



City of Lakeville
Positioned to Thrive

September 18, 2025

Office of Administrative Hearings
Municipal Boundary Adjustments
P.O. Box 64620
St. Paul, MN 55164-0620

Attached please find a copy of an ordinance adopted by the Lakeville City Council on September 2, 2025 approving the annexation of approximately 33.31 acres of land owned by Compass Rail Lakeville, LLC and the Metropolitan Airports Commission (MAC) currently located in Eureka Township. A filing fee check in the amount of 166.55 is enclosed.

Also included in the original petition submitted by the property owners, a boundary map/site map showing the location of the land being annexed.

Please feel free to contact me at 952-985-4421 if you have any questions or need any additional information.

Sincerely,

Tina Goodroad
Community Development Director

ORDINANCE NO. 1111

CITY OF LAKEVILLE
DAKOTA, COUNTY, MINNESOTA

**AN ORDINANCE ANNEXING LAND LOCATED IN THE
TOWN OF EUREKA, DAKOTA COUNTY, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3),
PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, all property owners of the lands described below have petitioned the Lakeville City Council to annex this property to the City of Lakeville, pursuant to Minnesota Statutes Section 414.033, subdivision 2(3); and

WHEREAS, the property is unincorporated and abuts the City of Lakeville on its easterly boundary; is less than 120 acres; is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and

WHEREAS, the property is currently unimproved agricultural land and annexation is requested to facilitate the extension of city services for the urban industrial development of the property, and;

WHEREAS, the area of land proposed for annexation, in acres, is approximately 33.31 acres; and

WHEREAS, the City of Lakeville held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2b, on September 2, 2025, following thirty (30) days written notice by certified mail to the Town of Eureka and to all landowners within and contiguous to the area legally described herein to be annexed, and

WHEREAS, provisions of Minnesota Statutes § 414.033 Subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEVILLE,
MINNESOTA HEREBY ORDAINS AS FOLLOWS:**

1. The City Council hereby determines that the property as described herein abuts the city limits and is or is about to become urban or suburban in nature in that urban industrial use is being proposed for said property, the construction of which requires or will need city services, including public sewer facilities.

2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minnesota Statute § 414.0325.

3. The corporate limits of the City of Lakeville, Minnesota, are hereby extended to include the following described property, said land abutting the City of Lakeville and being 120 acres or less in area, which is not presently served by public sewer facilities or and for which public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

PID 22-03200-78-012

That part of Tract A described below:

Tract A: The north 888.02 feet of the east 100 rods of the Northeast Quarter of Section 5, Township 113 North, Range 20 West, Dakota County, Minnesota;

which lies northerly of Line 1 described below:

Line 1. Beginning at a point on the east line of said Section 5, distance 625 feet south of the northeast corner thereof; thence run northwesterly to the northwest corner of Tract A hereinbefore described and there terminating; Subject to public road and railroad.

PID 13-00500-01-013

The North 888.02 feet of the East 100 rods of the Northeast Quarter of Section 5, Township 113, Range 20, Dakota County, Minnesota, EXCEPT that part which lies Northerly of a "Line 1" described as follows:

Beginning at a point on the East line of said Section 5, distant 625 feet South of Northeast corner thereof; thence run Northwesterly to the Northwest corner of said North 888.02 feet of the East 100 rods of the Northeast Quarter.

The above-described property consists of approximately 33.31 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto.

4. That the population of the area hereby annexed is zero.

5. The City of Lakeville, pursuant to Minnesota Statutes § 414.036, shall provide reimbursement to Eureka Township with respect to the property taxes payable on the area hereby annexed, in the amount of Two Thousand Five Hundred Ninety-Two Dollars (\$2,592.00) equal

to two years of Township taxes for the property to be annexed, payable in two annual payment in accordance with the following schedule:

- a. An amount equal to One Thousand Two Hundred Ninety-Six Dollars (\$1,296.00) no later than December 31, 2026; and
- b. An amount equal to One Thousand Two Hundred Nighty-Six (\$1,296.00), no later than December 31, 2027.

6. That there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required pursuant to Minnesota Statutes § 414.036.

7. That the City Clerk of the City of Lakeville is hereby authorized and directed to file a copy of this Ordinance with the Chief Administrative Law Judge of the Minnesota Office of Administrative Hearings, the Minnesota Secretary of State, the Dakota County Auditor, and the Township Clerk.


