AGENDA
PLANNING COMMISSION MEETING

March 5, 2026 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall. The Planning Commission meeting can be viewed via web stream at Lakevillemn.gov/LiveTV or live on Spectrum cable channel 180. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
   a. February 5, 2026 Planning Commission minutes
4. Announcements
5. Public Hearing
   a. Preliminary plat for Prime 35 Lakeville
   b. Preliminary plat, conditional use permit, and vacation of easements for the City of Lakeville/Dodd Commons
6. Staff Notices
   a. The City Council meeting at which the above items may be considered will be held on March 16, 2026.
   b. The next Planning Commission meeting is scheduled for March 19, 2026.
   c. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
February 5, 2026

Chair Zimmer called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Amanda Tinsley, Mark Traffas, Ex-Officio Jeff Hanson

Members Absent: None

Staff Present: Tina Goodroad, Community Development Director; Dawn Erickson, Community Development Recorder

3. Approval of the Meeting Minutes

The January 15, 2026 Planning Commission meeting minutes were approved as presented.

4. Announcements

Community Development Director Tina Goodroad stated the February 19, 2026 Planning Commission meeting is canceled, and next Planning Commission meeting is March 5, 2026.

5a. Cedar Avenue Land Use and Market Analysis

Ms. Goodroad shared that Community Development staff have been working with a consulting group (TKDA) to evaluate land use along the Cedar Avenue corridor between 185th and 200th Streets. The 2040 Comprehensive Plan identified this area (one half mile on either side of Cedar Avenue) as a special planning district, intended to align land use strategies with the Red Line Bus Rapid Transit (BRT) plan. The Land Use Plan proposed five transit station areas along Cedar Avenue to support the potential extension of the Red Line through Lakeville and increased residential densities of at least eight dwelling units per acre within the broader Cedar Corridor and 20-40 units per acre within a 1/2 -mile radius of the proposed station areas.

With the Red Line BRT no longer included in the Metropolitan Council's Imagine 2050 Transportation Policy Plan, it is necessary to reassess market conditions and determine appropriate land uses along the corridor to guide development in Lakeville's upcoming 2050 Comprehensive Plan.

The market study for this area has been completed, and City staff have conducted a design charrette to develop an updated land use plan. City staff and a TKDA representative met with study area property owners on December 9th and 11th to share the findings and gather feedback.

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Ms. Goodroad introduced Sam McKinney, TKDA, who presented the Cedar Avenue Lane Use and Market Analysis.

Ms. McKinney summarized the project. The agenda included the study purpose; existing conditions review consisting of transportation and infrastructure, market analysis and development context and land use; concept review and questions.

The considered uses from the market analysis for the study are single-family homes, townhomes and twinhomes, multifamily apartment buildings, restaurant and retail space and other commercial land uses.

Part of the process of the design charette was to create a design framework. The design framework includes the following: balance community amenities, enhance multimodal connectivity, develop strong east/west connections, provide flexibility in land uses, embrace and protect the green space corridors, develop "complete neighborhoods", and support Envision Lakeville and the Economic Development Strategic Plan.

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Kaluza expressed appreciation for the work put into this project by staff and TKDA.
- Commissioner Traffas asked about the range of low to high density areas, and if it is historically true that high density translates to affordability. Ms. McKinney stated that the rental market is very strong and that it may be an opportunity for affordable developments depending on funding sources and other factors, but higher density tends to make it easier to make the math work.
- Commissioner Swenson asked if Farmington was consulted regarding what they are planning with regard to their future comprehensive plan since this does area abut Farmington. Ms. McKinney stated there was not a meeting with Farmington regarding what their long-term plans are and what the land use intentions are on their side, however the connection to Farmington would likely come from 185th Street connection.
- Commissioner Swenson stated that one area that has received feedback in the past is about topographic sighting regarding the commercial sites, and to make sure that some of the commercial zoning districts mesh with what some of the retail and commercial properties are actually looking for. Ms. McKinney appreciated the feedback and stated they tried to place those zoning districts away from some of the low draining areas.
- Chair Zimmer stated she appreciates the comment regarding commercial areas since there are very limited commercial areas left and it's very important for fiscal concerns for the city, and she would like to see more commercial areas if possible.

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6a. City of Lakeville

Chair Zimmer opened the public hearing to consider the amendment to Title 11 (Zoning) of the City Code relating to requirements for renting of rooms.

Ms. Goodroad presented the ordinance outline. At their July 2025 work session, the City Council discussed short term rentals. The current Zoning ordinance language allows for the renting of rooms by administrative permit within most residential districts. The language limits how often a unit may be rented and requires off-street parking but includes no other standards. The City Council directed staff to create a process similar to the long-term rental application, which requires owners of residential rental properties to register with the City. The Council also emphasized that parking must be addressed.

The new language is proposed to be added to Title 9: Building Regulations of the City Code, which also includes the rental registration language. Because the new ordinance language will be added to Title 9, the renting of rooms language in the Zoning Ordinance must be deleted. A public hearing is required for amendments to Title 10: Subdivision and Title 11: Zoning while amendments to other titles within the City Code can be adopted by City Council and do not require Planning Commission review. The proposed short term rental language requires a permit from the city and addresses occupancy standards, parking requirements, and enforcement language. It also limits a maximum of two short-term rental permits per person/entity.

The text change is only to remove language; there are no additions to Title 11 proposed with this amendment. Community Development Department staff recommend approval of the amendment to Title 11

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Einck to close the public hearing at 6:29 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Ms. Goodroad

Chair Zimmer asked for comments from the Planning Commission.

- Chair Zimmer asked if this would be taking away some of the power because it would no longer be in their jurisdiction. Ms. Goodroad stated that although it would not be in the zoning ordinance any longer it would be in the City Code, and staff and City Council believe having a centralized ordinance for short-term rentals is more appropriate. The rental registration has worked very well. Information will be put on the website, as well as social media and newsletters. Staff does not believe there are a lot of short-term rentals in the community. Previously renting a room was done through an administrative permit, so it is not anything this body had purview over.

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- Chair Zimmer asked if this ordinance would be for VRBO and Airbnb type rentals. Ms. Goodroad confirmed that is correct.
- Commissioner Kaluza asked for clarification of what the definition of short-term rental is, as well as expressed appreciation for having everything together in one area. Ms. Goodroad stated the definition of short-term rental is a dwelling unit which is the primary residence of a household in which temporary lodging in all or part of the dwelling unit is offered for remuneration.
- Commissioner Swenson clarified that the action being taken today is at the request of the City Council and that the ordinances don't go into effect until the City Council acts on it.
- Commissioner Swaney asked if this item would be on the next City Council agenda. Ms. Goodroad confirmed that is correct.

Motion was made by Swenson, seconded by Swaney to recommend to City Council approval of the ordinance amendment to Title 11 (Zoning) of the City Code relating to requirements for renting of rooms.

Ayes: Traffas, Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley

Nays: 0

There being no further business, the meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder

DRAFT

City of Lakeville
Community Development

Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Date: February 23, 2025

Subject: Packet Material for the March 5, 2026 Planning Commission Meeting

Agenda Item: Crosby Development Partners, LLC. - Preliminary plat of Prime 35 Industrial

Application Action Deadline: April 1, 2026 (120-day deadline)

BACKGROUND

Representatives from Crosby Development Partners, LLC have submitted an application for a preliminary plat for an eight lot, five outlot subdivision and preliminary plan set for an industrial development to be known as Prime 35 Industrial. The eight lots would be used for industrial development that will consist of warehouse, distribution, and manufacturing type businesses, with the final build out adding over one million square feet of industrial space. Two of the outlots are proposed to be deeded to the city to protect the wetlands while the others would be retained by the developer.

The property is zoned I-1, Light Industrial. The proposed development is located south of 215th Street (CSAH 70), west of Jacquard Avenue. The two parent parcels total 145 acres in area, including right-of-way. The property is currently used for agricultural purposes that contain wetlands. There is one natural gas pipeline that dissects the property from west to east and the property is located in floodplain areas associated with the West Branch South Creek corridor.

The Prime 35 Lakeville preliminary plat and development plans have been reviewed by Community Development, Engineering, Environment Resources Division, and the City Forester, as well as Barr Engineering for stormwater review.

EXHIBITS

A. Location Map
B. Zoning Map
C. Preliminary Plat

D. Existing Conditions
E. Site Plan
F. Grading and Drainage Plan
G. Landscape Plan
H. Tree Preservation Plan
I. Dakota County Plat Commission Letter

PLANNING ANALYSIS

PRELIMINARY PLAT

Zoning and Comprehensive Plan Consistency. The development consists of two parent parcels, zoned I-1, Light Industrial Development. The property is currently guided for Warehouse/Light Industrial land uses in Planning District No. 6 of the 2040 Comprehensive Land Use Plan. A comprehensive plan amendment to adjust the staging on the westerly part of the property from Expansion Area B to current Municipal Urban Service Area (MUSA) was approved by the City Council on August 18, 2025 and approved by the Metropolitan Council on November 12, 2025. The proposed preliminary plat is consistent with the recommended goals and objectives of the comprehensive plan.

Existing Site Conditions. The site is currently undeveloped and historically used for agricultural production of row crops. There is a gas easement that dissects the property along with wetlands.

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Designation	Zoning
North	Vacant and Open Space	Office Park and Restricted Development	OP, Office Park and P/OS, Public Open Space
East	Industrial Businesses	Warehouse/Light Industrial, Office Park	OP, Office Park and I-1, Light Industrial
West	Vacant/Agricultural	Warehouse/Light Industrial	I-1, Light Industrial
South	Vacant/ Agricultural	New Market Township/ Scott County	New Market Township/ Scott County

Streets/Access. Lot 1, Block 2 is proposed to be accessed by 215th Street. The remainder of the site will be accessed from 217th Street. Prime 35 Industrial development includes the construction of Javelin Avenue and 217th Street. The roads shall be constructed to City standards and will provide access to 215th Street (CSAH 70).

The Dakota County Plat Commission recommended approval of the preliminary plat at the January 18, 2026 meeting subject to the requirements in the approval letter dated January 19, 2026.

Lot Frontage. City code requires each lot to have frontage on an abutting, improved, and city-accepted public street except as may be allowed by a conditional use permit (CUP). Lot 2, Block 4 is proposed south of Lot 1, Block 4 and does not have street frontage, instead relying on shared access with Lot 1, Block 4. Therefore, a CUP is required for this configuration.

A CUP has not been processed with the preliminary plat as several potential scenarios could occur. For example, the final plat could designate these areas as outlots and will then be platted as a lot in the future. Other options include the combination of Lots 1 and 2, Block 4 into a single lot, eliminating the need for a CUP, or the lot boundaries could be adjusted to provide Lot 2 with frontage on 217th Street. A stipulation is included stating that, as currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.

Tree Preservation. Over 2,200 trees were inventoried on the property. Development in industrial districts may remove up to seventy percent (70%) of the total diameter inches of significant trees without replacement; any removal or disturbance of trees beyond this threshold shall require replacement tree planting or mitigation. Trees within the South Creek corridor will remain undisturbed. The City Forester is working with the applicant on compliance with the tree preservation ordinance.

Wetlands. The project area consists of wetlands, drainage features, and floodplain areas associated with the West Branch South Creek corridor. Portions of the site are located within the FEMA mapped floodplain. A wetland delineation for the site was approved June 18th, 2025. A wetland replacement plan was submitted and is out for comment. The replacement identifies 2 acres of wetland impacts to previously farmed wetlands. All protected wetlands, waterways, floodplains and buffers will be placed in City owned outlots with the final plat. Any wetland impacts will be approved by the City, with the applicant working with Environmental Resources

Park Dedication. The Comprehensive Parks, Trails, and Open Space Plan does not identify any future park land needs in the area of the plat. Park dedication will be satisfied at the time of final plat with a cash fee determined by the most recent fee schedule for industrial zoned property.

The development of Prime 35 Industrial includes the construction of a 10-foot-wide bituminous trail, constructed on the south side of 215th Street/CSAH 70, adjacent to the plat frontage. The Developer will be responsible for 100% of the grading and restoration for the bituminous trail to the length of the plat. The Developer shall receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs.

Site Plan Review

Lots/Blocks. The Prime 35 Industrial plat proposes eight lots and five outlots. All of the lots within the plat exceed the minimum lot area and width requirements in the I-1 District.

	Minimum Lot Area	Minimum Lot Width
Minimum Required	30,000 square feet	100 feet
Lot 1, Block 1	476,731 sf	+800 feet
Lot 1, Block 2	544,723 sf	1,003 feet
Lot 1, Block 3	621,273 sf	1,610 feet
Lot 1, Block 4	499,261 sf	1,177 feet
Lot 2, Block 4	647,984 sf	1,318 feet
Lot 3, Block 4	376,955 sf	445 feet
Lot 4, Block 4	747,193 sf	110 feet
Lot 5, Block 4	458,861 sf	+1,100 feet

Setbacks. The minimum building setback requirements within the I-1 District are:

	Minimum building setbacks
Front yards	40 feet
Rear yards	30 feet, or 50 feet on the yard abutting residential zoned property
Side yards	10 feet on any 1 side, or 30 feet on the side yard abutting a street.

The proposed buildings shall comply with the minimum code requirements.

Parking/Drive Aisles. The setback requirements for parking lots and drive aisles is 15 feet abutting right-of-way and five feet from interior lot lines. The proposed parking areas and drive aisles comply with the minimum setback requirements. The proposed site plan has drive areas that cross over internal property boundaries, a cross-access agreement will be required with the final development plans.

Building Materials. The exterior building materials of all structures shall comply with City Code Section 11-17-9. Architectural information will be provided at the final submittal for each lot.

Building Height. The maximum height for any building is 50 feet.

Mechanical Equipment. Any roof-mounted mechanical equipment must be screened if greater than three feet in height. Ground-mounted mechanical equipment must be screened with landscaping and/or fencing.

Outside Storage. Outdoor storage, including parking of semi-tractor trailers is allowed as an accessory use and shall comply with City Code Section 11-86-5.

Landscaping. The landscape plan proposes a mix of deciduous and ornamental trees and shrubs mainly located around parking lots and private drives. The City Forester has reviewed the

landscape plans dated January 30, 2026 and is working with the applicant on landscape compliance.

Landscaping on site must be installed per approved plans. The Developer must provide a security with the final plat to guarantee installation of the landscaping. Prior to a final landscape inspection, an as-built landscape plan must be submitted to the city.

Signs. No signs are proposed or approved with the application. Any signs to be installed upon the property are to comply with Zoning Ordinance requiremenst. All signs require approval of a sign permit prior to installation.

Exterior Lighting. No light source or combination thereof which casts light on a public street shall exceed one foot-candle meter reading as measured at the right of way or property line. All building-mounted lighting must face downward onto the structure. A photometric lighting plan for the proposed exterior lighting shall be submitted with the development of each lot in compliance with the Zoning Ordinance. Lighting for the proposed streets will be provided during the permitting phase and will meet city standards.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the preliminary plat. City Engineering and Environmental Resources have reviewed the civil plan set.

A copy of the engineering report dated February 23, 2026 is attached for your review. The Engineering Division recommends approval of the preliminary plat subject to the stipulations outlined in the report.

Stormwater Maintenance Agreement. A Stormwater Maintenance Agreement will be required with the final plat for maintenance of the stormwater systems on site.

Trash Enclosure. If trash will be kept outdoors in an enclosure, the structure must meet the requirements of Section 11-18-11, including exterior materials, location, and screening.

RECOMMENDATION

Community Development Department staff recommends approval of the Prime 35 Lakeville preliminary plat, subject to the following stipulations:

1. All grading, drainage, wetland, and erosion control issues and plans shall be subject to review and approval of the City Engineer, including implementation of the recommendations listed in the February 23, 2026 engineering report.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.

3. An agreement for any shared driveway access points shall be established in conjunction with the recording of the final plat, subject to review and approval of the Zoning Administrator.
4. As currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.
5. Outlots A and C shall be deeded to the City for stormwater management purposes with the final plat.
6. Park dedication requirements shall be satisfied at the time of final plat approval based on the fee schedule then in effect.
7. The preliminary plat shall be valid for one year from the date of City Council approval unless extended as provided for by the Subdivision Ordinance and Zoning Ordinance.
8. Landscaping shall be installed in accordance with the approved landscape plan, subject to review and approval of the City Forester.
9. The Developer shall provide a security in an amount determined by the City Forester with the final plat to guarantee installation of the landscaping and prior to a final landscape inspection by the City Forester, an as-built landscape plan must be submitted to the city.
10. Any signs installed upon the property shall comply with Chapter 23 of the Zoning Ordinance and shall require a sign permit approved by the Zoning Administrator prior to placement.
11. Applicant shall enter into a Development Contract and related agreements with the City subject to review by the City Attorney and approval of the City Council prior to approval of a final plat.

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Heather Botten, Senior Planner

From: Jonathan Nelson, Assistant City Engineer
Mac Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: February 23, 2026

Subject: Prime 35 Industrial

- Preliminary Plat Review
- Preliminary Grading and Erosion Control Plan Review
- Preliminary Utility Plan Review
- Preliminary Tree Preservation Review

BACKGROUND

Olam Holdings 1, LLC has submitted a preliminary plat named Prime 35 Industrial. The proposed subdivision is located south of and adjacent to 215th Street (CSAH 70) and west of and adjacent to the existing western terminus of 217th Street.

The parent parcels are identified as PID Nos. 220310051012 and 220360075013, zoned I-1, Light Industrial.

The preliminary plat consists of eight (8) industrial lots and five (5) outlots on 145.21 acres.

The outlots created with the preliminary plat shall have the following use:

- Outlot A: Wetland and Buffer; to be deeded to the City (8.25 acres)
- Outlot B: Future development; to be retained by developer (5.37 acres)
- Outlot C: Wetland and Buffer; to be deeded to the City (1.07 acres)
- Outlot D: Future Development; to be retained by developer (2.17 acres)

- Outlot E: Stormwater management; to be retained by developer (19.47 acres)

The proposed development will be completed by:

Developer: Olam Holdings 1, LLC
Engineer/Surveyor: MN Hill

SITE CONDITIONS

The Prime 35 Industrial site consists of undeveloped agricultural land containing wetlands, drainage features, and floodplain areas associated with the West Branch South Creek corridor.

Existing topography generally drains toward the creek corridor and associated wetland complexes located within the site. Public utilities are located within adjacent roadway rights-of-way and will be extended to serve the proposed development. There is a gas main easement with Northern Natural Gas that bisects the site. Construction activities within the easement area must be coordinated and permitted with Northern Natural Gas.

Portions of the site are located within the FEMA mapped floodplain and are proposed to be deeded to the City as an outlot.

STREET AND SUBDIVISION LAYOUT

215th Street (CSAH 50)

Prime 35 Industrial is located south of and adjacent to 215th Street (CSAH 70), which is classified as a minor arterial roadway as identified in the City's Transportation Plan. The Dakota County Plat Review Needs Map identifies CSAH 70 as a future four-lane divided roadway requiring seventy-five (75) feet of half right-of-way. The Developer shall dedicate the necessary right-of-way as shown on the preliminary plat. The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission at their January 29, 2026 meeting upon meeting the described conditions in the plat commission letter.

217th Street

Prime 35 Industrial includes the construction of 217th Street, a local roadway, within the plat boundary. 217th Street shall be constructed to City standards as a 40-foot-wide industrial roadway section with two-foot-wide gravel shoulders within 80-foot dedicated right-of-way and will provide access to proposed industrial lots and future development areas located west of the plat.

Javelin Avenue

Prime 35 Industrial includes the construction of Javelin Avenue, a local roadway. Javelin Avenue shall be constructed to City standards as a 40-foot-wide industrial roadway section with two-foot-wide gravel shoulders within 80-foot dedicated right-of-way and will provide access to 215th Street (CSAH 70). A right-of-way permit with Dakota County is required for construction proposed within Dakota County right-of-way.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will limit use of the existing adjacent local roadways to the maximum extent practical for the construction.

PARKS, TRAILS AND SIDEWALKS

The City's Parks, Trails and Open Space Plan does not designate a park within Prime 35 Industrial. The Park Dedication requirement has not been collected on the parent parcel and shall be satisfied through a cash contribution with the final plat.

Prime 35 Industrial includes the construction of public trails. 10-foot-wide bituminous trail shall be constructed on the south side of 215th Street (CSAH 50) adjacent to the plat frontage. The Developer will be responsible for 100% of the grading and restoration for the bituminous trail. The Developer shall receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs.

UTILITIES

SANITARY SEWER

Prime 35 Industrial is located within subdistrict SC-10190, SC-10420, and SC-10430 of the South Creek sanitary sewer district as identified in the City of Lakeville Sanitary Sewer Comprehensive Plan.

Development includes extension of sanitary sewer to serve the proposed industrial lots. Consistent with the City's Sanitary Sewer Comprehensive Plan, 8" trunk sanitary main will be extended to the western plat boundary to serve future development. Wastewater from the development will be conveyed through existing downstream sanitary sewer infrastructure to the Empire Treatment Facility monitored by meter M649.

The development of Lot 1, Block 2 of Prime 35 Industrial shall enter into a special assessment agreement with the City for the reconstruction of 215th Street with trunk sanitary sewer and trunk watermain to provide availability of utility service to the site, consistent with City Comprehensive plans.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and shall be paid with the final plat at the rate in effect at the time of approval.

WATERMAIN

Prime 35 Industrial includes the extension of watermain to serve the proposed industrial lots. Consistent with the City's Comprehensive Water System Plan, 12-inch trunk watermain will be extended to the west plat boundary to serve future development.

The development of Lot 1, Block 2 of Prime 35 Industrial shall enter into a special assessment agreement with the City for the reconstruction of 215th Street with trunk sanitary sewer and

trunk watermain to provide availability of utility service to the site, consistent with City Comprehensive plans.

The City will credit the Developer for the oversizing of the trunk watermain in 217th Street. The credit will be based on the cost difference between 8-inch watermain and the oversized watermain that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

DRAINAGE AND GRADING

Prime 35 Industrial is located within subdistricts SC-174, SC-187, SC-021, SC-006, SC-022, SC-199-3P as identified in the City of Lakeville Water and Natural Resources Management Plan.

Development includes construction of five (5) privately owned and maintained stormwater management facilities to collect and treat runoff generated from the site. A stormwater maintenance agreement will be required with the final plat. A grading permit shall not be issued until the final plans have been approved by the city in conjunction with the final plat. Drainage leaving the site must fall within a drainage and utility easement accessible to the development.

The final grading plan shall identify all fill lots where building footings will be placed on fill material. Grading specifications shall indicate that all embankments meet FHA/HUD 79G requirements. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

The proposed development will disturb more than one acre of land. A National Pollutant Discharge Elimination System (NPDES) Construction Permit is required from the Minnesota Pollution Control Agency (MPCA). A copy of the Notice of Stormwater Permit Coverage shall be submitted to the City prior to construction.

STORM SEWER

Development of Prime 35 Industrial includes construction of public storm sewer systems to collect and convey runoff within public right-of-way. Privately owned and maintained storm sewer shall be constructed to collect and convey runoff from within the private lots. All storm sewer systems shall be designed and constructed in accordance with City standards.

Draintile construction is required in areas of non-granular soils for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcel and shall be paid with the final plat.

FEMA FLOODPLAIN ANALYSIS

Prime 35 Industrial is located within areas shown on the Flood Insurance Rate Map (Map No. 27037C0194E) primarily as Zone X and is identified as Zone AE along the northeast quadrant

of the plat as determined by FEMA. Based on this designation, a portion of the site is located within the plat is located within a Special Flood Hazard Area (SFHA). No buildings or grading are being proposed within the SFHA.

