

RESOLUTION R2026-002

**A RESOLUTION ANNEXING PROPERTY FROM JACKSON TOWNSHIP
PURSUANT TO AN EXISTING ORDERLY ANNEXATION AGREEMENT**

WHEREAS, the City of Shakopee ("City") and Jackson Township ("Town") entered into a "Joint Resolution for Orderly Annexation between the Town of Jackson & the City of Shakopee", that was filed with the Minnesota Municipal Board on March 6, 2018, accepted by the Municipal Board on March 12, 2018, and which is identified as Docket No. OA-1694 ("Orderly Annexation Agreement");

WHEREAS, the entire Town was designated for future annexation under the Orderly Annexation Agreement and the City may annex property from the Town in accordance with the terms and conditions of the Orderly Annexation Agreement;

WHEREAS, The City of Shakopee and Josh Metzger of U.S. Home, LLC (Lennar) have applied to annex property legally described as the South One Half of the Southeast Quarter (S ½ of SE ¼); and the South 571.58' of the West 571.78' of the Northwest Quarter of the Southeast Quarter, Section 23, Township 115, Range 23, Scott County, Minnesota; and

WHEREAS, the City has notified the Township of the request for annexation;

WHEREAS, the City finds and determines as follows with respect to the requested annexation:

- a. Under Section II, paragraph 2 of the Orderly Annexation Agreement, "The following standards shall be used to determine adjacency when a property owner, or combination of multiple property owners with contiguous property, initiates annexation of property: A property, or combination of contiguous properties, shall be considered adjacent to the City when fifty (50) linear feet or more of the subject annexation area boundary is shared with the boundary of the City";
- b. The property owner Annexation Area share approx. 2,500 linear feet of boundary with the City of Shakopee, which more than satisfies the minimum 50 lineal feet or more of shared boundary required by the Orderly Annexation Agreement;
- c. Under Section II, paragraph 3 of the Orderly Annexation Agreement, "The following standards shall be used to determine adjacency when the City initiates annexation of property: Twenty-five (25) percent contiguous shall be defined as at least twenty-five (25) percent of the boundary subject property which abuts the City's municipal boundary.

- d. The City initiated Annexation Area shares approx. 1,600 linear feet of boundary with the City of Shakopee, which is approx. seventy-five (75) percent of the abutting City's municipal boundary which more than satisfies the minimum 25% required by the Orderly Annexation Agreement;
- e. Under Section II, paragraph 9 of the Orderly Annexation Agreement, "Attached to this Agreement as Exhibit A is an Annexation Staging Area Map. If all of the other requirements for annexation contained in this Agreement are met, property within the Annexation Staging Area is eligible for City-initiated annexation in accordance with the following schedule:";
- f. The City determines that annexing the Annexation Areas pursuant to this Resolution is consistent with the terms and conditions of the Orderly Annexation Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Shakopee as follows:

1. The recitals set out above and the exhibits attached hereto are incorporated in and made part of this Resolution.
2. The Annexation Areas identified in the attached legal descriptions are hereby annexed into the municipal boundaries of the City of Shakopee effective upon the issuance of the Chief Administrative Law Judge's order.
3. Pursuant to Minn. Stat. § 414.0325, subd. 1(h) and Section I, paragraph 2 of the Orderly Annexation Agreement, the Chief Administrative Law Judge may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this Resolution.
4. The property owner initiated Annexation Area is subject to local property taxes and, pursuant to the Orderly Annexation Agreement, the City is required to make tax reimbursement payments to the Town related to this annexation. The City initiated Annexation Area is owned by Scott County and is not subject to local property taxes.
5. City staff is authorized and directed to file this Resolution with the Office of Administrative Hearings - Municipal Boundary Adjustments Office ("Boundary Adjustments Office").
6. In the event the Boundary Adjustments Office identifies any errors, omissions, or other problems with the attached map or legal description, City staff is hereby authorized to make such corrections as may be needed to accomplish the purpose of this Resolution.

Adopted in adjourned regular session of the City Council of the City of Shakopee, Minnesota, held this 20th day of January, 2026.



