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September 5, 2025

Court of Administrative Hearings

Attn: MBAU Administrator

P.O. Box 64620

St. Paul, MN 55164-0620

Re: New Case Filings

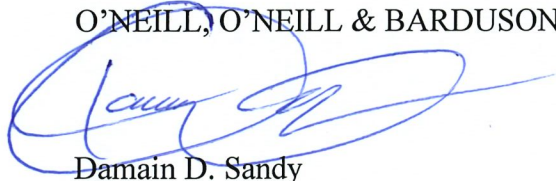
Dear Sir/Madam:

Please find enclosed for filing with the MBAU two petitions for detachment of property from the City of Pipestone, our law firm check in the amount of \$120.00 for the filing fee relating to the approximate 24-acre parcel, and our law firm check in the amount of \$585.00 for the filing fee relating to the approximate 127-acre parcel. I've also enclosed for both new files a copy of the Pipestone County plat map, Gray Township plat map and an affidavit of service on the City, Township and County Recorder.

Please contact me at the phone number show above or email me at [dsandy@ooblawfirm.com](mailto:dsandy@ooblawfirm.com) if you have any questions. Thank you.

Very truly yours,

O'NEILL, O'NEILL & BARDUSON



Damain D. Sandy

DDS/dds

Enclosure

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.

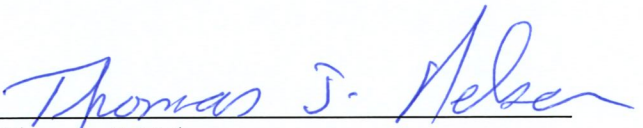
10. The efforts taken prior to filing this petition to resolve the issues include: Inquiry was made of the City through City Administrator, Deb Nelson, about whether the City would agree to or oppose detachment, and the City Council discussed the issue of detachment on July 7, 2025, but took no action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

