



AGENDA
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING

April 15, 2026 - 6:00 PM
Lake Marion Conference Room

1. Call to Order
 - a. 10 | Election of Officers
2. Approval of the Minutes
 - a. April 1, 2026 Meeting Minutes
3. Citizen Comments
4. Discussion Items
 - a. 20 | Haven at Lake Marion Preliminary Plat
 - b. 15 | Ordinance Amending Title 7, Chapter 1 of the Lakeville City Code Concerning Park Hours
 - c. 15 | Casperson Park Parking Lot Improvements
5. Staff Report
 - a. 5 | Pioneer Plaza Improvements
6. Adjourn



Memorandum

To: Parks, Recreation, and Natural Resources Committee
From: Joe Masiarchin, Parks and Recreation Director
Date: April 10, 2026
Subject: Election of Officers

At our meeting, we will have you elect the officers of the committee for the next 12 months, which will consist of the chair, vice-chair and secretary. In 2021, the city council discussed how to standardize the officer election process for the various committees and commissions. It was determined that the process would be as follows:

1. The existing chair, which is Holly Weberg in our case (or vice-chair if chair is no longer on the board) should ask for nominations. If vice-chair (Steve Henneberry, former committee member) isn't available, then the secretary (Dan Volkosh) would ask for nominations and if the secretary isn't available then the most tenured member of the board will handle the nomination process. Nominations can be taken individually by position (chair, vice-chair, secretary) or as a slate of officers. This call for nominations should occur three times (are there any nominations; are there any more nominations; are there any more nominations). The presiding officer shall announce that self-nominations are allowed.
2. Once three calls for nominations are completed, the chair shall state that nominations are closed.
3. A vote on the positions, either individually or as a slate, shall occur. The person with the most votes is elected.
4. The newly elected chair takes over presiding duties.

CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
April 1, 2026

Committee Chair Weberg called the meeting to order at 6:00 p.m. in the Lake Marion Conference Room.

Members Present: Holly Weberg, Vicki Schwartz, Pat Sauer, Dan Volkosh, Mark Engler, Rachel Bland

Members Absent: Angie Lueschen

Staff Present: Parks and Recreation Director Joe Masiarchin, Recreation Program Coordinator Bridget Samson

1. Approval of March 4, 2026 Meeting Minutes

Sauer made a motion, seconded by Engler, to approve the March 4 , 2026, minutes as written.

Ayes: unanimous

2. Citizen comments

No citizens were present.

3. New committee member introductions

Rachel Bland began her three-year term with the committee, and members shared some of their backgrounds and other details about the committee.

4. Discussion Items

a. Heritage Center Update and Information Sharing

Recreation Program Coordinator Bridget Samson presented a review of 2025 and an update on current activities at the Heritage Center.

The Heritage Center staff includes one program coordinator, two part-time administrative assistants and three facility attendants. The Heritage Center has its own dedicated advisory committee consisting of seven volunteers. These committee members assist with special events, fundraising and other duties as needed at the Heritage Center. Operations at the Heritage Center rely heavily on volunteers; over 200 volunteers dedicate their time to running special events, delivering bread, leading groups, and other duties as needed. In 2025, volunteers contributed 2,765 hours to the Heritage Center!

Membership at the Heritage Center has been steadily increasing over the last number of years, recently hitting an all-time high of 1,678 members. Most of the members are Lakeville residents at 1,284 and non-residents comprise 394 members. The most popular check-in offerings at the Heritage Center include bread pick-up, coffee lounge, library and the fitness center. The top activities currently are Pickleball with 1,985 members and Flexibility & Strength with 1,518 members. A number of outdoor groups are set to start in the next few weeks, including Walking Group, Ladies' and Men's Golf, and Biking Group.

2025 Review

A number of changes were made at the Heritage Center last year, from events to facility updates. Here is a peek at what was happening:

- Retired the Waffle Breakfast fundraiser; this fundraising event was not financially feasible, as the event was just breaking even the last few years.
- New classes included iPhone 101, Polish Bingo, History Classes, collaborative pottery classes, and Sarcopenia. The Lakeville Lions donated the funds to purchase weights and benches for the sarcopenia class, and it has been popular so far.
- Over 40 presentations were offered.
- A brand-new roof was installed, and a new coffee maker was purchased.
- As part of the department's strategic plan, new branding was rolled out and the newsletter was refreshed.

2025 Financials

- \$7,665 in Heritage Happenings advertising.
- \$108,555.96 in membership, passes, programs and special event fees.
- \$2,550 in sponsorships.
- \$10,760 in fundraising.
- \$4,240.36 in donations were received to support special events, offset registration fees and expand programming.
- \$42,060 in rental fees were collected.

2025 Rentals

Overall, 2025 was a good year for rentals, though one long-term rental dropped, reducing total rental revenue.

- 262 paid rentals
- 130 non-profit rentals
- 194 single room rentals
- 68 multiple room rentals

Coming in 2026

- A volunteer appreciation event will be held this fall.
- Seeking more opportunities for community outreach, including a clean-up day at the Heritage Center's adopted park.
- Staff hired new Sports Courts Program Supervisors to ensure that pickleball players are checking in appropriately and that courts are being utilized during the group's scheduled times. This new position will also monitor inclement-weather closures, assist with AED use, resolve minor disputes, and perform other duties as needed. This will be a paid City position, whereas volunteers have been utilized in years past.
- A new committee for special events will be leveraged to organize upcoming events at the Heritage Center. This will be an immense help to staff and the advisory committee.
- A push to increase craft sale vendors.
- Continuing on with initiatives related to the strategic plan.
- Changes to membership fees are being reviewed by group leaders in the coming weeks. The fees have not changed since the Heritage Center opened. Some activities will also move to an

“inclusive” model where pre-registration will no longer be required. (Card and other game groups, crafting groups, etc.).

Committee Discussion

Are building improvements, such as a roof replacement, shared costs between the groups that use the facility? (i.e. Yellow Ribbon, Historical Society) No, this was part of the Facility’s CIP and was paid for by the City.

