

CITY OF DUNDAS  
COUNTY OF RICE  
STATE OF MINNESOTA



DUNDAS CITY COUNCIL  
RESOLUTION NUMBER 2026-05

RESOLUTION APPROVING ANNEXATION OF CERTAIN PROPERTY  
PURSUANT TO THE JOINT RESOLUTION/ORDERLY ANNEXATION  
AGREEMENT BY AND BETWEEN  
BRIDGEWATER TOWNSHIP AND THE CITY OF DUNDAS

**WHEREAS**, the City of Dundas and Bridgewater Township have previously adopted a Joint Resolution/Orderly Annexation Agreement for orderly annexation of certain unincorporated areas located within Rice County pursuant to Minnesota Statutes § 414.0325 attached hereto as Attachment A, and;

**WHEREAS**, that Joint Resolution/Orderly Annexation Agreement was reviewed and approved by the State of Minnesota, also as required by law, and;

**WHEREAS**, the Joint Resolution/Orderly Annexation Agreement provides for the annexation of land within the designated area upon the satisfaction of certain conditions, including petition of the property owner, and;

**WHEREAS**, as required by the Joint Resolution/Orderly Annexation Agreement, the City of Dundas has received a petition (the “Petition”) and a legal description (the “Property”), attached hereto as Attachment B, from the sole owner of property within the designated area comprising approximately 34 acres and having a population of zero, and;

**WHEREAS**, the purpose of the annexation is to transfer jurisdiction over the property to enable the more efficient extension and delivery of services provided by the City including, but not limited to, connection to the City sewer system, and;

**WHEREAS**, upon annexation the property will become immediately subject to the exclusive control and jurisdiction of the City for land use and other purposes, and the City will become obligated to provide the Township with tax reimbursement in accordance with the Joint Resolution/Orderly Annexation Agreement.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Dundas:

That the City of Dundas, pursuant to the terms and conditions set forth in the Joint Resolution/Orderly Annexation Agreement, hereby adopts this **Annexation Resolution** and requests the State of Minnesota, Office of Administrative Hearings, without hearing or modification of the boundaries, to immediately order the annexation of the Property described in the Petition to the City of Dundas, in accordance with the provisions of the Joint Resolution/Orderly Annexation Agreement.

**ADOPTED** by the City Council of the City of Dundas this 26<sup>th</sup> day of January, 2026.

  
\_\_\_\_\_  
Glenn Switzer, Mayor

ATTEST:

  
\_\_\_\_\_  
Jenelle Teppen, City Administrator/Clerk

**ATTACHMENT A**

*Joint Resolution/Orderly Annexation Agreement*

*Final Draft*

REC'D BY  
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**JOINT RESOLUTION/ORDERLY ANNEXATION AGREEMENT  
BETWEEN BRIDGEWATER TOWNSHIP AND THE CITY OF DUNDAS**

THIS ORDERLY ANNEXATION AGREEMENT is entered into this 12 of  
JULY, 2004 by and between the CITY OF DUNDAS, MINNESOTA  
(hereinafter referred to as the "City") and BRIDGEWATER TOWNSHIP (hereinafter  
referred to as the "Township").

WHEREAS, Minnesota Statutes 414.0325 authorizes townships and municipalities  
to provide for the orderly annexation of unincorporated areas that are in need of orderly  
annexation; and

WHEREAS, the City and Township agree that there is a public need for the  
coordinated, efficient and cost-effective extension of the city services to promote the  
public health, well-being, and safety; and

WHEREAS, the property described in attached Exhibit "A" (hereinafter referred  
to as the "Annexation Area") is about to become urban or suburban in nature and the  
City is capable of providing city services within a reasonable time; and

WHEREAS, the extension of city services can only be provided in prioritized  
phases and if the process and timing of annexation are clearly identified and jointly  
agreed upon in advance of the City's capital planning, commitment, and expenditure; and

WHEREAS, the establishment of a process of orderly annexation of said lands  
will be of benefit to the residents and owners of said lands, and permit the City to extend  
necessary municipal services in a planned and efficient manner; and

WHEREAS, the City and Township desire to accomplish the orderly annexation  
of the Annexation Area and the extension of municipal services in a mutually acceptable  
and beneficial manner without the need for a hearing before the Municipal Boundary  
Adjustments Office of the Minnesota Department of Administration (MBA) or its  
successor, and with the purpose of avoiding an annexation dispute, enter into this joint  
resolution for orderly annexation pursuant to Minnesota Statutes 414.0325, subd. 1; and

WHEREAS, a means is needed to control the development of these areas.

NOW, THEREFORE, BE IT RESOLVED by the City of Dundas and  
Bridgewater Township that the two parties enter into this Joint Resolution Orderly  
Annexation Agreement (hereinafter referred to as "Agreement") and agree to the  
following terms:

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1     **Acreage and Location**  
2

3     1.     The attached map entitled Exhibit B - Annexation Area; dated \_\_\_\_\_,  
4     shall be the framework for annexation from 2004 through 2033. The map constitutes the  
5     Annexation Area, and denotes areas from which annexation may occur under this  
6     agreement. It is not necessary that all of the land constituting the Annexation Area be  
7     annexed within the time lines set forth in this agreement.  
8

9     2.     The lands included within the 2004 through 2033 Growth Stages are designated  
10    for future urban development within the City. The Township shall oppose any efforts to  
11    include any of the lands within the Annexation Area into any governmental jurisdiction  
12    other than the City.  
13

- 14         •     Growth Stage One is defined as the time period from year 2004 through the  
15         year 2018;
- 16         •     Growth Stage Two is defined as the time period from year 2019 through  
17         the year 2033.

18  
19    3.     **Growth Stage One:**  
20

21    (A)    The City shall have the right to annex 600 acres of land for residential  
22    and/or commercial purposes during Growth Stage One, from 2004 through 2018.  
23    Annexation will be limited to 400 acres during the period from 2004 through  
24    2011, and no more than 100 acres in any one year. If any of the 600 acres is not  
25    annexed during Growth Stage One, then the balance shall be added to the total  
26    acreage allowed for annexation during Growth Stage Two. The annexation pace  
27    shall be consistent with the requirements and standards set forth in the  
28    Comprehensive Plan, and zoning and subdivision regulations of the City.  
29

30    (B)    Additionally, during Growth Stage One, the City may annex additional  
31    property designated bluff or steep slope, as set forth in the City ordinances, but  
32    only if these areas are designated park area, or open space, and/or protected by a  
33    conservation easement. Any such annexations shall not count against the 600-acre  
34    limitation set forth in the preceding paragraph.  
35

36    (C)    The 100-acre annual limitation may be waived by the Township, which  
37    waiver shall not be unreasonably withheld, conditioned upon:  
38

- 39         (i)    the application by a developer for a master development plan that  
40         exceeds the 100-acre limitation; and  
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(ii) the master development plan addresses all the considerations of the Comprehensive Plan, City Ordinances and this Annexation Agreement; and

(iii) the master development plan addresses all the respective transportation needs as set forth in the Comprehensive Plan and this Annexation Agreement; and

(iv) the developer evidences the financial capacity to complete the development as presented; and

(v) the City obtains sufficient security to assure that the developer completes its obligations regarding the transportation systems as set forth in the master development plan.

4. **Growth Stage Two:**

(A) The City shall have the right to annex 600 acres of land for residential and/or commercial purposes during Growth Stage Two, during the period from 2019 through 2033.

(B) No more than 100 acres shall be annexed during Growth Stage Two in any one year. No more than a total of 300 acres shall be annexed during the period from 2019 through 2025<sup>1/2</sup>. The annexation pace shall also be consistent with the requirements and standards set forth in the Comprehensive Plan, and zoning and subdivision regulations of the City.

(C) Land not annexed, as part of the allotment for Growth Stage One may be annexed at any time during Growth Stage Two without being counted against the 600-acre allotment, which is permitted during Growth Stage Two, and shall not be subject to the 100 acres per year annual limitation.

