



Liz Atwater, County Clerk
Eureka Township
25043 Cedar Avenue
Farmington, MN 55024

RE: Petition for Annexation – Adelman Farm, LLC

Dear Ms. Atwater:

On behalf of the owners of this property, Adelman Farms, LLC, Lennar will file a petition for annexation for the 158-acre property into the city of Farmington. The property is currently located in Eureka Township and has the PID #130010002012. In accordance with Minnesota State Statute §414.033, Subd. 5, copies of the petition must be filed with the chief administrative law judge, the town board, the county board, and the **municipal council of any other municipality or township that borders the land to be annexed**. Additionally, per state statute, the municipal council or township board of the abutting municipality or township has 90 days from the date of service to submit written objections to the annexation to the chief administrative law judge and the annexing municipality.

Please forward this on to the town board as appropriate and don't hesitate to reach out at steve.troskey@lennar.com with any questions.

Regards,

Steve Troskey, AICP
Entitlement Manager
Lennar Minnesota

CC: Nancy Adelman, Adelman Farms, LLC
Tony Wippler, City of Farmington
Molly Weber, Castle Rock Township
Heidi Welsch, Dakota County
Liz Atwater, Eureka Township
Minnesota Administrative Law Judge

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION
OF CERTAIN LAND TO THE CITY OF FARMINGTON, MINNESOTA
PURSUANT TO MINN. STAT. § 414.033, SUBD. 5

TO: Council of the City of Farmington, Minnesota

AND

Office of Administrative Hearings
Municipal Boundary Adjustment Unit
PO Box 64620
St. Paul, MN 55164-0620

OCT 02 2025

PETITIONER(S) STATE: The property owner or a majority of the property owners in number are required to commence a proceeding under Minn. Stat. § 414.033, subd. 5.

It is hereby requested by:

- ☒ the sole property owner; or
☐ all of the property owners; or
☐ a majority of the property owners

of the area proposed for annexation to annex certain property described herein lying in the Town of Eureka to the City of Farmington, County of Dakota, Minnesota.

The area proposed for annexation is described as follows:

Northeast Quarter of Section 1, Township 113, Range 20 (incl. Abandoned CMSTP & P RR R/W) except the North 275.31 feet of the West 389.93 feet.

1. There is one property owner in the area proposed for annexation.
2. One property owner has signed this petition.
3. Said property is unincorporated, abuts on the city's N S E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is:
158.26 Unplatted _____ Platted _____ Total
5. The reason for the requested annexation is a future residential subdivision.
6. The area proposed for annexation will be zoned low-density residential.

7/ma

Municipal Boundary Adjustment Unit Contact
mbauadministrator.oah@state.mn.us

7. All of the area proposed for annexation is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minn. Stat. § 414.0325, nor in any other boundary adjustment proceeding pending before the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