Are there scholarship opportunities? Yes, as funds are available, members can apply for scholarships. Samson indicated that only a handful of scholarships are requested annually.

How is participation among off-site groups monitored? Group leaders and volunteers track this for staff.

If some groups are moving away from pre-registration, is there concern about losing contact with these members or about a decline in participation? Staff have considered this and intend to leverage the mass contact function through RecTrac and contact members based on historical registration information.

How are volunteer hours tracked? What standards are they held to? Volunteers are tracked through a membership pass; they are asked to scan in whenever they volunteer. Sometimes they do forget to scan in for their group participation, but for the most part, this process provides accurate volunteer information. Volunteers are held to the same code of conduct as City staff and must sign the same waivers that regular staff are required to.

With so many volunteer hours needed to keep operations running at the Heritage Center, is there a discussion around increased staffing? Adding staff is not an option at this time, but improving efficiency and streamlining processes are ongoing discussions to manage staff workload.

b. Draft Mobile Food Vendors in City Parks Policy

Staff is proposing changes to the current Mobile Food Vendor Policy to include food vendor parking at Grand Prairie Park and institute a \$100 annual administrative fee. Vendors would be issued an annual parking permit that allows them to park at Antlers and Grand Prairie Parks. Catering or vending for private reservations, special events, tournaments, and other instances would not be assessed the proposed fee, and no changes would be made to how staff processes those requests. Some City-affiliated events have required vendor fees; these policy changes would not impact those established fees.

Committee Discussion

Is there food truck parking located at Grand Prairie Park similar to Antlers Park? No, a spot will be striped for food trucks, and permanent signage will be posted, but vendors must provide their own power source. One food vendor will be permitted per day; Antlers Park allows four food trucks daily.

Regarding the rate, is this similar to what other communities are charging? From what staff has reviewed, the rate is lower than that of the surrounding communities. Since this will be new for vendors this year, staff did not want to create an unnecessary barrier to entry for vendors and we want to encourage more vendors to be in the parks.

Why is the fee being assessed this year? A considerable amount of staff time is dedicated to issuing permits, promoting vendors via the City website, posting their schedules, etc. We've also run into issues with vendors requesting dates that they never use, requiring a fee would hopefully change this. The fee can be adjusted based on vendor feedback.

What guidelines are there for vendors pertaining to waste disposal? Vendors are asked to remove all trash from the park or, for Antlers Park, use the on-site dumpster. Trash removal has not been an issue with vendors in the past but staff will keep an eye out for issues and address them as needed.

c. Draft Parks System Master Plan Trail Map

Staff presented a draft of the master plan trail map that included additional trail segments and roadway crossings, improved access to existing roadway crossings, and some realignments of existing trails. Other improvements would include more user-friendly signage and potentially striping bike lanes on roads. Though many roads in Lakeville can accommodate bicycles, they are not striped to indicate this.

The map was designed based on feedback from the community survey, staff input, and long-term planning initiatives. The draft trail map was presented at the March Parks System Master Plan Open House, a number of comments and recommendations were received. Staff and the consultant will be making adjustments based on community feedback.

Committee Discussion

The railroad storage near Antlers Park is included in the map, is that a sure thing? No, though the property has been earmarked for Dakota County's Rails to Trails initiative, it has not been acquired. Trails that would be cooperative infrastructure with Dakota County have been included in the draft map but not finalized.

There is an area where the trail appears to overlay an existing creek. Would the trail impact the creek? No, it is staff's intention to incorporate the existing topography and natural elements into a scenic railway but not impact them.

d. Parks System Master Plan Project Team Update

Weberg shared an update on the most recent Parks System Master Plan project team meeting. It has been determined that a facility study is necessary at this time, given the substantial feedback received specifically on facilities. Staff will present an expansion of HKGi's original proposal, including a facility study, to the City Council for approval next week. Staff is asking for another committee member to participate on the project team working on the facility study. Committee members will be sent a poll to complete in the next or so.

5. Staff Report

A ribbon-cutting for Grand Prairie Park has been scheduled for June 1. Staff is in the process of sending invitations to community members, former advisory board members, and others involved in the project. The main building and field support building are on schedule to open mid-April; most of the outdoor amenities are open to the public, excluding the athletic decks and grandstand.

The bid opening for East Community Park is scheduled for this Friday, the plans have been pulled by 35 contractors so far and staff is hoping for some competitive options.

The Arts Center playground is scheduled for removal this coming week and the new one will be installed over the next month. The project also includes extensive landscaping and a new art fence along the property line.

7. Other Business

No other business.

Sauer made a motion, seconded by Volkosh, to adjourn the March 4, 2026 meeting.

Ayes: unanimous

8. Adjourn

Meeting 7:40 p.m.

DRAFT



Memorandum

To: Kris Jenson, Planning Manager

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: April 8, 2026

Subject: Haven at Lake Marion

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

BACKGROUND

Progressive, LLC has submitted a preliminary plat named Haven at Lake Marion. The proposed subdivision is located south of and adjacent to Kenwood Trail (CSAH 50) and west of and adjacent to Ipava Avenue.

The parent parcels are identified as PID Nos. 2283400030 and 22834000030, currently zoned RST-2, RM-1, and RS-3, and are proposed to be rezoned to RST-2 as part of this development.

The preliminary plat consists of fifty-one (51) townhome lots, two (2) common lots, and three (3) outlots on 20.64 acres.

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

- Outlot A: Future development; to be retained by the Developer (0.58 acres)
- Outlot B: Stormwater management basin; to be deeded to the City (5.18 acres)
- Outlot C: Stormwater management basin; to be deeded to the City (1.25 acres)

The proposed development will be completed by:

Developer: Progressive, LLC
Engineer/Surveyor: Pioneer Engineering

SITE CONDITIONS

The Haven at Lake Marion site consists of undeveloped land with existing wetlands and drainage features identified. Existing topography generally drains east to west toward the proposed stormwater management areas located within the site. Existing public utilities are located within adjacent roadway rights-of-way and will be extended to serve the proposed development. There is an existing shed and clothes line identified in the platted area that must be removed and relocated by the adjacent property owners in coordination with the development. The existing trail connecting Italy Avenue and 199th Street will maintain pedestrian access between the two roadways. The site is adjacent to railroad owned and operated right-of-way. Access shall be maintained to existing properties along 201st Street and Italy Avenue throughout construction.