(D) The 100-acre annual limitation may be waived by the Township, which waiver shall not be unreasonably withheld, conditioned upon:

(i) the application by a developer for a master development plan that exceeds the 100-acre limitation; and

(ii) the master development plan addresses all the considerations of the Comprehensive Plan, City Ordinances and this Annexation Agreement; and

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1 (iii) the master development plan addresses all the respective  
2 transportation needs as set forth in the Comprehensive Plan and this  
3 Annexation Agreement; and  
4

5 (iv) the developer evidences the financial capacity to complete the  
6 development as presented; and  
7

8 (v) the City obtains sufficient security to assure that the developer  
9 completes its obligations regarding the transportation systems as set forth in  
10 the master development plan.  
11

12 5. Annexation will be limited to property that is contiguous to the corporate limits of  
13 the City. Following annexation, and prior to recording the final plat, all property to be  
14 developed in the Annexation Area described in this agreement must be subject to a  
15 development agreement between the owner, the developer, and the City. No annexations  
16 will be permitted under this agreement unless all prior annexed property has either been  
17 developed in accordance with the development agreement applicable to that property, or  
18 is in the process of being developed in compliance with the development agreement  
19 applicable to that property.  
20

21 6. All annexation shall be subject to the prevailing Comprehensive Plan, the Zoning  
22 Ordinance, and subdivision regulations of the City.  
23

24 7. The City may also annex land as described in the attached Exhibit C. Said Exhibit  
25 describes an existing rural subdivision, presently described as the Woodwood Addition.  
26 Annexation shall only be permitted upon the request of two thirds ( $\frac{2}{3}$ ) of all property  
27 owners within the subdivision. If said land is annexed, the acreage in this subdivision  
28 shall not count against the allotted acres allowed for annexation as set forth in paragraphs  
29 3 and 4 of this agreement.  
30

31 8. Notwithstanding paragraph 3 and 4 of this agreement, the City shall have the right  
32 to annex, at any time, all or any part of the land in the Annexation Area designated for  
33 industrial land use subject to the limitations in paragraphs 11 & 12, below. Annexation  
34 of land for industrial use is not subject to annual or periodic acreage limitations.  
35 However, all such land must be contiguous to the then corporate limits of the City, unless  
36 otherwise approved by the Township.  
37

38 No new land shall be annexed for industrial purposes, unless all land previously annexed  
39 for industrial purposes has been substantially developed in accordance with the  
40 respective development agreement, or is in the process of development and is in  
41 compliance with the respective development agreement.  
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1 9. The City will not annex any property within the Annexation Area until there are  
2 development proposals for the property, except in the following circumstance: The City  
3 may annex property not included in a development proposal, provided the additional  
4 parcel(s) proposed for annexation is owned by not more than one property owner and is  
5 the only parcel(s) between the 2004 city limits and the property proposed for  
6 development and annexation. Property annexed in this way will be allowed to retain its  
7 current use as of the date of annexation, until the property is sold to a third party,  
8 development is proposed by the owner, or development takes place. Until sale or  
9 development, the tax base for the property will be based on the Township rate, and any  
10 special assessments will be deferred until the property is either developed or sold to a  
11 third party.  
12

13 10. The Township will not file any objection with the MBA concerning the City's  
14 annexation of any land with the Annexation Area described above, so long as the  
15 annexation complies with the terms and conditions of the Agreement.  
16

17 **Comprehensive Plan and Zoning and Subdivision Regulations:**  
18

19 11. The City will revise the present Comprehensive Plan, and zoning and subdivision  
20 regulations to establish:  
21

22 (A) Zoning and subdivision ordinances and regulations to address areas to be  
23 annexed; and  
24

25 (B) Criteria for development agreements.  
26

27 The City and Township agree to develop a joint policy for sharing the cost with respect  
28 to road maintenance and other improvements, which are adjacent to annexed areas which  
29 are serviced by township roads.  
30

31 12. The Planning Commission and/or the City Council of the City of Dundas shall not  
32 modify, change, or alter in any way the Comprehensive Plan, zoning and/or subdivision  
33 regulations regarding industrial development, within the Annexation Area, without the  
34 consent of the Township Board. The Township Board may not unreasonably withhold  
35 its approval if such change is based on reasonable considerations.  
36

37 **Dundas Planning Commission:**  
38

39 13. The City's Planning Commission will be expanded to seven ( 7 ) members, to  
40 include three ( 3 ) appointees from the Township.  
41  
42

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- 1 (A) The Township Board will nominate members to serve on the Planning
- 2 Commission.
- 3
- 4 (B) The City will select Township members from names submitted by the
- 5 Township Board. The Board shall submit at least two (2) names for selection for
- 6 each Planning Commission vacancy.
- 7
- 8 (C) The expansion of the Planning Commission as set forth above shall take
- 9 place no later than 30 days following approval of this Agreement, unless adjusted
- 10 to meet the respective regular meeting schedules of the Planning Commission and
- 11 City Council, or as mutually agreed.
- 12
- 13 (D) The City will amend its Ordinance regarding Planning Commission
- 14 membership, to incorporate the above. In addition, the Ordinance will be
- 15 amended to provide that five (5) members will constitute a quorum, and that
- 16 Planning Commission members will be appointed to appropriate staggered terms,
- 17 but will continue to serve at the discretion of the City Council.
- 18

19 Pursuant to MN Statute 414.0325, subd. 5, the parties agree that the Planning  
 20 Commission shall have the authority to exercise planning and land use control authority  
 21 within the Annexation Area, said Commission to operate in the manner prescribed by  
 22 MN Statute 471.59, subd. 2-8 inclusive. Said Commission shall have planning, zoning  
 23 and subdivision jurisdiction in the entire Annexation Area. If Rice County objects to the  
 24 Commission's zoning control over the Annexation Area, which is located outside of the  
 25 incorporated area of the City, then the Township and the City shall each designate one of  
 26 its Planning Commission members to serve as members of the three-person governing  
 27 committee described in MN Statute 414.0325, subd. 5. The City shall designate the  
 28 zoning administrator for the Annexation Area.

29  
 30 14. If the City intends to annex a parcel of property within the Annexation Area, the  
 31 City shall, within 14 days of receipt of a petition to annex, submit to the Township the  
 32 following:

- 33
- 34 (A) The legal description and a map of the property to be annexed;
- 35
- 36 (B) A description of the proposed use of said property;
- 37
- 38 (C) A general development plan for the parcel to be annexed,
- 39
- 40 (D) An estimate of the projected population and number of households within
- 41 the proposed development in the Annexation Area; or
- 42

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1 (E) An estimate of the fair market value of the proposed commercial and/or  
2 industrial development in the Annexation Area.  
3

4 (F) After the completion of the Planning Commission review of the Proposed  
5 Development Plan, a statement by the Planning Commission regarding its  
6 preliminary recommendations as to the proposed development.  
7

8 15. Upon receipt of submittals set forth in "A" through "D", above, the Township  
9 will be provided 60 days to comment on the proposed development concept including  
10 density and street layout in the area to be annexed.  
11

12 **Tax Rebates to Bridgewater Township**  
13

14 16. Upon annexation of any land per this agreement, the Township shall not be  
15 entitled to receive tax revenue or rebates from the City until such time as the land is  
16 developed. When development occurs, and the improved property is fully assessed, to  
17 include the value of the development improvements, the Township shall receive tax  
18 revenue rebates for a period of ten (10) years. The tax rebate shall be equal to the  
19 Township's then current tax rate times the tax capacity of the developed land for the year  
20 that the rebate is due.  
21

22 17. The Township will participate (pro-rata) to assist development through public  
23 participation; i.e., tax increment and/or tax abatement based on the following general  
24 terms and conditions:  
25

26 (A) The project development agreement addresses the upgrade and  
27 maintenance of the public road system to meet the project's needs, and its impact  
28 on the regional transportation system (township roads only); and  
29

30 (B) This participation is at the discretion of the Township Board.  
31

32 18. The Township will provide an annual accounting based on information provided  
33 by the County, and the Township Fiscal Advisor. If the City wishes to challenge the  
34 accounting, it may do so at its own expense. If there is an error in the Township request  
35 for payment, then the expense the City incurred to audit the Township request will be  
36 paid through a reduction of funds owed based on this Section of the agreement. The  
37 annual accounting shall also include an accounting of the use of the funds from the tax  
38 rebate, which will be dedicated for road and bridge purposes as set forth in paragraph 21  
39 of this agreement.  
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1 The tax payments due to the Township pursuant to this Agreement will be made within  
2 30 days of receipt of the tax distribution from Rice County, or within 30 days of receipt  
3 by the City of the annual accounting and request for payment from the Township,  
4 whichever is later.