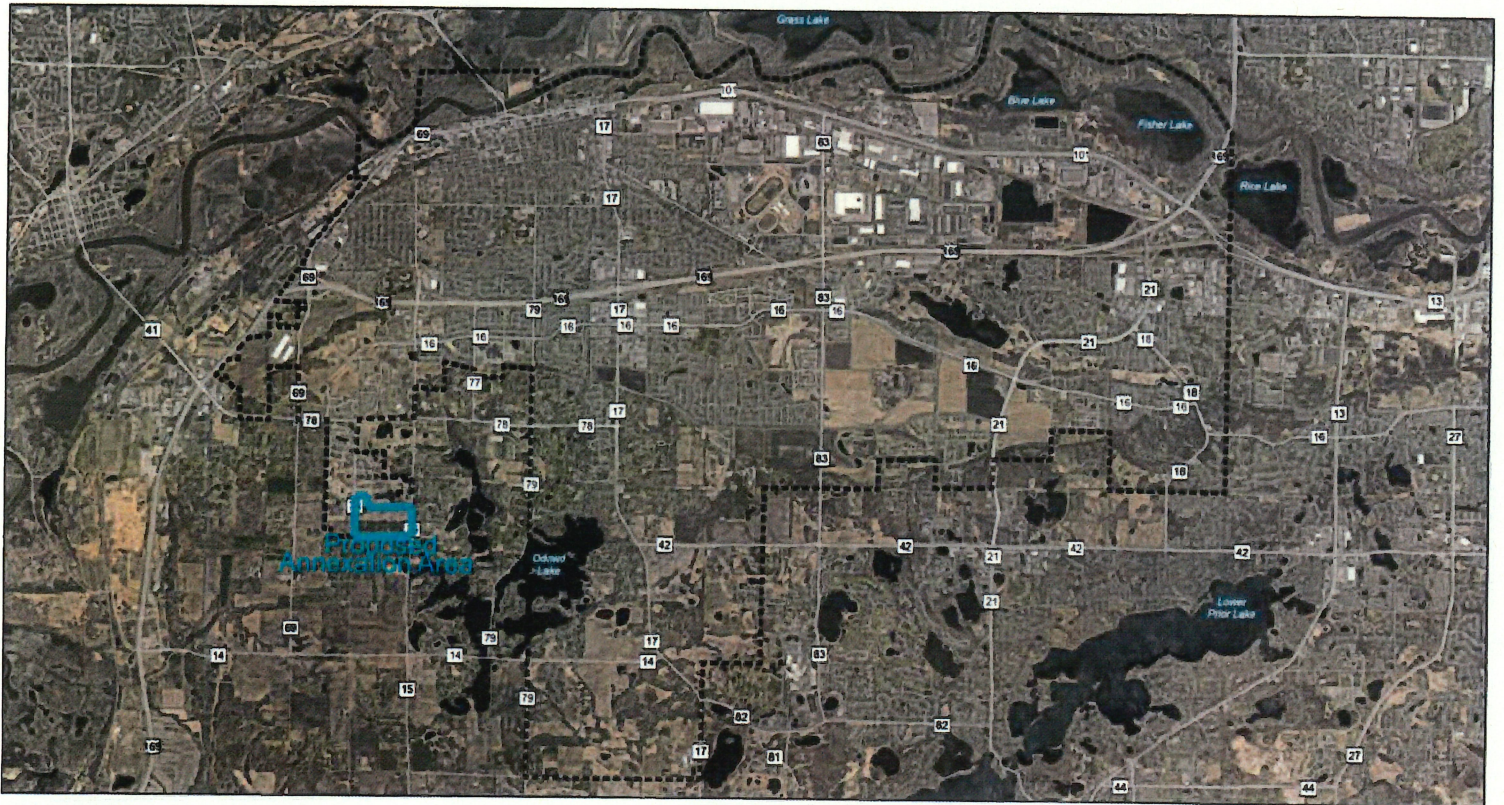
Mayor of the City of Shakopee

ATTEST:



Richard Parsons, City Clerk

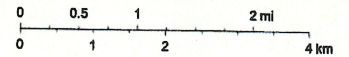
Proposed Greenview and Scott County Property Annexation