EASEMENTS

There are no public easements with the city that are required to be vacated with the preliminary plat. There is right-of-way that is to be vacated with the preliminary plat. There is no existing or planned city-owned infrastructure within the vacated right-of-way area. Perimeter drainage and utility easements shall be provided with the preliminary and final plat in accordance with city ordinance requirements.

STREET AND SUBDIVISION LAYOUT

Kenwood Trail (CSAH 50)

Haven at Lake Marion is located south of Kenwood Trail, a minor arterial roadway, as identified in the City's Transportation Plan. Kenwood Trail is currently constructed as a four-lane divided urban roadway with a center median. No direct connection is proposed from the development to Kenwood Trail.

Ipava Avenue

Haven at Lake Marion is located east of and adjacent to Ipava Avenue, a major collector roadway, as identified in the City's Transportation Plan. Ipava Avenue is currently constructed as a two-lane urban roadway.

Itasca Lane

Development of Haven at Lake Marion includes the construction of Itasca Lane, a local roadway. Itasca Lane is designed as a 32-foot-wide urban roadway with sidewalk facilities consistent with City standards. The Developer will dedicate the required right-of-way as shown on the preliminary plat.

Street A and Street B

Development includes the construction of Street A and Street B, both designed as local cul-de-sac roadways. These streets will be constructed to City standards within dedicated right-of-way and will provide access to adjacent residential lots.

Italy Avenue

Development includes the construction of a cul-de-sac at the existing northern terminus of Italy Avenue. These streets will be constructed to City standards within dedicated right-of-way and will provide access to adjacent residential lots.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be from Ipava Avenue and 201st Street. Access to the existing adjacent local roadways shall not be permitted for the construction.

PARKS, TRAILS AND SIDEWALKS

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

Development of Haven at Lake Marion includes the construction of public sidewalks. Five-foot wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of local streets consistent with City Standards.

UTILITIES

SANITARY SEWER

Haven at Lake Marion is located within subdistrict SC-113 of the South Creek sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

Development includes the extension of 8-inch public sanitary sewer through the site to serve the proposed lots. Wastewater from the development will be conveyed via existing downstream sanitary sewer infrastructure to the Empire Treatment Facility monitored by meter M649.

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

WATERMAIN

Haven at Lake Marion includes the extension of 8-inch public watermain through the site to provide water service to the subdivision. Watermain sizing and alignment are consistent with the City's Comprehensive Water System Plan. The Lateral Watermain Charge has not been collected on the parent parcel and is required with the final plat.

DRAINAGE AND GRADING

Haven at Lake Marion is located within subdistricts ML-105, ML-074 and ML-075 of the Lake Marion stormwater district as identified in the City's Water and Natural Resources Management Plan.

Development includes the construction of three (3) publicly owned and maintained stormwater management basins to collect and treat runoff generated from the site. The basins will be located within Outlots B and C, which will be deeded to the City with the final plat. The stormwater management system shall be designed consistent with City requirements with the final plat.

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.

Haven at Lake Marion 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 must be submitted to the City.

STORM SEWER

Haven at Lake Marion includes the construction of public storm sewer systems to collect and convey runoff from public right-of-way and lots to the stormwater management basins within Outlots B and C.

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 parcels and shall be paid with the final plat.

RESIDENTIAL BUFFER YARD REQUIREMENTS

Ipava Avenue is classified as a major collector roadway per the City's Transportation Plan. Buffer yards, including berming and/or plantings of a sufficient density to provide a visual screen and buffer a minimum of ten feet in height, shall be provided adjacent to this roadway consistent with the Zoning Ordinance. A certified as-built grading plan of required berms must be approved by the City prior to installation of buffer plantings.

FEMA FLOODPLAIN ANALYSIS

Haven at Lake Marion is generally shown on the Flood Insurance Rate Map (Map No. 27037C0192E) as Zone X by the Federal Emergency Management Agency (FEMA). There is land shown in undeveloped outlots that is shown as Zone AE. No grading or construction shall be permitted within the area designated as a Special Flood Hazard Area (SFHA) as determined by FEMA. The developer shall coordinate a FEMA LOMA to determine future developability of Outlot A.

WETLANDS

A wetland delineation was completed for the site by Midwest Natural Resources Inc. The wetland delineation was reviewed and approved 8/19/2025. Two wetlands were identified adjacent to the plat. No wetland impacts are proposed with the plat. All wetland and wetland buffers will be placed in city owned outlots with final plat.

TREE PRESERVATION

The tree removal threshold for the Haven at Lake Marion site is 40%. The revised tree preservation plan dated 01-23-2026 identifies 5,944 significant diameter inches on the property and proposes the removal of 2,897 significant diameter inches, or 48.7%. The required tree replacement is 112.5 diameter inches.

Trees as identified as save are to be protected. Tree protection measures are to be installed prior to and maintained during any land disturbance or construction activities.

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.

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 Haven at Lake Marion preliminary plat, grading and erosion control plan, and utility plan, subject to the requirements and stipulations within this report.



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MEMORANDUM

TO: Kris Jenson

FROM: D. Daniel Licht

DATE: 8 April 2026

RE: Lakeville – Haven at Lake Marion

TPC FILE: 135.01

BACKGROUND

Progressive, LLC is proposing development of 51 dwelling units on 21.3 acres of land located at the southwest corner of Kenwood Avenue (CSAH 50) and Ipava Avenue. The proposed development requires consideration of applications for a Comprehensive Plan amendment guiding the property for a single residential land use category; Zoning Map rezoning portions of the property to RST-2 District; a Conditional Use Permit for Planned Shoreland Development; Preliminary Plat; and Vacation of existing public right-of-way.