5  
6 In no event, shall any tax rebate be payable after the year 2043, or ten (10) years after the  
7 final development of any property that has been annexed based on this agreement,  
8 whichever comes last.

9  
10 **Road Maintenance and Construction and Transportation Planning:**

11  
12 19. The Township shall continue its normal maintenance of existing Township roads,  
13 drainage facilities, and street signage for all properties within the Annexation Area until  
14 the property is annexed by the City.

15  
16 20. The City will work in cooperation with the County, MnDOT and developers to  
17 assure that new developments address:

18  
19 (A) The transportation needs of the project;

20  
21 (B) Impacts on City and/or Township roads that will need upgrade due to  
22 increased traffic or type of usage; and

23  
24 (C) Compliance with the transportation system plan set forth in the  
25 Comprehensive Plan.

26  
27 21. The Township shall use and dedicate the increased rebate in taxes between what it  
28 would have received if the property had not been annexed and the amount that it receives  
29 under provision 16 above, in its road and bridge account, to improve and/or maintain  
30 roadways affected by proposed annexations.

31  
32 22. The Township is encouraged to engage in a planning process by which land use  
33 control is established in the Township. The objective would be to retain a harmonious  
34 relationship between rural area land uses, particularly adjacent to the proposed  
35 Annexation Area. In addition, the City encourages the Township to focus especially on  
36 lands adjacent to the CSAH 1 and railroad corridors, to encourage the highest and best  
37 land use over time. The City would like to participate in this process. The Township and  
38 the City are also encouraged to consider the merits of employing the zoning provisions of  
39 MN Statute 462.357 as a part of the planning process.

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1 **Dispute Resolution and Amendment**

2  
3 23. Disputes concerning this agreement shall be resolved as follows:

4  
5 (A) **NEGOTIATION.** When a disagreement over interpretation of any  
6 provision of this agreement occurs, the City and Township must meet at least  
7 once, at a mutually convenient time and place to attempt to resolve the dispute  
8 through negotiation.  
9

10 (B) **MEDIATION.** When the parties are unable to resolve a dispute, claim or  
11 counterclaim, or are unable to negotiate an interpretation of any provision of this  
12 agreement, the parties may mutually agree in writing to seek relief by submitting  
13 their respective grievances to non-binding mediation.  
14

15 (C) **ADJUDICATION.** When the parties are unable to resolve a dispute, claim  
16 or counterclaim, or are unable to negotiate an interpretation of any provisions of  
17 this agreement, or are unable to agree to submit their respective grievances to non-  
18 binding mediation, then either party may seek relief through initiation of an action  
19 in a court of competent jurisdiction. In addition to the remedies provided for in  
20 this agreement and any other available remedies at law or equity, in the case of a  
21 violation, default or breach of any provision of this agreement, the non-violating,  
22 non-defaulting, non-breaching party may bring an action for specific performance  
23 to compel the performance of this agreement in accordance with its terms. If a  
24 court action is required, the court may reimburse the prevailing party for its  
25 reasonable attorney's fees and costs.  
26

27 **General Terms and Provisions**

28  
29 24. This agreement may not be modified, amended or altered except upon the written  
30 joint resolution of the City and Township, duly executed and adopted by the City Council  
31 and Township Board of Supervisors, and filed with the MBA.  
32

33 Either party to this agreement may request an amendment. Requests for amendments will  
34 first be considered by the Dundas Planning Commission. Its recommendation shall be  
35 forwarded to the Township Board and the City Council.  
36

37 The City and Township agree to meet jointly annually to consider and discuss possible  
38 modifications to this orderly Annexation Agreement.  
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1 25. The terms, covenants, conditions and provisions of this agreement, including the  
2 present and all future attachments, shall constitute the entire agreement between the  
3 parties, superseding all prior agreements and negotiations, regarding the Annexation  
4 Area. There are no understandings, agreements or assumptions other than the written  
5 terms of this agreement.  
6

7 26. This agreement shall be binding upon and benefit of the respective successors and  
8 assigns of the City and Township. Specifically, this agreement is binding upon the  
9 governmental entity that survives or is created by the Township's action to merge,  
10 consolidate, detach, annex, reorganize or incorporate.  
11

12 27. This agreement is made pursuant to, and shall be construed in accordance with the  
13 laws of the State of Minnesota. In the event any provision of this agreement is  
14 determined or adjudged to be unconstitutional, invalid, illegal or unenforceable by a  
15 court of competent jurisdiction, the remaining provisions of this agreement shall remain  
16 in full force and effect.  
17

18 28. Upon the filing of this Agreement and resolution with the MBA, the parties will  
19 not request any alteration of the boundaries of the land constituting the Annexation Area,  
20 or any change in the annexation of land not provided for in this agreement. The MBA  
21 may review and comment on the annexation resolution, but may not otherwise consider  
22 the resolution or alter the Annexation Area boundaries. Within thirty (30) days of receipt  
23 of an annexation resolution adopted by the City, which complies with this Agreement,  
24 the MBA must order the annexation of the area described in the annexation resolution in  
25 accordance with the terms and conditions of this agreement.  
26

27 29. Lands ordered annexed pursuant to this agreement will not be subject to any  
28 differential taxation as referenced in MN Statutes 414.035. Property taxes payable on  
29 annexed land shall continue to be paid to the Township for the entire year in which the  
30 annexation becomes effective. If the MBA's order approving the annexation becomes  
31 effective on or before August 1<sup>st</sup> of a levy year, the City may levy on the annexed area  
32 beginning with that same levy year. If the MBA's order becomes effective after August  
33 1<sup>st</sup> of a levy year, the Township may continue to levy on the annexed area for that levy  
34 year. Thereafter, property taxes on the annexed land must be paid to the City.  
35

### 36 **Termination of Orderly Annexation Agreement**

37

38 30. This agreement shall terminate on December 31, 2033, or the date upon which all  
39 permitted annexation of land in the Annexation Area has been completed, whichever  
40 occurs sooner.  
41

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1 Notwithstanding the termination of this agreement, the following provisions shall remain  
2 binding and enforceable after the termination of the agreement for all properties annexed  
3 under the terms of this agreement:  
4

- 5 (A) Paragraph 16 – Relating to tax rebates;
- 6
- 7 (B) Paragraph 18 – Relating to annual accounting; and
- 8
- 9 (C) Paragraph 21 – Relating to dedicated use of tax rebate funds.

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**Binding Agreement, Director’s Review**

31. No alteration of the areas set forth herein for orderly annexation, or their boundaries is appropriate. The director may review and comment, but not alter the boundaries.

32. This Orderly Annexation Agreement designates certain areas as in need of orderly annexation, and provides the conditions for the annexation of those areas. The parties agree that no consideration by the director is necessary, and that therefore the director may review, and comment, but shall, within thirty (30) days of the submission of a petition for annexation in conformity with this Agreement, order annexation consistent with the terms of this Orderly Annexation Agreement, and Resolutions submitted pursuant thereto.

33. This Agreement is a binding contract, and provides the exclusive procedures by which the unincorporated property identified in the Agreement may be annexed to the City. The City shall not annex property within the Annexation Area by any other procedure.

34. The City may not attempt annexation of any property within the Township until 2033, except as allowed in this Agreement.

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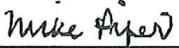
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ADOPTED BY THE BRIDGEWATER TOWNSHIP BOARD OF SUPERVISORS ON  
THE 2 DAY OF June, 2004.