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

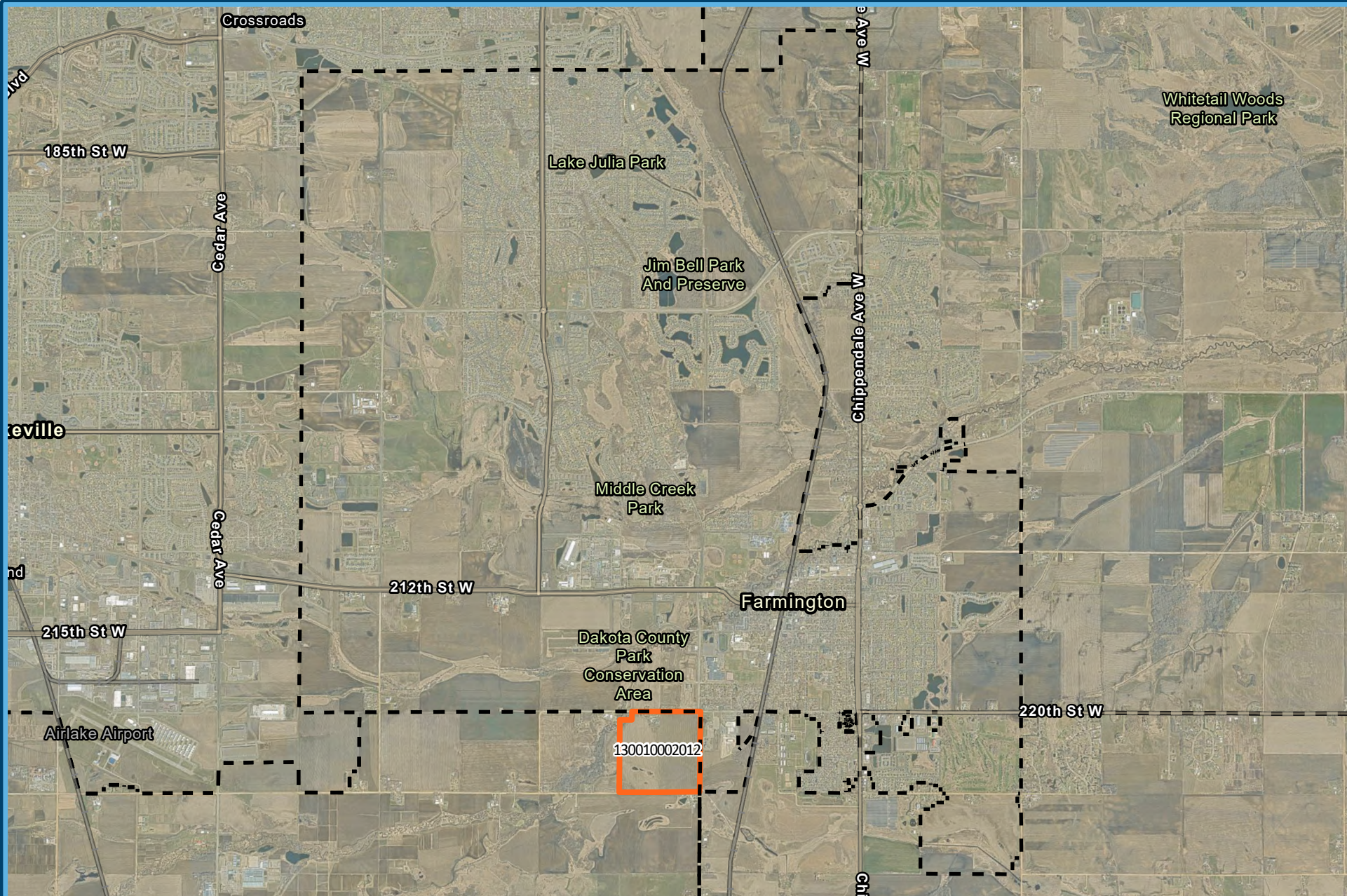
Dated: 9-11-2025

Signatures:

Nancy M Adelman
Adelman Farm LLC
President

NOTE: Pursuant to Minn. Stat. § 414.033 and Minnesota Rules 6000.0800, the petition to the Office of Administrative Hearings must be accompanied by a certification showing that a copy of the petition was filed within ten (10) days after service on the annexing city to the affected township(s), county, and any other abutting municipality(ies).

NOTE: Under Minn. Stat. § 414.033, subd. 5, if the petition is not signed by all of the property owners of the land proposed for annexation, the ordinance shall not be enacted until the municipal council has held a hearing on the proposed annexation after at least 30 days mailed notice to all property owners within the area to be annexed.