8. That the Office of Administrative Hearings is hereby requested to issue its order approving this annexation.

9. This ordinance shall be effective immediately upon its passage and publication, and approval by the Office of Administrative Hearings, Boundary Adjustments, and State of Minnesota.

ADOPTED this 2nd day of September, 2025, by the City Council of the City of Lakeville, Minnesota.


CITY OF LAKEVILLE

BY:



Luke M. Hellier, Mayor

ATTEST:



Ann Orlofsky, City Clerk



Date Received: 8/20/25

2025 City of Lakeville Petition for Annexation Application

In the Matter of the Petition of Certain Persons for the Annexation of Certain Land
to the City of Lakeville, Minnesota Pursuant to (check applicable statute):

 X Minn. Stat. § 414.033, SUBD. 2(3)
 Minn. Stat. § 414.033, SUBD. 5

Property Address: _____

Legal Description/PID No. 13-00500-01-Q14
(Insert complete and accurate property description. Do not use descriptions from property tax statements)

Property is unincorporated Y/N; YES (circle one), is not included within any other municipality Y/N YES
(circle one) and abuts the city's N S E W (circle one) boundary(ies). South border

Total Acreage of Property to be Annexed: 11.51 Unplatted Platted 11.51 Total

Reason for Annexation Petition: Adjacent to property immediately to the south that has petitioned for annexation.

Proposed zoning for the annexed property: I-3 Airport Industrial District

Name of Applicant Metropolitan Airports Commission

Address 6040 28th Avenue S

City: MPLS

State: MN

Zip: 55450

Phone No. 612-726-8141

E-mail Kelly.gerads@mspmac.org

Signature Kelly Gerads

Kelly Gerads

Date 8/20/25

Please Print Name

Application Fee.....\$500.00 (1000.4314)
Escrow.....\$2,000.00 for legal services, planning, engineering and legal services by staff and/or consultants. (1000.1240)

Community Development Department

20195 Holyoke Ave - Lakeville, MN 55044 - www.lakevillemn.gov - Phone: 952-985-4420



Date Received: 7 / 22 / 2025

2025 City of Lakeville Petition for Annexation Application

In the Matter of the Petition of Certain Persons for the Annexation of Certain Land
to the City of Lakeville, Minnesota Pursuant to (check applicable statute):

X Minn. Stat. § 414.033, SUBD. 2(3)
 Minn. Stat. § 414.033, SUBD. 5

Property Address: _____

Legal Description/PID No. 13-00500-01-013 _____
(Insert complete and accurate property description. Do not use descriptions from property tax statements)

Property is unincorporated Y/N; YES (circle one), is not included within any other municipality Y/N YES
(circle one) and abuts the city's N S E W (circle one) boundary(ies). South border

Total Acreage of Property to be Annexed: 21.8 Unplatted _____ Platted _____ 21.8 Total

Reason for Annexation Petition: Develop a rail car storage facility in coordination with Progressive Rail and City of
Lakeville _____

Proposed zoning for the annexed property: I-2 General Industrial District

Name of Applicant Compass Rail Lakeville, LLC _____

Address 6900 Dallas Parkway, Suite 300

City: Plano

State: TX

Zip: 75024

Phone No. 312-961-1242 E-mail dan@compassrail.com

Signature _____

Dan Schmittiel

Please Print Name

Date July 22, 2025

Application Fee.....\$500.00 (1000.4314)
Escrow.....\$2,000.00 for legal services, planning, engineering and legal services by staff and/or consultants. (1000.1240)

Community Development Department

20195 Holyoke Ave - Lakeville, MN 55044 - www.lakevillemn.gov - Phone: 952-985-4420

RESOLUTION NO. 2625

RESOLUTION IN SUPPORT OF ANNEXATION AT THE AIRLAKE AIRPORT

WHEREAS, the Metropolitan Airports Commission ("MAC") is the owner and operator of the Airlake Airport; and

WHEREAS, the lands owned by MAC around the Airlake Airport are located in either the City of Lakeville ("City") or Eureka Township ("Township"); and

WHEREAS, in January 2018 acting upon MAC's petition, the City annexed approximately 120 acres of the Airlake Airport from the Township into the City so that sewer and water service could be provided to a new building area of the Airlake Airport; and

WHEREAS, in January 2019 acting upon MAC's petition, the City annexed all of the operational areas of Airlake Airport lying west of Cedar Avenue and north of 225th Street West; and

WHEREAS, the City has requested MAC to agree to annexation of a small parcel of MAC-owned property located on the west side of the Airlake Airport with P.I.D. No 13-00500-01-014 and which is contiguous to a private parcel being annexed and developed commercially; and

WHEREAS, the City and the Township are discussing an orderly annexation process.