7/2/2026, 3:49:33 PM

Shakopee Municipal Boundary

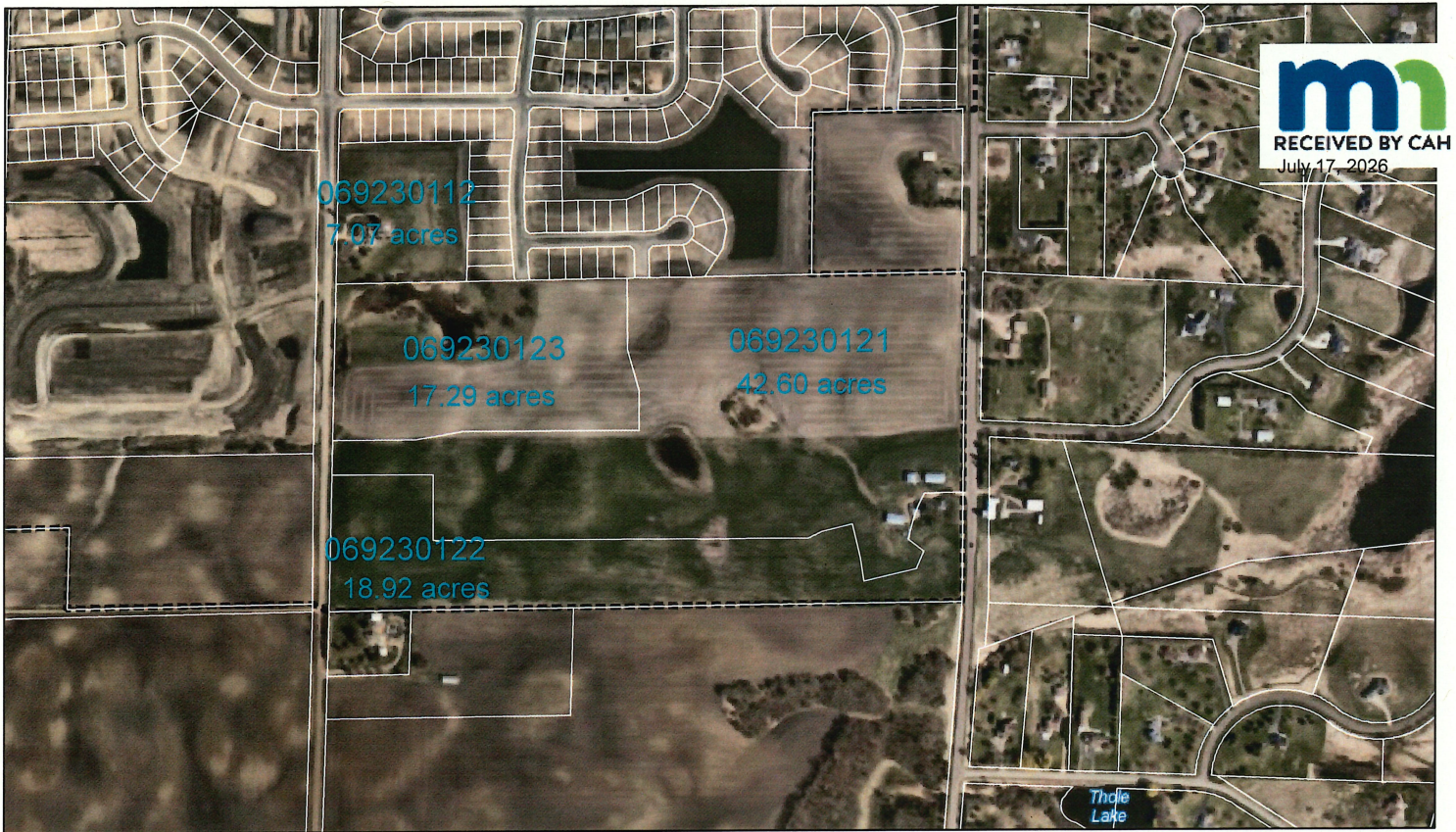
1:72,224



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS
Earthstar Geographics | Scott County GIS | Systems Management Specialist |

Annexation - Parcel ID's



Legal Descriptions:

Scott County Parcel (069230112; 7.07 acres):

The South 571.58' of the West 571.78' of the Northwest Quarter of the Southeast Quarter, Section 23, Township 115, Range 23, Scott County, Minnesota.

GREENVIEW Parcels:

Parcel A (069230121; 42.60 acres):

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 442.97 feet to the actual point of beginning; thence South 89 degrees 41 minutes 19 seconds West, a distance of 196.59 feet; thence South 23 degrees 08 minutes 25 seconds West, a distance of 85.65 feet; thence South 15 degrees 08 minutes 44 seconds West, a distance of 112.14 feet; thence South 51 degrees 28 minutes 38 seconds East, a distance of 79.51 feet; thence South 23 degrees 05 minutes 16 seconds West, a distance of 77.91 feet; thence South 76 degrees 50 minutes 28 seconds West, a distance of 215.72 feet; thence North 08 degrees 51 minutes 53 seconds West, a distance of 92.46 feet; thence North 13 degrees 11 minutes 32 seconds West, a distance of 143.40 feet; thence South 76 degrees 48 minutes 28 seconds West, a distance of 129.00 feet; thence South 65 degrees 18 minutes 38 seconds West, a distance of 61.23 feet; thence on a bearing of West, a distance of 1533.72 feet; thence on a bearing of North, a distance of 267.31 feet; thence on a bearing of West, a distance of 448.89 feet to the west line of said Southeast Quarter of Section 23 and there terminating.