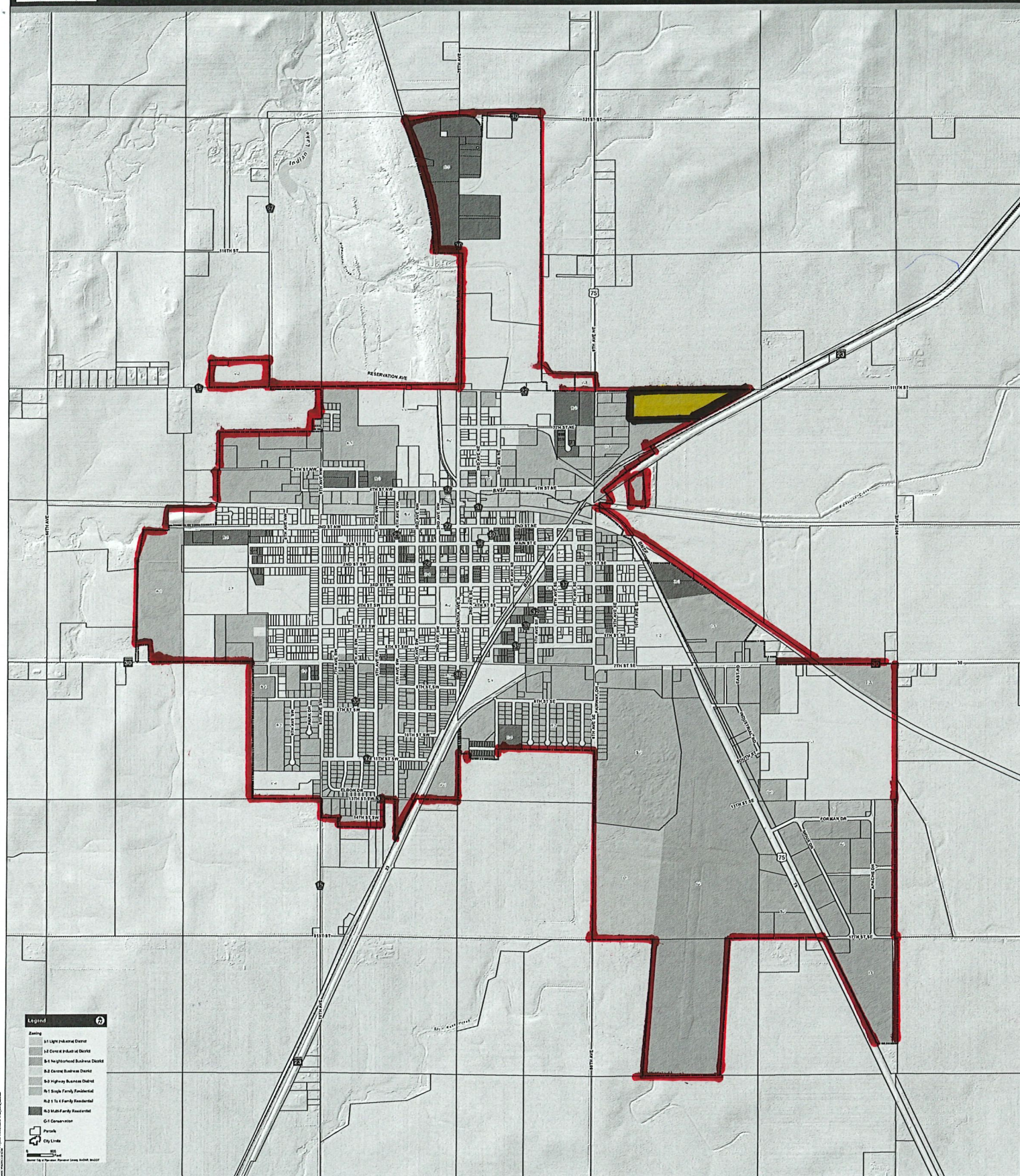


EXHIBIT 1



# Enhanced Tax Parcel Viewer

... to access property tax and assessment information

Find address or place

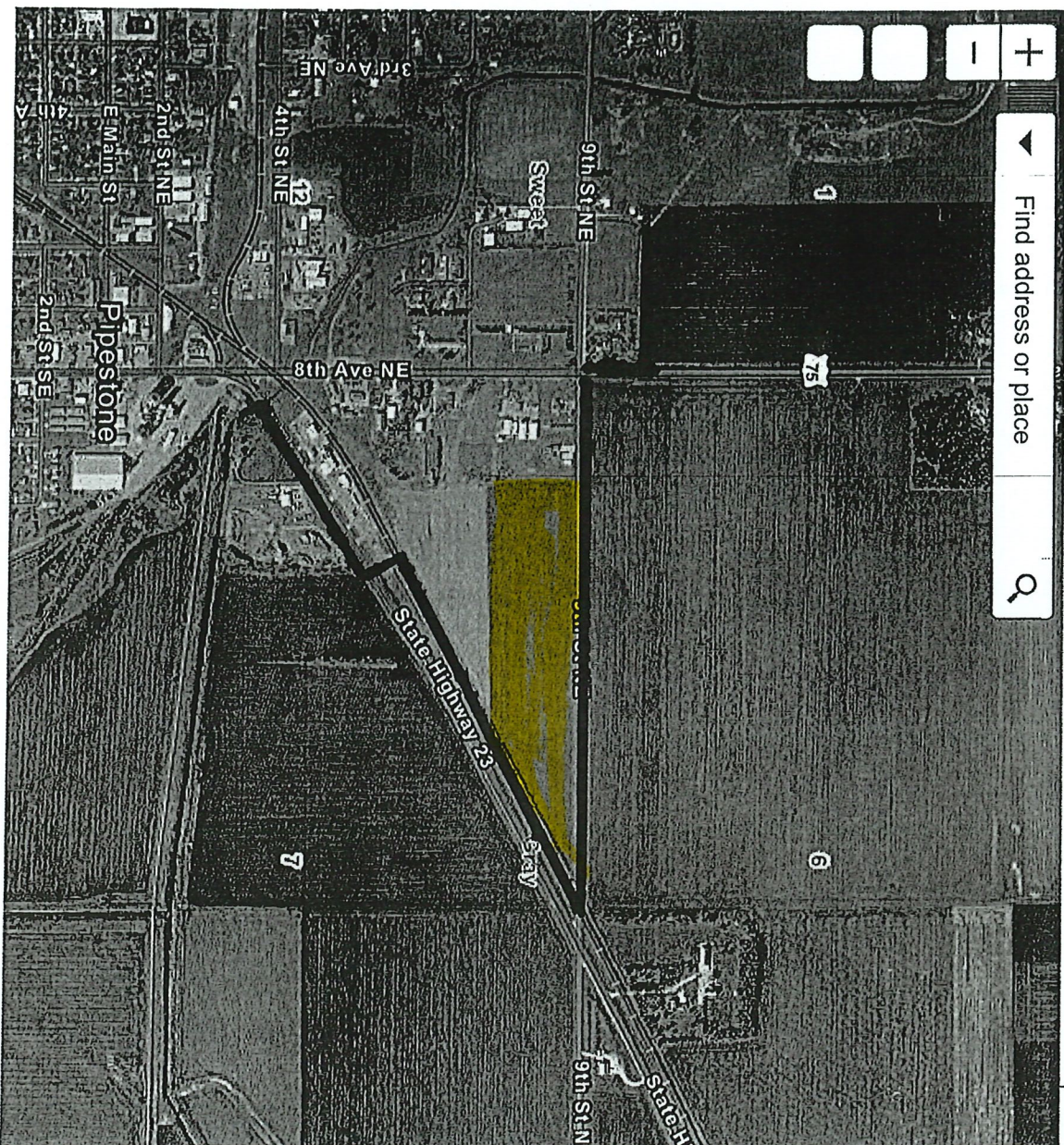


## Layer List

### 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

EXHIBIT 2



0.2mi

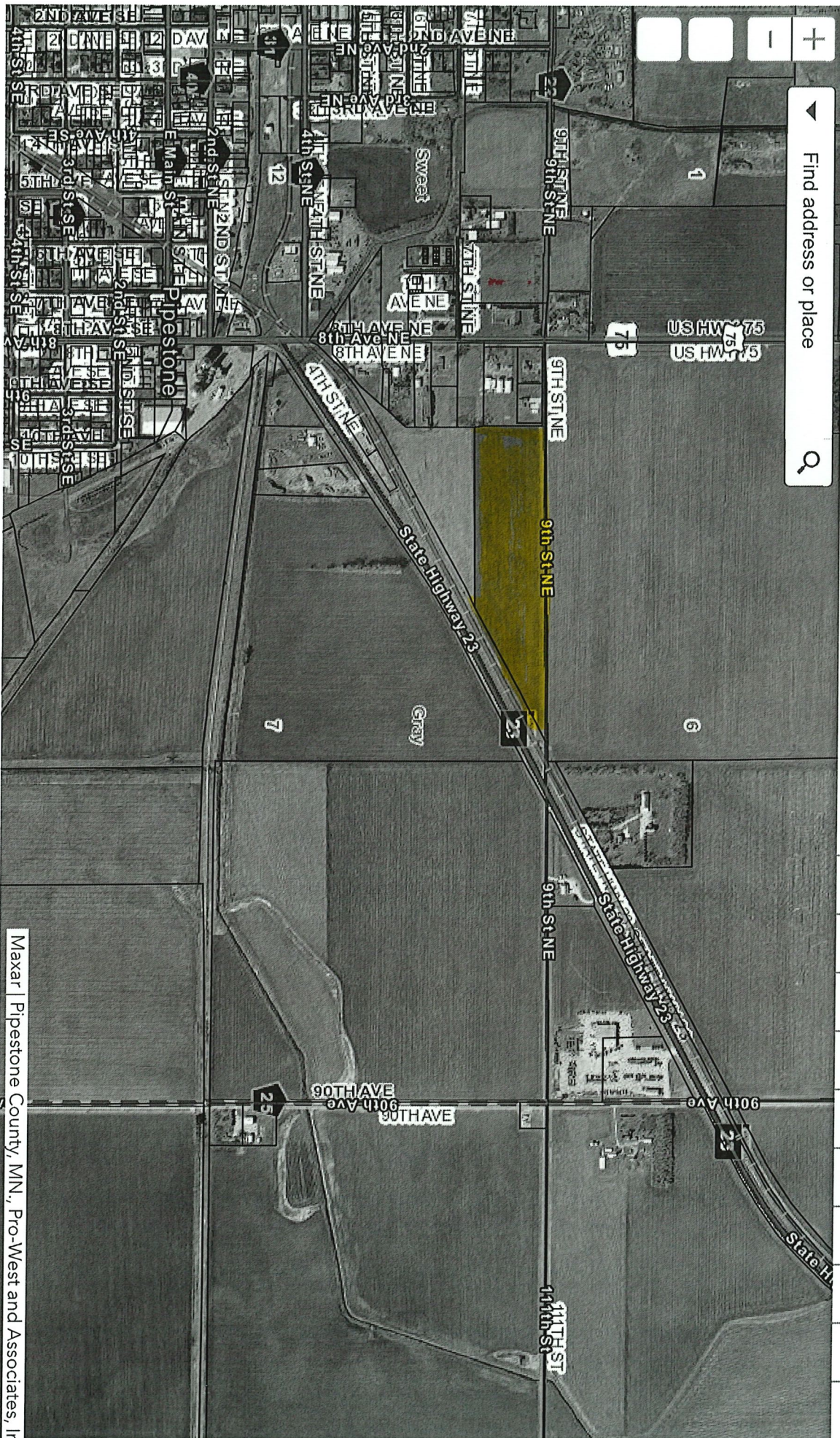
-96.303 44.009 Degrees



# Enhanced Tax Parcel Viewer

... to access property tax and assessment in

Find address or place



Maxar | Pipestone County, MN, Pro-West and Associates, Inc.

EXHIBIT 3

0.2mi

-96.302 44.008 Degrees

# Pipestone County, Minnesota



# PIPESTONE



## BUILDING MATERIALS, INC.

Jeremy Whipple/President

Ph. 507-825-6358 Fax: 507-825-6386

P.O. Box 424 • 812 Industrial Rd. • Pipestone, MN 56164

**T-106-N**

**GRAY PLAT**

(Landowners)

**R-45-W**

|                            |  |                        |  |                        |  |                       |  |                       |  |                       |  |                         |  |
|----------------------------|--|------------------------|--|------------------------|--|-----------------------|--|-----------------------|--|-----------------------|--|-------------------------|--|
| TR                         |  | 6                      |  | 5                      |  | 4                     |  | 3                     |  | 2                     |  | 1                       |  |
| RICHARD BURCGRAFF          |  | BARBARA APPELDORN etux |  | HOWARD HAGEDORN etux   |  | ROBERT RICE           |  | CLAYTON NEWGARD etal  |  | TAMARACK INV. CORP.   |  | DUANE JONES etal        |  |
| 365                        |  | 16                     |  | 104                    |  | 231                   |  | 156                   |  | 157                   |  | 240                     |  |
| HOWARD HAGEDORN etal       |  | STEVEN HAGEDORN etal   |  | ROBERT NELSON etux     |  | GEORGE WATTS etux     |  | KATHLEEN KELLER etal  |  | DOROTHY WATTS etal    |  | ROBERT GILBERT etux     |  |
| 79                         |  | 155                    |  | 151                    |  | 149                   |  | 157                   |  | 227                   |  | 240                     |  |
