

STATE OF MINNESOTA
COURT OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation of
Certain Real Property to the City of
Northfield from Greenvale Township
(MBAU Docket OA-1927 and OA-1927-1)

**ORDER APPROVING
ANNEXATION**

On October 30, 2025, the City of Northfield (City), with the approval of the Township of Greenvale (Township), filed a Joint Resolution for Orderly Annexation (Joint Resolution) with the Court of Administrative Hearings for review and approval pursuant to Minn. Stat. § 414.0325 (2024). The record closed on December 9, 2025, with the payment of the filing fee.

Thomas Sorem (Property Owner) is the sole owner of real property legally described as:

That part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 112, Range 20, Dakota County, Minnesota, described as follows: Except land already within the city; beginning at the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 57 minutes 31 second East (assumed bearing) along the north line of said Southwest Quarter of the Northeast Quarter 583.78 feet; thence South 00 degrees 02 minutes 29 seconds West 270.88 feet; thence North 89 degrees 57 minutes 31 seconds West 247.20 feet; thence North 00 degrees 02 minutes 29 second East 210.95 feet; thence North 89 degrees 57 minutes 31 seconds West 336.13 feet to the west line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 22 minutes 51 seconds West along said west line 59.94 feet to the point of beginning.

(hereafter, the Subject Property).

On May 5, 2025, Property Owner filed an application for annexation (Petition) with the City requesting annexation of the Subject Property by the City from the Township.

Based upon the Petition, the City and Township adopted the Joint Resolution (City Resolution No. 2025-068 and Township Resolution No. 2025-05), effective July 1, 2025. The orderly annexation agreement is fully contained in the Joint Resolution and no published notice was required under Minn. Stat. § 414.0325, subd. 1b, because the Petition was submitted by all of the property owners.

The Minnesota Department of Transportation approved the above legal description

set forth above for the Subject Property on November 3, 2025.¹

Based upon a review of the Joint Resolution, the Administrative Law Judge makes the following:

ORDER

1. Pursuant to Minn. Stat. § 414.0325, the Joint Resolution is deemed adequate in all legal respects and properly supports this Order.

2. Pursuant to the terms of the Joint Resolution and this Order, the Subject Property is **ANNEXED** to the City.

3. Pursuant to the agreement of the parties set forth in the Joint Resolution and as allowed by Minn. Stat. § 414.036 (2024), the City will reimburse the Township for the loss of taxes from the property annexed.

Dated: December 10, 2025



Ann C. O'Reilly
Administrative Law Judge

NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2024). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Dakota County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2025). However, no request for amendment shall extend the time of appeal from this Order.

¹ See email correspondence from Justin Roberts, Minnesota Department of Transportation, to mbauadministrator.oah@state.mn.us (Nov. 4, 2025), on file and of record with the Court of Administrative Hearings.