ATTESTED TO:

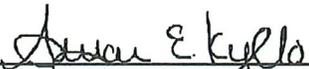
By:   
Its: Board Chair

By:   
Its: Town Clerk

ADOPTED BY THE DUNDAS CITY COUNCIL ON THE 12<sup>th</sup> DAY OF  
July, 2004.

ATTESTED TO:

By:   
Myron Malecha, Mayor

By:   
Susan Kylo, City Administrator/Clerk

Revised 9/2/04REC'D BY  
MMB

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**EXHIBIT A****LEGAL DESCRIPTION OF ANNEXATION AREA**

The properties included in the annexation area, are legally described below.

**Properties Included in the Annexation Area of Bridgewater Township:**

1. All parcels and property lying within the SE $\frac{1}{4}$  of Section 9-111-20
2. All parcels and property lying within Section 10-111-20, as follows:
  - A. The NE $\frac{1}{4}$
  - B. The NW $\frac{1}{4}$
3. All parcels and property lying within Section 11-111-20, as follows:
  - A. All that part of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  lying northwesterly of the center line of County Road 78
  - B. All that part of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  lying northwesterly of the center line of County Road 78
4. All parcels and property lying within Section 13-111-20, as follows:
  - A. The N $\frac{1}{2}$ , excepting therefrom Parcels 07.2247.000 and 07.2248.000, said exception described as follows:

*That part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 13-111-20, which lies north and west of County Road 1*
  - B. The N $\frac{1}{2}$  of the S $\frac{1}{2}$ , lying westerly of County Road 22; excepting therefrom the following parcels:

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## i. Parcel 07.2256.000, said exception described as follows:

*A piece of land in the NE $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 13-111-20 bounded and described as follows: Beginning at a point where the south line of the NE $\frac{1}{2}$  of the SOUTHEAST $\frac{1}{4}$  of Section 13-111-20 intersects the center of Rice County Highway No. 22, lying easterly of the land herein described: Thence running due west on said south line 959 feet; thence due north 493 feet; thence due east to the center line of said Highway; thence southwesterly along the center line of said Highway to the point of beginning*

## ii. Parcel 07.2257.000, said exception described as follows:

*A piece of land bound and described as follows: Beginning at a point in the center of the Highway [County Road 22] lying east of the land hereby conveyed, 493 feet north of the south line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13-111-20; thence west 444 feet; thence north 258 feet; thence east to the center of said County Highway 22; thence southwest along the center line of said Highway to the point of beginning; and that part of the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 13-111-20, Rice County, Minnesota, described as follows: Commencing at a point on the center line of County Highway (Road) No. 22, distant 493 feet north of (as measured at right angles) the south line of said NE $\frac{1}{4}$  of said SE $\frac{1}{4}$ ; thence N 89° 02' 57" W, assumed bearing, parallel with the south line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , a distance of 444 feet; thence N 0° 57' 03" E, a distance of 258 feet to the point of beginning of the land to be described: Thence N 0° 57' 03" E, a distance of 52.06 feet; thence N 88° 05' 08" E, a distance of 603.08 feet to the center line of County Highway (Road) No. 22; thence S 25° 54' 26" W, along said center line a distance of 90.68 feet to its intersection with a line that bears S 89° 02' 57" E from the point of beginning; thence N 89° 02' 57" W, a distance of 564.08 feet to the point of beginning*

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5. All parcels and property lying within Section 14-111-20, as follows:
- A. The SW $\frac{1}{4}$ , excepting therefrom Parcel 07.2377.001, said exception described as follows:
- The south 1,012 feet of the E $\frac{1}{4}$  of the SW $\frac{1}{4}$  in Section 14-111-20*
- B. The NE $\frac{1}{4}$ ; excepting therefrom the Wendwood Addition, as described on the attached Exhibit C
- C. The SE $\frac{1}{4}$ ; excepting therefrom:
- i. Parcel 07.2367.000, said exception described as follows:
- The south 152.17 feet of the north 382.17 feet of the east 46 feet of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$*
- ii. Parcel 07.2367.001, said exception described as follows:
- The south 136.66 feet of the west 300 feet of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; and the north 589.34 feet of the west 300 feet of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$*
- iii. Parcel 07.2367.002, said exception described as follows:
- The SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; except the north 589.34 feet of the west 300 feet; and except the south 152.17 feet of the north 382.17 feet of the east 46 feet*
- iv. Parcel 07.2371.000, said exception described as follows:
- The SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  lying easterly of the west 871 feet*
- v. Parcel 07.2370.000, said exception described as follows:
- The S $\frac{1}{2}$  of the east 442 feet of the west 871 feet of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$*

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- vi. Parcel 07.2371.001, said exception described as follows:

*The N $\frac{1}{2}$  of the east 442 feet of the west 871 feet of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$*

- vii. Parcel 07.2378.000, said exception described as follows:

*The south 1012.02 feet of the west 429 feet of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$*

6. All parcels and property lying within Section 15-111-20, as follows:

- A. The SW $\frac{1}{4}$ , excepting therefrom the following described parcels:

*The south 642.28 feet of the north 662.28 feet of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  lying easterly of County Road 8, and the north 528 feet of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  lying westerly of County Road 8; and also excepting, the south 17.40 acres of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  lying easterly of County Road 8; and also excepting, part of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  beginning at the southwest corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence northerly along the west line thereof 789.67 feet to a point in a line 528 feet southerly from and parallel with the north line of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence N 89 ° 42' 34" E 517.38 feet to a point in the center line of Dundas Boulevard (County Road 8), thence S 32 ° 35' 46" W along the center line of County Road 8 830.67 feet; thence southwesterly along the center line of County Road 8 on a curve concave southeasterly 101.97 feet to a point on the south line of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence S 89 ° 44' 45" W along said south line 10.83 feet to the point of beginning*

- B. The SE $\frac{1}{4}$  of Section 15

7. All parcels and property lying within Section 16-111-20, as follows:

- A. The NE $\frac{1}{4}$

- B. The SE $\frac{1}{4}$ , except that part thereof lying southerly of 118<sup>th</sup> Street

Exhibit B-1  
City of Dundas/  
Bridgewater  
Township Orderly  
Annexation

- Legend**
- City Boundary
  - Township Boundary
  - Annexation Area
  - 2004-2013
- Anticipated Land Uses**
- R Residential
  - C Commercial
  - I Industrial