NOW, THEREFORE, BE IT IS RESOLVED, that the Metropolitan Airports Commission formally supports annexation of approximately 11.51 acres associated with P.I.D. No 13-00500-01-014 of the Airlake Airport into the City of Lakeville.

METROPOLITAN AIRPORTS COMMISSION


Chair of the Commission


Secretary of the Commission

LEGAL DESCRIPTION FOR ANNEXATION

That part of Tract A described below:

Tract A: The north 888.02 feet of the east 100 rods of the Northeast Quarter of
 Section 5, Township 113 North, Range 20 West, Dakota County, Minnesota;

which lies northerly of Line 1 described below:

Line 1. Beginning at a point on the east line of said Section 5, distance 625 feet
 south of the northeast corner thereof; thence run northwesterly to the
 northwest corner of Tract A hereinbefore described and there terminating;
 Subject to public road and railroad.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

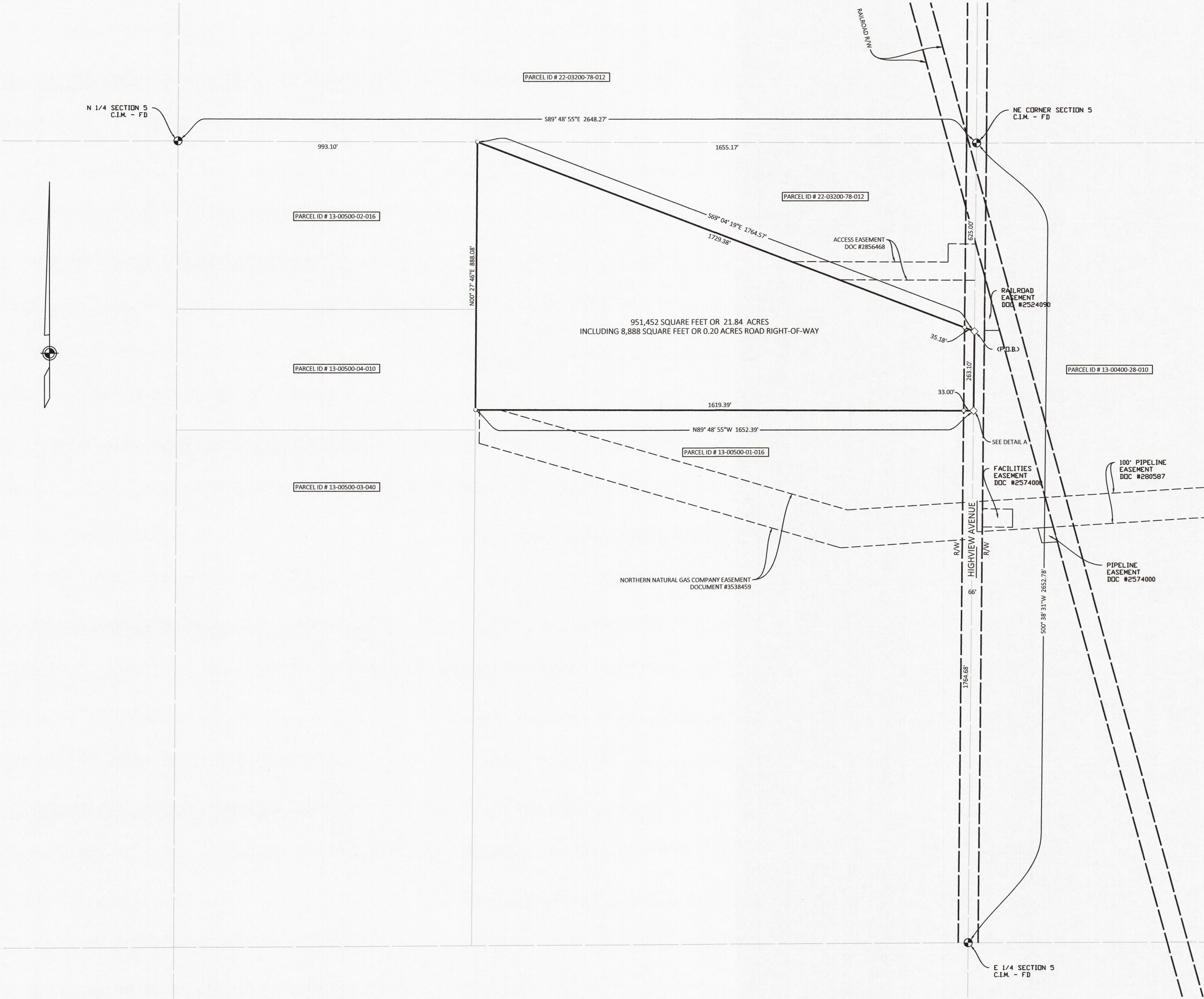
The North 888.02 feet of the East 100 rods of the Northeast Quarter of Section 5, Township 113, Range 20, Dakota County, Minnesota, EXCEPT that part which lies Northerly of a "Line 1" described as follows:
Beginning at a point on the East line of said Section 5, distant 625 feet South of the Northeast corner thereof;
thence run Northwesterly to the Northwest corner of said North 888.02 feet of the East 100 rods of the Northeast Quarter.

