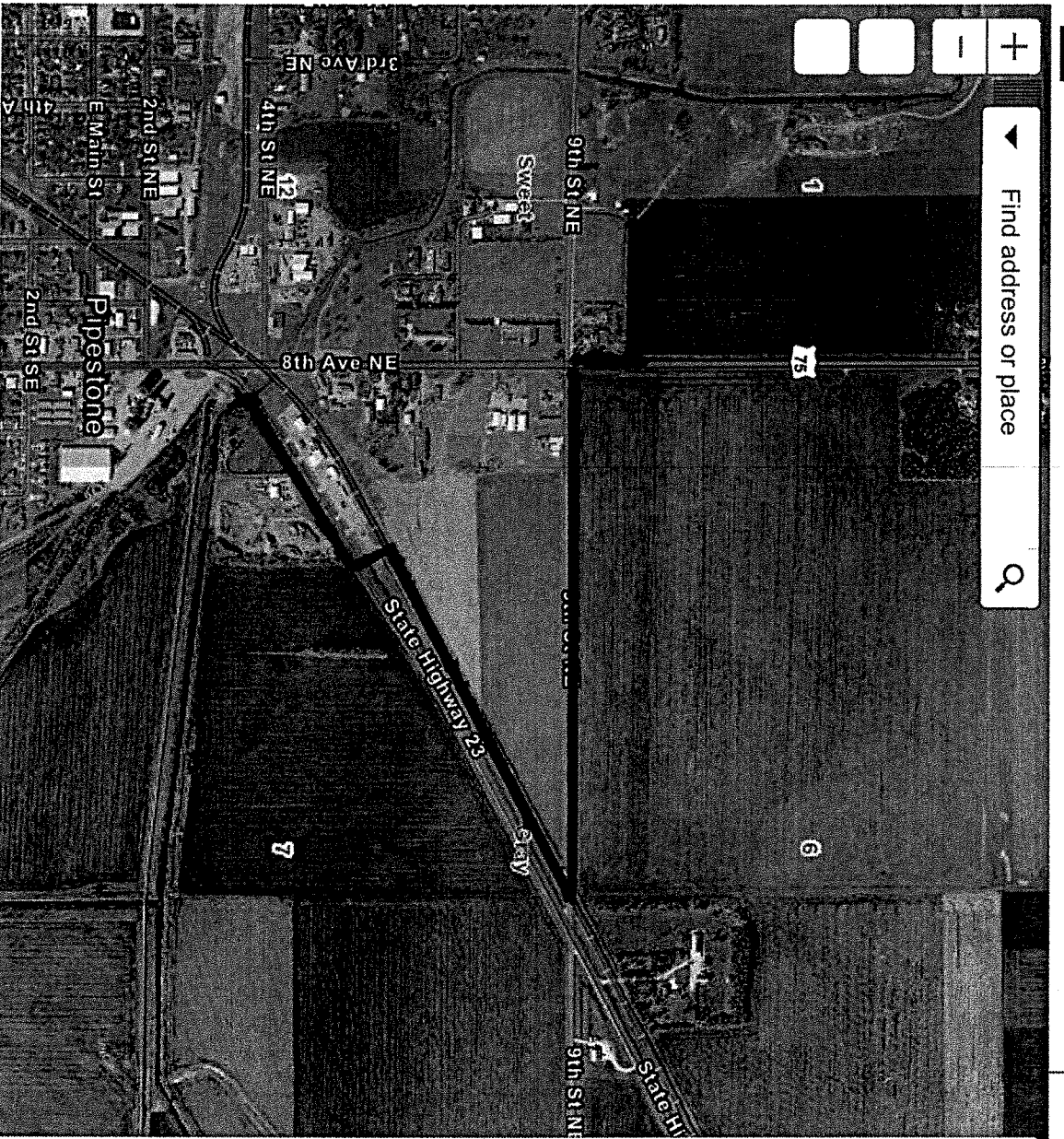
Find address or place



## Layer List

### Layers

- Tax Parcels
- County Boundary
- RoadCenterlinesStylized
- RoadCenterlines
- Tax Parcel Labels
- Ditches
- Railroads
- Wildlife Management Areas
- Parks and Recreation Facilities
- Lakes and Rivers
- City Limits
- Cadastral Reference
- Contours