The developer hosted a neighborhood meeting on 10 December 2025 to provide the public an opportunity to receive information regarding the proposed development and ask questions. This meeting was held at the Water Treatment Plant. City staff was also present at the neighborhood meeting.

A public hearing to consider the applications was originally noticed for 19 March 2026. The public hearing was tabled at that meeting at the applicant's request as they considered revisions to the preliminary plat. A new public hearing notice for the preliminary plat was published for the 16 April 2026 meeting, the remaining applications remain tabled from that meeting.

Exhibits:

- A. Site location map
- B. Existing and Proposed 2040 Land Use Plan
- C. Existing and Proposed Zoning Map
- D. Existing Conditions
- E. Preliminary Plat
- F. Removals plat
- G. Site plan (2 pages)
- H. Wetland plan
- I. Flood plain impact & mitigation plan
- J. Grading plan (2 pages)
- K. Sanitary sewer and watermain plan
- L. Storm sewer plan

- M. Landscape Plan
- N. Tree preservation plan (2 sheets)
- O. PUD density and open space
- P. Right of way vacation areas

ANALYSIS

Existing Conditions. The subject property is 21.3 acres in area and undeveloped. The existing conditions survey identifies that there are several encroachments upon the subject property from adjacent lots. City staff recommends that as a condition of preliminary plat approval, all encroachments of structures belonging to abutting property owners be removed from the subject property.

Comprehensive Plan. The Comprehensive Plan guides the subject property for Low Density Residential Land Use (0.1-3 du/ac.), Low-to-Medium Density Residential (4-5 du/ac.), and Medium Density Residential (4-7 du/ac.). The subject property, not including Outlot A shown on the preliminary plat, needs to be guided to a single residential land use category set forth by the 2040 Land Use Plan. Based upon the proposed density of the development as 3.77 dwelling units per acre, the subject property is recommended to be guided for Low-to-Medium Density Residential land uses.

City of Lakeville 2040 Land Use Plan - Residential Designations		
Land Use	Min/Max Density	Anticipated Uses
Low Density Residential	0.1 to 3.0 du/ac.	Single family dwellings.
Low to Medium Density	4.0 to 5.0 du/ac.	Single family, two family and detached townhouse dwellings.
Medium Density	4.0 to 7.0 du/ac.	Two family dwellings, detached townhouse and quad or row attached townhouse dwelling units.
Medium to High Density	5.0 to 9.0 du/ac.	Detached townhouse, quad, row or back-to-back attached townhouse dwelling units.
High Density	9.0 to 26.0 du/ac.	Back-to-back attached townhouse and multiple family dwelling units.
Manufactured Home Park	4.0 to 7.0 du/ac.	Manufactured home dwelling units.

Zoning. The subject property is zoned RS-3, Residential Single Family District, RST-2, Residential Single and Two Family District, and RM-1, Residential Medium Density District. Detached townhouse and two family dwellings as proposed on the preliminary plat are allowed within the RST-2 District and the RM-1 District. It is recommended that Zoning Map be amended to rezone Lots 1-16, Block 1 and Lots 1-35, Block 2 as RST-2 District. Outlot A as shown on the preliminary plat will remain zoned RS-3 District to allow for potential future platting of a lot for a single family dwelling.

Shoreland. The subject property is also within the Shoreland Overlay District of Lake Marion. This portion of Lake Marion is classified as a Recreational Lake as set forth in Section 11-102-9.C of the Zoning Ordinance. Section 11-102-13.A.1 of the Zoning Ordinance establishes minimum lot requirement for development within the Shoreland Overlay District:

- Single family lots: 20,000sf. riparian / 15,000sf. non-riparian
- Two family lots: 26,000sf. non-riparian

Section 11-102-21 of the Zoning Ordinance allows deviation from the minimum Shoreland Overlay District lot requirement by approval of a Conditional Use Permit for a planned shoreland development to allow for development of the detached townhouses and twin homes within Blocks 1 and 2, subject to the following provisions.

- Section 11-102-21.B of the Zoning Ordinance requires a minimum of 50 percent of the subject property be preserved as open space. Open space for the purpose of this section includes outlots established for stormwater basins, wetlands and wetland buffers, and landscaped yards within individual lots.
- Section 11-102-21.B.6 further requires that 70 percent of the Shoreland Impact Zone, defined as land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback, be protected as open space. The shoreland impact zone applies only to wetlands and wetland buffers within Outlot B, which is to be deeded to the City.
- Section 11-102-21.D of the Zoning Ordinance outlines the methodology for a density tier analysis to determine the maximum number of dwelling units that can be developed within Blocks 1 and 2. Sheet P1 of the submitted plans includes the tiered density calculation required by the Zoning Ordinance and indicates that the number of dwelling units within each tier and the overall number of dwelling units is within the density allowed.

Outlot A is 25,173 square feet in area. To be platted as a lot in the future, it must be verified that the net area of Outlot A exceeds 20,000 square feet in compliance with Section 11-17-21.B of the Zoning Ordinance.

Floodplain. Portions of the subject property are within the 100-year Floodplain, including all of Outlot A. Platting Outlot A as a buildable lot will require that the subdivider demonstrate that the requirements of Section 11-101-13.B of the Zoning Ordinance regarding development standards for floodplain areas complied with. The developer must also verify that the elevation of Italy Avenue complies with Section 11-101-13.E.1 of the Zoning Ordinance providing vehicular access to Outlot A at or above an elevation not more than two feet below the regulatory flood protection elevation for the property to be platted as a buildable lot.

Surrounding Uses. The subject property is surrounded by the existing and planned land uses shown in the table below. Development of the subject property with twin homes at the perimeter of the preliminary plat and potential development of Outlot A as a single family lot, presents no compatibility concerns with surrounding uses.

Direction	Land Use Plan	Zoning Map	Existing Use
North	--	--	Railroad ROW
East	Office Park	O-P District	Undeveloped
South	Parks	P/OS District	Antlers Park
West	LD Residential	RS-3 District	Single family homes

Lot Requirements. Section 11-57-13.B of the Zoning Ordinance requires a minimum of 5,000 square feet of lot area per dwelling unit. The preliminary plat has 8,669 square feet of lot area for the 51 dwelling units and two base lots which complies with the requirements of the RST-2 District.