| HARVEY MUSCH etal          |  | ALBERT KRUSEMARK III   |  | HARVEY MUSCH etux      |  | KATHLEEN KELLER etal  |  | SUSAN TROSETH etux    |  | NELVA DEMMER Trust    |  | BERNARD DEMUTH etux     |  |
| 207                        |  | 13                     |  | 300                    |  | 157                   |  | 10                    |  | 11                    |  | 12                      |  |
| PIPESTONE                  |  | THOMAS NELSON etux     |  | ROBERT NELSON etux     |  | JOHN LEBRUN etux      |  | ELLA CARLSON          |  | LLOYD THORNDYKE Trust |  | TERRY WOLTERS etux      |  |
| 27                         |  | 13                     |  | 183                    |  | 160                   |  | 158                   |  | 310                   |  | 147                     |  |
| ROBERT NELSON etux         |  | NELVA DEMMER Trust     |  | GEORGE GROOTE etal     |  | CARRETT MUSCH         |  | NORA GRIMNITZ         |  | JAMES GRIEBEL         |  | FLOYD SEGLEM            |  |
| 44                         |  | 19                     |  | 20                     |  | 157                   |  | 15                    |  | 14                    |  | 13                      |  |
| JOHN HALBERSMA etux        |  | JOHN HALBERSMA etux    |  | RONALD VANDER-SLUIS    |  | SHAFFER FARMS INC.    |  | LYLE BUCHER etux      |  | ELMER STEINHOFF etux  |  | GARY GRIEBEL            |  |
| 42                         |  | 191                    |  | 291                    |  | 160                   |  | 160                   |  | 160                   |  | 160                     |  |
| Gerald Evans etux          |  | HARVEY RIFFEL etal     |  | CORNELIUS TOERING etux |  | MARVIS PIERSON        |  | SHAFFER FARMS INC.    |  | PETER BISSON etal     |  | FRANCES STEVART         |  |
| 16                         |  | 153                    |  | 120                    |  | 140                   |  | 160                   |  | 160                   |  | 155                     |  |
| SHAFFER FARMS INC.         |  | BRUCE FAY etux         |  | MEGAN HESS             |  | JOHN PIERSON etux     |  | CHRIS VELDTHUIZEN     |  | LAWRENCE RIECK        |  | OPAL FORD etal          |  |