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MMB  
SEP 07 2004

Scale: 1" = 1000 Feet

City of Dundas  
Planning & Zoning Department  
September 7, 2004

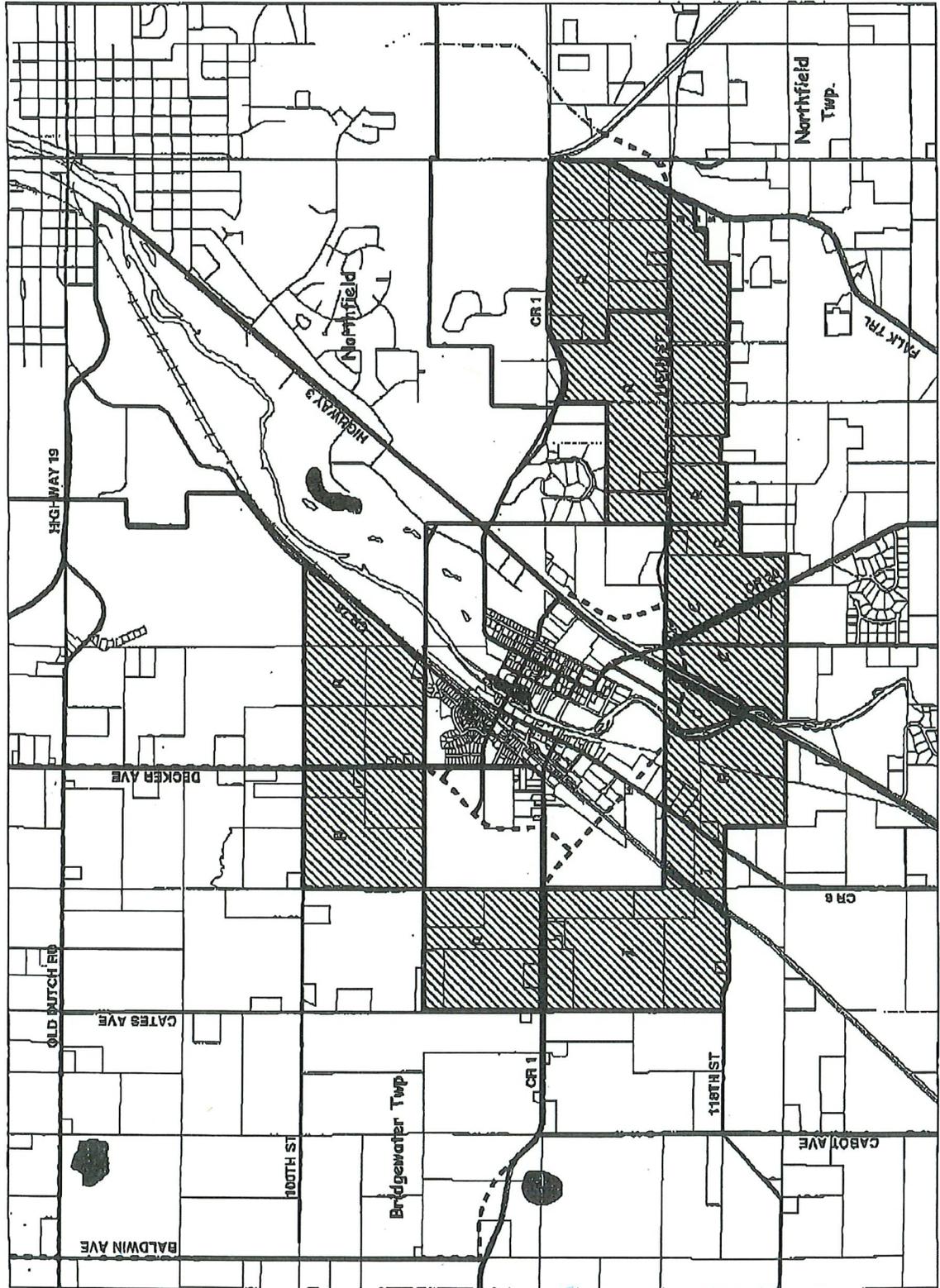


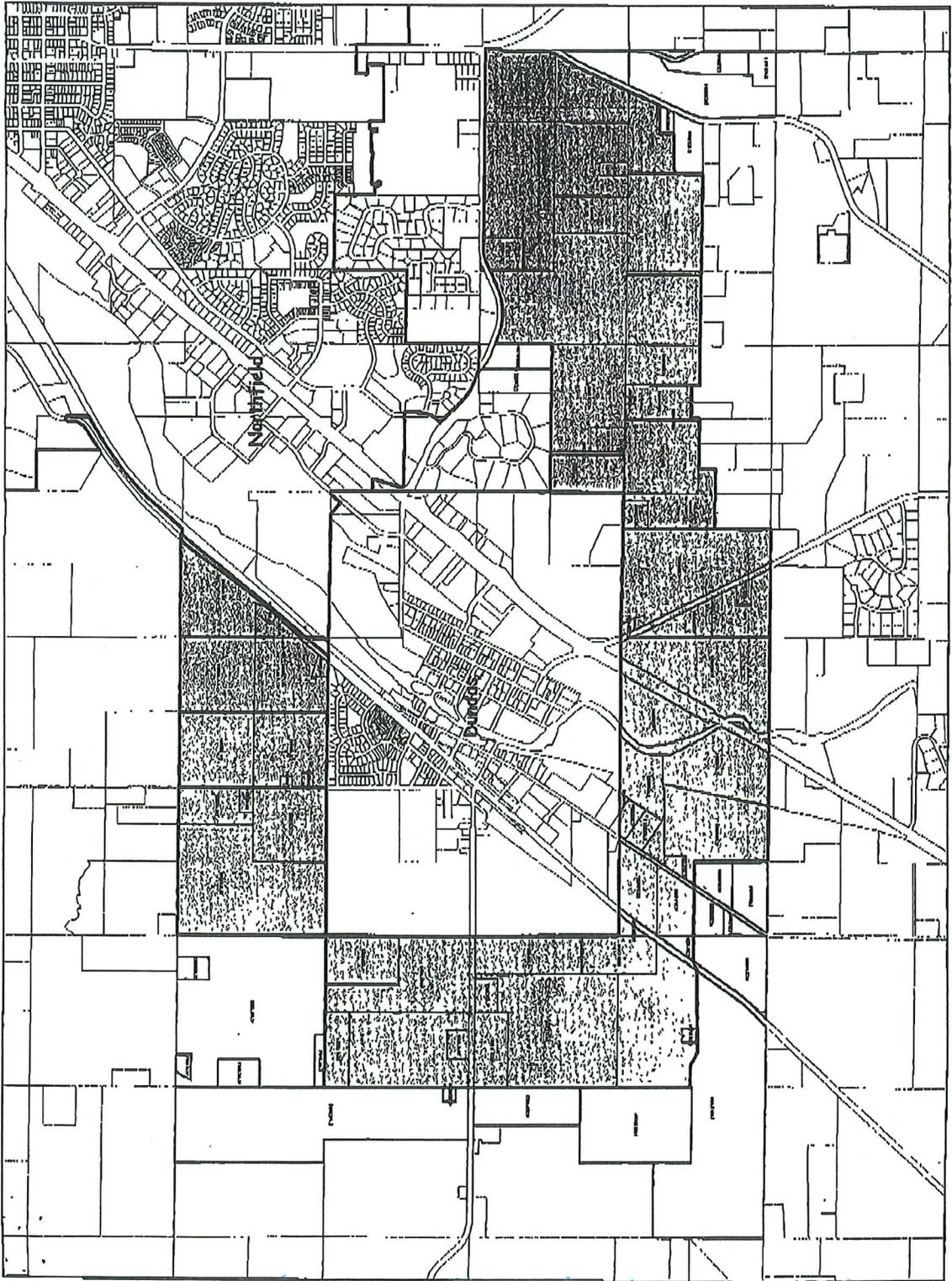
Exhibit B-2  
Parcel Map  
City of Dundas/  
Bridgewater  
Township Orderly  
Annexation