Setbacks. The table below summarizes the setbacks required for the dwelling units within Blocks 1 and 2 of the proposed preliminary plat. The setbacks shown on the preliminary site plan (Sheets 5.01 and 5.02) for the detached townhomes and twin homes comply with the RST-2 setback requirements.

ROW	Between Buildings	Base Lot	Ipava Avenue
20ft. or 25ft. garage	14ft.	10ft.	50ft.

Right-of-Way/Streets. The subject property abuts railroad right-of-way and Kenwood Trail (CSAH 50) along its north line, Ipava Avenue along its east line, and 201st Street along its south line. The preliminary plat does not include dedication of additional right-of-way at the boundary of the plat for these streets.

Italy Avenue terminates in a dead end at the southwest corner of the subject property. The area proposed on the preliminary plat as Outlot A has frontage along the west side of Italy Avenue. The preliminary plat provides for dedication of right-of-way and construction of a cul-de-sac turnaround meeting the requirements of Section 10-4-3.S of the Subdivision Ordinance eliminating a non-conforming terminus of Italy Avenue. The length of Italy Avenue with the cul-de-sac turnaround complies with the 600 foot limit established by Section 10-4-3.S.3 of the Subdivision Ordinance.

The preliminary plat dedicates right-of-way for public streets to be constructed within the subdivision for access to the proposed detached townhouses and twin homes. The proposed right-of-way completes a public street connection between 201st Street and the east terminus of Itasca Lane at the northwest corner of the subject property. The proposed right-of-way is 60 feet wide as required for a local street by Section 10-4-3.P of the Subdivision Ordinance. The submitted plans include construction section designs for Itasca Lane as a 32 foot wide street.

Street A and Street B are cul-de-sac streets with a 60 foot wide right-of-way and 60 foot radius turnaround at the terminus end. Both cul-de-sac streets comply with the minimum depth requirement of 150 feet and limit of 600 feet. The cul-de-sac streets are to be 32 feet wide with a 46 foot radius paved turnaround end.

All right-of-way dedication and street construction plans are subject to review and approval of the City Engineer.

City staff has discussed the need to establish a parking plan for Italy Avenue and Itasca Lane north of 201st Street to limit overflow parking from Antlers Park entering into the residential neighborhood. This plan will be developed and implemented concurrent with final plat consideration.

Pedestrian Access. There are existing trails on the south side of Kenwood Trail (CSAH 50), west side of Ipava Avenue, and a portion of the south side of 201st Street surrounding the preliminary plat. The street section plans for the preliminary plat include a sidewalk on the west and south side of Itasca Lane as required by Section 10-4-3.H of the Subdivision Ordinance. There is also a sidewalk to be added on the north side of 201st Street from Itasca Lane to Ipava Avenue. Sidewalk plans are to be subject to review and approval of the City Engineer.

Tree Preservation. Section 11-21-11 of the Zoning Ordinance establishes requirements for tree preservation. The developer has prepared an inventory of existing trees within the subject site. The tree inventory and tree preservation plan for the proposed development. The City Forester has reviewed the tree preservation and determined it complies with the Zoning Ordinance.

Landscaping. Section 11-57-19.G of the Zoning Ordinance establishes landscape standards for detached townhome and twin home uses within the RST-2 District. A landscape plan has been submitted for the proposed preliminary plat and the City Forester is recommending providing additional tree planting west of Lots 6 and 7, Block 2 to screen from existing houses. The landscape plan must also be revised to provide residential buffer yard planting east of Lots 11-16, Block 1 as required by Section 11-21-9.E of the Zoning Ordinance.

Stormwater Management. The submitted plans include grading, drainage, and erosion control information. Wetlands within the subject property have been delineated and buffers as required by Section 11-16-13 of the Zoning Ordinance are shown on the submitted plans. All grading, drainage, stormwater management, erosion control, wetland, and floodplain issues are subject to review and approval of the City Engineer.

Utilities. The subject property is within the Municipal Urban Service Area (MUSA). Sewer and water utilities are available at the property and a plan for extension to serve the proposed dwelling units has been submitted. All utility plans are subject to review and approval of the City Engineer.

Outlots. The preliminary plat includes three outlots. Outlot A is riparian land adjacent to Lake Marion that may be suitable for platting as a single family lot. The developer will retain Outlot A to consider application for preliminary and final plat approval at a future date. Outlot B and Outlot C encompass wetlands, wetland buffers, and stormwater basins and are to be deeded to the City upon final plat approval for stormwater management purposes. The final plat is to designate the outlots to be deeded to the City as Outlot A and Outlot B with the developer retained land designated as Outlot C for long-term record keeping purposes.

Park Dedication. The proposed subdivision is subject to dedication for public parks required by Section 10-4-8 of the Subdivision Ordinance. The 2015 Parks, Trails, and Open Space Plan does not identify areas within the subject property to be acquired for public park purposes. As such, park dedication requirements will be satisfied as a cash fee in lieu of land as set forth by Section 10-4-8.J of the Subdivision Ordinance. The cash fee in lieu of land dedication will be determined at the time of final plat approval subject to the fee schedule in effect at that time. All park dedication requirements are subject to review of the Parks, Recreation, and Natural Resources Committee and approval of the City Council.

Vacation. There is platted right-of-way within the subject property for Italy Avenue and Nicollet Avenue for streets never constructed. Based on the right-of-way to be platted and construction of Itasca Lane within the preliminary plat, these existing public rights-of-way no longer serve a public purpose. City staff recommends that the rights-of-way be vacated concurrent with approval of a final plat for the subject property.

Effect of Approval. Approval of a preliminary plat is valid for one year from the date of City Council action as set forth by Section 10-2-2.D of the Subdivision Ordinance. The developer must submit a final plat application within one year from preliminary plat approval to be processed as outlined by Section 10-2-3 of the Subdivision Ordinance. The developer may request an extension of the preliminary plat approval prior to expiration of the one year period.