Prepared on: 10/13/2025

by:
CITY OF
FARMINGTON

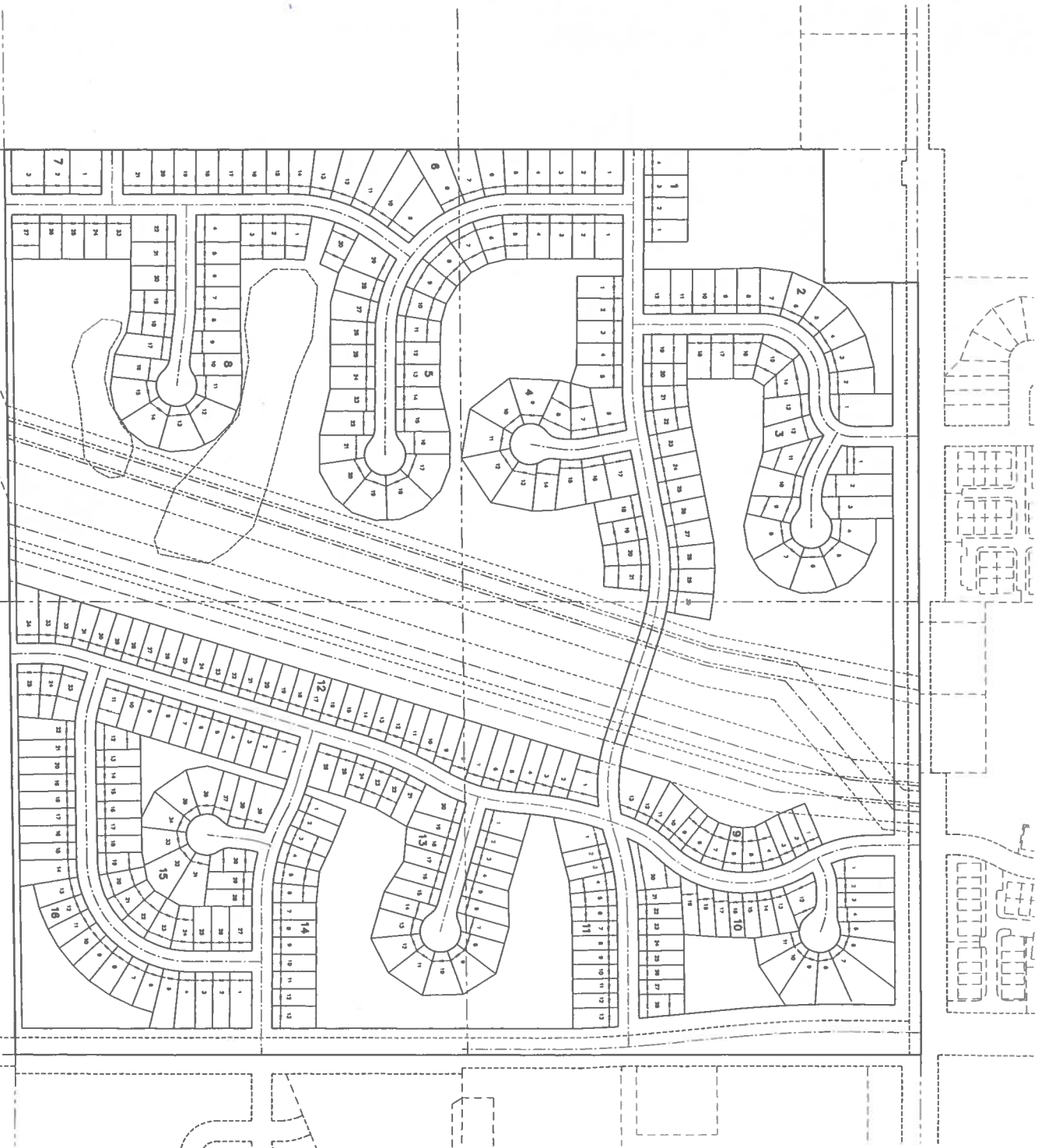


0 1,500 3,000 6,000 US Feet

Disclaimer: This map is for general reference only.
They are not for legal, engineering or surveying use.
The City of Farmington assumes no responsibility
for damages or other liabilities due to the accuracy,
availability, use or misuse of the information herein provided.

Proposed Annexation – 4752 220th Street W (PID# 130010002012) City of Farmington

 Municipal Boundary
 Proposed Annexation



Scale: 1:1000
Date: 10/10/10
Sheet: 1 of 1