| 30                         |  | 349                    |  | 126                    |  | 155                   |  | 28                    |  | 22                    |  | 24                      |  |
| FRANCES STEVART            |  | GERALD HERRILL etux    |  | BERNARD SPRONK         |  | JOHN VANDERHART etux  |  | THEODORE PAULSEN JR.  |  | WALLACE BUCHER etux   |  | JOHN BUCHER             |  |
| 20                         |  | 315                    |  | 22                     |  | 182                   |  | 55                    |  | 160                   |  | 156                     |  |
| Dwight Horton etux         |  | ROBERT RUDD etux       |  | LARSON etux            |  | DARRELL SEVEREID etux |  | JOHN VANCHARREL Trust |  | LEOLA RESEN           |  | DAVID BRONS etux        |  |
| 198                        |  | 160                    |  | 138                    |  | 158                   |  | 33                    |  | 23                    |  | 24                      |  |
| WILBUR VAN-GROOTHEEST etux |  | RICHARD ELLIOTT etux   |  | ALVIN BENNING etux     |  | GERALD KENNEDY        |  | JOHN CORTER etux      |  | LORANG BROS.          |  | ALFRED AEIKENS JR. etux |  |
| 197                        |  | 160                    |  | 151                    |  | 151                   |  | 160                   |  | 320                   |  | 151                     |  |
| ROBERT RICE etal           |  | JOHN MOL etux Trust    |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
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| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
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| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER etux       |  | JOHN CORTER etux      |  | JOHN CORTER etux      |  | RAYMOND HULSTEIN JR.  |  | ALFRED AEIKENS JR. etux |  |
| 320                        |  | 160                    |  | 160                    |  | 160                   |  | 160                   |  | 310                   |  | 240                     |  |
| ROBERT RICE etal           |  | JOHN CORTER etux       |  | JOHN CORTER et         |  |                       |  |                       |  |                       |  |                         |  |