WETLANDS

A wetland delineation for the site was approved June 18, 2025. A wetland replacement plan was submitted and is out for comment until March 5, 2026. The replacement identifies 2 acres of wetland impacts to previously farmed wetlands. A preapplication meeting was held with the TEP prior to the replacement plan being set out on notice. The replacement plan was updated based on comment from TEP. A decision will be made on the replacement plan on or before March 3, 2026. No impacts can take place to the wetland prior to approval of the wetland replacement plan and purchase of wetland credit to offset the impacts. All wetlands, waterways, floodplains and buffers will be placed in City owned outlots with final plat. Natural Area signs will be installed along City owned outlots by the developer.

TREE PRESERVATION

The tree removal threshold for the Prime 35 site is 70%. The tree preservation plan dated 11/14/2025 identifies 26,566 inches of existing significant diameter inches on the property and proposes the removal of 18,339 significant diameter inches, or 69%. Heritage trees were not calculated separately. Per the tree preservation ordinance, all diameter inches of heritage trees removed shall require replacement.

The Tree Preservation Plan is to be updated to calculate the number of diameter inches of Heritage Trees onsite, to be removed, and to be preserved; and to provide an updated summary table indicating the number of tree inches that require replacement. A calculation worksheet is available on the City's website.

EROSION CONTROL

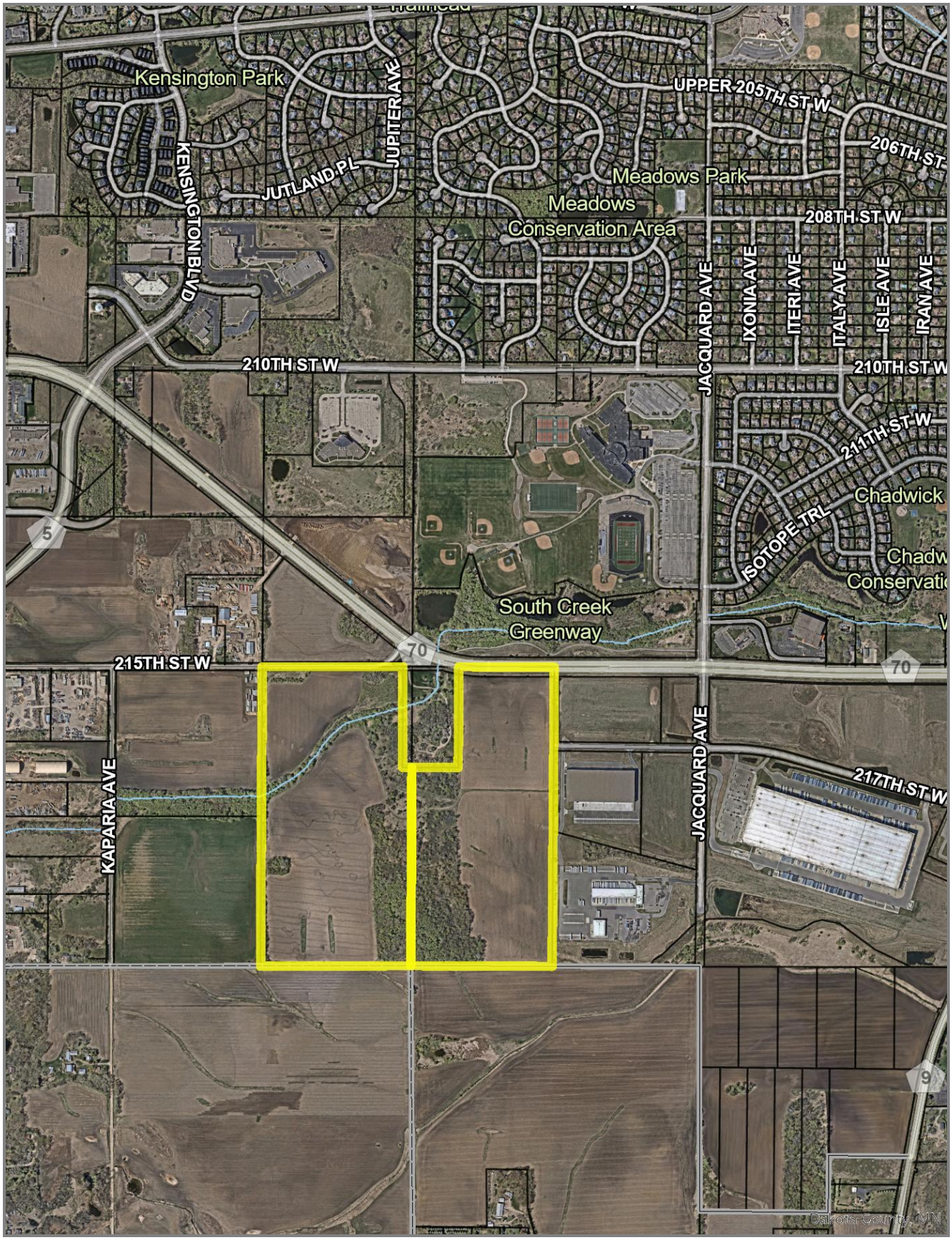
The Developer is responsible for obtaining an MPCA Construction Permit for the site prior to construction. The permit requires that all erosion and sediment BMPS be clearly outlined in a site's SWPPP. Changes made throughout construction must be documented in the SWPPP. A final SWPPP must be submitted to the City for review and approval prior to any land disturbing activity.

Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the developer.

RECOMMENDATION

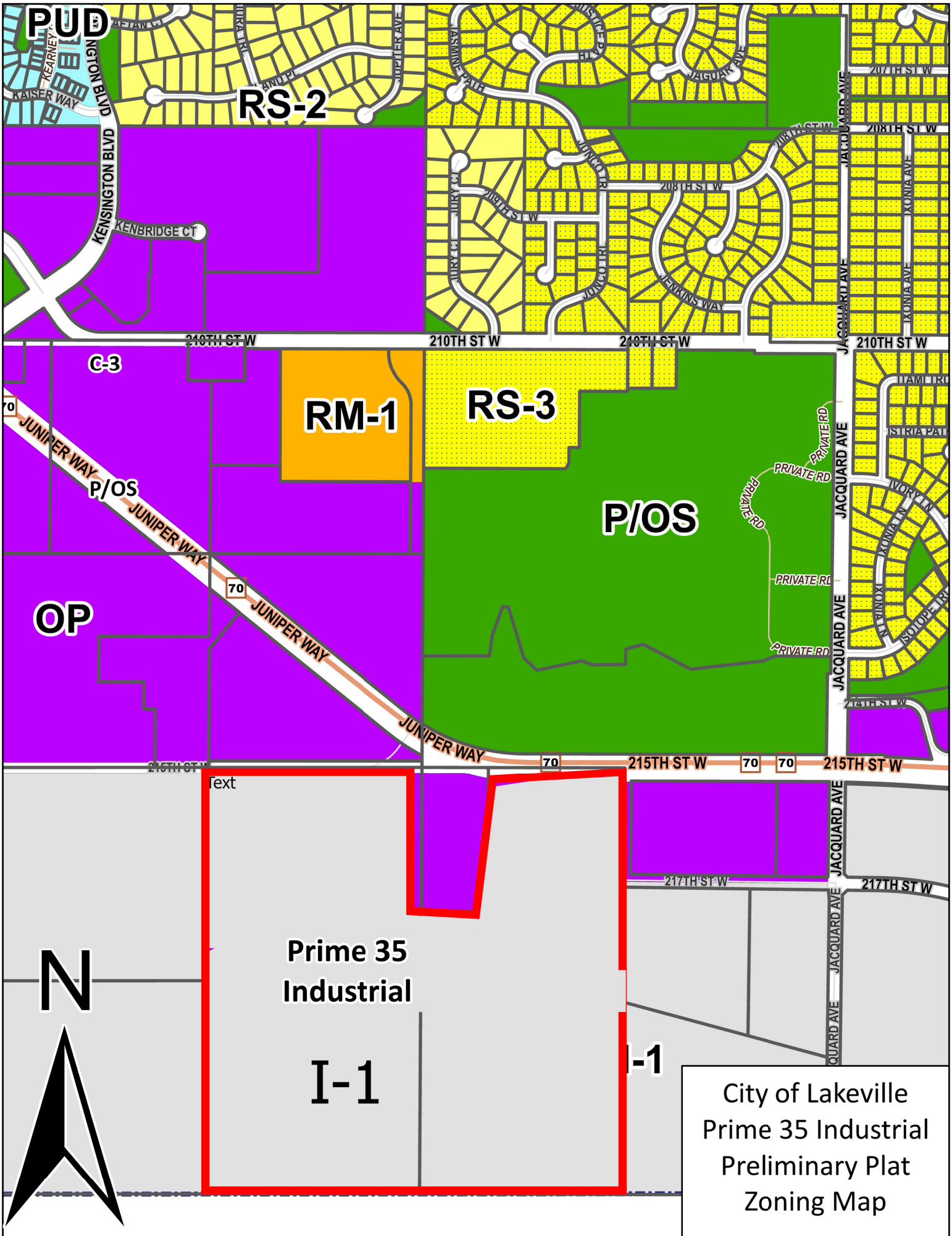
Engineering recommends approval of the Prime 35 Industrial preliminary plat, grading and erosion control plan, and utility plan, subject to the requirements and stipulations within this report.

Prime 35 Industrial

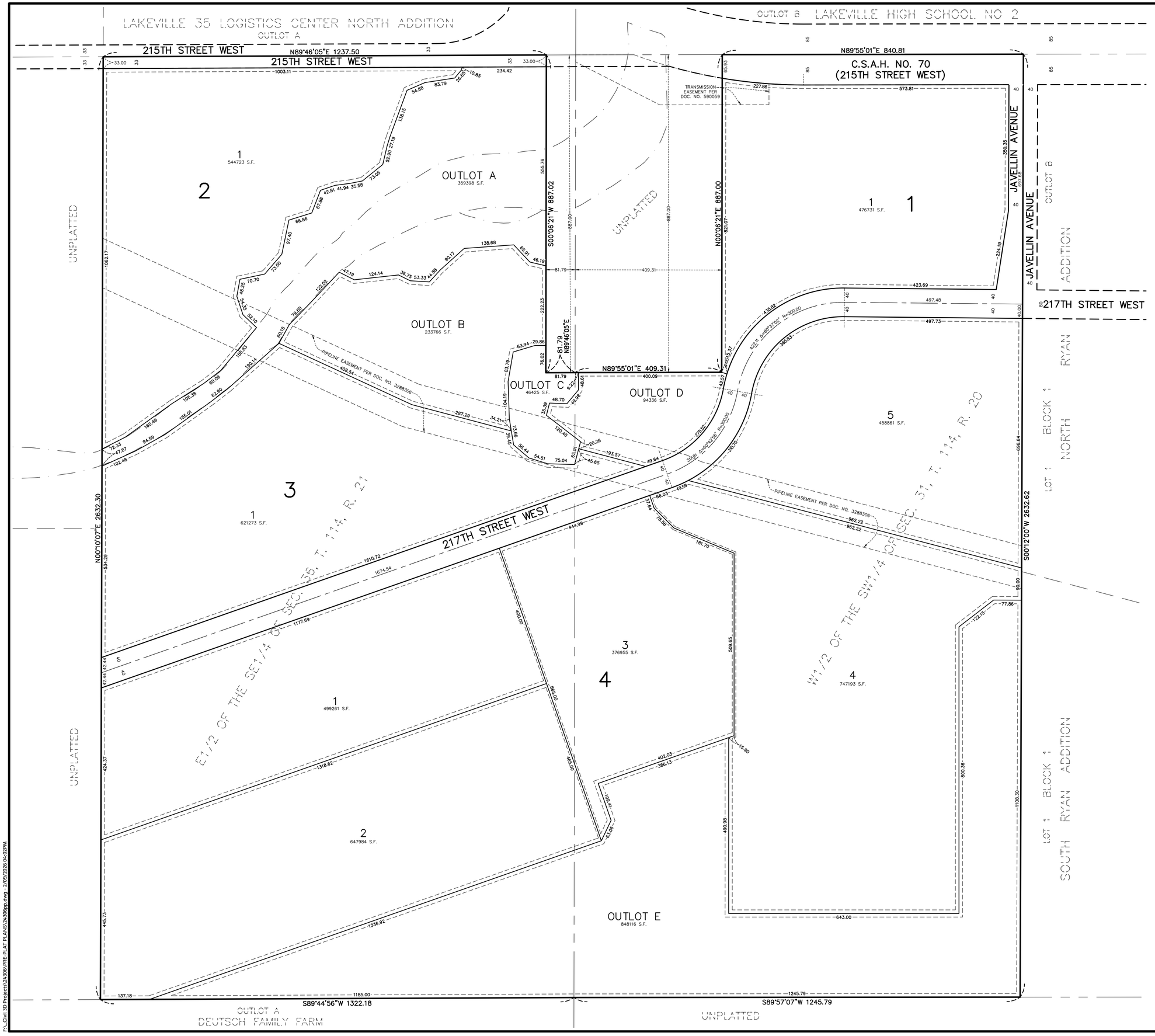


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 1200 feet
2/27/2026



City of Lakeville
Prime 35 Industrial
Preliminary Plat
Zoning Map



PROPERTY DESCRIPTION

Legal Description:

The East one-half of the Southeast Quarter of Section Thirty-six (36), Township One-Hundred Fourteen (114), Range Twenty-one (21) and the West one-half of the Southwest Quarter of Section Thirty-one (31), Township One Hundred Fourteen (114), Range Twenty (20), except that part thereof described as follows:

The West 409.31 feet of the North 887.00 feet of the Northwest Quarter of the Southwest Quarter of Section Thirty-one (31), Township One Hundred Fourteen (114), Range Twenty (20) and further except the East 81.79 feet of the North 887.00 feet of the Northeast Quarter of the Southeast Quarter of Section Thirty-six (36), Township One Hundred Fourteen (114), Range Twenty-one (21), Dakota County, Minnesota.

ZONING INFORMATION

CURRENT ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)

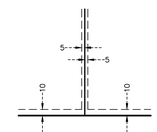
SITE DATA

GROSS AREA	145.21 ACRES
LOTS	8 LOTS
LOTS	100.39 ACRES
R.O.W.	8.50 ACRES
C.S.A.H. NO. 70 (215TH STREET WEST)	(1.61 ACRES)
215TH STREET WEST	(0.94 ACRES)
JAVELLIN AVENUE	(0.61 ACRES)
217TH STREET WEST	(5.34 ACRES)
OUTLOTS	36.32 ACRES
TOTAL	145.21 ACRES

MINIMUM SETBACKS (BUILDING)	
FRONT	40 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM SETBACKS (PARKING)	
FRONT	15 FEET
SIDE (INTERIOR)	5 FEET
SIDE (STREET)	15 FEET
REAR	5 FEET
MINIMUM LOT REQUIREMENTS	
LOT AREA	30,000 S.F.
LOT WIDTH	100 FEET

SCALE IN FEET
0 100 200

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mnhill.com
www.mnhill.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

Date: Reg No.

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT
FOR:
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #49, SAN FRANCISCO, CA 94104

DRAWN BY	PLM
DATE	11/07/2025
REVISIONS	
2026-01-20 CITY COMMENTS	
CAD FILE	24306PP.dwg
PROJECT NO.	24306-00
	C200

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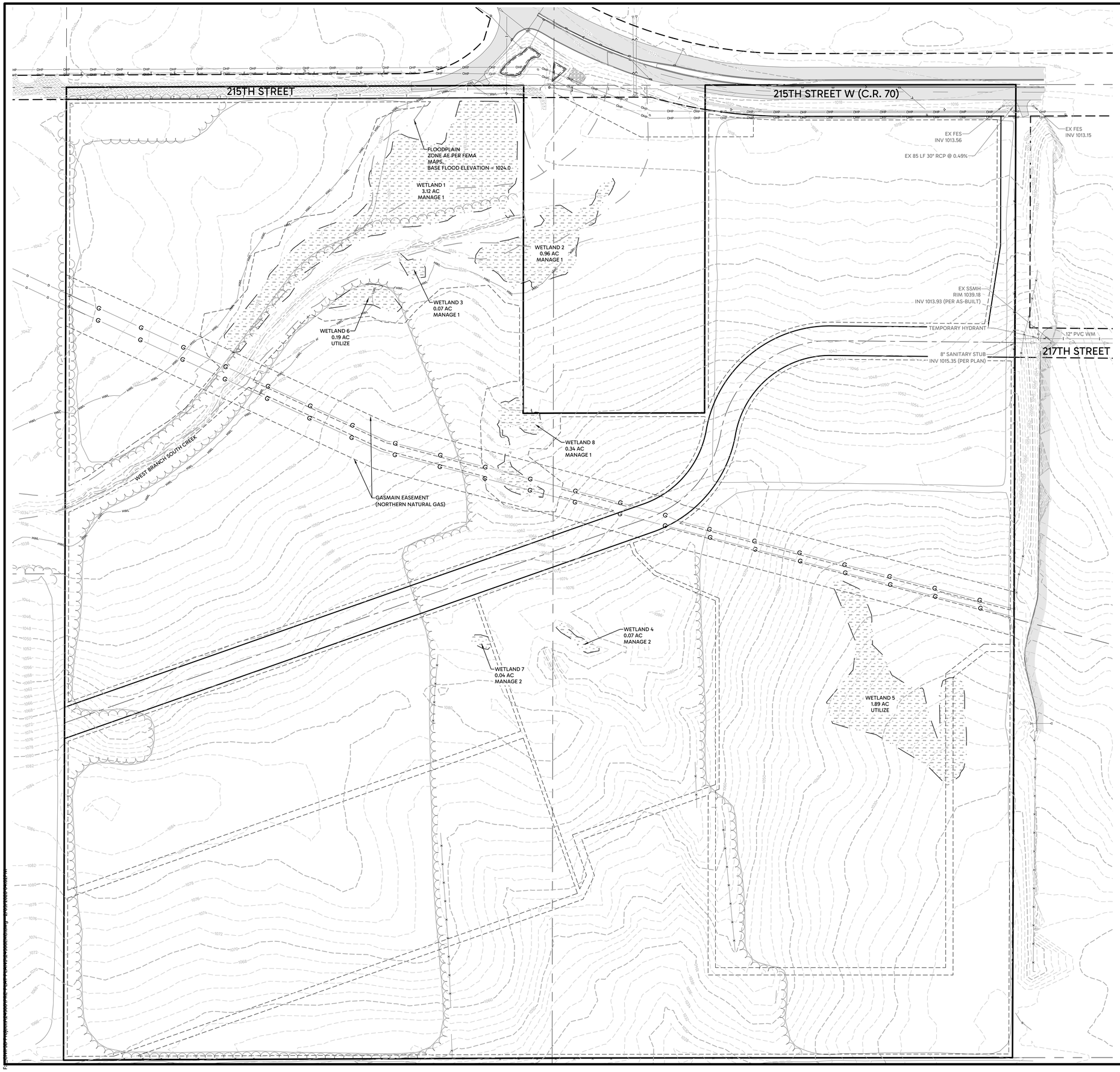

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- FEMA FLOODPLAIN
- EXISTING SIGN
- EXISTING TREELINE/TREES
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND

NOTES

WETLAND DELINEATION COMPLETED IN JUNE, 2025 BY KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY WETLAND QUALITY LEVELS DETERMINED BY KJOLHAUG ENVIRONMENTAL.

EXISTING CONDITIONS ARE BASED ON ALTA SURVEY PREPARED BY EGAN, FIELD AND NOWAK, INC., DATED DECEMBER 11, 2024.

HILL
INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
bbusselman@mnhill.com
www.mnhill.com

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PRELIMINARY

Date: Reg No.

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA

EXISTING CONDITIONS

FOR
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #48, SAN FRANCISCO, CA 94104

DRAWN BY
EPF

DATE
11/14/25

REVISIONS

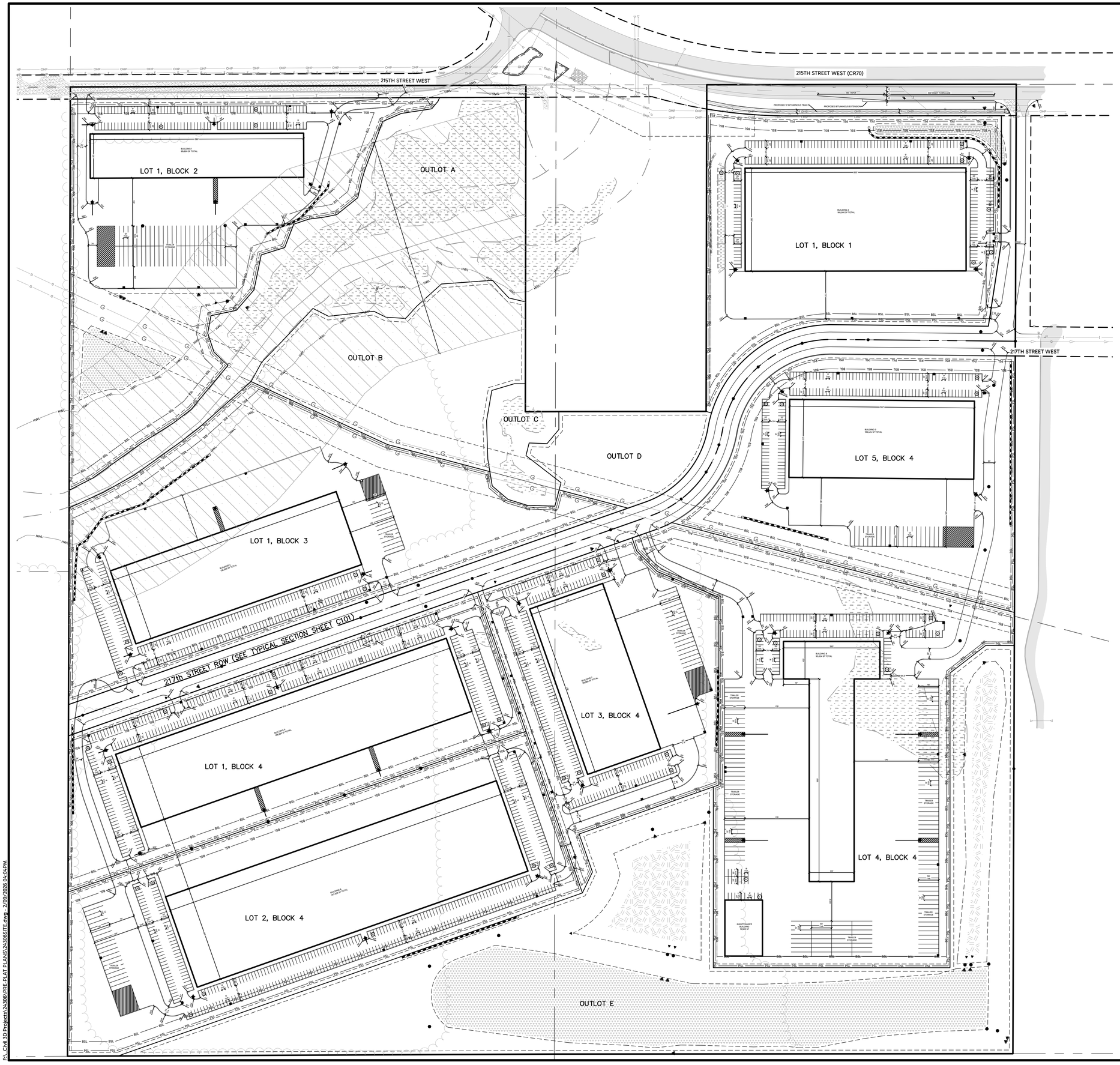
CAD FILE
24306EXC

PROJECT NO.
24306

C102

811 Know what's below. Call before you dig.

SCALE IN FEET
0 100 200



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
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- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION (SB-1)
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND
- SHORELAND ZONING OVERLAY
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- BUILDING SETBACK
- PARKING SETBACK
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED FILTRATION BASIN

SITE PLAN NOTES

1. SEE GENERAL NOTES, SHEET C101, FOR ADDITIONAL RELEVANT INFORMATION.

DEVELOPMENT SUMMARY

GROSS PROJECT AREA	145.21 AC
R.O.W.	8.50 AC
C.S.A.H. NO. 70 (215TH STREET WEST)	(1.61 AC)
215TH STREET WEST	(0.94 AC)
JAVELLIN AVENUE	(0.74 AC)
217TH STREET WEST	(5.21 AC)
OUTLOTS	36.32 AC
LOTS (8 TOTAL)	100.39 AC
TOTAL	145.21 AC

MINIMUM BUILDING SETBACKS	
FRONT YARD	40 FEET
INTERIOR SIDE YARD	10 FEET
STREET SIDE YARD	30 FEET
REAR YARD	30 FEET

MINIMUM PARKINGS SETBACKS	
FRONT YARD	15 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD	15 FEET
REAR YARD	5 FEET

ZONING	I-1, LIGHT INDUSTRIAL DISTRICT
MAXIMUM BUILDING HEIGHT	THE LESSER OF: FOUR (4) STORIES OR 50' FEET
MAXIMUM IMPERVIOUS COVERAGE (SHORELAND AREA ONLY)	75%
BUILDING GROSS FLOOR AREA (8 BUILDINGS)	1,112,748 SF

Know what's below. Call before you dig.