Annexation Area  
Parcels  
City Limits

REC'D BY  
M M B

SEP 07 2004

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August 15, 2004  
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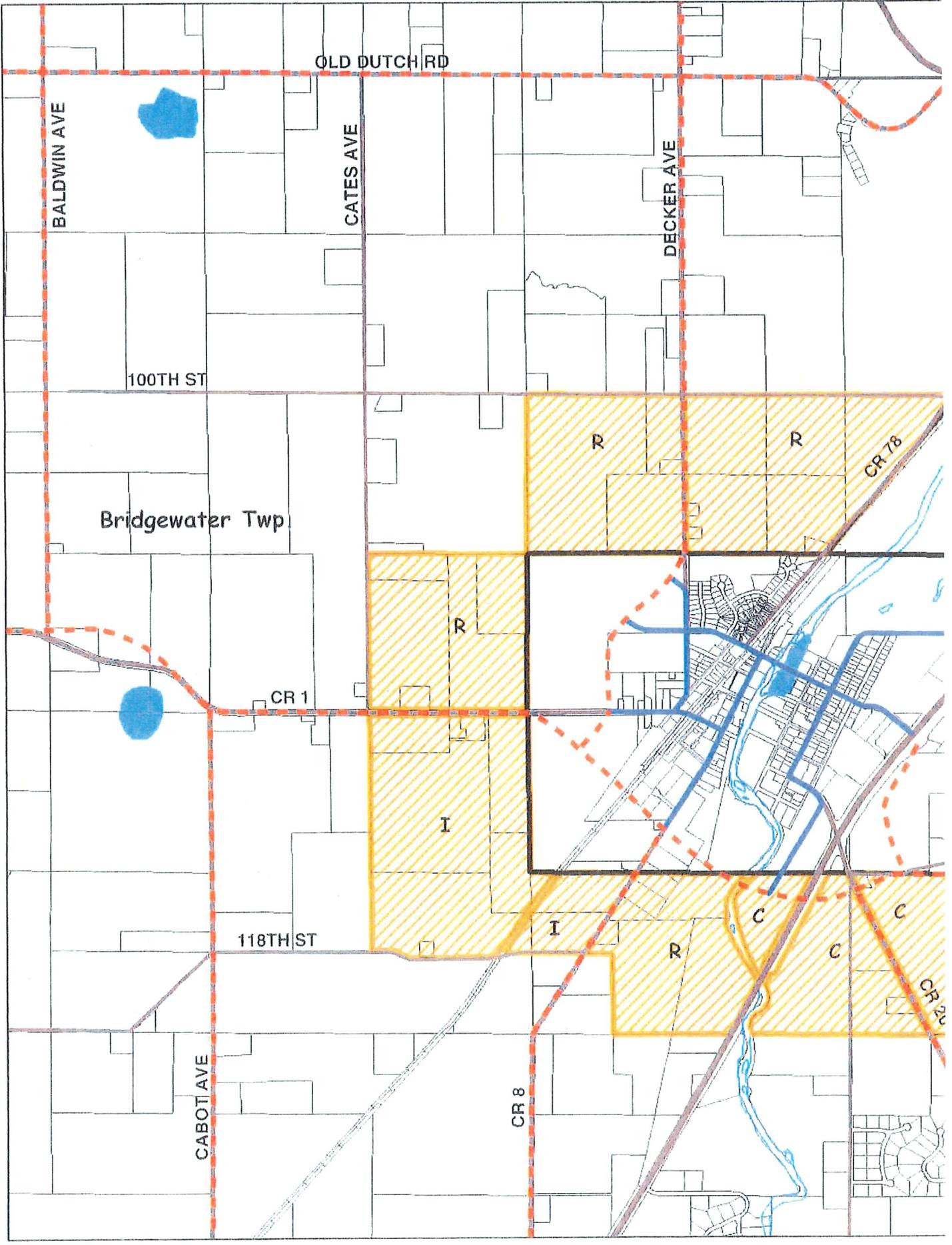


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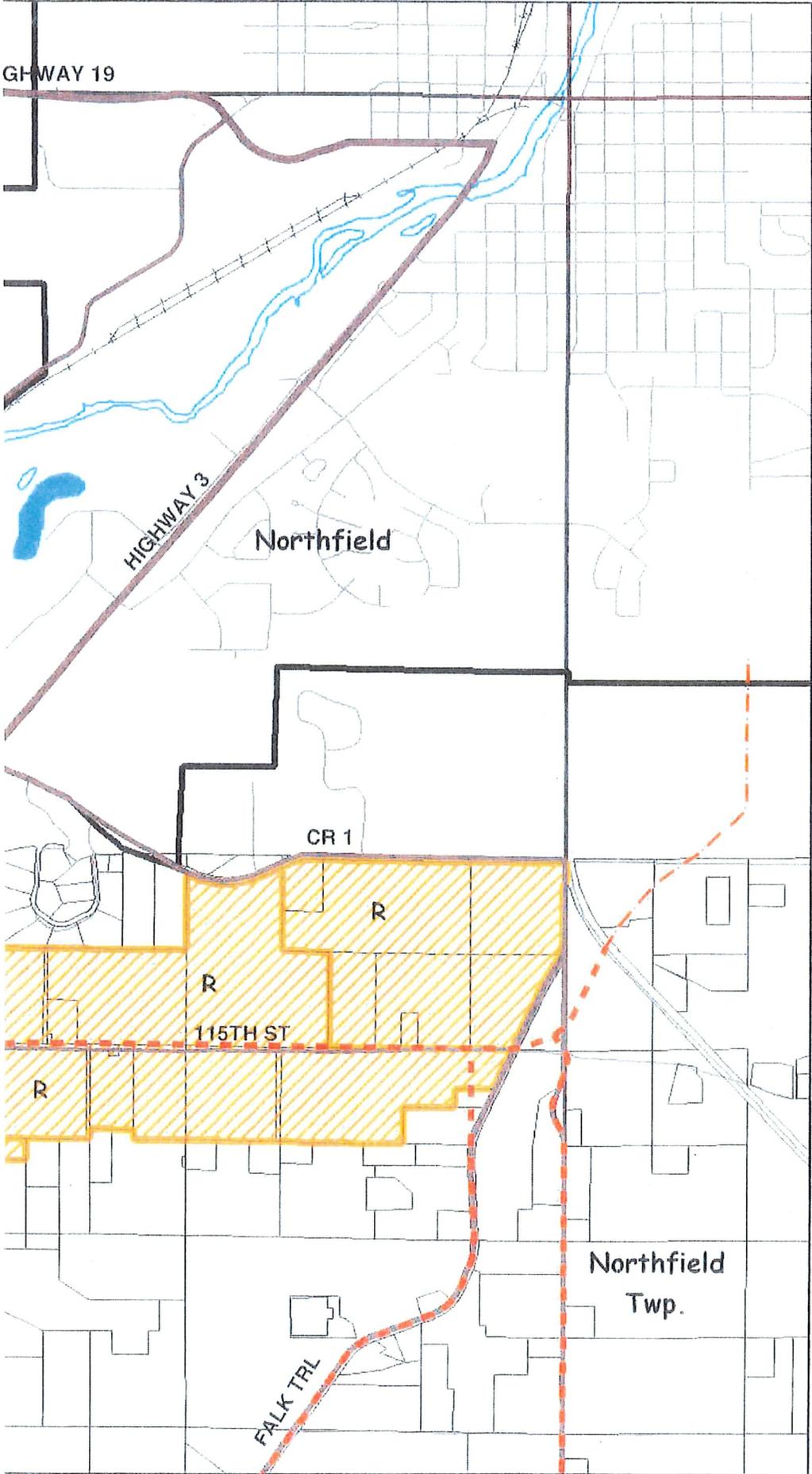
SEP 07 2004

**EXHIBIT C****DESCRIPTION OF WENDWOOD ADDITION**

All that part of the South Half of the Southeast quarter of section 11, Township 111 North, Range 20 West, lying southerly of the southerly right of way line of County State Aid Highway No. 1 and westerly of the centerline of the Township Road, and the Northwest quarter of the Northeast quarter of Section 14, Township 111 North, Range 20 West, and the West One Third of the Northeast quarter of the Northeast quarter of Section 14, Township 111 North, Range 20 West described as: Beginning at the South quarter corner of Section 11; thence North 0 degrees 10 minutes 31 seconds West (assumed bearing) along the North-South centerline of Section 11, a distance of 1172.93 feet to the point of intersection of said North-South centerline with the southerly right of way line of County State Aid Highway No. 1; thence South 64 degrees 25 minutes 17 seconds East along said southerly right of way line, 549.49 feet; thence North 25 degrees 34 minutes 43 seconds East along said southerly right of way line, 15.00 feet; thence South 64 degrees 25 minutes 17 seconds East, along said southerly right of way line, 300.00 feet; thence South 46 degrees 43 minutes 24 seconds East, along said southerly right of way line, 414.46 feet; thence South 51 degrees 25 minutes 30 seconds East, along said southerly right of way line, 272.92 feet to the point of intersection of said southerly highway right of way line with the centerline of the Township Road; thence South 3 degrees 39 minutes 05 seconds East along said Township Road centerline, 175.55 feet to the point of curvature of a circular curve to the left; thence along a 151.11 foot radius curve (Central Angle = 40 degrees 00 minutes 00 seconds), an arc distance of 105.49 feet to the point of tangency; thence South 43 degrees 39 minutes 05 seconds East along the tangent 27.73 feet to the point of curvature of a circular curve to the left; thence along a 249.05 foot radius curve (Central Angle = 46 degrees 17 minutes 08 seconds), an arc distance of 201.19 feet to the point of tangency; thence South 89 degrees 56 minutes 13 seconds East along the tangent of said Township Road centerline the same being the North line of Section 14, a distance of 211.10 feet to a point on the East line of the West One Third of the Northeast quarter of the Northeast quarter of Section 14; thence South 0 degrees 20 minutes 04 seconds East along said East line, 1318.48 feet to a point on the South line of the Northeast quarter of the Northeast quarter of Section 14; thence North 89 degrees 29 minutes 18 seconds West along the South line of the North Half of the Northeast quarter of Section 14, a distance of 1727.55 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of Section 14; thence North 1 degrees 11 minutes 52 seconds West along the North-South centerline of Section 14, a distance of 1305.23 feet to the point of beginning, excepting therefrom the North 264 feet of the East 300 feet of the West One Third of the Northeast quarter of the Northeast quarter of section 14.