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,  
PETITION PURSUANT TO MINNESOTA  
STATUTES § 414.06

Affidavit of Service

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STATE OF MINNESOTA    }  
                                      } ss.  
COUNTY OF PIPESTONE }

Damain D. Sandy, of the City of Pipestone, County of Pipestone, State of Minnesota,  
being duly sworn, says that on the 4<sup>th</sup> day of September, 2025, he served the annexed

Petition

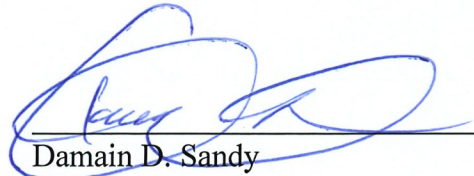
on the City of Pipestone by personally handing and leaving a true and correct copy thereof to Deb  
Nelson, Pipestone City Administrator at the City of Pipestone Office, 119 2<sup>nd</sup> Avenue SW,  
Pipestone, MN 56164,

on the Township of Gray by personally handing and leaving a true and correct copy thereof with  
Scott Blom, Gray Town Clerk, at the Office of Meulebroeck-Taubert & Co, 216 East Main Street,  
Pipestone, Minnesota, 56164; and

on the Pipestone County Recorder, by personally handing and leaving a true and correct copy thereof  
with Emaleigh Rippentrop, Pipestone County Recorder, Pipestone County Courthouse, 416 South  
Hiawatha Avenue, Pipestone, MN 56164.

I declare under penalty of perjury that everything I have stated in this document is true and correct.

September 5, 2025

  
\_\_\_\_\_  
Damain D. Sandy