SCALE IN FEET
0 100 200

HILL INCORPORATED
2998 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
bbusselman@mnhill.com
www.mnhill.com

PRELIMINARY

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: Reg No.

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA

OVERALL SITE & DIMENSIONAL PLAN

FOR
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #49, SAN FRANCISCO, CA 94104

DRAWN BY VUN
DATE 11/14/25
REVISIONS
2026-01-20 CITY COMMENTS
2026-02-10 CITY COMMENTS
CAD FILE 24306SITE
PROJECT NO. 24306
C600

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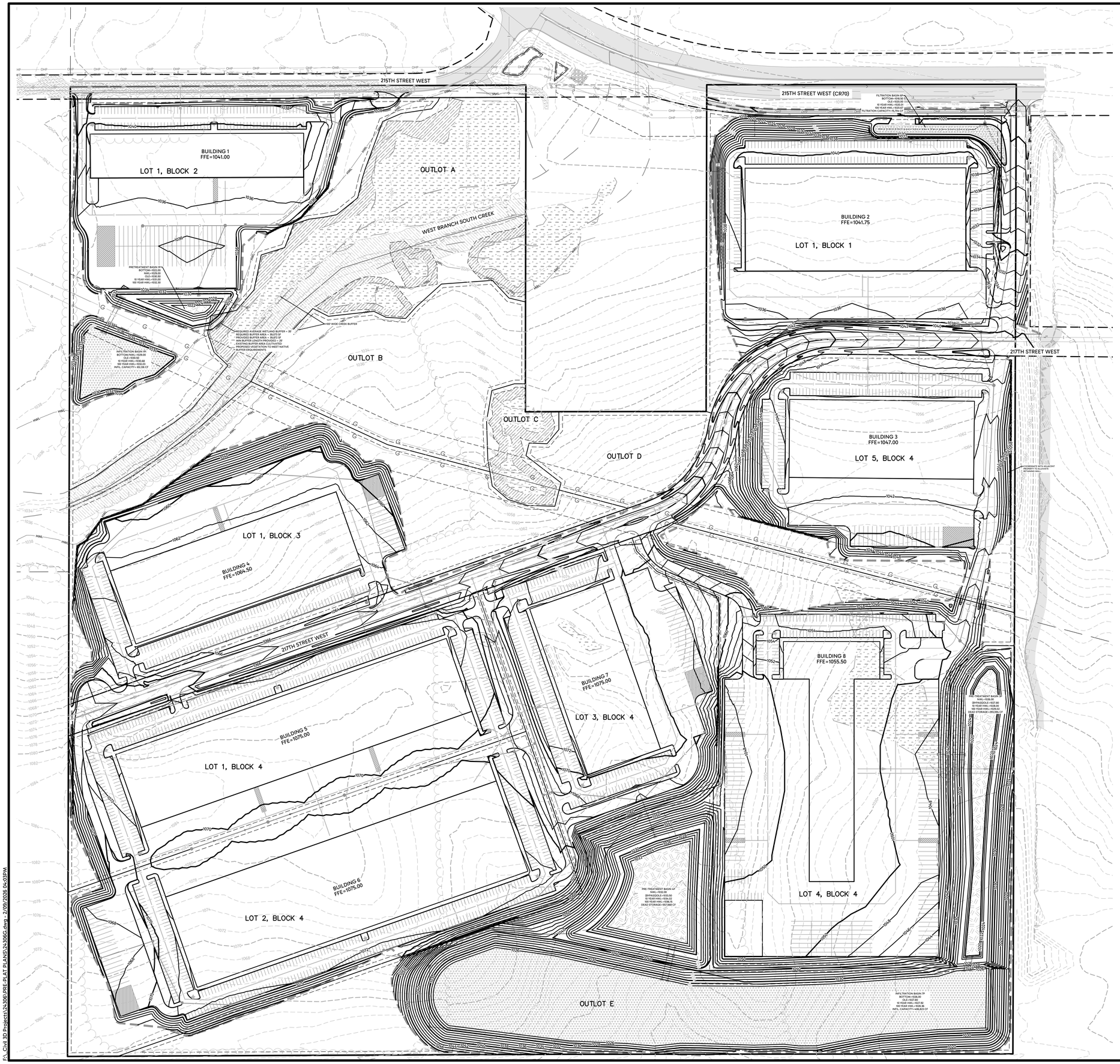

LEGEND

- EXISTING WATERMAIN
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- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED FILTRATION BASIN

Know what's **below.** **Call** before you dig.

SCALE IN FEET
0 100 200

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
bbusselman@mnhill.com
www.mnhill.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Brett Busselman
Reg No.
Date:

PRELIMINARY

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA

GRADING & DRAINAGE PLAN

FOR
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #48, SAN FRANCISCO, CA 94104

DRAWN BY	EPF
DATE	11/14/25
REVISIONS	
2026-01-20 CITY COMMENTS	
2026-02-10 CITY COMMENTS	
CAD FILE	24306G
PROJECT NO.	24306
	C400

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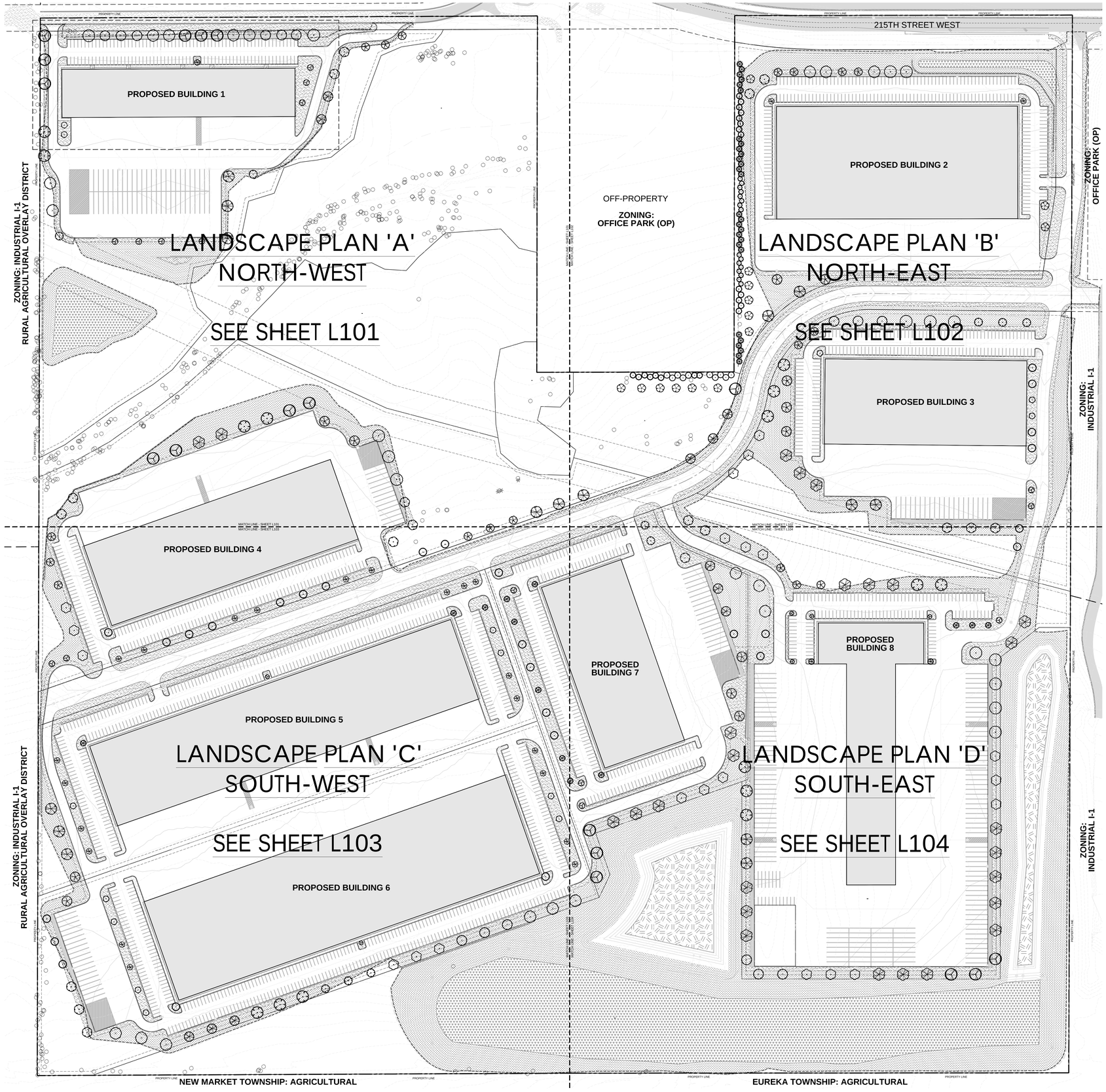


LANDSCAPE OVERVIEW PLAN:

GENERAL NOTES:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Lakeville Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation plan to be design-build by landscape contractor.

CITY OF LAKEVILLE LANDSCAPE REQUIREMENTS:

11-21-9: REQUIRED SCREENING AND LANDSCAPING:

B: Landscaping: Required landscaping for new residential subdivisions and commercial, industrial or institutional uses shall include plantings at the property perimeter, off street parking perimeter landscaping and interior landscape plantings as well as required residential buffer yard or transitional buffer zone plantings.

ZONING INFORMATION:

I-2 - General Industrial District

PARKING LOT SCREENING:

Parking lots with more than 5 spaces require screening. Landscape screening shall be set back 2' from the parking stalls. Deciduous trees shall be planted no more than 40 apart. Evergreen trees shall be planted so that branches are touching at narrowest mature canopy width. Large deciduous shrubs shall be planted so that branches are touching at narrowest projected mature width.

MINIMUM PLANTING SIZES:

2.5" Shade Tree
2" Ornamental Tree
8' Coniferous Tree

IRRIGATION:

e: Properties developed after May 17, 2010, with detached townhouse, two-family, townhouse or multiple-family dwelling units within the RST-2, RM or RH district and all commercial, industrial or institutional uses shall provide an exterior inground irrigation system within the property where necessary to ensure that all turf grass, ground cover of cultivated vegetation, garden, hedges, trees and shrubbery maintenance can be accomplished.

TREE DIVERSITY MATRIX:

BOTANICAL GENUS:	QUANTITY	% OF TOTAL	CLASSIFICATION
Acer sp.	79	20%	Deciduous Tree
Betula sp.	26	6%	Deciduous Tree
Celtis sp.	29	7%	Deciduous Tree
Ginko sp.	28	7%	Deciduous Tree
Gleditsia sp.	22	5%	Deciduous Tree
Gymnocladus sp.	18	4%	Deciduous Tree
Populus sp.	6	1%	Deciduous Tree
Quercus sp.	36	9%	Deciduous Tree
Tilia sp.	33	8%	Deciduous Tree
Ulmus sp.	18	4%	Deciduous Tree
Abies sp.	28	7%	Coniferous Tree
Juniperus sp.	16	4%	Coniferous Tree
Picea sp.	21	5%	Coniferous Tree
Pinus sp.	10	2%	Coniferous Tree
Aesculus sp.	14	3%	Ornamental Tree
Malus sp.	3	1%	Ornamental Tree
Ostrya sp.	15	4%	Ornamental Tree
TOTAL TREES:	402		

LANDSCAPE MATERIAL LEGEND:

- Proposed Landscape Edging, See Notes
- Proposed Turf Sod, See Notes
- Proposed Native Seed, See Scehdule
- Existing Tree to Remain
- Proposed Rock Mulch Type 'A', See Notes
- Proposed Rock Mulch Type 'B', See Notes
- Proposed Wood Mulch, See Notes

SCALE IN FEET
0 100 200
1 inch = 100 feet

811 Know what's below. Call before you dig.

* SEE SHEET L200 FOR DETAILS, NOTES AND SCHEDULES *

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
email: @mnhill.com
www.mnhill.com

CALYX DESIGN GROUP
Landscape Architecture | Planning
475 Cleveland Ave. N, Suite 101A
St. Paul, MN 55104
Phone: (651) 788-9018
www.calyxdesigngroup.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
HANNAH M. LAMPI, PLA
Date: 11/24/2025 Reg No. 61133

PRELIMINARY

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
LANDSCAPE OVERVIEW PLAN
FOR
CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

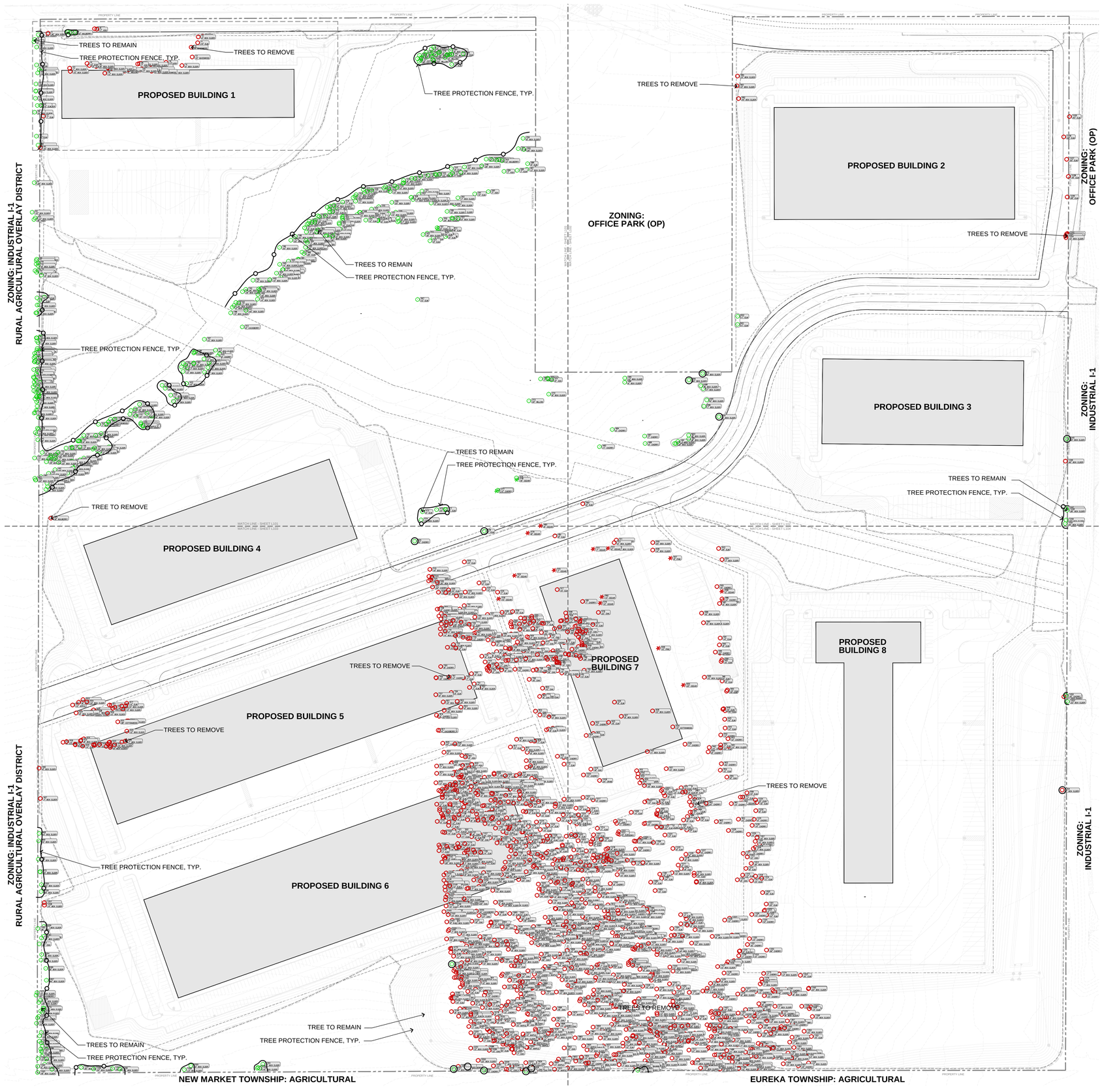
DRAWN BY
AL

DATE
01/30/2026

REVISIONS
11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25-165

SHEET NO.
L100



GENERAL NOTES:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Lakeville Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation plan to be design-build by landscape contractor.

LANDSCAPE MATERIALS LEGEND:

Existing Tree to Remain

Existing Tree to Remove

Tree Protection Fence

CITY OF LAKEVILLE LANDSCAPE TREE PRESERVATION REQUIREMENTS:

Zoning: Commercial, Industrial, and Special Districts

Development in mixed use. commercial, industrial, and special districts may remove up to seventy percent (70%) of the total diameter inches of significant trees without replacement; any removal or disturbance of trees beyond this threshold shall require replacement tree planting or mitigation.

Tree Replacement Requirements:

a. Common Trees: Twelve and one-half percent (12.5%) of the diameter inches removed above the removal limits shall be replaced.

b. Conifer Trees:
(1) Twenty five percent (25%) of the diameter inches removed above the removal limit must be replaced.
(2) Coniferous species shall be replaced with new trees, either coniferous or deciduous, at a rate of twenty five percent (25%) the diameter of inches removed.

c. Hardwood Deciduous Trees: Fifty percent (50%) of the diameter inches removed above the removal limit shall be replaced with new deciduous or coniferous tree diameter inches.

d. Heritage Trees: One hundred percent (100%) of diameter inches removed must be replaced. Heritage inches to be preserved on property may apply as credit towards this replacement. A credit in diameter inches will be applied at a ratio of two inches of replacement for one inch preserved (2:1) up to 50% of the required replacement diameter inches.

Heritage Tree Replacement:
579 diameter inches identified on survey
415 diameter inches removed
415 diameter inches require replacement
164 diameter inches saved
- Heritage tree preservation credit: 2-inch credit for each 1 inch
- 164 inches preserved multiplied by 2 equals 328 inches, which is greater than 50% of the required replacement of 411 inches
- 415 inches multiplied by 50% equals 207.5 diameter inch credit

207.5 diameter inches of heritage trees must be replaced.

* Replacement tree species shall be limited to those identified on the City of Lakeville Building Permit Guidelines, except as otherwise approved by the City Forester, and the following:
-- Where ten (10) or more replacement trees are required, not more than twenty percent (20%) shall be of the same genus.
-- Ornamental tree species of a lesser size may comprise up to fifteen percent (15%) of the required replacement diameter inches provided that the required total replacement diameter inches is met.

MITIGATION REQUIREMENTS SUMMARY:

TOTAL EXISTING SIGNIFICANT INCHES: 26,566
TOTAL SIGNIFICANT INCHES REMOVED: 19,301
SIGNIFICANT INCHES PRESERVED: 7,265

TOTAL MITIGATION INCHES REQUIRED: 497 Inches*

** REFER TO SHEET L305 FOR MITIGATION CALCULATIONS **

COLUMNAR TREES PROPOSED: 56 (140")
EVERGREEN TREES PROPOSED: 75 (225")
ORNAMENTAL TREES PROPOSED: 32 (64")
OVERSTORY TREES PROPOSED: 239 (597.5")

TOTAL TREES PROPOSED: 402 (1,026.5 Inches)

TREES TO REMAIN IN THE WORK LIMITS NOTE:

All trees scheduled to remain within the work limits shall have a forester limb them up, remove suckers & crossing branches, and ensure clearances for vehicles and trucks. Clear and grub any underbrush.

SCALE IN FEET
0 100 200
1 inch = 100 feet

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TREE PRESERVATION PLAN:

HILL
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
email: @mnhill.com
www.mnhill.com
INCORPORATED

475 Cleveland Ave. N, Suite 101A
St. Paul, MN 55104
Phone: (651) 788-9018
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CALYX
DESIGN GROUP
Landscape Architecture | Planning

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HANNAH M. LAMPI, PLA
Date: 11/24/2025 Reg No: 61133
PRELIMINARY

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
TREE PRESERVATION PLAN
FOR
CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

DRAWN BY
AL

DATE
01/30/2026

REVISIONS
11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25–165

SHEET NO.
L300

Dakota County Surveyor's Office

Western Service Center · 14955 Galaxie Avenue · Apple Valley, MN 55124
952.891-7087 · Fax 952.891-7127 · www.co.dakota.mn.us

January 29, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **PRIME 35 LAKEVILLE**

The Dakota County Plat Commission met on January 28, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (215th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes 8 commercial/industrial lots. The right-of-way guidelines along CSAH 70 as a 4-lane divided roadway are 75 feet of half right of way. The right-of-way needs have been met. Restricted access should be shown along all of CSAH 70. A quit claim deed to Dakota County for restricted access is required with the recording of the mylars.

Access to the CSAH 70 is from Javellin Avenue via 217th Street West, and 215th Street West. As noted, the intersection at CSAH 70/215th Street West will be changed to a restricted access location in the future. Future access to the exception parcel (Anhalt property) will be from 215th Street West and/or potentially from 217th Street West. Also noted, the right turn lane for CSAH 70 at Javellin Avenue will need to be reviewed during the permitting process after approval of the final plat and offsets for sightlines may be required during the evaluation process.

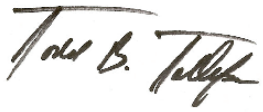
The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 70 are 13,300 ADT and are anticipated to be 16,800 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc.

Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,



Todd B. Tollefson
Secretary, Plat Commission

c:

City of Lakeville
Community Development

Memorandum

To: Planning Commission

From: Kris Jenson, Planning Manager

Date: February 23, 2026

Subject: Packet Material for the March 5, 2026 Planning Commission Meeting

Agenda Item:
1. Preliminary plat of one lot to be known as Dodd Commons;
2. Conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District.
3. Vacation of public roadway, drainage, and utility easements.

BACKGROUND

The City of Lakeville is constructing a new fire station to replace and combine Fire Station 2 and Fire Station 4. In order to do so, the site requires a preliminary plat, conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District, and the vacation of existing public roadway, drainage, and utility easements. The proposed site is 23.36 acres and is located north of 179th Street (CSAH 9), south of Dodd Bulevard, and east of Granby Lane.

The preliminary plat and development plans have been submitted to the Engineering Division and Parks and Recreation Department for review.