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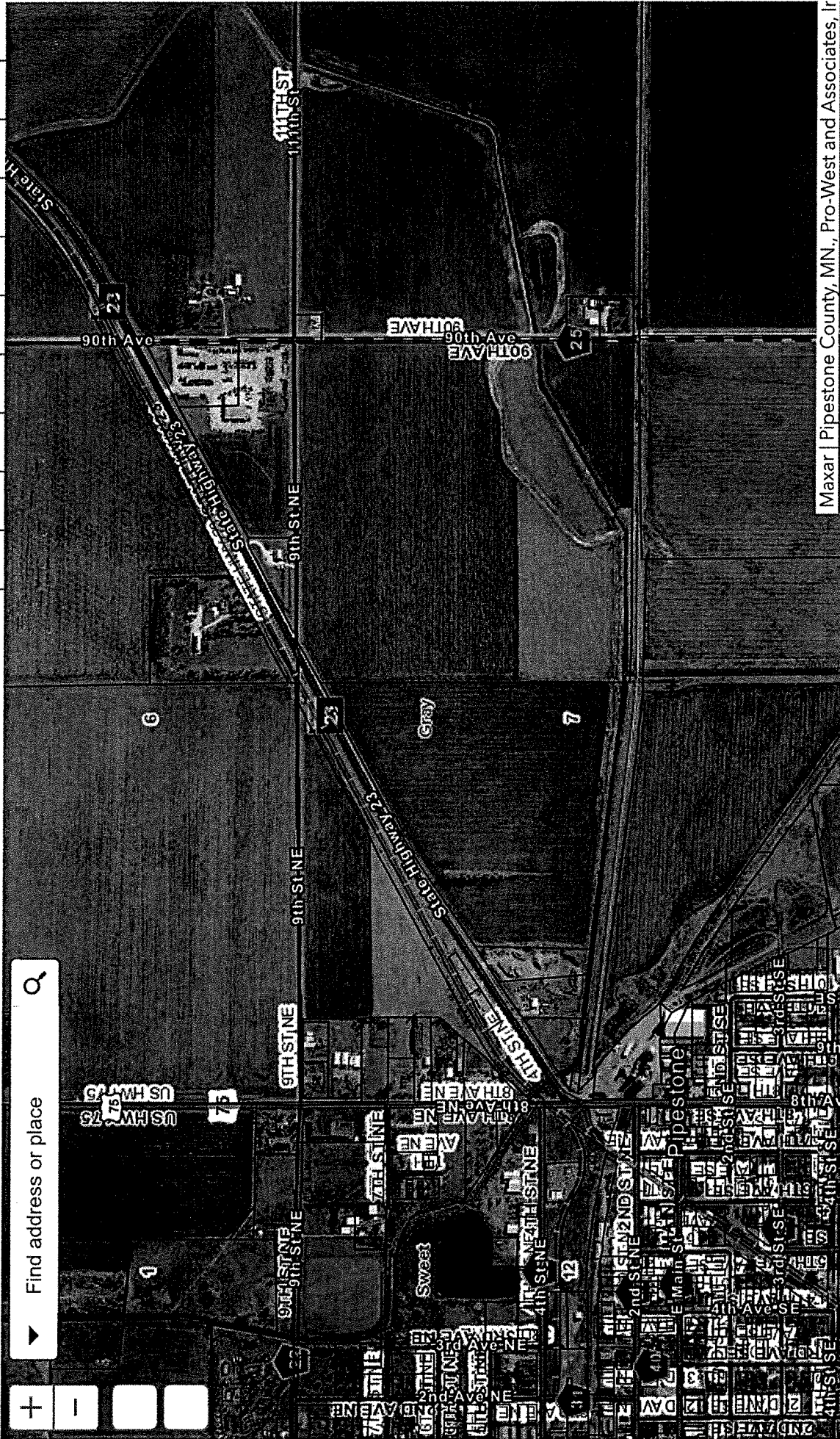
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# Enhanced Tax Parcel Viewer