CONCLUSION

The proposed Haven at Lake Marion preliminary plat is consistent with the land use and housing policies of the 2040 Lakeville Comprehensive Plan. Findings of Fact are provided for consideration by the Planning Commission as to the applications for a Comprehensive Plan amendment and Zoning Map amendment.

Furthermore, with approval of the requested Comprehensive Plan amendment and Zoning Map amendment, the proposed preliminary plat complies with the requirements of the Zoning Ordinance and Subdivision Ordinance, including the criteria for approval of a Conditional Use Permit for a Planned Shoreland Development. Findings of Fact regarding the Conditional Use Permit application are also provided for review by the Planning Commission.

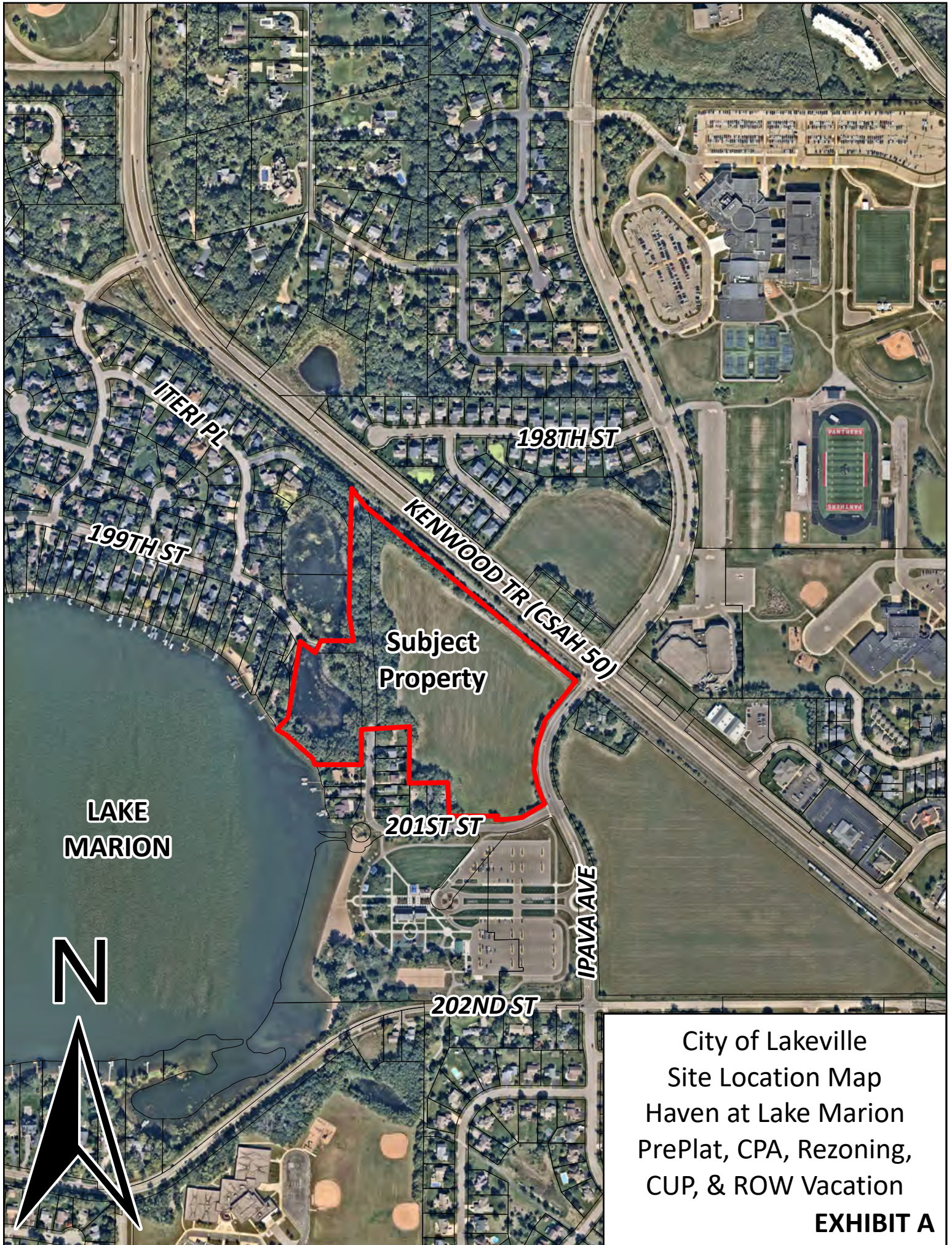
City staff and our office recommend approval of the preliminary plat and Conditional Use Permit subject to the following conditions:

1. The preliminary plat shall be valid for a period of one year from the date of City Council of City Council approval unless an extension is granted in accordance with Section 10-2-2.D of the Subdivision Ordinance.

2. Platting of Outlot A as a buildable lot shall be subject to compliance with Title 11, Chapter 101 of the Zoning Ordinance.
3. All right-of-way dedication and street and sidewalk construction plans shall be subject to review and approval of the City Engineer.
4. All tree preservation issues shall be subject to review and approval of the City Forester.
5. All landscape plans shall be subject to review and approval of the City Forester including, but not limited to, the following:
 - a. Provide additional tree planting west of Lots 6 and 7, Block 2 to screen from existing houses.
 - b. The landscape plan shall be revised to provide residential buffer yard planting east of Lots 11-16, Block 1 as required by Section 11-21-9.E of the Zoning Ordinance.
6. All grading, drainage, stormwater management, erosion control, wetland, and floodplain issues shall be subject to review and approval of the City Engineer.
7. Outlot B and Outlot C (as shown on the preliminary plat) shall be deeded to the City for stormwater management purposes.
8. The final plat shall designate the outlots to be deeded to the City as Outlot A and Outlot B with the developer retained land designated as Outlot C.
9. All utility plans shall be subject to review and approval of the City Engineer.
10. The City Council shall consider a resolution approving vacation of existing public right-of-way and drainage and utility easements within the preliminary plat at the time of final plat application.
11. Park dedication requirements shall be satisfied as a cash fee in lieu of land dedication, subject to review of the Parks, Recreation, and Natural Resources Committee and approval of the City Council.
12. All existing encroachments of structures belonging to abutting property owners shall be removed from the subject property.