EXHIBITS

A. Location Map
B. Zoning Map
C. Certificate of Survey
D. Right of Way and Easement Vacations
E. Preliminary Plat
F. Final Plat
G. Site Plan

H. Grading Plan
I. Utility Plan
J. Photometric Plan
K. Tree Inventory & Replacement Plan (3 pages)
L. Landscape Plan
M. Floor Plans (2 pages)
N. Exterior Elevations (2 pages)
O. Plat Commission Letter dated February 13, 2026

PLANNING ANALYSIS

PRELIMINARY PLAT

Comprehensive Plan. The property is located in Planning District No. 5 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The subject property is guided C, Commercial and P/QP, Public & Quasi-Public in the 2040 Comprehensive Land Use Plan. The proposed Dodd Commons preliminary plat meets the recommended goals and objectives outlined in Planning District No. 5 of the 2040 Comprehensive Plan.

Zoning and Surrounding Uses. The subject property is zoned C-3, General Commercial District and P/OS, Public and Open Space. The proposed preliminary plat is surrounded by the following land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Dodd Blvd, Springs of Lakeville townhomes	Corridor Mixed Use	Planned Unit Development
South	Central Maintenance Facility	Public/Quasi-Public	Public & Open Space
East	Commercial development	Commercial, Public/Quasi-Public	C-3, Gen. Comm., Public & Open Space
West	Granby Lane, detached townhomes	Medium Density Residential	RM-1, Med. Dens. Residential District

Lots and Blocks. The proposed lot exceeds the minimum lot area and lot width requirements of the C-3 District.

	Minimum	Proposed
Lot Area	20,000 Square Feet	163,424 square feet
Lot Width Requirements	100 feet	355 feet

Premature Subdivision Criteria. The preliminary plat is not premature under the terms of the Subdivision Ordinance. All utilities and public streets are in place to serve the subject property.

Capital Improvement Program (CIP). All proposed improvements necessary for the development of Dodd Commons are included in the 2026-2030 Capital Improvement Plan.

Streets. Dodd Commons is adjacent to or includes construction of the following streets:

179th Street (CSAH 9) is a minor arterial roadway as identified in the City's Comprehensive Transportation Plan. The street was constructed in 2023 as a Dakota County project. The City is dedicating the full 150-foot width of right of way across the southern plat boundary, which is an area of 4.31 acres. Access to 179th Street is not permitted from the Dodd Commons plat.

Cedar Avenue (CSAH 23) is a principal arterial roadway in the City's Comprehensive Transportation Plan. The City is dedicating 0.47 acres of right of way along the east plat boundary.

Dodd Boulevard is located along the north plat boundary and is a major collector roadway. This segment of the street was reconstructed in 2023 as a two-lane roadway with a trail along the north side of the street. The Dodd Commons plat will dedicate 1.17 acres for the south half of Dodd Boulevard right of way.

Granby Lane is a two-lane local street that was constructed in 2023 as part of the 179th Street construction project. There are trails constructed along both sides of the street and an access to the fire station parcel is proposed to Granby Lane.

The Dakota County Plat Commission met at its February 11, 2026 meeting to review the Dodd Commons preliminary and final plat and recommended approval.

Outlots. There are three outlots in the Dodd Commons preliminary plat, all of which will be retained by the City.

Outlot A is 1.40 acres and will contain a stormwater pond.

Outlot B is 1.69 acres and is the site of the water tower.

Outlot C is 9.67 acres and will be available for future development.

Grading, Drainage, Erosion Control and Utilities. City sanitary sewer and water is currently available to the site, which is within the current MUSA. Grading, drainage, erosion control, utility, plans were submitted with the preliminary plat plans and are reviewed in the engineering report prepared by Grace Ellis, Graduate Engineer and Mac Cafferty, Environmental Resources Manager, dated February 23, 2026. A copy of the engineering report is attached for reference.

Park Dedication. Park dedication will be collected when Outlot C is platted into lots and blocks.

Wetlands. A wetland delineation was completed for the site and no wetlands were found to be within the plat boundary.

Tree Preservation. The tree preservation plan identifies 1,508 inches of significant trees within the limit of disturbance on the site, all of which are proposed to be removed. The Zoning Ordinance permits up to 70% of that total to be removed (1,055.6 inches). See the February 23, 2026 Engineering report for additional information.

Right of Way and Easement Vacation. There is previously-dedicated right of way for Granby Lane as well as several easements for roadway, drainage, and utility purposes on the parent parcels. Exhibit D highlights what is proposed to be vacated within the plat boundary. The areas being vacated will either be replaced with dedicated right of way or easements, as needed.

CONDITIONAL USE PERMIT: CONSTRUCTION OF A PRINCIPAL BUILDING IN EXCESS OF 35 FEET IN HEIGHT.

Principal buildings within the C-3 District are limited to a height of three stories or 35 feet, whichever is less. The fire station has one and two story sections, ranging in height from just under 19 feet in height to about 42 feet at the training tower. Screening of the rooftop mechanical equipment also brings the height to about 42 feet in some areas.

Section 11-17-7.E of the Zoning Ordinance states that building heights in excess of the standards established within the individual zoning districts may be allowed through a CUP provided that the intensity of use, traffic impacts, public utilities, setbacks, airport zoning regulations, and the general performance standards of Section 11-4-7 for all CUPs are considered. Intensity of the use, traffic impacts, public utilities, and performance standards are addressed below.

Section 11-17-7.E also requires that for each additional 10 feet above the maximum building height allowed within the C-3 District, the front and side

yard setbacks are increased by five feet. The table below reflects the required 30 foot setback of the C-3 District plus the additional five feet required for the front and side yard setbacks due to the additional building height. The locations of the proposed fire station within the lot meets or exceeds the minimum setbacks required by the Zoning Ordinance.

	Front (North)	**Rear (South)**	**Side (West)**	**Side (East)**
Required	35 feet.	30 feet.	35 feet.	35 feet
Proposed	100+ feet.	30 feet.	75+ feet.	75+ feet

The CUP performance standards to allow additional building height are listed below:

A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided. The site has access to and from Dodd Boulevard, a major collector street as well as Street A and Granby Lane, both of which are local streets. These streets are of sufficient capacity to serve the Dodd Commons plat and Fire Station Number 2.

B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title. The site will have access from Dodd Boulevard and Street A, both of which will provide access to the two parking areas. Fire truck access will be via Street A and Granby Lane.

C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles. A trail currently exists along the east side of Granby Lane and one will be constructed along the south side of Dodd Boulevard, from Granby Lane to the east plat boundary. A sidewalk will be added along the east side of Street A for a distance of about 150 feet, before crossing the street and continuing towards the front entrance. The parking lot access from Street A was shifted south so that the sidewalk in that area is in compliance with accessibility requirements for maximum grade.

D. Adequate off-street parking and off-street loading shall be provided in compliance with chapters 19 and 20 of this title. The primary parking lot of 42 spaces is on the north side of the building, with a smaller lot of 10 spaces on the south side of the building. Additionally, 17 spaces are proposed along the east side of the vehicle bays, for a total of 69 parking spaces on site.

The Zoning Ordinance doesn't specify parking requirements for fire stations, so the parking requirements are based on the various uses within the building, as indicated in the table below.

Use	Area/Size	Parking Req.	Minimum Spaces Required
Office	4,835 SF	1/250 SF	19 spaces
Classroom	94 seats	1/3 seats	31 spaces
Dorms	10 rooms	1/unit + 1 for every 10 units	11 spaces
			61 spaces

The table above does not account for all areas within the building, including a fitness area, firefighter workroom/dispatch, kitchen, dining and dayroom, and firefighter training tower. Staff determined that these areas are all intended to be utilized by firefighters on duty, for which parking is already accounted for via the dorm room calculation. The initial duty crews are expected to have seven crewmembers.

All parking spaces measure at least nine feet wide by 20 feet deep with drive aisles of 24 feet in width, which meets Zoning Ordinance requirements.

E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title. This standard does not apply to the Dodd Commons development.

F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title. This standard does not apply to the Dodd Commons plat.

G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title. The landscape plan includes 98 ornamental, deciduous, and evergreen trees proposed to be planted on Lot 1 and Outlot A. Trees are proposed at the perimeter of Lot 1 in every area except for the access drives. Over 350 shrubs are proposed to be planted as foundation plantings along the north portion of the building, around the trash enclosure, as well as in the space between the parking lots and the adjacent street. The remainder of the site that is sodded will include inground irrigation.

H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title. A photometric plan has been submitted that demonstrates that light levels on site meet the Zoning Ordinance requirements of not exceeding one foot candle at a property line

adjacent to public right of way. All building lighting is a downcast style and parking lot lighting is proposed to be 30 feet in height, in compliance with Zoning Ordinance requirements.

I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title. All rooftop mechanical equipment is proposed to be screened in compliance with Zoning Ordinance requirements.

J. The site drainage system shall be subject to the review and approval of the city engineer. See the February 23, 2026 Engineering report for more information.

K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment. The exterior materials are primarily brick, cast stone, glass (all Grade A), and composite wall panels (stone or wood look, Grade C). The overall building is approximately 68% Grade A materials, in compliance with Zoning Ordinance requirements. The building proposes various shades of gray and brown with red accents, as shown in the

L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title. A trash enclosure structure is proposed for the southeast side of the site. The structure must have exterior materials that are consistent with the principal structure, have a maintenance-free gate, and be a height of at least six feet tall.

M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title. At this time, no freestanding signs are proposed on site. Building elevation plans show several wall signs, for which a sign permit must be issued prior to installation.

N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city. This standard does not apply to the Dodd Commons development.

O. Any applicable business licenses mandated by this code are approved and obtained. This standard does not apply to the Dodd Commons development.

P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district. Not applicable.

Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable. Provided the site is

developed in compliance with the stipulations of this report, the use will be in compliance with all applicable performance standards.

Findings of Fact in consideration of the conditional use permit is attached.

RECOMMENDATION

Community Development Department staff recommends approval of the preliminary plat, conditional use permit, and vacation of public roadway, drainage, and utility easements for the Dodd Commons plat, subject to the following stipulations:

1. Implementation of the recommendations listed in the February 23, 2026 engineering report.

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Kris Jenson, Planning Manager

From: Grace Ellis, Graduate Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: February 23, 2026

Subject: Dodd Commons

- Preliminary Plat
- Preliminary Utility Plan
- Preliminary Grading and Erosion Control Plan
- Preliminary Tree Preservation and Landscaping Plan

BACKGROUND

The City of Lakeville submitted a preliminary plat to be known as Dodd Commons for property located north of and adjacent to 179th Street (CSAH 9), west of and adjacent to Cedar Avenue (CSAH 23), south of and adjacent to Dodd Boulevard, and east of and adjacent to Granby Lane. The parent parcels consist of two metes and bounds parcels (PID Nos. 22-73370-00-070 and 22-00900-79-011) and Outlot G, Summers Creek. The parcel that will be created after the split from Central Maintenance Facility is zoned Public & Open Space (P/OS). The remaining parcels are zoned C-3, General Commercial District.

The preliminary plat consists of one (1) lot and three (3) outlots on approximately 23.36 acres. Lot 1 is proposed for a future fire station site. The City is dedicating 4.31 acres for 179th Street right-of-way (CSAH 9) and 0.47 acres for Cedar Avenue (CSAH 23) right-of-way. The outlots created with the preliminary plat shall have the following use:

Outlot A: Stormwater management; to be retained by the City (1.40 acres)
Outlot B: Existing water tower site; to be retained by the City (1.69 acres)
Outlot C: Future development area; to be retained by the City (9.67 acres)

The development will be completed by:

Developer:	City of Lakeville
Engineer/Surveyor:	Larson Engineering/Bolton & Menk

SITE CONDITIONS

The Dodd Commons site consists of undeveloped land. The site consists primarily of undeveloped land characterized by varying topography that generally drains from north to south. The majority of the site was a farmstead, while the southerly portion contains an existing municipal water tower. All structures, accessory buildings, driveways, foundations, septic system components, wells and related improvements have been removed in accordance with an approved abatement and demolition project (City Project No. 25-18). Demolition was substantially completed in November 2025.

EASEMENTS & EASEMENT VACATIONS

The parent parcels contain the following existing easements that will be vacated and reestablished with the final plat.

- Drainage and Utility easements; in favor of the City of Lakeville (Summers Creek plat).
- Roadway, Drainage and Utility easement; in favor of the City of Lakeville (Doc. No. 1663539).
- Roadway, Drainage and Utility easement; in favor of the City of Lakeville (Doc. No. 1663540).

STREET AND SUBDIVISION LAYOUT

179th Street (CSAH 9)

Dodd Commons is located north of and adjacent to 179th Street (CSAH 9), a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The City is dedicating 6.40 acres for right-of-way over the area currently encumbered by an easement. The Dakota County Plat Commission recommend approval of the preliminary plat on February 12, 2026.

179th Street is a four-lane divided urban highway that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There is no planned access to 179th Street and there are no construction improvements proposed with the plat.

Cedar Avenue (CSAH 23)

Dodd Commons is located west of and adjacent to Cedar Avenue (CSAH 23), a Dakota County highway classified as a principal arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) Identifies a half right-of-way need of 100 feet. The City is dedicating 0.47 acres for right-of-way over the area currently encumbered by an easement. The Dakota County Plat Commission recommend approval of the preliminary plat on February 12, 2026.

Cedar Avenue is a four-lane divided urban highway. There is no planned access to Cedar Avenue and there is no construction improvements proposed with the plat.

The plat east of and adjacent to the Dodd Commons (Double E Crossings), includes temporary right-in/right-out access to CSAH 23. This access will be removed upon the occurrence of any of the following:

- When access is provided to the site from a connection to 179th Street (CSAH 9).
- If development of the adjacent parcel to the west occurs without connection to the 179th Street alignment.
- At the direction of the Dakota County Board of Commissioners when traffic or safety conditions warrant.

Connection to the access will be addressed when Outlot C develops into lots and blocks.

Local Roads (Dodd Boulevard and Granby Lane)

Dodd Commons is located south of and adjacent to Dodd Boulevard, a City roadway classified as a major collector. Dodd Boulevard is a two-lane divided urban highway that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There are two planned accesses to Dodd Boulevard, but no other construction improvements proposed with the plat.

Dodd Commons is located east of and adjacent to Granby Lane, a City roadway classified as a minor collector. Granby Lane is a two-lane undivided urban road that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There is one planned access to Granby Lane, but no other construction improvements proposed with the plat.

Any proposed modifications to curb, pavement, boulevard, sidewalk, or other improvements within the public right-of-way shall be reviewed and approved with final construction plans.

Street A

Development of Dodd Commons includes the construction of Street A. Street A is designed as 32-foot-wide urban roadway with a sidewalk along one side, within 60-foot right-of-way. The street is designed to provide safe and logical access to all proposed lots. A temporary cul-de-sac will be constructed for future extension with the development of Outlot C.

SITE PLAN

Lot 1 includes the construction of Fire Station No. 2. The parking area is adequately sized to allow circulation in and out of the site and complies with fire access requirements. A driveway connection to Granby Lane and a driveway connection to Street A provide access to the parking area.

Outlot B contains an existing water tower. An existing driveway connection to Granby Lane provides access to the water tower. A future connection to Street A is anticipated when Outlot C develops into lots and blocks.

CONSTRUCTION ACCESS

There will be one gravel access entrance for construction vehicles. Staging areas will be confined to Lot 1 and approved Outlot areas. Construction entrances shall be stabilized with gravel or temporary pavement to minimize sediment tracking onto public roads. Any temporary closures, traffic control, or maintenance of County/City roads shall comply with Dakota County and City of Lakeville standards and permits.

PARKS, TRAILS, AND SIDEWALKS

The Dodd Commons site does not include any neighborhood parks as identified in the City's Parks, Trails, and Open Space Plan. Park Dedication for the developable outlots shall be collected at the time Outlot C is platted into lots and blocks.

Five-foot-wide concrete sidewalks will be installed along one side of Street A. Sidewalk connections will provide access to all lots, the fire station, and the stormwater management area.

A pedestrian trail connection from Dodd Boulevard to the proposed site entrances shall be provided to integrate with existing City and County trail systems. Any bituminous trail improvements shall be constructed by the Developer. All pedestrian crossings, ramps, and trails will meet current ADA accessibility standards. Sidewalks and trails will be maintained by the City once public dedication is accepted.

UTILITIES

SANITARY SEWER

Dodd Commons is located primarily within subdistrict NC-20685 of the North Creek sanitary sewer district. Wastewater will be conveyed through City sanitary sewer to a MCES interceptor sewer (3-LV-610) monitored by meter M643A. Wastewater treatment is provided by the Empire Wastewater Treatment Facility.

Development of Dodd Commons includes the construction of public sanitary sewer. 8-inch sanitary sewer will connect from an existing manhole located at the southeast corner of the site adjacent to Cedar Avenue.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels and shall be collected at the time Outlot C is platted into lots and blocks. The fee is based on the rate in effect at the time of final plat approval.

WATERMAIN

Development of Dodd Commons includes the construction of public watermain. 8-inch watermain will extend within the subdivision from an existing stub located within G, south of Dodd Boulevard.

UNDERGROUNDING

Any existing overhead utility lines comply with the requirements of the City's Public Ways and Property Ordinance.

DRAINAGE AND GRADING

Dodd Commons is located within subdistrict FO-049.2 of the Farmington Outlet stormwater district.

Development of Dodd Commons includes the construction of a stormwater management basin located in Outlot A. The basin will provide water quality treatment and rate control of stormwater runoff generated from the site. Stormwater runoff will be conveyed to the basin via the proposed storm sewer system prior to discharge. The stormwater management design is consistent with the City's stormwater management ordinance and applicable watershed requirements.

The final grading plan shall identify all fill lots in which building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan are submitted and approved by City staff.

Dodd Commons contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required by the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Development of Dodd Commons includes the construction of public storm sewer systems. Storm sewer will be constructed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basin located within Outlot A.

Draintile construction is required in areas of non-granular soils within Dodd Commons for the street subgrade and lots. Any additional draintile construction, including perimeter draintile required for building footings, deemed necessary during construction by the City shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcels and shall be paid by Outlot C when it is platted into lots and blocks. The fee is based on the rate in effect at the time of final plat approval.

FEMA FLOODPLAIN ANALYSIS

Dodd Commons is shown on the Flood Insurance Rate Map (Map No. 27037C0203E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation was completed for the site. No wetlands were found to be in the project boundaries.

TREE PRESERVATION

The Tree Preservation Plan submitted with the Dodd Commons preliminary plat identifies 1,508 inches of significant trees located with the project boundaries. As a Mixed Use, Commercial, Industrial, or Special District, the tree removal threshold is 70%. Due to grading and site development requirements, the plan proposes to remove all trees onsite.

Prior to final plat consideration, the Tree Protection Schedule and the Existing Tree Replacement Requirements table calculations provided on sheet L1.2 must be updated and resubmitted. Trees in the Tree Protection Schedule will need to be categorized as Common, Conifer, Hardwood Deciduous, or Invasive prior to calculating the number of removed inches and replacement requirements.

No trees are identified for protection within the project site.

LANDSCAPING

The landscape plan may need to be updated following the calculations of the Tree Preservation Plan. The species selections and layout are appropriate.

EROSION CONTROL

A Site-Specific Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved) prior to any land disturbance. The SWPPP must clearly outline all erosion and sediment control Best Management Practices (BMPs) and document any modifications during construction.

Additional erosion and sediment control measures may be required during construction as deemed necessary by City staff. All measures must be installed, maintained, and removed once the site is stabilized.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, grading and erosion control plan, tree preservation, landscape, and utility plan for Dodd Commons, subject to the requirements and stipulations within this report.

City of Lakeville
Site Location Map
Dodd Commons
PrePlat, CUP, &
Easement Vacation

City of Lakeville

Dodd Commons Pre Plat & CUP

EXHIBIT B

EXHIBIT C

LEGEND

- IRON PIPE MONUMENT SET - LS 57991 UNLESS OTHERWISE NOTED
- MONUMENT FOUND - TYPE AS NOTED
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- CONTROL POINT
- BENCH MARK
- AIR CONDITIONER
- BOLLARD
- BUSH
- CATCH BASIN
- CATCH BASIN
- CURB STOP
- CLEAN OUT
- CULVERT END
- FIRE HYDRANT
- FLARED END / APRON
- GUY WIRE ANCHOR
- HANDHOLE
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- IRRIGATION VALVE BOX
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- OVERHEAD COMMUNICATION
- OVERHEAD ELECTRIC
- SANITARY SEWER
- TILE LINE
- STORM SEWER
- WATER SYSTEM
- FENCE
- CURB & GUTTER
- OVERFLOW CONTROL STRUCTURE
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- POLE-UTILITY
- POST
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE-PALM
- TREE STUMP
- UTILITY MARKER
- UTILITY MARKER-COMMUNICATION
- UTILITY MARKER-ELECTRIC
- UTILITY MARKER-FIBER
- UTILITY MARKER-GAS
- UTILITY VAULT
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT
- WATER SPIGOT
- WELL
- YARD HYDRANT
- RETAINING WALL
- ADJACENT
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT OF WAY
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WETLAND EDGE
- EDGE OF BUSHES
- EDGE OF TREES

0 50 100
SCALE IN FEET

EXCEPTION
PER DOC. NO. 1624609

EXCEPTION
PER DOC. NO. 1624610
SEE SURVEYORS NOTE 7
PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396881

CENTERLINE OF DODD BOULEVARD AS ORIGINALLY CONSTRUCTED PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 67

NORTHERLY RIGHT-OF-WAY LINE OF DAKOTA COUNTY RIGHT-OF-WAY MAP 67

CENTERLINE PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 490

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

DODD BOULEVARD (PUBLIC WAY)

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

OWNER: CONTINENTAL 476 FUND, LLC.
PID: 22-71397-01-010

OWNER: WOODBURY LAND, LLC.
PID: 22-19550-01-020

OWNER: LAKEVILLE DIALYSIS REAL ESTATE, LLC.
PID: 22-21227-01-010

OWNER: CITY OF LAKEVILLE
PID: 22-21225-00-010

OWNER: DAKOTA ELECTRIC ASSN
PID: 22-00900-79-014

OWNER: CITY OF LAKEVILLE
PID: 22-00900-81-010

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-73370-00-070

PARCEL 1
OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-00900-79-011

PARCEL 2

EXCEPTION

EXCEPTION

EXCEPTION

EXCEPTION

NOT PLATTED

NOT PLATTED

CULTIVATED FIELD

GRAVEL

WOODS

BUILDING

BUILDING SETBACK

PROPANE TANK

STAIRS

BITUMINOUS

CONCRETE

NORTH FIELD EDGE

FIELD EDGE

EAST FIELD EDGE

SOUTH FIELD EDGE

WEST FIELD EDGE

EAST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

WEST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

1/2" IP - LS 26724

1/2" IP - LS 2672X

1/2" IP OPEN

1/2" IP - LS 17765

SET NAIL & DISC

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 166539

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF DAKOTA COUNTY PER DOC. 166540

PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396879

DRAINAGE AND UTILITY EASEMENT PER DOC. 3509250

10' DRAINAGE AND UTILITY EASEMENT PER PLAT OF SUMMERS CREEK

PERMANENT HIGHWAY EASEMENT PER DOC. 3509251

TEMPORARY EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2423000

BUILDING SETBACK

GRANBY LANE (PUBLIC WAY)

GRAPHITE LANE (PUBLIC WAY)

CEDAR AVENUE (PUBLIC WAY)

DANCE WORKS ADDITION LOT 2, BLOCK 1

SPRINGS AT LAKEVILLE LOT 1, BLOCK 1

DOUBLE E CROSSINGS 3RD ADDITION LOT 1, BLOCK 1

DOUBLE E CROSSINGS OUTLOT A

S 73°23'51" W 925.82

S 73°28'52" W 693.00

S 16°36'08" E 10.00

N 00°53'24" W 112.43

N 89°55'11" E 764.17

S 89°55'49" W 554.11

N 01°02'26" W 910.46 (DEED 910.63)