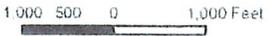
# Exhibit B-1 City of Dundas/ Bridgewater Township Orderly Annexation



### Legend

-  City Boundary
-  Township Boundary
-  Annexation Area 2004-2033

- Anticipated Land Uses
- R** Residential
  - C** Commercial
  - I** Industrial



## ATTACHMENT B

### *Petition for Annexation with Legal Description of the Property*

All that part of the Southwest Quarter of the Northwest Quarter and the West Half of the Southeast Quarter of the Northwest Quarter all in Section 13, Township 111 North, Range 20 West, Rice County, Minnesota described as follows:

Commencing at the southwest corner of the Northwest Quarter of Section 13, thence South 89 degrees 19 minutes 30 seconds East, assumed bearing, along the south line of the Southwest Quarter of the Northwest Quarter, a distance of 354.11 feet to the point of beginning; thence continuing South 89 degrees 19 minutes 30 seconds East on said south line, a distance of 1615.99 feet to the east line of the West Half of the Southeast Quarter of the Northwest Quarter; thence North 00 degrees 00 minutes 37 seconds East on said east line, a distance of 878.33 feet to the southeast corner of Outlet D, BRIDGEWATER HEIGHTS; thence North 89 degrees 59 minutes 23 seconds West on the southerly line of BRIDGEWATER HEIGHTS, a distance of 423.53 feet; thence North 13 degrees 05 minutes 39 seconds West on said southerly line, a distance of 81.19 feet; thence South 70 degrees 13 minutes 26 seconds West on said southerly line, a distance of 337.49 feet; thence North 33 degrees 17 minutes 22 seconds West on said southerly line, a distance of 59.71 feet; thence North 89 degrees 04 minutes 29 seconds West on said southerly line, a distance of 62.95 feet; thence North 00 degrees 55 minutes 31 seconds East on said southerly line, a distance of 143.98 feet ; thence northwesterly 174.88 feet, not tangent to previous line, on a 263.00 foot radius curve to the right, having a central angle of 38 degrees 05 minutes 57 seconds and a 171.68 foot chord that bears North 70 degrees 01 minutes 30 seconds West; thence North 89 degrees 59 minutes 19 seconds West, not tangent to previous curve and on said southerly line, a distance of 426.98 feet; thence South 73 degrees 25 minutes 26 seconds West on said southerly line, a distance of 16.40 feet; thence South 87 degrees 00 minutes 07 seconds West on said southerly line, a distance of 164.46 feet to an easterly line of BRIDGEWATER HEIGHTS; thence South 19 degrees 38 minutes 22 seconds West on said easterly line, a distance of 175.33 feet; thence South 00 degrees 00 minutes 00 seconds West on said easterly line, a distance of 233.65 feet; thence South 70 degrees 21 minutes 38 seconds East on said easterly line, a distance of 76.81 feet; thence South 00 degrees 44 minutes 23 seconds West on said easterly line, a distance of 640.06 feet to the point of beginning.

EXCEPT the south 435.57 feet of the east 600.00 feet of the Southwest Quarter of the Northwest Quarter of Section, 13 Township 111 North, Range 20 West, Rice County, Minnesota.

AND

Part of the South 435.57 feet of the East 600.00 feet of the Southwest Quarter of the Northwest Quarter of Section 13, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, except that part lying southerly from the following described line: Commencing at the southeast corner of said Southwest Quarter of Northwest Quarter (for purposes of this description bearings are assumed and based on the south line of said Southwest Quarter of Northwest Quarter being South 89°19'30" East); thence North 89°19'30" West, along said south line, 600.04 feet; thence North 0°00'03" West, 300.69 feet to the point of beginning of the line to be herein described; thence South 70°26'00" East, 294.87 feet; thence South 82°06'50" East, 173.59 feet; thence South 47°58'10" East, 91.98 feet; thence South 70°26'00" East, 86.90 feet to a point in the east line of said Southwest Quarter of Northwest Quarter, and there terminating; subject to 115th Street East over the southerly side thereof.

# City of Dundas

## DEVELOPMENT APPLICATION

216 Railway Street N.  
P.O. Box 70  
Dundas, MN 55019-0070

Date Filed: \_\_\_\_\_  
Date Complete: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Base Fee: \$750  
Escrow: \$2250

**Instructions:** Please read carefully and answer all questions thoroughly. Only complete applications will be accepted after validation by the Zoning Administrator, and prior to acceptance of required processing fees and escrows.

### PROPERTY INFORMATION

Property Identification Number (PID): See attached  
Street Address: 15xx Bridgewater Parkway - Easterly terminus of Bridgewater Parkway  
Legal Description: See attached  
Other Information: \_\_\_\_\_

### APPLICATION INFORMATION

Name: Scott Loomis Business Name: SML Holdings, LLC  
Address: 1458 White Oak Dr.  
City: Chaska State: MN Zip Code 55318  
Telephone 952-200-8838 Fax \_\_\_\_\_ e-mail scott@loomis-homes.com

### PROPERTY OWNER INFORMATION (if other than applicant)

Name: Mike Heselton Business Name: Bridgewater Land Holdings LLC  
Address: 680 24th St NW  
City: fairbault State: MN Zip Code 55021  
Telephone 507-838-5342 Fax \_\_\_\_\_ e-mail mike@heseltonconstruction.com

### REQUEST

Administrative Permit	_____	Final Plat/PUD	_____
Conditional Use Permit Amendment	_____	Ordinance Amendment (text or map)	_____
Annexation Request	<u>X</u>	Other Public Hearing	_____
Appeals	_____	Preliminary Plat/PUD	_____
Application Conference	_____	Simple Land Division/Consolidation	_____
Comprehensive Plan Amendment	_____	PUD (concept plan/development)	_____
Interim Use Permit Amendment	_____	Vacation	_____
Environmental Review	_____	Variance	_____

### DESCRIPTION of REQUEST (attach additional sheets as necessary)

Existing Property Zoning Classification/Existing Use of Property: \_\_\_\_\_  
Land is vacant, partially farmed. A portion of the site was graded in around 2008, with the intention of being platted.

Nature of Proposed Use: Preliminary and final platting of 74 single-family residential lots

**DESCRIPTION of REQUEST (attach additional sheets as necessary)**

Reason(s) to Approve Request: \_\_\_\_\_

The property proposed to be annexed is within the Orderly Annexation Boundary as shown on the 2021 Comprehensive plan. Development of the annexed property will create the opportunity to plat buildable lots to meet the community's growing need for housing.

Please describe any previous applications pertaining to the subject site:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Name: Bridgewater Heights Additions Date of Application: October 15, 2025

Nature of Request:

Request the property be annexed into the city of Dundas, to allow for subsequent application for preliminary plat.

**APPLICATION FEES AND EXPENSES** The undersigned agree that all fees and expenses incurred by the City of Dundas for the processing of this application, including, without limitation, costs for professional services, are the responsibility of the applicant and property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81. All fees and expenses are due whether the application is approved or denied.