Abstract Property



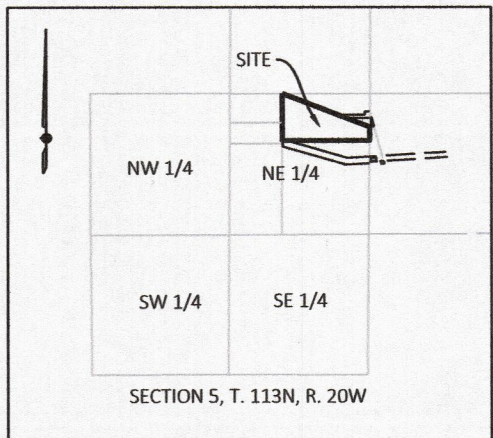
GA\2025-proj\25365037\Survey\Survey\MOS Revisions\25365037-BOUNDARY-20250625.dwg

PLOT DATE: Jun 25, 2025 - 09:03am



- LEGEND**
- USPLS CORNER - AS NOTED
 - FOUND .75" O.D. IRON PIPE
 - SET CAPPED IRON PIPE - PLS 45638
 - COMPUTED POSITION - NOTHING SET
 - C.I.M. CONCRETE IRON MONUMENT

BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 5 WHICH HAS A BEARING OF S00°38'31"W, RELATIVE TO THE DAKOTA COUNTY COORDINATE SYSTEM.



LOCATION MAP
NO SCALE

CERTIFICATE OF SURVEY

PART OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 113 N, RANGE 20 W, TOWN OF EUREKA, DAKOTA COUNTY, MINNESOTA

Legal Description Issued by Old Republic National Title Insurance Company, Commitment Number 714377 dated May 21, 2025, Exhibit A

The North 888.02 feet of the East 100 rods of the Northeast Quarter of Section 5, Township 113, Range 20, Dakota County, Minnesota, EXCEPT that part which lies northerly of a "Line1" described as follows:
Beginning at a point on the east line of said Section 5, distant 625 feet South of the northeast corner thereof; thence run northwesterly to the northwest corner of said North 888.02 feet of the East 100 rods of the Northeast Quarter.

ALSO DESCRIBED AS:

Surveyed Legal Description

That part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 5, Township 113N, Range 20W, Town of Eureka, Dakota County, Minnesota, more particularly described as follows:

Commencing at the NE corner of said Section 5;

thence S 00°38'31" W, along the east line of the NE 1/4 of said Section 5, 625.00 feet to the Point of Beginning (POB);

thence S 00°38'31" W, continuing along the east line of the NE 1/4 of said Section 5, 263.10 feet;

thence N 89°48'55" W, 1619.39 feet to a point on the west line of the east 60 acres of the NE 1/4 of said Section 5;

thence N 00°27'46" E, along the west line of the east 60 acres of said Section 5, 888.06 feet to the north line of the NE 1/4 of said Section 5;

thence S 69°04'19" E, 1764.67 feet to the Point of Beginning.