S 01°02'26" E 1304.34 (DEED 1304.36)

N 35°30'59" W 317.56

S 35°30'59" E 317.24

MH SSWR R=1028.08
INV: E (10INCH CLAY) 1000.86
INV: N (10inch CLAY) 1014.63
INV: S (10INCH CLAY) 1010.06

CB R=1035.17 INV: E (18INCH RCP) 1031.42

CB R=1031.71 INV: S (12INCH RCP) 1028.59

CB R=1032.65 INV: N (12INCH RCP) 1030.40

CB R=1033.28 INV: W (15INCH RCP) 1029.56

CB R=1030.72 INV: W (15INCH RCP) 1026.80 INV: E (15inch RCP) 1026.90 INV: NW (6INCH PVC) 1027.20

CB R=1029.87 INV: W (15INCH RCP) 1026.32 INV: E (15inch RCP) 1026.42 INV: N (6INCH PVC) 1027.42 INV: SE (6inch PVC) 1027.47

FEST ELEV=1026.41 STRM (INV) ELEV=1026.40

CB R=1029.65 INV: NW (18INCH RCP) 1026.00 INV: E (15inch RCP) 1026.10 INV: N (15INCH RCP) 1026.10

CB R=1029.99 INV: N (15INCH RCP) 1026.69 INV: S (6inch PVC) 1027.27

CB R=1021.25 INV: E (15INCH RCP) 1017.37

CB R=1021.25 INV: S (15INCH RCP) 1017.77 INV: W (15inch RCP) 1017.28 INV: NE (18INCH RCP) 1017.23

FEST ELEV=1019.52 STRM (INV) ELEV=1019.40

CB R=1013.48 INV: E (15INCH RCP) 1008.16 INV: NW (15inch RCP) 1008.16

CB R=1013.39 INV: W (15INCH RCP) 1009.17 INV: N (15inch RCP) 1009.26

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ALTA/NSPS LAND TITLE SURVEY
17622 DODD BOULEVARD LAKEVILLE, MN 55044

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114N, R20W, AND OUTLOT G, SUMMERS CREEK, DAKOTA COUNTY, MINNESOTA

FOR: CITY OF LAKEVILLE, MN
DAKOTA COUNTY

H:\LAKV\25X139279000\CAD\C3D\139279V_ALTA_02.dwg 8/22/2025 11:23 AM

JOB NUMBER: 25X139279000 FIELD BOOK: DRAWN BY: MMB S09-T114N-R20W-41,42

EXCEPTION
PER DOC. NO. 1624609

CENTERLINE OF DODD BOULEVARD AS ORIGINALLY CONSTRUCTED PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 67

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

NORTHERLY RIGHT-OF-WAY LINE OF DAKOTA COUNTY RIGHT-OF-WAY MAP 67

EXCEPTION
PER DOC. NO. 1624610
SEE SURVEYORS NOTE 7

PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396881

CENTERLINE PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 490

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

DODD BOULEVARD
(PUBLIC WAY)

S 73°23'51" W 925.82

S 73°28'52" W 693.00

OWNER: CONTINENTAL 476 FUND, LLC.
PID: 22-71397-01-010

OWNER: WOODBURY LAND, LLC.
PID: 22-19550-01-020

OWNER: LAKEVILLE DIALYSIS REAL ESTATE, LLC.
PID: 22-21227-01-010

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-73370-00-070

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-00900-79-011

OWNER: CITY OF LAKEVILLE
PID: 22-21225-00-010

OWNER: DAKOTA ELECTRIC ASSN
PID: 22-00900-79-014

OWNER: CITY OF LAKEVILLE
PID: 22-00900-81-010

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 1660539

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 166540

PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396879

DRAINAGE AND UTILITY EASEMENT PER DOC. 3509250

PERMANENT HIGHWAY EASEMENT PER DOC. 3509251

TEMPORARY EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2423000

PARCEL 1

PARCEL 2

10' DRAINAGE AND UTILITY EASEMENT PER PLAT OF SUMMERS CREEK

BUILDING SETBACK

WEST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

WEST FIELD EDGE

EAST FIELD EDGE

EAST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

SOUTH FIELD EDGE

SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

NORTH FIELD EDGE

FIELD EDGE

CULTIVATED FIELD

GRAVEL

NOT PLATTED

EXCEPTION

EXCEPTION

EXCEPTION

DOUBLE E CROSSINGS 3RD ADDITION LOT 1 BLOCK 1

SPRINGS AT LAKEVILLE LOT 1, BLOCK 1

DANCE WORKS ADDITION LOT 2, BLOCK 1

GRAPHITE LANE
(PUBLIC WAY)

GRANBY LANE
(PUBLIC WAY)

CEDAR AVENUE
(PUBLIC WAY)

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

EXHIBIT D

LEGEND

- IRON PIPE MONUMENT SET - LS 57991 UNLESS OTHERWISE NOTED
- MONUMENT FOUND - TYPE AS NOTED
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- CONTROL POINT
- BENCH MARK
- AIR CONDITIONER
- BOLLARD
- BUSH
- CATCH BASIN
- CATCH BASIN
- CURB STOP
- CLEAN OUT
- CULVERT END
- FIRE HYDRANT
- FLARED END / APRON
- GUY WIRE ANCHOR
- HANDHOLE
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- IRRIGATION VALVE BOX
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- OVERHEAD COMMUNICATION
- OVERHEAD ELECTRIC
- SANITARY SEWER
- TILE LINE
- STORM SEWER
- WATER SYSTEM
- FENCE
- CURB & GUTTER
- OVERFLOW CONTROL STRUCTURE
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- POLE-UTILITY
- POST
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE-PALM
- TREE STUMP
- UTILITY MARKER
- UTILITY MARKER-COMMUNICATION
- UTILITY MARKER-ELECTRIC
- UTILITY MARKER-FIBER
- UTILITY MARKER-GAS
- UTILITY VAULT
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT
- WATER SPIGOT
- WELL
- YARD HYDRANT
- RETAINING WALL
- ADJACENT
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT OF WAY
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WETLAND EDGE
- EDGE OF BUSHES
- EDGE OF TREES

0 50 100
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY
17622 DODD BOULEVARD LAKEVILLE, MN 55044

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114N, R20W, AND OUTLOT G, SUMMERS CREEK, DAKOTA COUNTY, MINNESOTA

FOR: CITY OF LAKEVILLE, MN
DAKOTA COUNTY

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PRELIMINARY PLAT OF: DODD COMMONS

LEGAL DESCRIPTION

The following was provided in Land Title Inc., Old Republic Title Insurance Company Commitment Number: 714506, Commitment Date: May 19, 2025, at 7:00 a.m., Schedule A.

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota, lying and being south of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed according to Dakota County Road Right of Way Map No. 67. Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 9 described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9, said point being in the center of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed; thence Southerly on the east line of said Northeast Quarter of the Southeast Quarter a distance of 1304.36 feet to the north line of the south 12.00 feet of said Northeast Quarter of the Southeast Quarter; thence westerly on the north line of said south 12.00 feet of the Northeast Quarter of the Southeast Quarter a distance of 554.00 feet; thence Northerly, parallel with the East line of said Northeast Quarter of the Southeast Quarter a distance of 910.63 feet to the original centerline of Dodd Boulevard (County Highway No. 9 according to Dakota County Road Right of Way Map no. 67); thence Northeasterly on the original centerline of said Dodd Boulevard (County Highway no. 9) according to said Map No. 67, a distance of 674.82 feet to the point of beginning.

Excepting that part conveyed in Document Numbers 1624609 and 1624610 lying North of Dodd Road.

Further excepting the south 12 feet of the east 554.00 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota. The said 554.00 feet being measured in a line parallel with the south line of said NE 1/4 of the SE 1/4 and conveyed in Document Number 1221220.

AND

Outlot G, Summers Creek, Dakota County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 114, Range 20, lying northerly of the southerly line of DAKOTA COUNTY RIGHT OF WAY MAP NO. 490, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

SURVEYORS NOTES

1. Dakota County Coordinate system NAD83(1986adj), NAVD 88 vertical datum.
2. Field survey was completed on November 11th, 2025.
4. Distances are in US Survey feet.
5. Contours are at 1 foot intervals
6. Surveyed property is Abstract.

OWNER

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

SURVEYOR

Bolton and Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337

LOT AREAS:

TOTAL AREA: 1,017,344 SQ. FT. (23.355 AC.)
LOT 1, BLOCK 1: 163,424 SQ. FT. (3.752 AC.)
OUTLOT A: 60,874 SQ. FT. (1.397 AC.)
OUTLOT B: 73,428 SQ. FT. (1.686 AC.)
OUTLOT C: 421,029 SQ. FT. (9.665 AC.)
RIGHT-OF-WAY: 298,589 SQ. FT. (6.855 AC.)

ZONING:

Current zoning classification for subject property:
Part lying within NE1/4 of SE1/4, Sec. 9, Twp. 114, Rge. 20
- C-3 (General Commercial District)
Part lying within SE1/4 of SE1/4, Sec. 9, Twp. 114, Rge. 20
- P/OS (Public and Open Space District)

Proposed zoning classification for subject property:
- C-3 (General Commercial District)

REQUIREMENTS/SETBACKS:

C-3 Minimum Area/Distance Requirements:
Minimum Lot Area - 1 Acre
Minimum Lot width - 100 ft.

C-3 Principal Structure Setbacks:
Front & Side (Street) - 30 ft. (CUP - 35 ft.)
Side & Rear - 20 ft. (CUP - 10 ft.)

C-3 Parking Setbacks:
Front & Side (Street) - 15 ft.
Side & Rear - 5 ft.

C-3 Building Height - 65 ft.

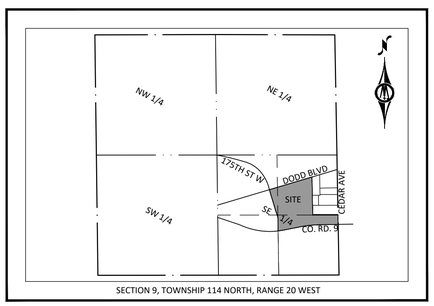
P-OS Minimum Area/Distance Requirements:
Minimum Lot Area - 20,000 sq. ft.
Minimum Lot width - 100 ft.

P-OS Principal Structure Setbacks:
Front & Side (Street) - 30 ft.
Side & Rear - 10 ft.

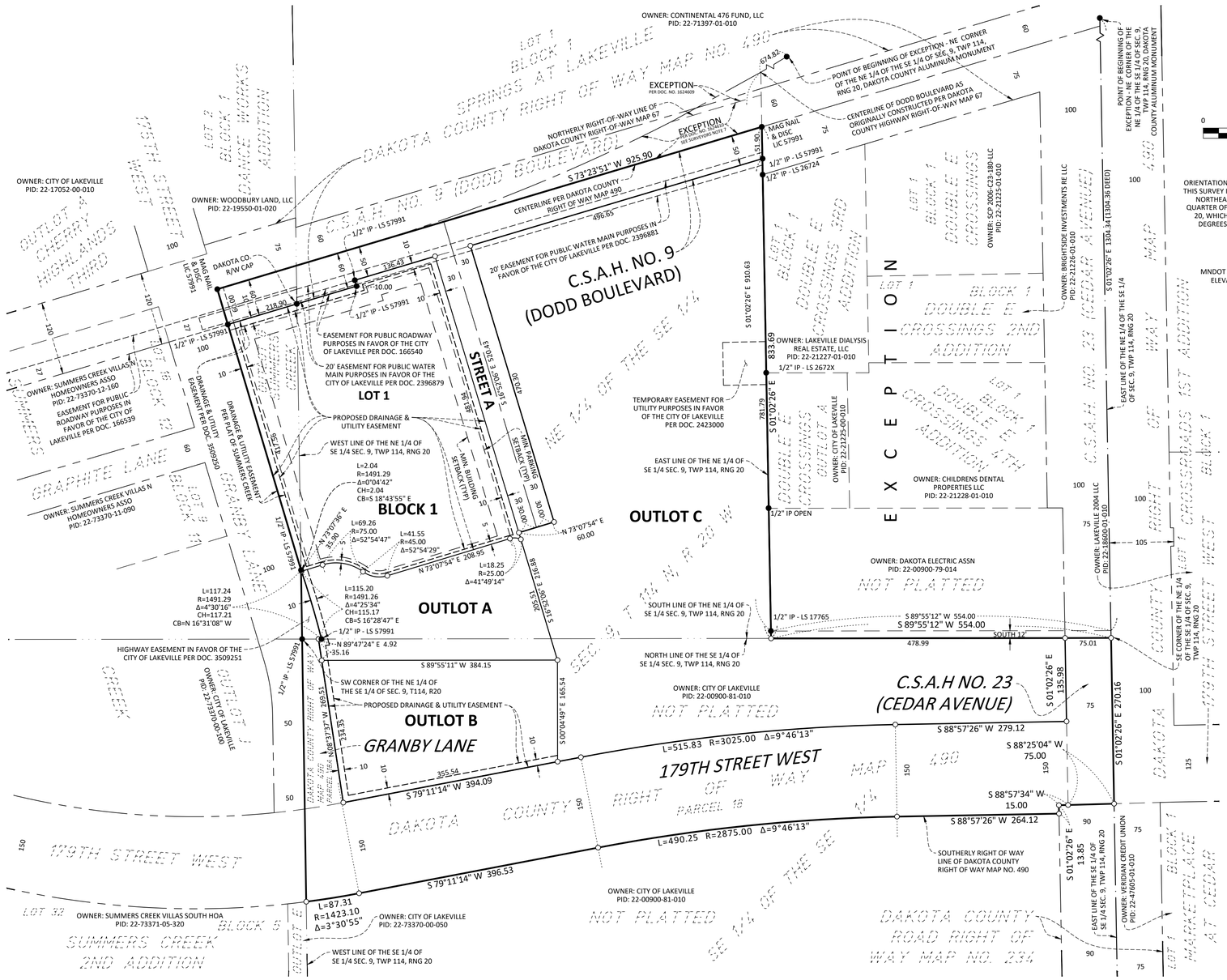
P-OS Parking Setbacks:
Front & Side (Street) - 15 ft.
Side & Rear - 5 ft.

P-OS Building Height- None

VICINITY MAP



SECTION 9, TOWNSHIP 114 NORTH, RANGE 20 WEST



BEARING NOTE

ORIENTATION OF THE BEARING SYSTEM USED FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 114, RANGE 20, WHICH IS ASSUMED TO BEAR NORTH 89 DEGREES 55 MINUTES 11 SECONDS EAST.

BENCHMARK

MNDOT GEODETIC MONUMENT 6602 V
ELEVATION = 1081.225 (NAVD88)

SURVEYOR'S CERTIFICATION

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.

Matthew M. Bomstad
License Number 57991

01/28/2026
Date

EXHIBIT E

PRELIMINARY PLAT
LAKEVILLE, MINNESOTA

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

THAT PART OF THE NE 1/4 OF THE SE 1/4 & THE SE 1/4 OF THE SE 1/4 OF SECTION 9, SECTION 9, TOWNSHIP 114 N, RRANGE. 20 W. DAKOTA COUNTY, MN

FOR: CITY OF LAKEVILLE

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DODD COMMONS

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, owner of the following described property situated in the County of Rice and State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota, lying and being south of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed according to Dakota County Road Right of Way Map No. 67. Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 9 described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9, said point being in the center of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed; thence Southerly on the east line of said Northeast Quarter of the Southeast Quarter a distance of 1304.36 feet to the north line of the south 12.00 feet of said Northeast Quarter of the Southeast Quarter; thence westerly on the north line of said south 12.00 feet of the Northeast Quarter of the Southeast Quarter a distance of 554.00 feet; thence Northerly, parallel with the East line of said Northeast Quarter of the Southeast Quarter a distance of 910.63 feet to the original centerline of Dodd Boulevard (County Highway No. 9 according to Dakota County Road Right of Way Map no. 67); thence Northeasterly on the original centerline of said Dodd Boulevard (County Highway no. 9) according to said Map No. 67, a distance of 674.82 feet to the point of beginning.

Excepting that part conveyed in Document Numbers 1624609 and 1624610 lying North of Dodd Road.

Further excepting the south 12 feet of the east 554.00 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota. The said 554.00 feet being measured in a line parallel with the south line of said NE 1/4 of the SE 1/4 and conveyed in Document Number 1221220.

AND

Outlot G, Summers Creek, Dakota County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 114, Range 20, lying northerly of the southerly line of DAKOTA COUNTY RIGHT OF WAY MAP NO. 490, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

Has caused the same to be surveyed and platted as DODD COMMONS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as create by this plat.

In witness whereof said City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officers this ______ day of __________________ , 2026.

City of Lakeville

By ___________________________________ , its Mayor
Luke Hellier

By ___________________________________ , its Clerk
Ann Orlofsky

STATE OF MINNESOTA
COUNTY OF _______________

This instrument was acknowledged before me on _______________________ by Luke Hellier, Mayor and Ann Orlofsky, Clerk of the City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, on behalf of the corporation.

____
Signature

____
Printed Name

Notary Public, __________________ County

My Commission Expires on ________________

I, Matthew M. Bomstad, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ______ day of __________________ , 2026

____
Matthew M. Bomstad, Licensed Land Surveyor
Minnesota License No. 57991

STATE OF MINNESOTA
COUNTY OF _______________

This instrument was acknowledged before me on _______________________ by Matthew M. Bomstad.

____
Signature

____
Printed Name

Notary Public, __________________ County

My Commission Expires on ________________

CITY COUNCIL, CITY OF LAKEVILLE, MINNESOTA

We do hereby certify that on ______ day of __________________ , 2026, the City Council of Lakeville, Minnesota approved this plat by resolution and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

_________________________________ Mayor
Luke Hellier

_________________________________ City Clerk
Ann Orlofsky

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ______ day of __________________ , 2026.

____
Todd B. Tollefson - Dakota County Surveyor

BOARD OF COUNTY COMMISSIONERS, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on ______ day of __________________ , 2026 the Board of Commissioners of Dakota County, Minnesota approved this plat of DODD COMMONS and said plat is in compliance with the provisions of Minnesota Statutes Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

______________________________________, Chair, County Board

______________________________________, County Treasurer-Auditor

DAKOTA COUNTY PROPERTY TAXATION & RECORDS

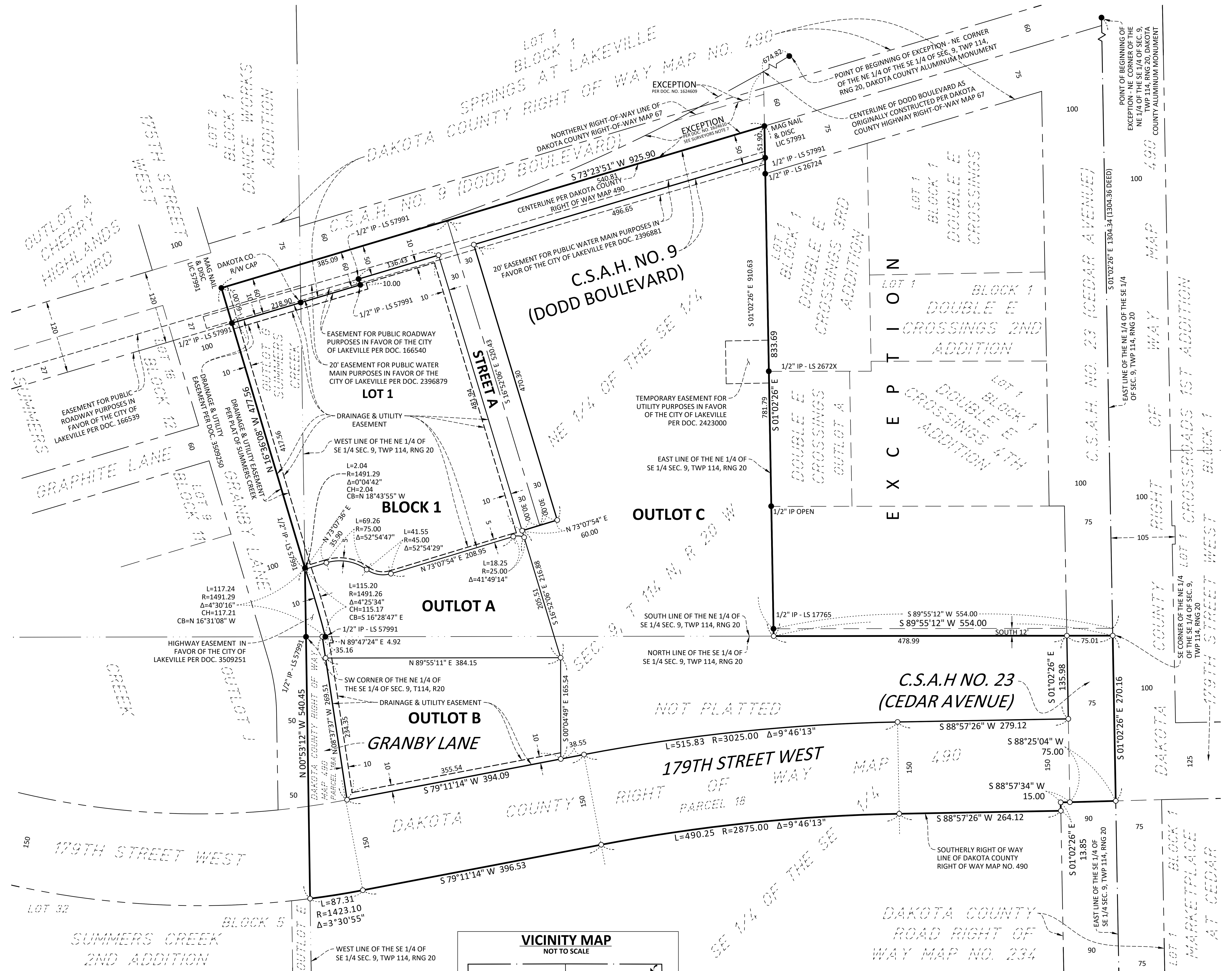
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ______ day of __________________ , 2026.

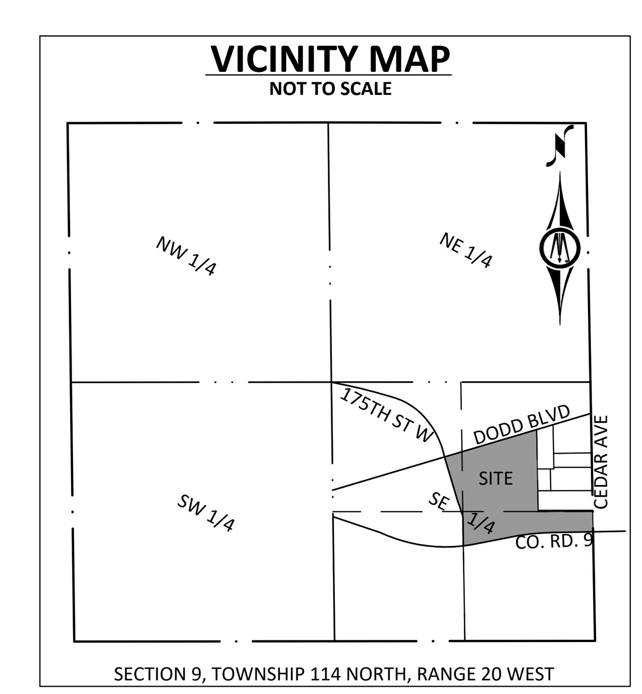
____
Amy Koethe - Property Taxation & Records Director

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of DODD COMMONS was recorded in the office of the County Recorder for public record on this ______ day of __________________ , 2026, at ______ o'clock _____.M. and was duly filed in Book _________ of Plats, Page _________, as Document Number ____________.