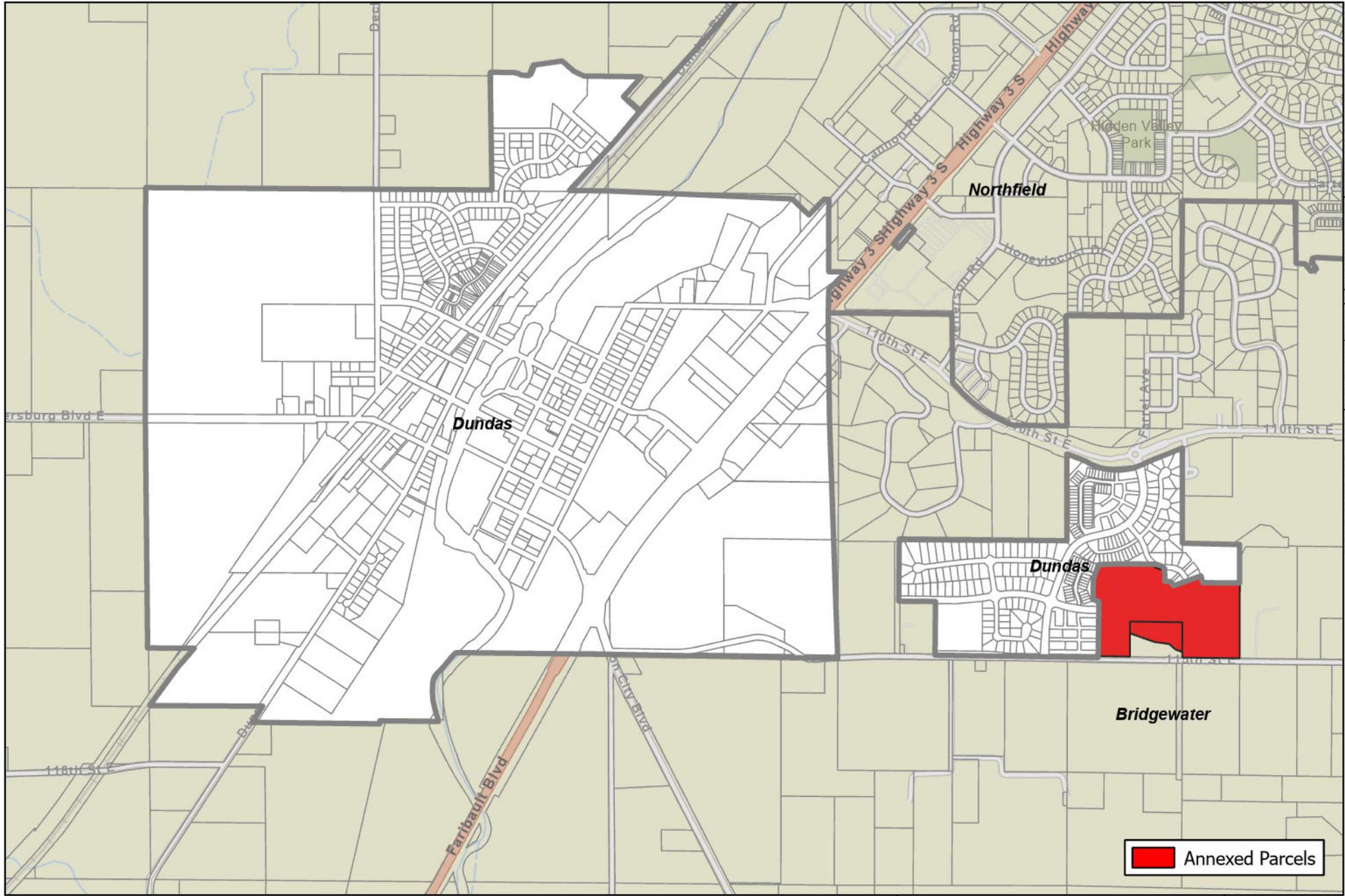
I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements and are complete to the best of my knowledge.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99, as amended, supplemented or replaced from time to time, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, as amended, supplemented or replaced from time to time, the City will notify the applicant within (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant:  Date: 10/14/25  
Property Owner:  Date: 10/16/25

Please contact the City of Dundas with any questions:

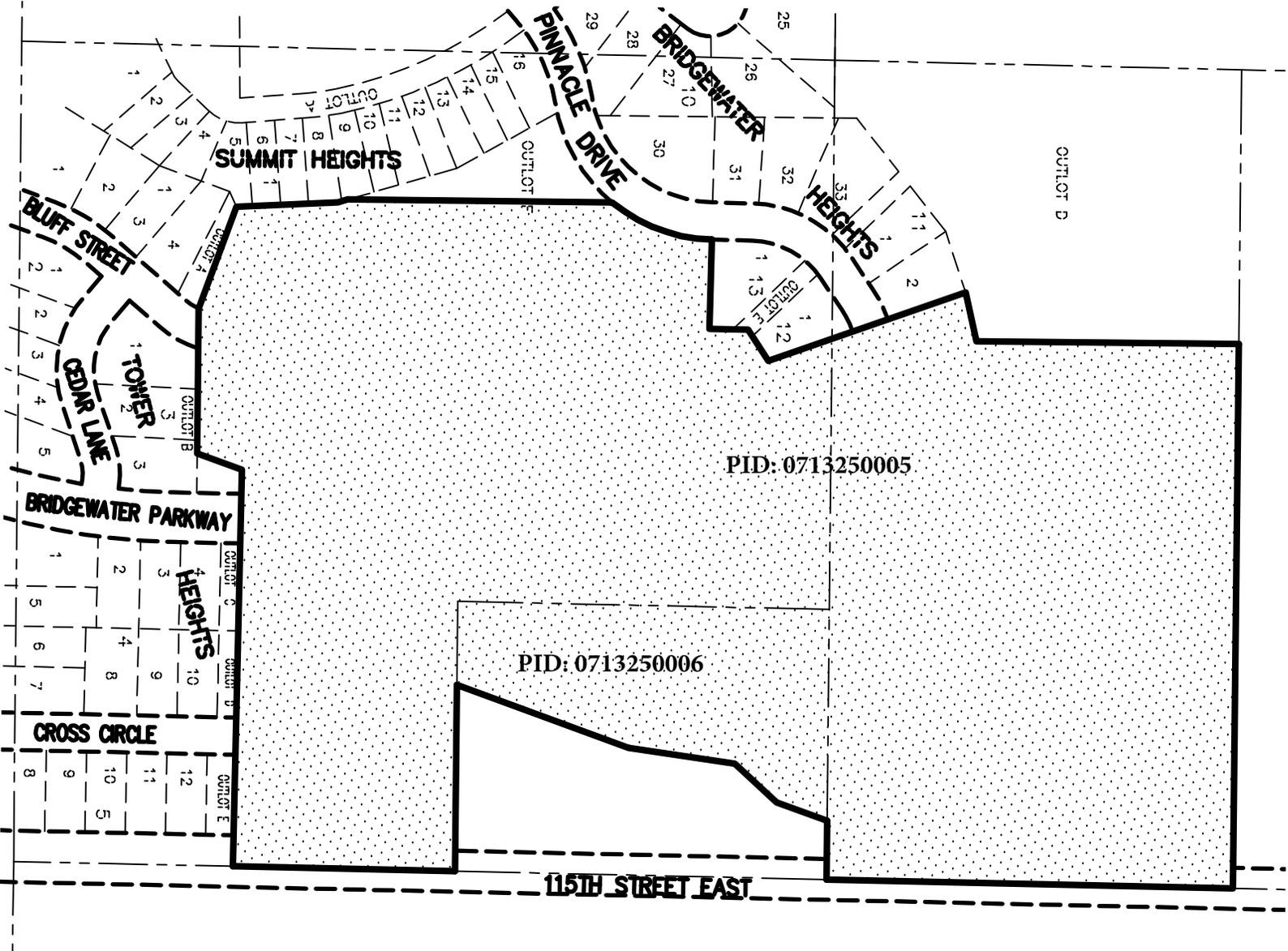
507-645-2852 ph  
507-645-1629 fax  
[cityhall@dundas.us](mailto:cityhall@dundas.us)





# SKETCH & DESCRIPTION

FOR: SML HOLDINGS, LLC



SCALE: 1" = 250'

PROPERTY TO  
BE ANNEXED