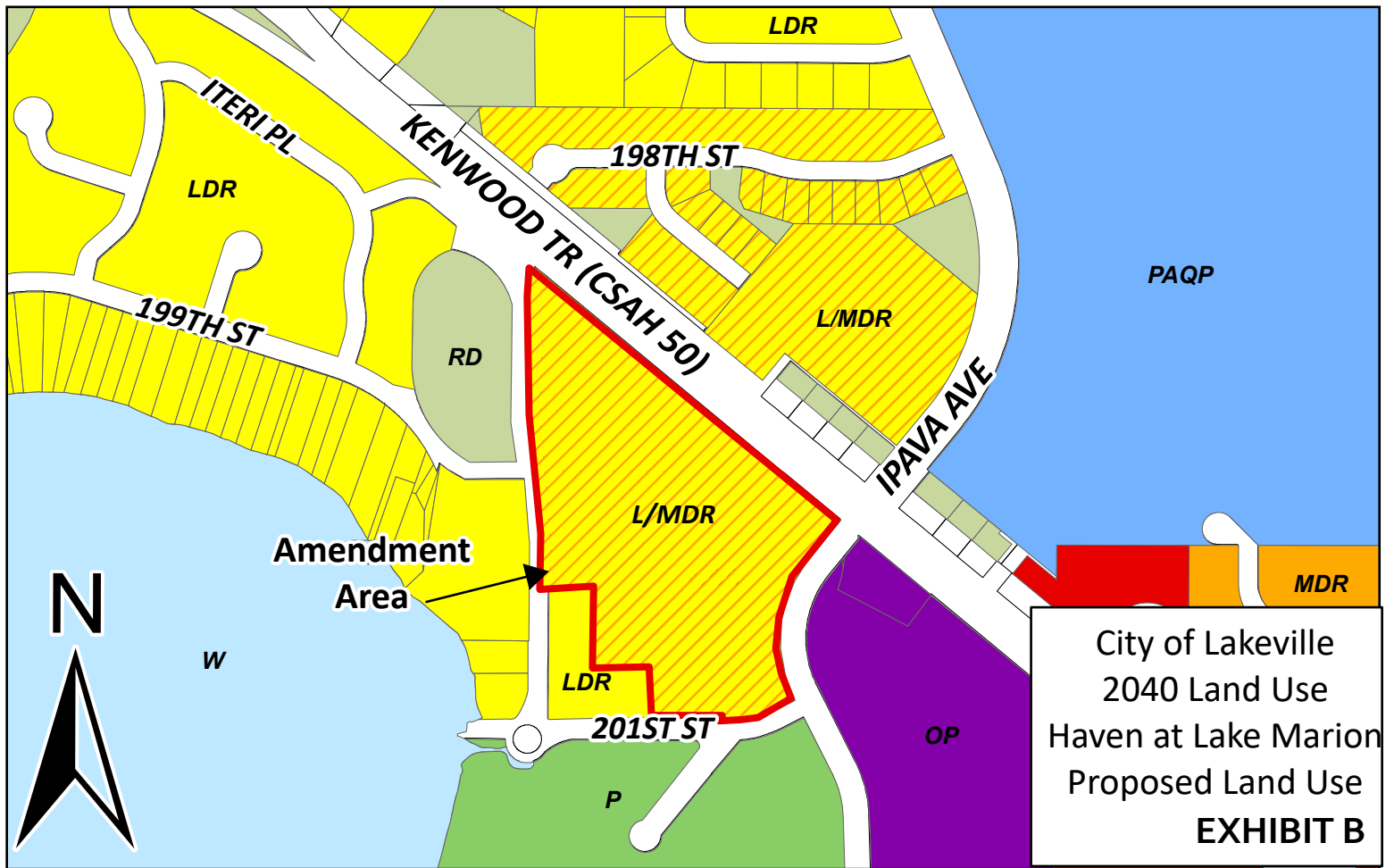
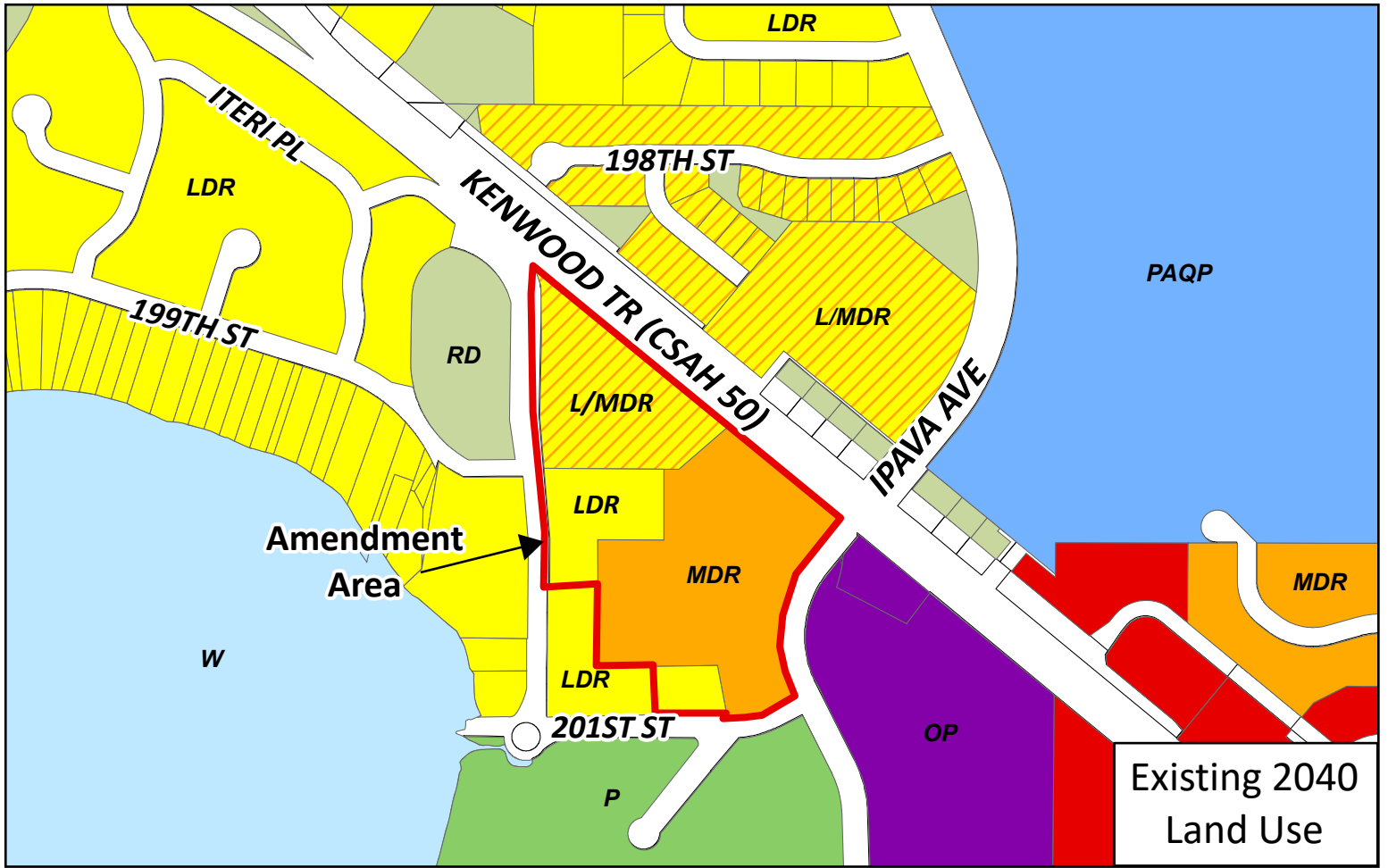
Findings of fact for the Comprehensive Land Use and Zoning Map amendments as well as the conditional use permit are attached for your consideration.