____
Amy Koethe - County Recorder





LEGEND

○ 1/2 INCH IRON PIPE MONUMENT SET MARKED BY LICENSE NO. 57991

● DENOTES FOUND MONUMENT (TYPE AS NOTED)

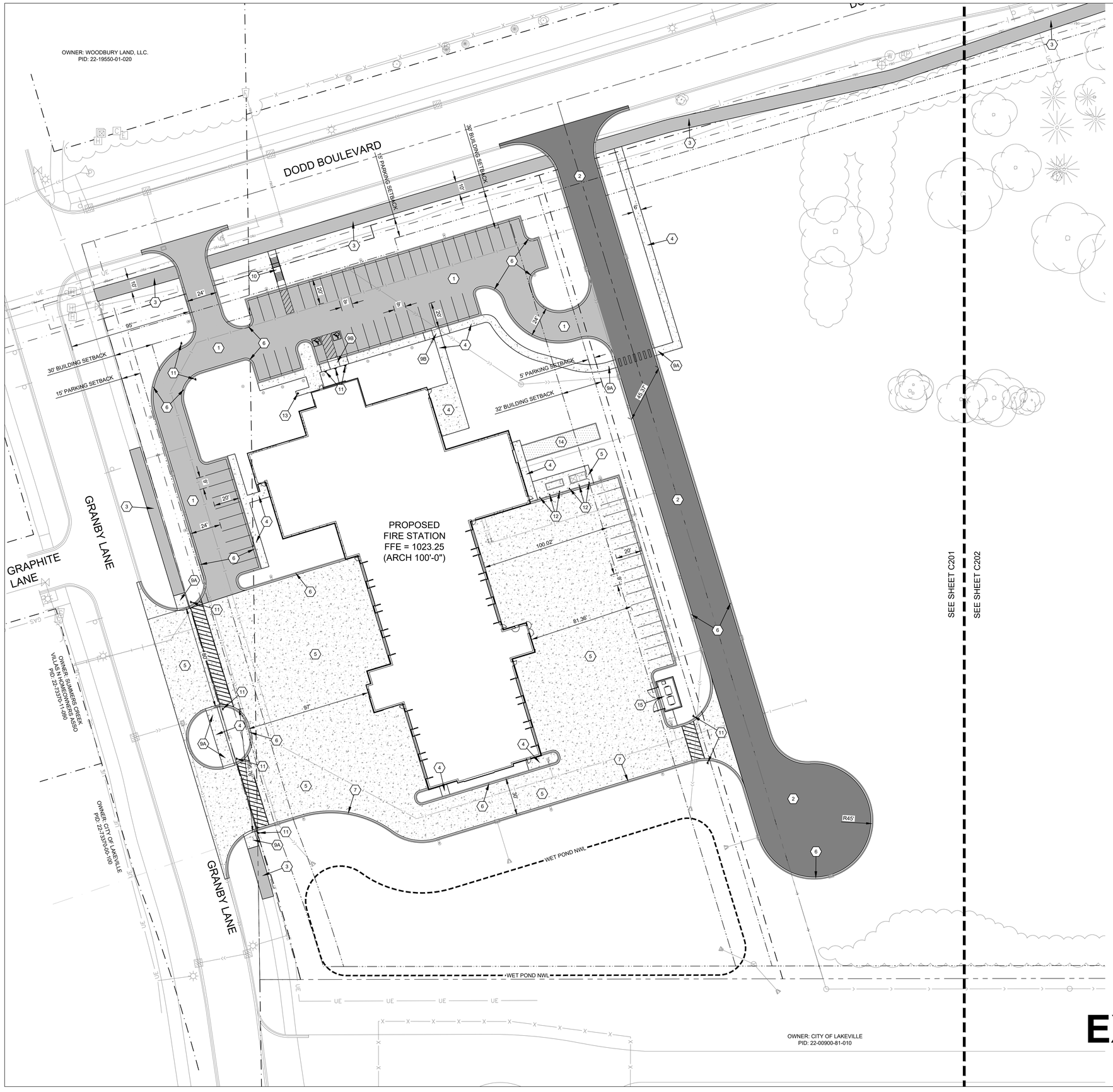
EXHIBIT F

BEARING NOTE

ORIENTATION OF THE BEARING SYSTEM USED FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 114, RANGE 20, WHICH IS ASSUMED TO BEAR NORTH 89 DEGREES 55 MINUTES 11 SECONDS EAST.

0 100 200
SCALE IN FEET

THIS PLAT PREPARED BY BOLTON & MENK, INC.



SYMBOL LEGEND

- NEW LIGHT-BITUMINOUS PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- MATCH EXISTING PAVEMENT SECTION
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW ARTIFICIAL TURF SECTION SEE ARCH.
- NEW STOOP SEE STRUCTURAL AND ARCH.
- NEW LIGHT POLE, SEE ELECTRICAL.
- RETAINING WALL

NOTE: CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

KEY NOTES

1. NEW LIGHT-DUTY BITUMINOUS PAVEMENT, SEE DETAIL
2. NEW HEAVY-DUTY BITUMINOUS PAVEMENT, SEE DETAIL
3. NEW BITUMINOUS TRAIL, SEE DETAIL
4. NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL
5. NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL
6. NEW B612 CONCRETE CURB, SEE DETAIL
7. NEW SURMOUNTABLE CURB, SEE DETAIL
8. NEW CURB TRANSITION
9. NEW ACCESSIBLE CURB RAMP, SEE DETAIL
   - _A: TYPE 1
   - _B: TYPE 2
10. NEW CONCRETE STAIRS, SEE DETAIL
11. NEW SIGN AND POST, SEE ARCHITECTURAL
12. NEW BOLLARD, SEE ARCHITECTURAL
13. NEW FLAG POLE, SEE ARCHITECTURAL
14. ARTIFICIAL TURF, SEE ARCHITECTURAL
15. TRASH ENCLOSURE, SEE ARCHITECTURAL

EXHIBIT G

NORTH
0 15 30 60

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

Lakeville Fire Station 2
Lakeville, MN

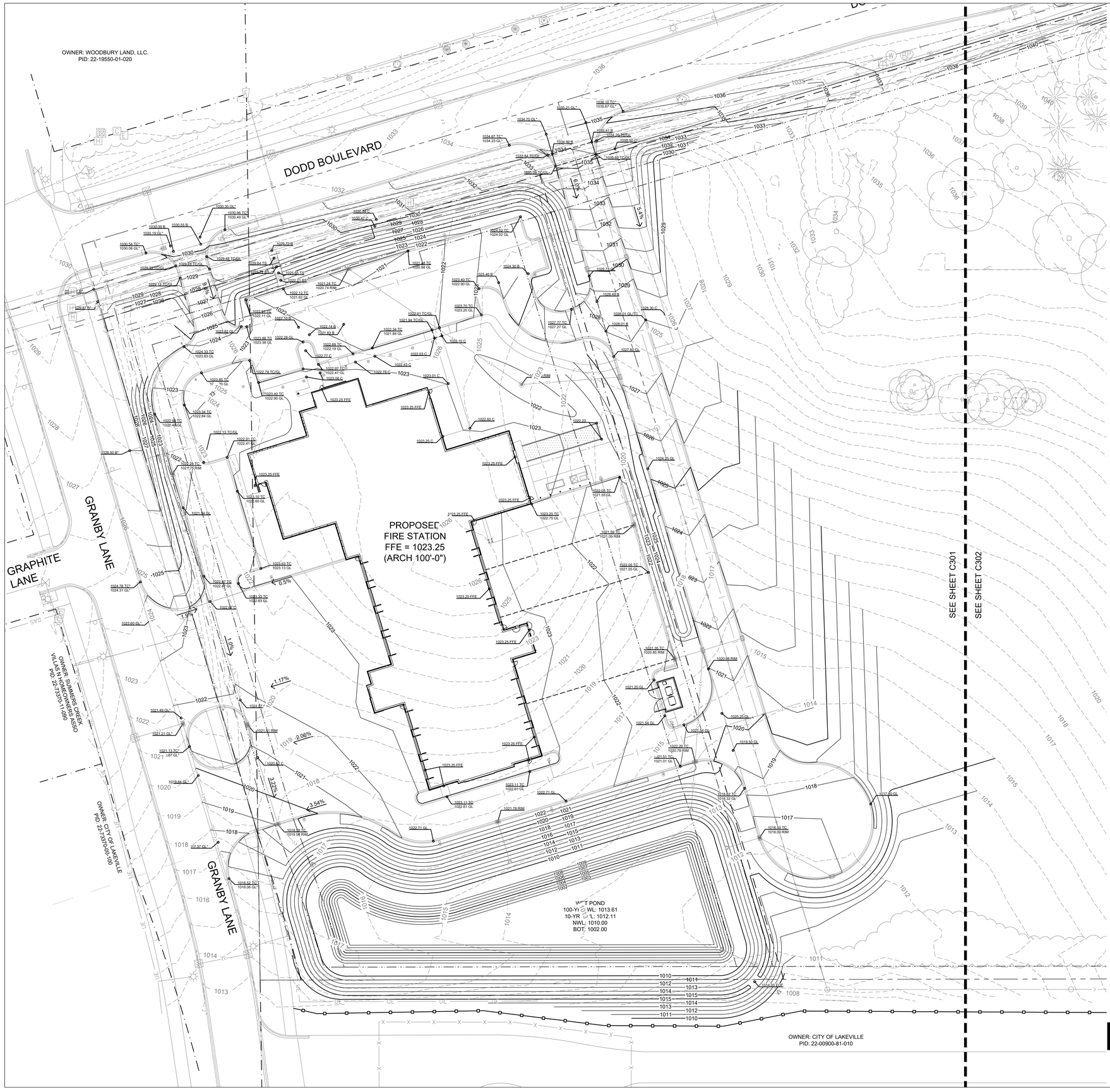
REVISIONS:

CNH NO.: 24051
DATE: 2/23/2026
Site Plan

C201

© CNH ARCHITECTS, INC.

CITY SUBMITTAL - NOT FOR CONSTRUCTION



SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive 6" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See SWPPP Sheets C001 and C002 for Erosion Control Notes.

KEY NOTES

1. SILT FENCE, SEE DETAIL
2. INLET PROTECTION, SEE DETAIL
3. ROCK CONSTRUCTION ENTRANCE, SEE DETAIL
4. RIP RAP AT FLARED END SECTION, SEE DETAIL

EXHIBIT H

NORTH
0 15 30 60

CITY SUBMITTAL - NOT FOR CONSTRUCTION

CNH Architects
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Laborie Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

Lakeville Fire Station 2
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/23/2026

Grading & Erosion Control Plan

C301

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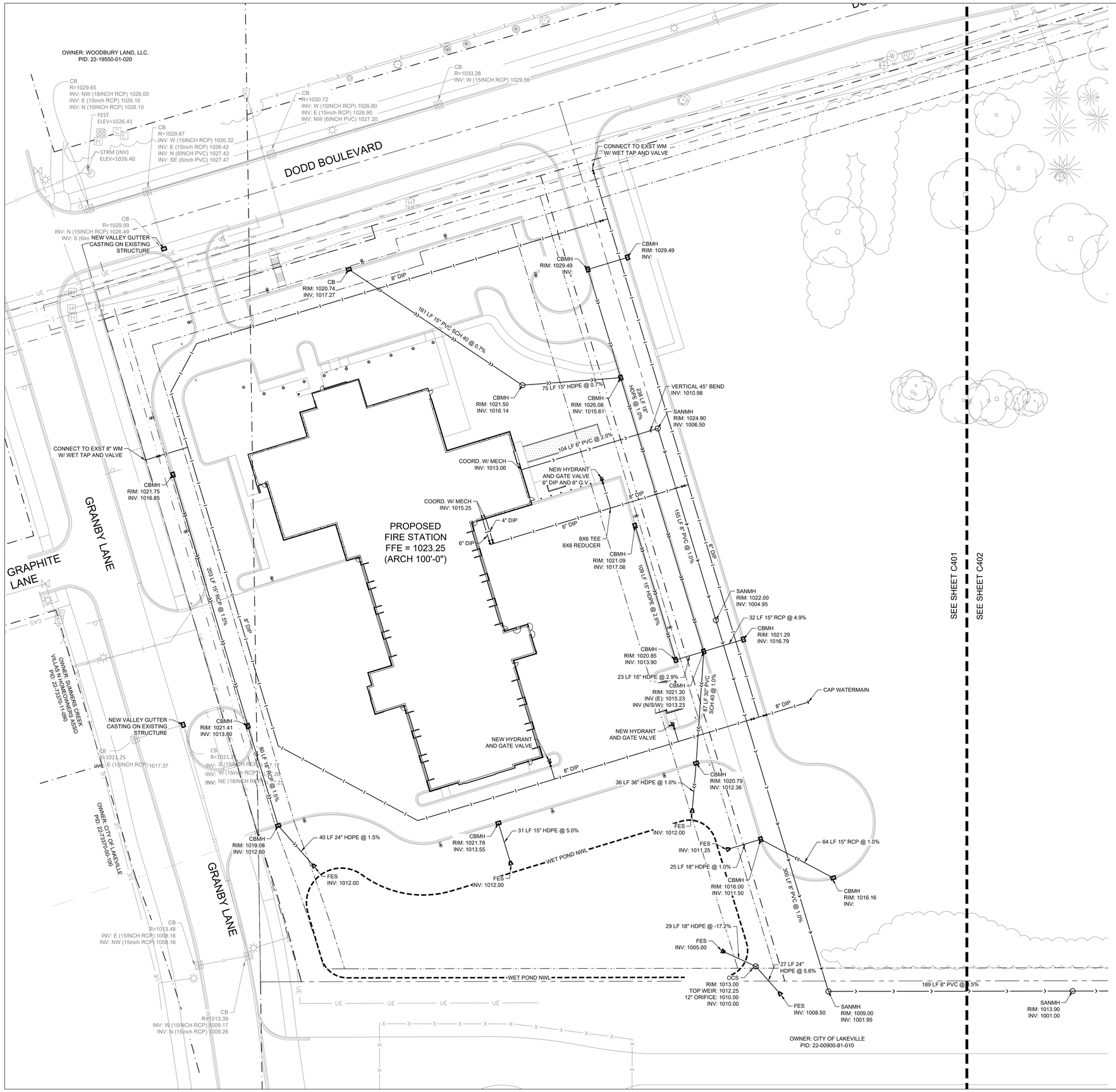

SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- TELEPHONE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

KEY NOTES

1. CATCH BASIN, SEE DETAIL
2. CATCH BASIN / STORM MANHOLE, SEE DETAIL
3. STORM SEWER SUMP MANHOLE, SEE DETAIL
4. OUTLET CONTROL STRUCTURE, SEE DETAIL
5. SANITARY SEWER MANHOLE, SEE DETAIL
6. NEW HYDRANT AND VALVE, SEE DETAIL
7. FLARED END SECTION, SEE DETAIL
8. NEW GATE VALVE AND BOX, SEE DETAIL

EXHIBIT I

NORTH
0 15 30 60

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

Lakeville Fire Station 2
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/23/2026
Utility Plan

C401

CITY SUBMITTAL - NOT FOR CONSTRUCTION

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DESCRIPTION OF CONTROLS:
SITE LIGHTING STANDARDS AND BUILDING MOUNTED FIXTURES SHALL BE CONTROLLED THROUGHT SEPERATE CONTROL POINTS THROUGH RELAY CONTROLLED BY ASTRONOMICAL TIME-CLOCK. SCHEDULE IS PROGRAMMABLE WITH AN INITIAL SETTING OF 'ON' AT DUSK , 'OFF' AT DAWN. LIGHTING SHALL DIM AFTER PRESET TIME OF 10:00PM TO 50% OUTPUT UNTIL DAWN. LIGHTING SHALL RAISE IN INTENSITY FOR A PRESET DURATION OF TIME WHEN MOTION IS DETECTED.

LUMINAIRE SCHEDULE:

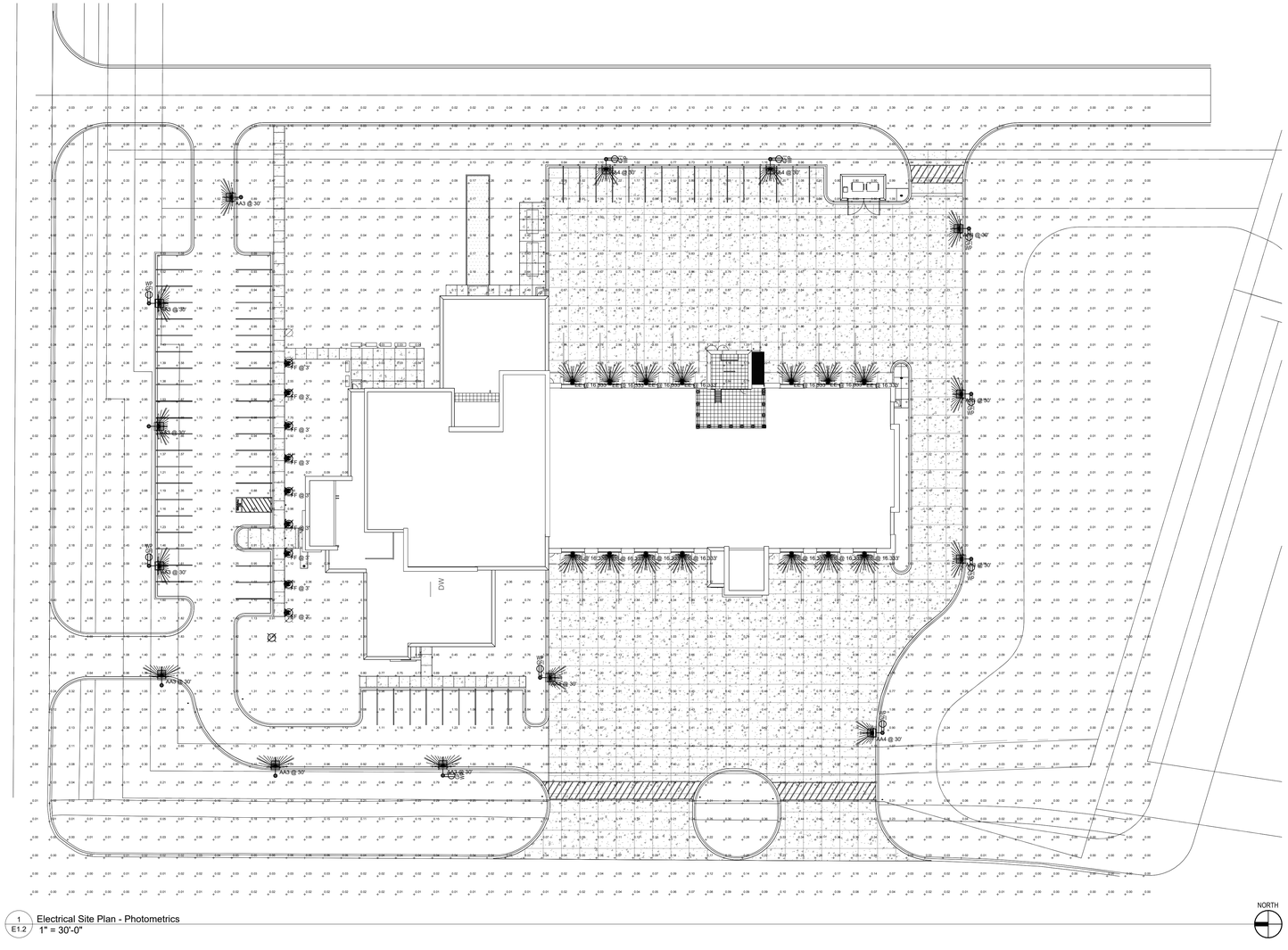
1. TYPE AA3:
   A. LIGHT SOURCE - LED - TYPE 3 DISTRIBUTION
   B. WATTAGE - 93
   C. INITIAL LUMEN OUTPUT - 8404
   D. CRI - 80
   E. COLOR TEMPERATURE - 3000K
   F. OPTIONS - HOUSE SIDE SHIELD
   G. LLF - 1.0
   H. BUG RATING - B1-U0-G3
   I. MOUNTING - 27' RSS POLE ON 3' BASE

2. TYPE AA4:
   A. LIGHT SOURCE - LED - TYPE FT DISTRIBUTION
   B. WATTAGE - 93
   C. INITIAL LUMEN OUTPUT - 8309
   D. CRI - 80
   E. COLOR TEMPERATURE - 3000K
   F. OPTIONS - HOUSE SIDE SHIELD
   G. LLF - 1.0
   H. BUG RATING - B1-U0-G2
   I. MOUNTING - 27' RSS POLE ON 3' BASE

3. TYPE DD:
   A. LIGHT SOURCE - LED
   B. WATTAGE - 7
   C. INITIAL LUMEN OUTPUT - 700
   D. CRI - 80
   E. COLOR TEMPERATURE - 3000K
   F. OPTIONS - VISUAL COMFORT OPTICS
   G. LLF - 1.0
   H. BUG RATING - B0-U0-G0
   I. MOUNTING - 10' AFG

4. TYPE EE:
   A. LIGHT SOURCE - LED
   B. WATTAGE - 32
   C. INITIAL LUMEN OUTPUT - 3015
   D. CRI - 80
   E. COLOR TEMPERATURE - 3000K
   F. OPTIONS - NONE
   G. LLF - 1.0
   H. BUG RATING - B1-U0-G1
   I. MOUNTING - 16'-4" AFG

5. TYPE FF:
   A. LIGHT SOURCE - LED
   B. WATTAGE - 13.5
   C. INITIAL LUMEN OUTPUT - 858
   D. CRI - 80
   E. COLOR TEMPERATURE - 3000K
   F. OPTIONS - NONE
   G. LLF - 1.0
   H. BUG RATING - B0-U1-G0
   I. MOUNTING - GROUND



1 E1.2 Electrical Site Plan - Photometrics
1" = 30'-0"

EXHIBIT J

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

KRAUS-ANDERSON CONSTRUCTION COMPANY

edi-dolejs consulting engineers
minneapolis | rochester
112 North Syndicate Street Suite
Mankato, MN 56001
(507) 625-7909

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: JAY S. HRUBY PE
SIGNATURE:
DATE: 12/29/25
LIC. NO.: 40290