EXCEPT

That part of said South Half of the Southeast Quarter of Section 23, Township 115, Range 23, lying westerly and northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 1336.23 feet to the northeast corner of the South Half of said Section 23; thence South 89 degrees 12 minutes 20 seconds West, along the north line of said South Half of Section 23, a distance of 1418.53 feet, to the actual point of beginning; thence South 00 degrees 14 minutes 21 seconds East, a distance of 288.81 feet; thence South 15 degrees 50 minutes 05 seconds East, a distance of

174.36 feet; thence on a bearing of South, a distance of 159.39 feet; thence on a bearing of West, a distance of 719.51 feet; thence South 80 degrees 18 minutes 15 seconds West, a distance of 194.11 feet; thence on a bearing of West, a distance of 374.80 feet to the west line of the Southeast Quarter of said Section 23 and there terminating

Gross Area: 1,890,692 square feet ~ 43.40 acres

Right of Way Area: 34,094 square feet ~ 0.80 acres

Net Area: 1,856,598 square feet ~ 42.60 acres

Parcel B **(069230122; 18.92 acres):**

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying southerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 442.97 feet to the actual point of beginning; thence South 89 degrees 41 minutes 19 seconds West, a distance of 196.59 feet; thence South 23 degrees 08 minutes 25 seconds West, a distance of 85.65 feet; thence South 15 degrees 08 minutes 44 seconds West, a distance of 112.14 feet; thence South 51 degrees 28 minutes 38 seconds East, a distance of 79.51 feet; thence South 23 degrees 05 minutes 16 seconds West, a distance of 77.91 feet; thence South 76 degrees 50 minutes 28 seconds West, a distance of 215.72 feet; thence North 08 degrees 51 minutes 53 seconds West, a distance of 92.46 feet; thence North 13 degrees 11 minutes 32 seconds West, a distance of 143.40 feet; thence South 76 degrees 48 minutes 28 seconds West, a distance of 129.00 feet; thence South 65 degrees 18 minutes 38 seconds West, a distance of 61.23 feet; thence on a bearing of West, a distance of 1533.72 feet; thence on a bearing of North, a distance of 267.31 feet; thence on a bearing of West, a distance of 448.89 feet to the west line of said Southeast Quarter of Section 23 and there terminating.

Gross Area: 856,563 square feet ~ 19.66 acres

Right of Way Area: 32,825 square feet ~ 0.74 acres

Net Area: 823,738 square feet ~ 18.92 acres

Parcel C **(069230123; 17.29 acres):**

That part of the South Half of the Southeast Quarter of Section 23, Township 115, Range 23, Scott County, Minnesota, according to the Government Survey thereof, lying westerly and northerly of a line described as follows:

Commencing at the southeast corner of said Section 23; thence on an assumed bearing of North 00 degrees 37 minutes 17 seconds East, along the east line of said Section 23, a distance of 1336.23 feet to the northeast corner of the South Half of said Section 23; thence South 89 degrees 12 minutes 20 seconds West, along the north line of said South Half of Section 23, a distance of 1418.53 feet, to the actual point of beginning; thence South 00 degrees 14 minutes 21 seconds East, a distance of 288.81 feet; thence South 15 degrees 50 minutes 05 seconds East, a distance of 174.36 feet; thence on a bearing of South, a distance of 159.39 feet; thence on a bearing of West, a distance of 719.51 feet; thence South 80 degrees 18 minutes 15 seconds West, a distance of 194.11 feet; thence on a bearing of West, a distance of 374.80 feet to the west line of the Southeast Quarter of said Section 23 and there terminating

Gross Area: 774,213 square feet ~ 17.77 acres

Right of Way Area: 20,859 square feet ~ 0.48 acres

Net Area: 753,354 square feet ~ 17.29 acres

GREENVIEW Gross Area: 3,521,468 square feet ~ 80.84 acres

Right of Way Area: 87,778 square feet ~ 2.03 acres

Net Area: 3,433,690 square feet ~ 78.81 acres