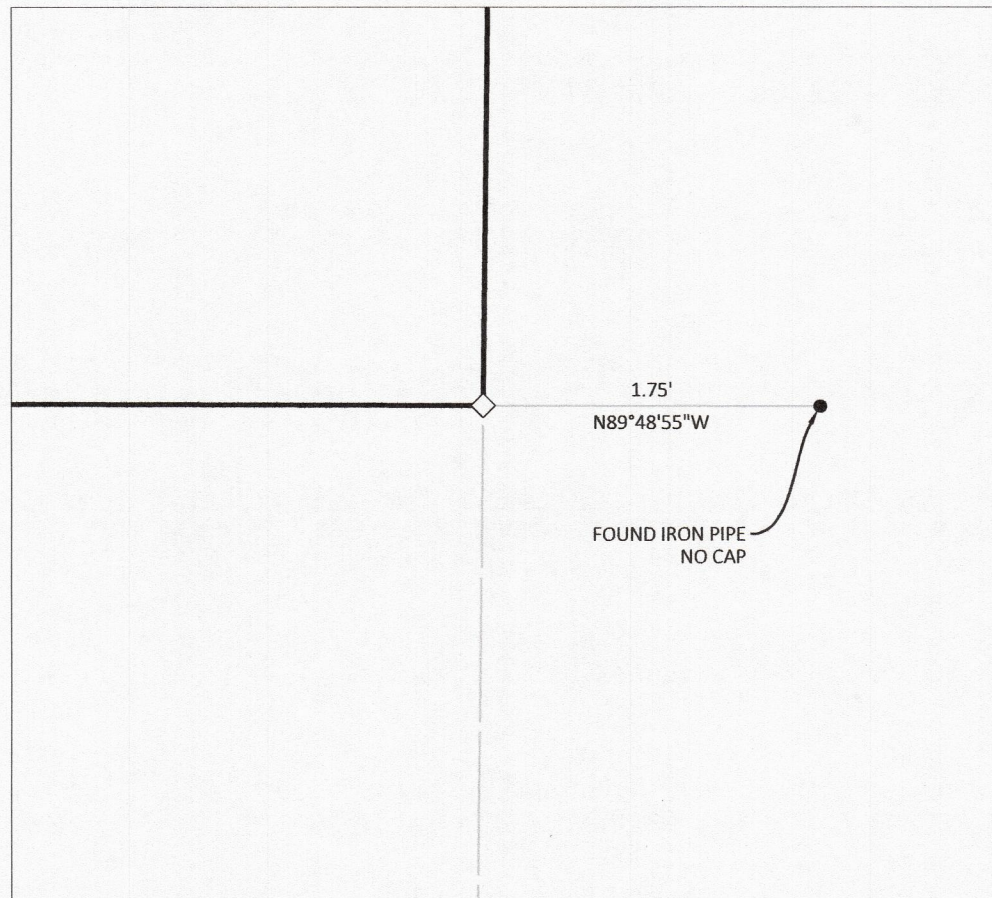
Containing 951,452 square feet or 21.84 acres including 8,888 square feet or 0.20 acres in road right-of-way.

Bearings are based on the east line of the NE 1/4 of said Section 5 which has an assumed bearing of S 00°38'31" W.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY, THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED ON THIS SURVEY AND THAT ALL MONUMENTS DEPICTED ON THIS SURVEY HAVE BEEN OR WILL BE CORRECTLY SET WITHIN ONE YEAR.

Sean P. Narveson
SEAN P. NARVESON LICENSE NO. 45635

June 25, 2025
DATE



DETAIL A
SCALE: 1" = 1'

SURVEYOR'S NOTES

- NO TITLE WORK PERFORMED BY COOPER ENGINEERING.
- NO UTILITIES WERE LOCATED THIS SURVEY. THERE MAY BE UNDERGROUND UTILITIES ON THIS SITE.
- NO SEPTIC TANKS, VENTS OR WELLS WERE OBSERVED DURING THE SURVEY.
- THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS.
- THE SURVEYED LEGAL DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORDED DESCRIPTION.

1	BKB	05/12/2025	ADD OFFSITE EASEMENTS EAST OF HIGHVIEW AVENUE
NO.	BY	DATE	REVISIONS

PROJECT MANAGER	Bruce Markgren
CHECKED BY:	SPN
APPROVED BY:	



2600 COLLEGE DRIVE, P.O. BOX 230
RICE LAKE, WISCONSIN 54868-0230
TELEPHONE (715) 234-7008
FAX (715) 234-1025

COMPASS RAIL SERVICES, LLC

PART OF THE NE-NE & NW-NE, SECTION 5, TOWNSHIP 113N, RANGE 20W, TOWN OF EUREKA, DAKOTA CO., MN

SHEET DESCRIPTION

BOUNDARY SURVEY

DATE 3/26/2025

DRAWN BY BKB

SCALE
0 100' 200'

PROJECT NO.

25365037

SHEET NO.

1 OF 1