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/29/25

Electrical Site Plan - Photometrics

E1.2

EDI-DOLEJS #25-013

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TREE PROTECTION SCHEDULE - TREES WITHIN LIMIT OF DISTURBANCE						
TAG #	SPECIES	DBH (INCHES)	HEIGHT	CONDITION	NOTES	REMOVED (Y/N)
502	Hackberry, Northern	6	15' - 30'	3-Good		Y
503	Linden, American	12	30' - 60'	3-Good		Y
504	Maple, Silver	17	30' - 60'	3-Good		Y
506	Elm, American	7	15' - 30'	3-Good		Y
508	Linden, American	8	15' - 30'	3-Good		Y
510	Maple, Silver	16	30' - 60'	3-Good		Y
511	Maple, Silver	16	30' - 60'	3-Good		Y
514	Walnut, Black	12	15' - 30'	0-Dead		Y
516	Boxelder	12	15' - 30'	2-Fair		Y
518	Linden, American	9	30' - 60'	3-Good		Y
519	Walnut, Black	17	30' - 60'	1-Poor	Decay	Y
520	Linden, American	10	30' - 60'	3-Good		Y
521	Walnut, Black	19	60'+	3-Good		Y
523	Maple, Silver	8	15' - 30'	0-Dead		Y
524	Elm, American	9	30' - 60'	3-Good		Y
525	Elm, American	7	15' - 30'	3-Good		Y
526	Elm, American	9	30' - 60'	3-Good		Y
527	Elm, American	8	15' - 30'	3-Good		Y
528	Linden, American	8	15' - 30'	3-Good		Y
529	Maple, Silver	16	30' - 60'	3-Good		Y
530	Elm, American	11	30' - 60'	3-Good		Y
532	Walnut, Black	16	30' - 60'	3-Good		Y
536	Linden, American	6	15' - 30'	3-Good		Y
537	Elm, American	8	30' - 60'	3-Good		Y
538	Elm, Siberian	16	30' - 60'	3-Good		Y
540	Walnut, Black	10	30' - 60'	3-Good		Y
541	Elm, American	15	30' - 60'	2-Fair	Possible decay	Y
542	Elm, Siberian	36	30' - 60'	3-Good	2 trunk, co-dominant	Y
543	Maple, Silver	18	30' - 60'	1-Poor	Upper canopy dead	Y
544	Elm, Siberian	42	60'+	2-Fair	Small decay cavity at base, 2 trunk, included bark	Y
545	Elm, American	7	15' - 30'	3-Good		Y
546	Elm, Siberian	11	30' - 60'	0-Dead		Y
547	Walnut, Black	7	15' - 30'	3-Good		Y
548	Walnut, Black	7	30' - 60'	3-Good		Y
549	Boxelder	31	30' - 60'	1-Poor	3 trunk, decay, 2 trunks with extreme leans	Y
550	Boxelder	15	30' - 60'	3-Good		Y
551	Spruce, White	6	5' - 15'	2-Fair		Y
552	Maple, Silver	15	30' - 60'	3-Good		Y
553	Boxelder	9	15' - 30'	2-Fair	Extreme lean	Y
554	Elm, American	7	15' - 30'	0-Dead		Y
555	Elm, American	20	30' - 60'	3-Good		Y
556	Elm, Siberian	9	30' - 60'	3-Good		Y
557	Boxelder	16	5' - 15'	0-Dead		Y
558	Maple, Silver	17	30' - 60'	0-Dead		Y
559	Walnut, Black	18	60'+	3-Good		Y
560	Walnut, Black	18	60'+	3-Good		Y
561	Walnut, Black	10	15' - 30'	2-Fair	Adjacent tree conflict	Y
562	Walnut, Black	6	15' - 30'	3-Good		Y
563	Boxelder	26	30' - 60'	3-Good		Y
564	Walnut, Black	22	30' - 60'	3-Good	2 trunk, co-dominant	Y
565	Boxelder	9	15' - 30'	1-Poor	Prostrate growth	Y
566	Walnut, Black	13	30' - 60'	3-Good		Y
567	Elm, American	8	15' - 30'	3-Good		Y
568	Maple, Silver	17	30' - 60'	3-Good		Y
569	Walnut, Black	7	15' - 30'	3-Good		Y
570	Walnut, Black	10	30' - 60'	3-Good		Y
571	Maple, Silver	11	30' - 60'	3-Good		Y
572	Spruce, Blue	10	15' - 30'	3-Good		Y
573	Maple, Silver	17	30' - 60'	3-Good		Y
574	Boxelder	30	30' - 60'	1-Poor	Large decay cavity at base	Y
575	Elm, Siberian	42	60'+	2-Fair	4 trunks, included bark	Y
577	Elm, Siberian	20	30' - 60'	3-Good		Y
578	Elm, American	12	15' - 30'	2-Fair	Arching trunk	Y
579	Linden, American	10	30' - 60'	3-Good		Y
581	Walnut, Black	15	30' - 60'	2-Fair	Upper trunk leaning	Y
582	Walnut, Black	18	30' - 60'	3-Good		Y
583	Walnut, Black	10	15' - 30'	3-Good		Y
584	Spruce, Blue	8	15' - 30'	3-Good		Y
585	Maple, Silver	49	30' - 60'	3-Good	5 trunks	Y
586	Walnut, Black	9	15' - 30'	2-Fair	Old wound lower trunk.	Y
587	Walnut, Black	9	30' - 60'	3-Good		Y
588	Elm, American	15	30' - 60'	3-Good		Y
589	Maple, Silver	18	30' - 60'	3-Good		Y
590	Maple, Silver	9	15' - 30'	3-Good		Y
591	Boxelder	7	15' - 30'	2-Fair	Extreme lean	Y
592	Elm, Siberian	14	30' - 60'	3-Good		Y
593	Elm, American	10	30' - 60'	3-Good		Y
594	Elm, American	17	30' - 60'	3-Good	Co-dominant, 2 trunk	Y
595	Boxelder	30	30' - 60'	3-Good		Y
596	Walnut, Black	25	30' - 60'	3-Good		Y
598	Elm, American	6	15' - 30'	3-Good		Y
599	Maple, Silver	27	30' - 60'	3-Good	5 trunks	Y
600	Boxelder	11	15' - 30'	1-Poor	Base decay	Y
901	Boxelder	23	30' - 60'	1-Poor	Canopy dieback, large branch broken	Y
902	Elm, Siberian	23	60'+	3-Good		Y
903	Boxelder	6	15' - 30'	3-Good		Y
905	Boxelder	9	15' - 30'	1-Poor	Decay in lower trunk	Y
907	Elm, Siberian	15	30' - 60'	3-Good		Y
910	Cherry, Black	12	30' - 60'	3-Good		Y
913	Boxelder	9	15' - 30'	3-Good		Y
916	Boxelder	9	30' - 60'	3-Good		Y
917	Boxelder	22	30' - 60'	1-Poor	Decay cavity on lower trunk	Y
919	Boxelder	15	30' - 60'	3-Good		Y
922	Boxelder	13	30' - 60'	2-Fair	2 trunk, secondary trunk broken off	Y
923	Maple, Silver	47	30' - 60'	2-Fair	Lower trunk decay	Y
924	Boxelder	16	30' - 60'	3-Good		Y
930	Boxelder	8	30' - 60'	0-Dead		Y
934	Elm, American	13	30' - 60'	3-Good		Y
938	Maple, Silver	67	60'+	3-Good	7 trunks	Y
939	Boxelder	21	30' - 60'	2-Fair	3 trunks	Y
940	Boxelder	19	30' - 60'	3-Good		Y
941	Boxelder	21	30' - 60'	2-Fair	Co-dominant, old decay cavity on lower trunk	Y
942	Boxelder	10	15' - 30'	2-Fair	Leaning north	Y
944	Boxelder	16	30' - 60'	3-Good		Y
945	Boxelder	17	30' - 60'	3-Good		Y
946	Boxelder	14	30' - 60'	3-Good		Y
947	Boxelder	16	30' - 60'	3-Good		Y
948	Boxelder	48	30' - 60'	2-Fair	Old tree	Y
950	Boxelder	30	30' - 60'	3-Good	3 trunk	Y
952	Elm, Siberian	16	30' - 60'	3-Good	Co-dominant, 2 trunks	Y
954	Elm, American	13	30' - 60'	3-Good		Y

Tree Preservation Plan Calculation Report Form

City of Lakeville

Applicant should complete grey boxes and submit a copy of the report with the Tree Preservation Plan.

Date:	2/26/2026
Address:	Dodd Blvd
City, State, Zip code:	Lakeville, MN 55044
Developer:	
Project:	Lakeville Fire Station Combined
Description:	Fire Station

Only check one of the below boxes to generate the report:

☐ Check box if the development has a 40% removal threshold under the ordinance.

☑ Check box if the development has a 70% removal threshold under the ordinance.

1,508.0 **Total diameter inches of signficant trees onsite**

Common: 1115 Conifer: 24 Hardwood Deciduous: 369 Heritage: 0

1,055.6 **Allowable removal threshold in diameter inches**

The removal of significant inches beyond the allowable removal threshold must be replaced according to the tree replacement schedule.

1,508.0 **Total significant tree diameter inches removed**

Common: 1115 Conifer: 24 Hardwood Deciduous: 369 Heritage: 0

0.0 **Credit for the preservation of Heritage Trees and/or Significant Woodlands**

Heritage inches preserved: 0 Significant Woodland inches preserved: 0

198.0 **Total diameter inches of replacment planting required**

210 **Proposed tree replacment: Diameter Inches provided**

Category	*Qty*	*Caliper*	*Inches*
Shade Trees	63	2.5	157.5
Conifer Trees	21	2.5	52.5
Ornamental Trees	14	0	0

TREE REPLACEMENT REQUIREMENTS
SEE L1.0 FOR TREE PLANTING SCHEDULE

ORNAMENTAL MAXIUMUM REQUIREMENT		
NO MORE THAN 15% OF OF REPLACEMENT TREE DBH CAN BE ORNAMENTAL (TREE PRERSERVATION CODE 11-21-11 G 2 d (1))		
TYPE OF TREE	**QUANTITY**	**% OF TOTAL**
ORNAMENTAL	14	14%
DECIDUOUS/SHADE	63	64%
CONIFEROUS	21	21%
TOTAL	98	

GENUS REQUIREMENT		
NO MORE THAN 20% OF REPLACEMENT TREE QUANTITY IN SAME GENUS, EXCEPTION: THUJA (25%), (TREE PRESERVATION CODE 11-21-11 G 2 d (2))		
GENUS	**QUANTITY**	**% OF TOTAL**
AMELANCHIER	11	11%
MALUS	3	3%
ACER	15	15%
BETULA	18	18%
CELTIS	10	10%
QUERCUS	20	20%
THUJA	19	19%
PICEA	2	2%
TOTAL	98	

EXHIBIT K

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
800 WASHINGTON AVE N. #103
MINNEAPOLIS, MN 55401
www.hkgi.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ PRINT NAME: Bryan Harjes, PLA DATE: _____ LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 02.26.2026

Tree Removal and Preservation Tabulation

L1.2

File Path
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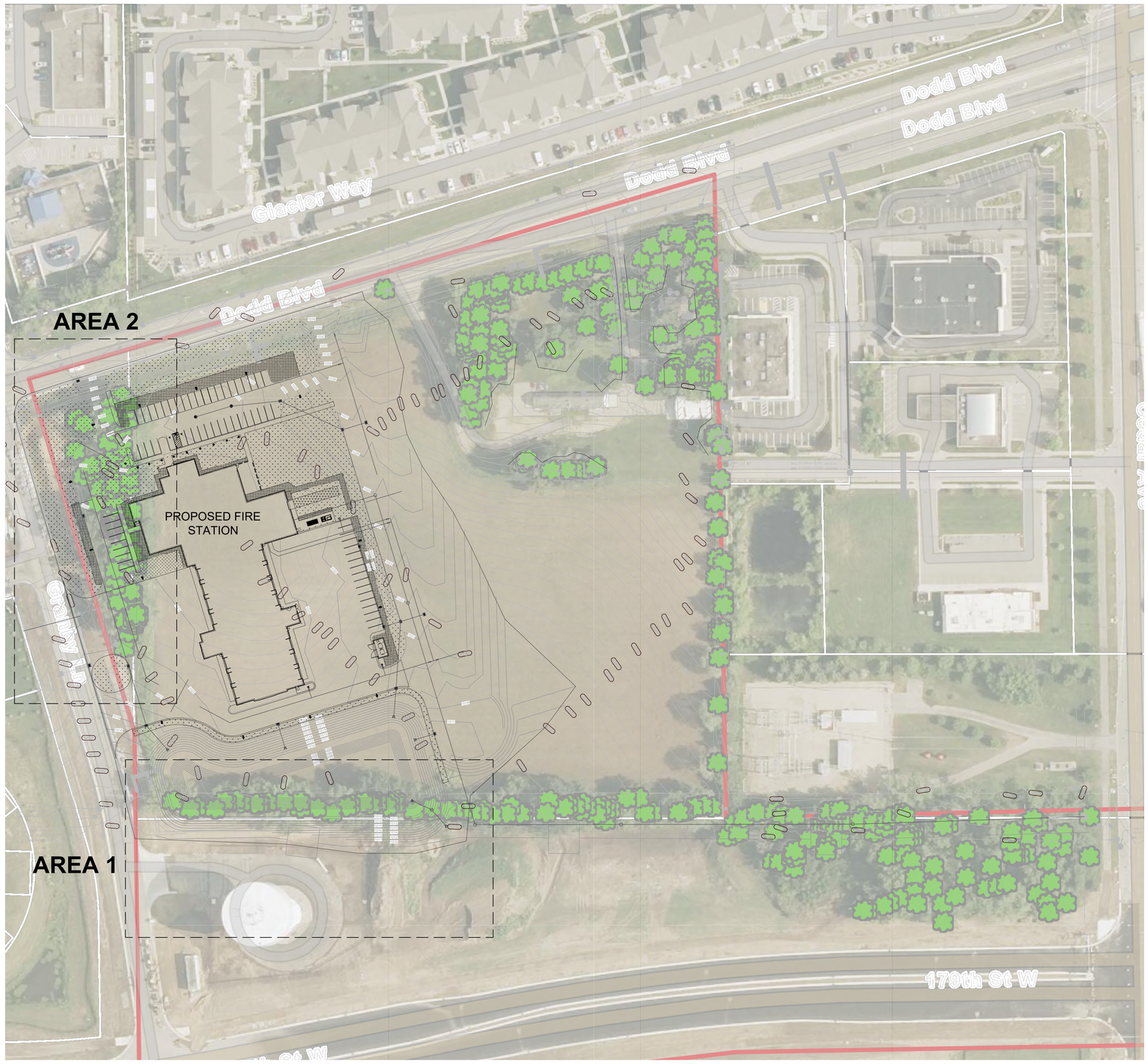

LEGEND

- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- Tree Inventory Limits
- Parcels
- Inventoried Tree

NOTES

1. ALL EXISTING TREES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED

NORTH

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
800 WASHINGTON AVE N. #103
MINNEAPOLIS, MN 55401
www.hkgi.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42654

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12.30.2025

Tree Removal and Preservation Reference Plan

L1.3

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5/31/2007 11:22:00 AM

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CITY SUBMITAL - NOT FOR CONSTRUCTION

AREA 1

17622 Dodd Boulevard
City of Lakeville

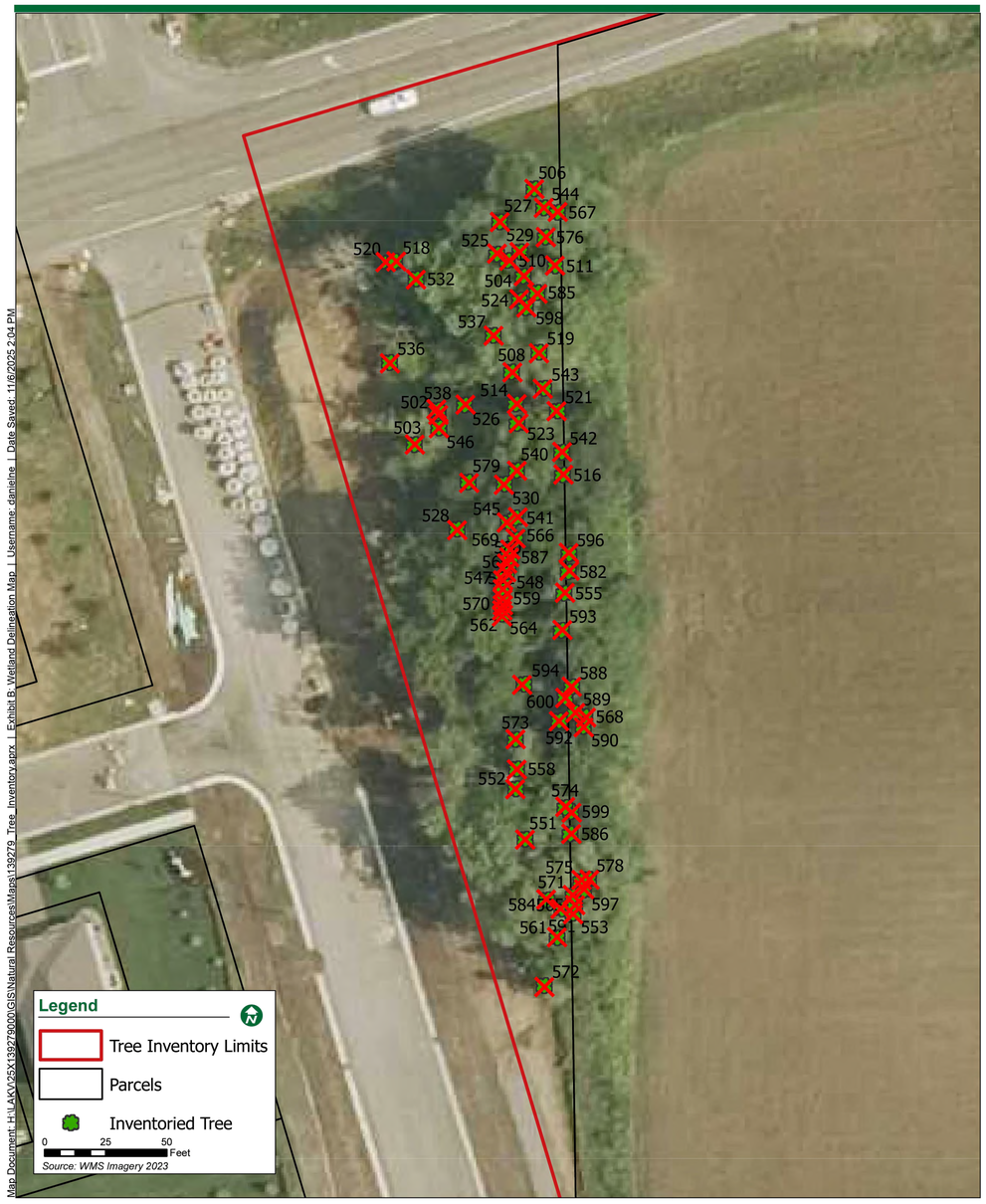
Exhibit B-6: Tree Inventory (Southwest)
November 2025

TREE TO BE REMOVED

AREA 2

17622 Dodd Boulevard
City of Lakeville

Exhibit B-7: Tree Inventory (Northwest)
November 2025



TREE TO BE REMOVED

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
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MINNEAPOLIS, MN 55401
www.hkgi.com

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SIGNATURE: _____ PRINT NAME: Bryan Harjes, PLA DATE: _____ LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12.30.2025

Tree Removal and Preservation Plan

L1.4

File Path
5/31/2007 11:22:00 AM

Map Document: H:\LAKV\25X139279000\GIS\Natural Resources\Maps\139279_Tree_Inventory.aprx | Exhibit B_Wetland Delineation Map | Username: danielne | Date Saved: 11/6/2025 2:04 PM

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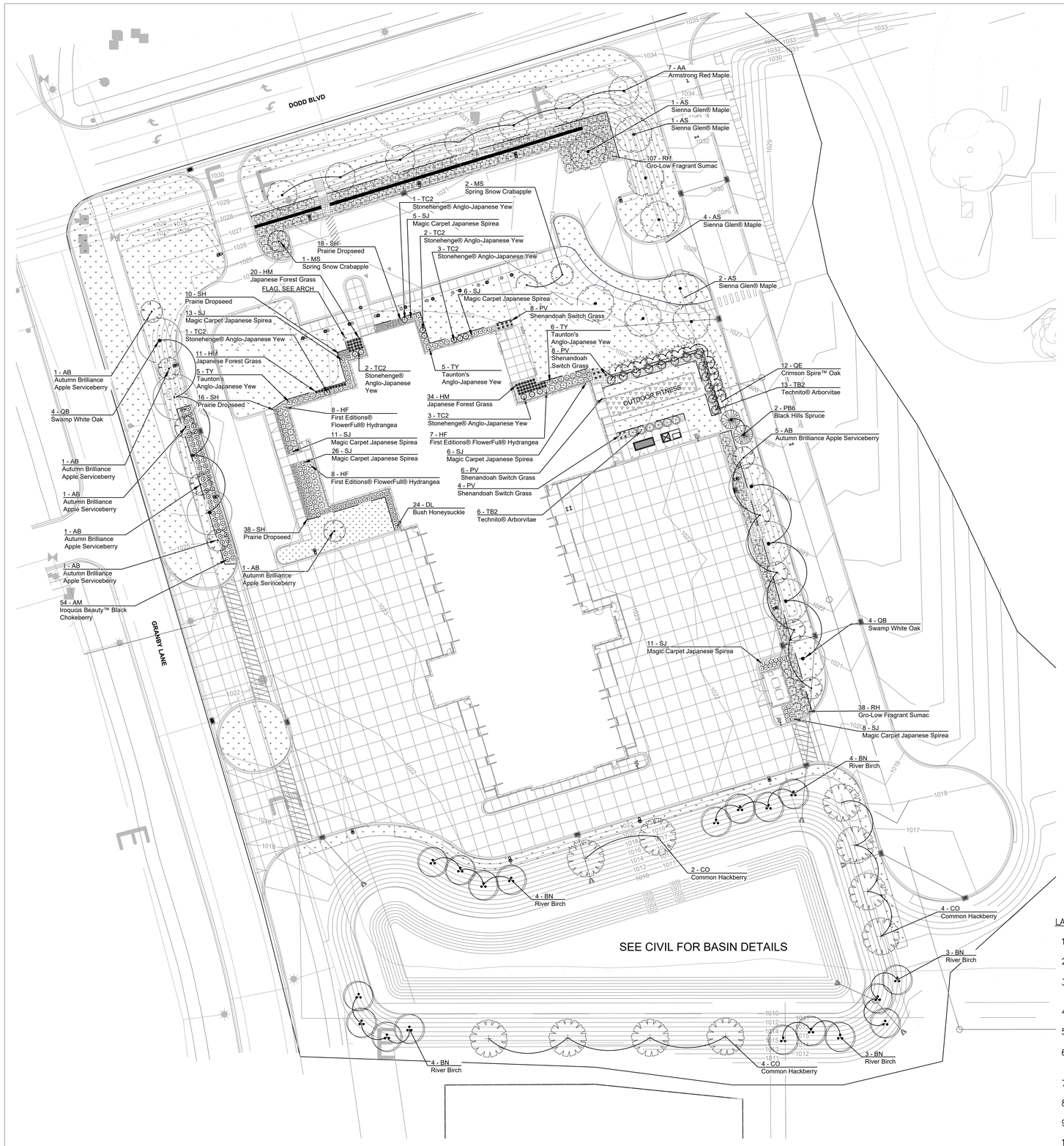

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS ORNAMENTAL TREES					
	AB	11	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2" Cal.	B&B
	MS	3	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	B&B
		14	SUBTOTAL:		
DECIDUOUS TREES					
	AA	7	Acer rubrum 'Armstrong' / Armstrong Red Maple	2.5" Cal.	B&B
	AS	8	Acer x freemanii `Sienna` / Sienna Glen® Maple	2.5" Cal.	B&B
	BN	18	Betula nigra / River Birch	6` Ht.	B&B
	CO	10	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B
	QB	8	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
	QE	12	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.	B&B
		63	SUBTOTAL:		
EVERGREEN TREES					
	PB6	2	Picea glauca densata / Black Hills Spruce	6` Ht.	B&B
	TB2	19	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	Cont.
		21	SUBTOTAL:		
DECIDUOUS SHRUBS					
	AM	54	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#5	Cont.
	DL	24	Diervilla lonicera / Bush Honeysuckle	#5	Cont.
	HF	23	Hydrangea arborescens 'BAlful' / First Editions® FlowerFull® Hydrangea	#5	Cont.
	RH	145	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.
	SJ	86	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#5	Cont.
		332	SUBTOTAL:		
EVERGREEN SHRUBS					
	TC2	12	Taxus x media 'SMNTHDC' / Stonehenge® Anglo-Japanese Yew	#5	Cont.
	TY	16	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	Cont.
		28	SUBTOTAL:		
GRASSES					
	HM	65	Hakonechloa macra / Japanese Forest Grass	#1	Cont.