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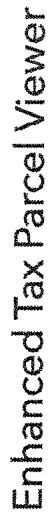


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## EXHIBIT 3



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EXHIBIT 4



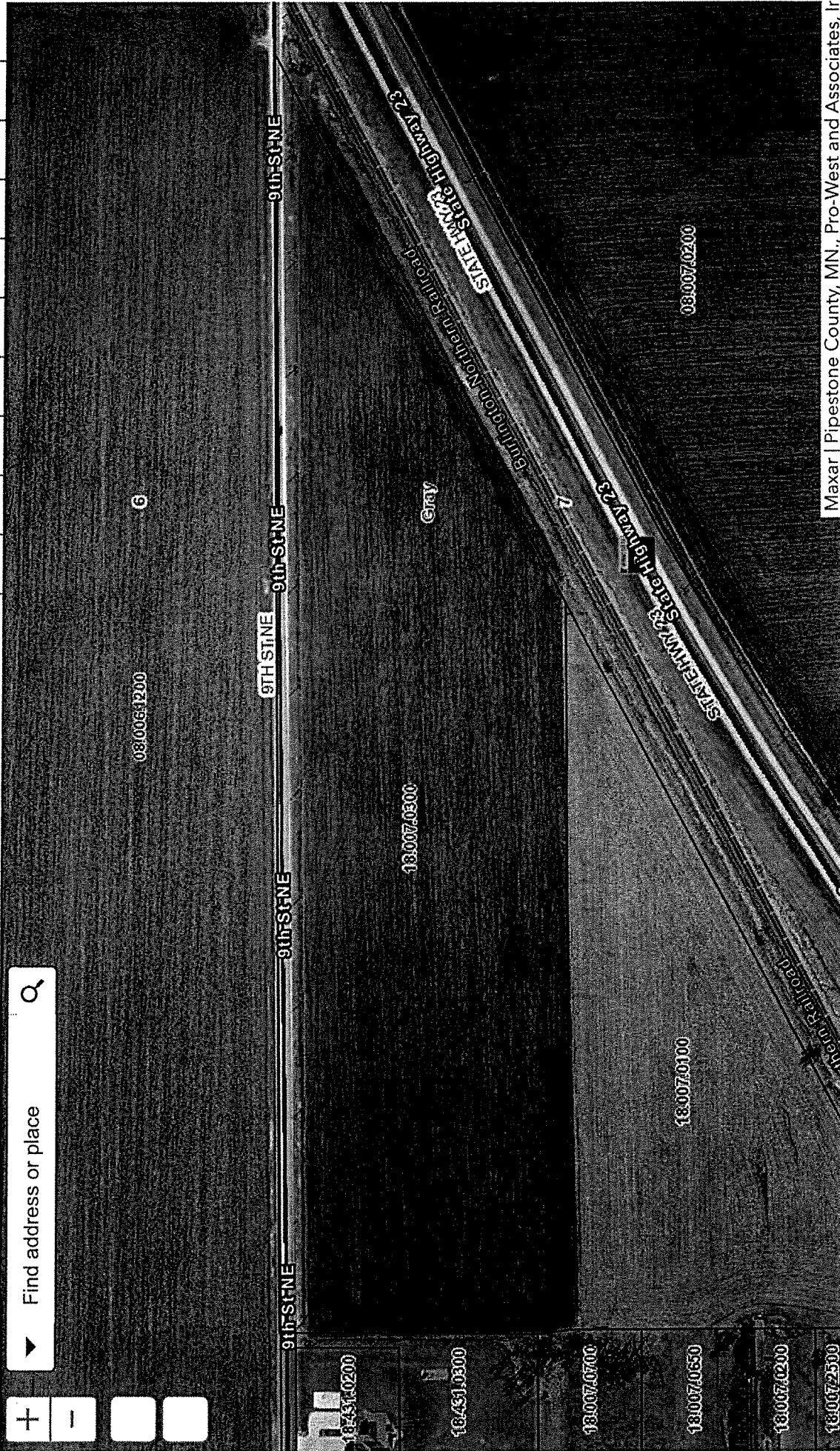


# Enhanced Tax Parcel Viewer

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EXHIBIT 5