LEGEND

- LANDSCAPE EDGING (BETWEEN PLANTING BED AND TURF)
- PLANTING BED- ROCK MULCH WITH FABRIC AND DRIP IRRIGATION
- SOD WITH IRRIGATION
- ARTIFICIAL TURF, SEE ARCHITECTURE

CONTRACTOR TO RESTORE ALL DISTURBED AREAS, SEE CIVIL PLANS FOR BASIN REQUIREMENTS AND PROJECT WORK LIMITS

LANDSCAPE NOTES:

1. REFER TO DEMO PLAN FOR TREE REMOVALS
2. REFER TO CIVIL FOR EROSION CONTROL TOPSOIL SALVAGE AND GRADING.
3. ALL PLANTING AREAS SHALL BE STRIPED OF VEGETATION/TURF/EXISTING MULCH, AND HAVE AMENDED PREPARED SOILS, AND PLANTED ACCORDING TO PLANS AND SPECIFICATIONS.
4. REFER TO CIVIL FOR CURB, UTILITY, AND STORM WATER INFORMATION .
5. REFER TO ARCHITECTURE FOR BUILDING INFORMATION.
6. PLANTING BEDS TO RECEIVE 12 INCH DEPTH TOPSOIL/COMPOST MIX AND MULCH AS PER PLAN. PROVIDE SAMPLE OF ROCK MULCH /WOOD MULCH/ FABRIC TO BE APPROVED BY OWNER.
7. INCLUDE SHREDDED HARDWOOD MULCH 3FT RINGS AROUND ALL TREES IN NON MASS MULCH AREAS.
8. STEEL LANDSCAPE EDGER WHERE PLANTING BED MEETS SOD AND SEEDED AREAS.
9. STAKE AND VERIFY LAYOUT IN FIELD FOR OWNER APPROVAL PRIOR TO BRINGING PLANT MATERIAL TO SITE.
10. RESTORE TURF AREAS WITH 6 INCHES TOPSOIL AND SOD .
11. SEE CIVIL PLANS FOR WORK LIMITS. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS AS INCIDENTAL.

EXHIBIT L

NORTH
0 30' 60'

CITY SUBMITTAL - NOT FOR CONSTRUCTION

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
800 WASHINGTON AVE N. #103
MINNEAPOLIS, MN 55401
www.hkgi.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 02.26.2026

Planting Plan

L1.0

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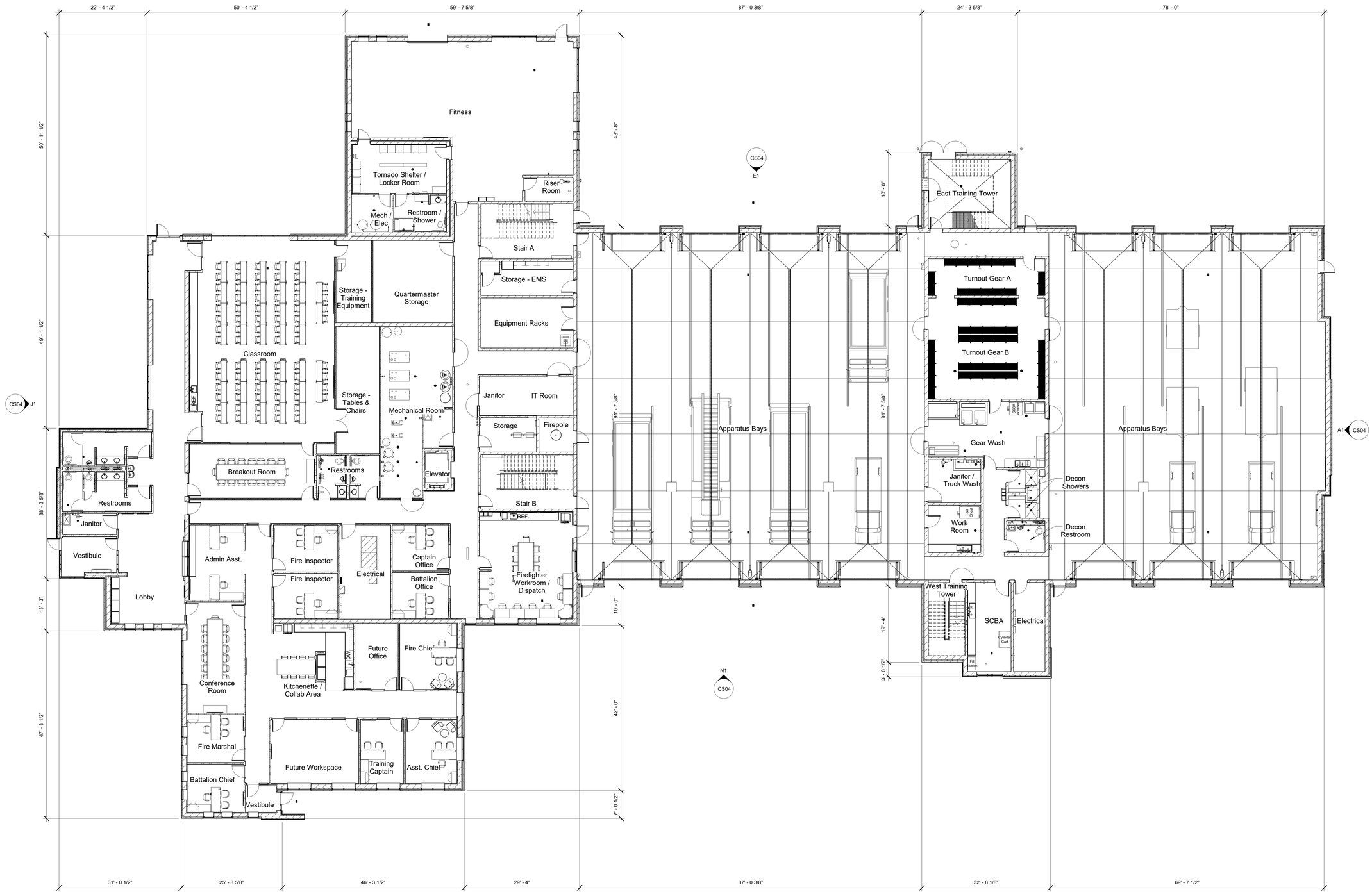

EXHIBIT M

A1 / CS02 First Floor Plan
1" = 10'-0"

Architects CNH
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APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/30/25
First Floor Plan

CS02

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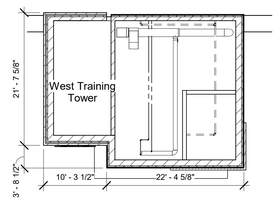
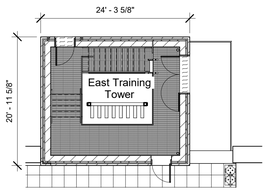
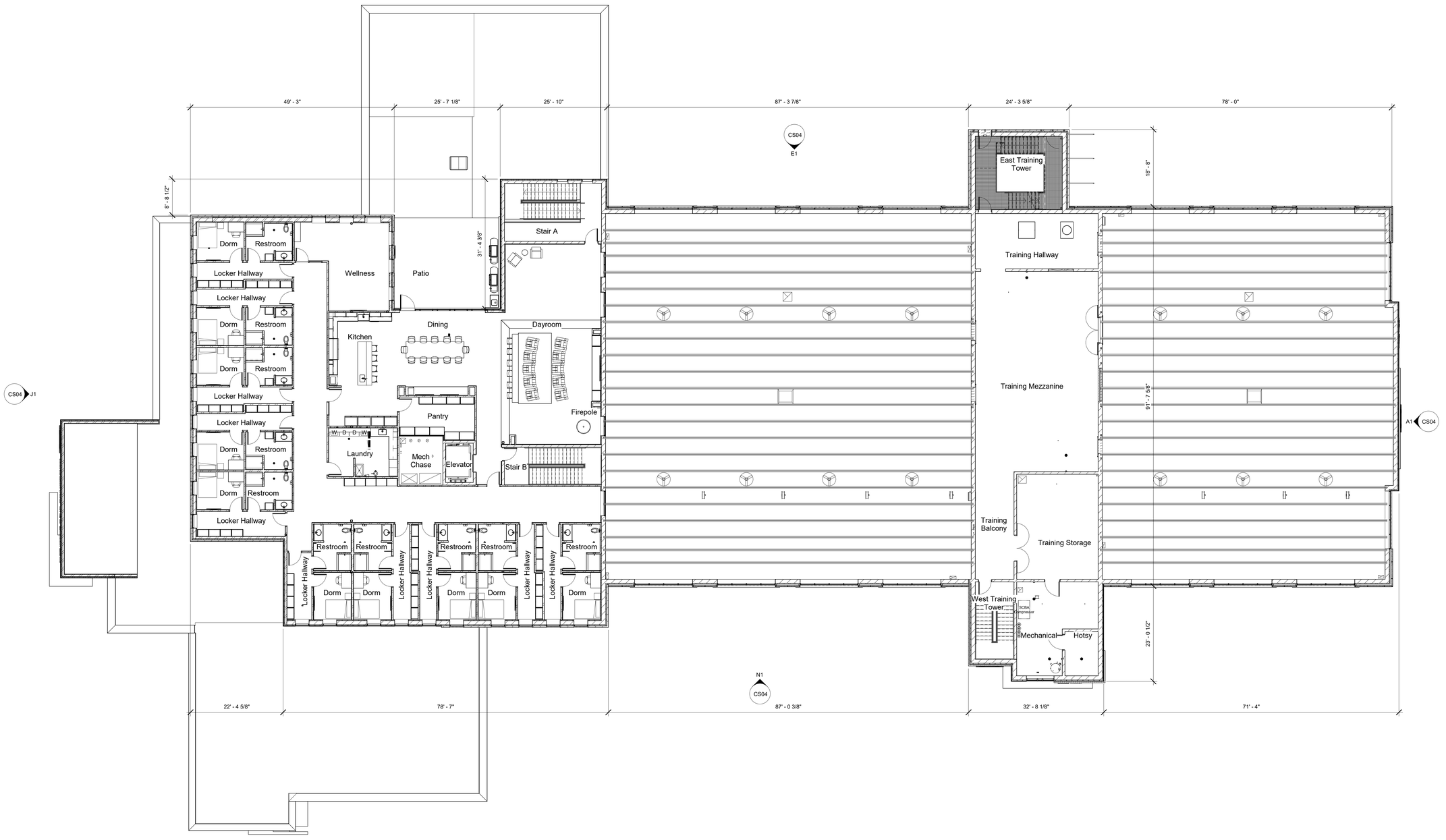


P11 CS03 Third Floor Plan at West Training Tower
1" = 10'-0"



P15 CS03 Third Floor Plan at East Training Tower
1" = 10'-0"



A1 CS03 Second Floor Plan
1" = 10'-0"

Architects CNH

7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station

Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/30/25

Second and Third Floor Plan

CS03

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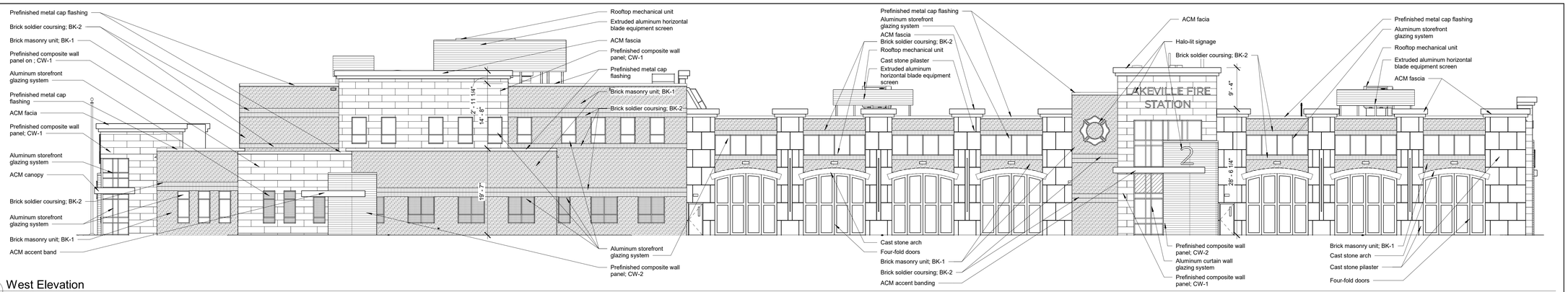
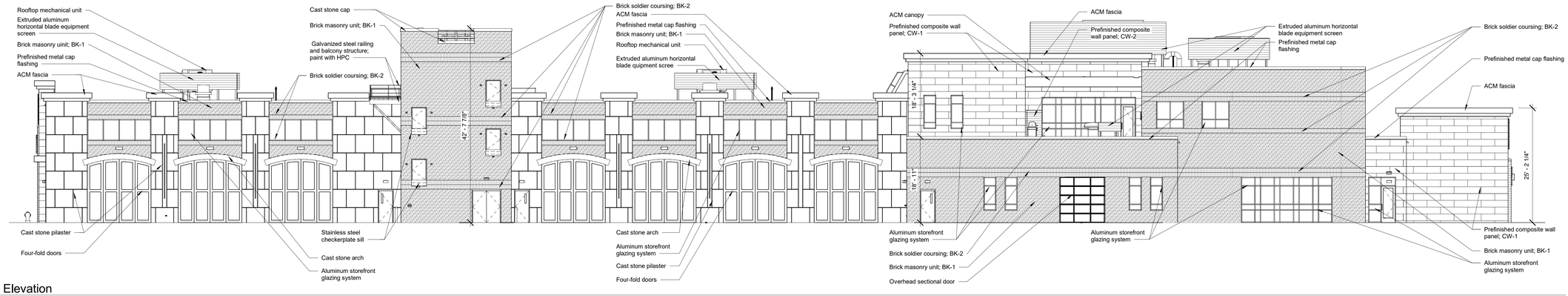


N1 CS04 West Elevation
1" = 10'-0"



J1a CS04 East Elevation
1" = 10'-0"

Exterior Material Calculations

West Elevation:

Grade A	
Brick (Utility)	40.3 %
Cast Stone	20.4 %
Composite Wall Panel (Stone-look)	18.4 %
Glass	15.8 %
Grade C	
Composite Wall Panel (Wood-look)	5.1 %

East Elevation:

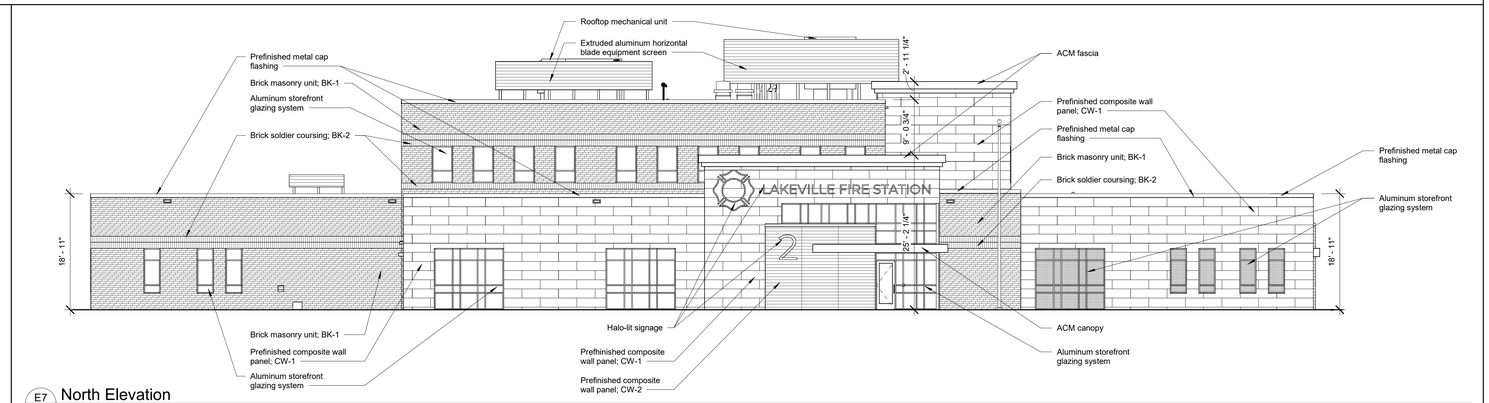
Grade A	
Brick (Utility)	47.2 %
Cast Stone	22.2 %
Composite Wall Panel (Stone-look)	15.4 %
Glass	15.2 %

North Elevation:

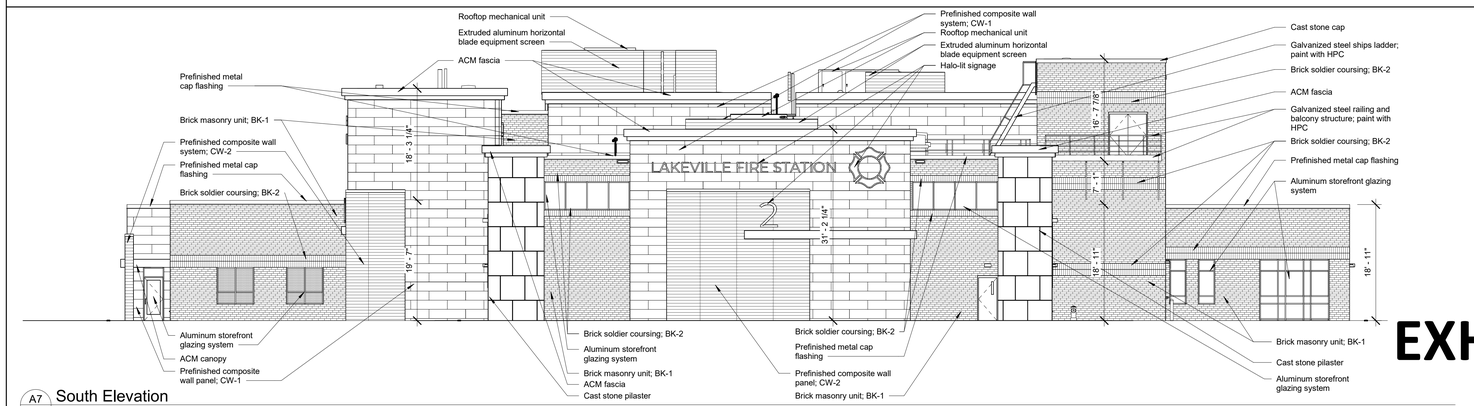
Grade A	
Brick (Utility)	40.2 %
Composite Wall Panel (Stone-look)	38.9 %
Glass	16.4 %
Grade C	
Composite Wall Panel (Wood-look)	4.5 %

South Elevation:

Grade A	
Brick (Utility)	42.5 %
Cast Stone	6.7 %
Composite Wall Panel (Stone-look)	34.8 %
Glass	5.9 %
Grade C	
Composite Wall Panel (Wood-look)	10.0 %



E7 CS04 North Elevation
1" = 10'-0"



A7 CS04 South Elevation
1" = 10'-0"

Architects CNH
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APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Fire Station 2
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/26/26

Exterior Elevations

EXHIBIT N

CS04

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Southwest Buildilng Axonometric

North Perspective from Trail

West Perspective from Trail

South Perspective from Property Line

East Perspective from Future Trail

Architects CNH
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APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 01/26/26

Exterior Renderings

CS05

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Dakota County Surveyor's Office

Western Service Center · 14955 Galaxie Avenue · Apple Valley, MN 55124
952.891-7087 · Fax 952.891-7127 · www.co.dakota.mn.us

February 13, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **DODD COMMONS**

The Dakota County Plat Commission met on February 11, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 9 (179TH St. W.) and CSAH 23 (Cedar Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes city property for a proposed fire station and an existing water tower site. The right-of-way needs along CSAH 9 (179th Street West) are 75 feet of half right of way, which has been met. There are no planned access locations along 179th Street to this site. Restricted access should be shown along all of CSAH 9 (179th Street West) and CSAH 23. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The city mentioned that there are no current plans for Outlot C at this time; however, with a future development review, they plan to discuss an internal road system through Outlot C to the existing site to the east. As noted, the existing plat to the east (DOUBLE E CROSSINGS) was platted in 2005 with stipulations that included a temporary right turns only access along CSAH 23. This access will be closed at some point in the future but allowed to remain at this time. The following includes the meeting notes from the 2005 Double E CROSSINGS plat review with the city and Plat Commission regarding the temporary access along CSAH 23:

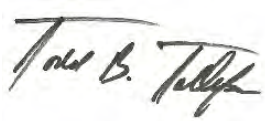
> *The temporary access on CSAH 23 (Cedar Avenue) will be removed upon the occurrence of any of the following events:*
>
> - *Access is provided to the site (Double E Crossing) from the connection to 179th St. (future CSAH 9)*
> - *If the development of the adjacent parcel to the west of Double E Crossing occurs without connections to the 179th Street alignment.*
> - *At the direction of the Dakota County Board of Commissioners, when traffic conditions and/or safety issues warrant.*
>
> *The City of Lakeville has incorporated the agreed upon language into the Lakeville Planning Report regarding closure of the temporary access to CSAH 23 and will be included into the Development Contract. The Dakota County Transportation Department will work with the city to finalize the temporary access regarding the necessary turn lanes.*

The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners on March 24, 2026.

Traffic volumes on CSAH 9 and CSAH 23 are 15,500 and 22,700 ADT, respectively, and are anticipated to be 16,800 and 42,000 ADT by the year 2040

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,



Todd B. Tollefson
Secretary, Plat Commission

c:

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

CITY OF LAKEVILLE
CONDITIONAL USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On March 5, 2026 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of the City of Lakeville for a conditional use permit for a building in excess of 35 feet in height within the C-3, General Commercial District. The Planning Commission conducted a public hearing on the proposed conditional use permits preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 5 of the 2040 Comprehensive Land Use Plan, which guides the property for commercial and public and quasi-public land use.

2. The property is zoned C-3, General Commercial District and P/OS, Public and Open Space District.

3. The legal description of the property at the time of final plat will be:

   Lot 1, Block 1, Dodd Commons

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

   a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

   Finding: The fire station use of the property is consistent with the 2040 Comprehensive Land Use Plan and District 5 recommendations of the Comprehensive Plan.

   b. The proposed use is or will be compatible with present and future land uses of the area.

Finding: The fire station and adjacent commercial-zoned parcels are compatible with existing land uses in the area given compliance with the stipulations listed in the February 23, 2026 planning report.

c. The proposed use conforms with all performance standards contained in the Zoning Ordinance.

Finding: Provided compliance with the additional setbacks indicated on the site plan, the additional building height of the fire station will conform to all performance standards contained in the Zoning Ordinance.

d. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

Finding: The subject property is within the existing MUSA and is served with city sanitary sewer and water. The fire station will not have a negative impact on the City's service capacity.

e. Traffic generation by the proposed use is within capabilities of streets serving the property.

Finding: The fire station use on a single parcel will not overburden the streets serving the property and the additional building height will not increase the traffic generated by the proposed use.

5. The planning report dated February 23, 2026 prepared by Kris Jenson, Planning Manager is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council hereby approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated February 23, 2026.

DATED: March 5, 2026

LAKEVILLE PLANNING COMMISSION

BY:_____
Christine Zimmer, Chair

City of Lakeville
Community Development

Memorandum

FYI

To: **Planning Commission**
From: **Kris Jenson, Planning Manager**
Date: **February 27, 2026**
Subject: **Future and Continued Planning Commission Agenda Items**
Summary of City Council Actions on Planning Commission Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- Haven at Lake Marion preliminary plat
- Globus Transport preliminary plat
- Lakeville 35 Logistics Center South Addition preliminary plat

The following items were approved by the City Council at the February 2, 2026 City Council meeting.

- 2040 Comprehensive Plan and Ordinance Amendment for Lennar
- Conditional Use Permit for 19730 Judicial Rd
- Conditional Use Permit for Lakeville Soccer Club at 21300 Juniper Way

The following items were approved by the City Council at the February 17, 2026 City Council meeting.

- Conditional Use Permit for CA Commercial Development (Panera)
- Ordinance Amendments to Title 9 and Title 11 regarding Short Term Rentals