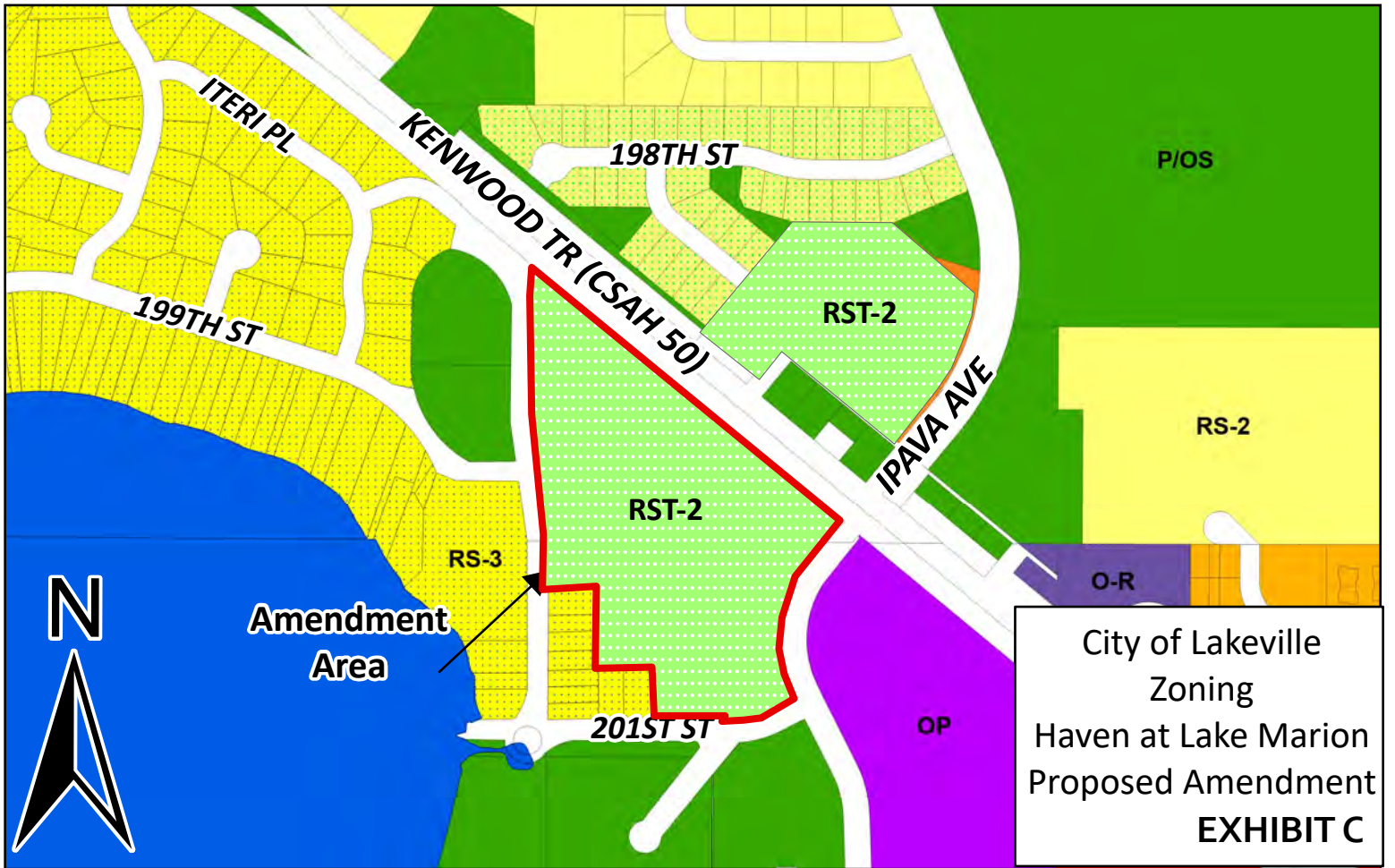
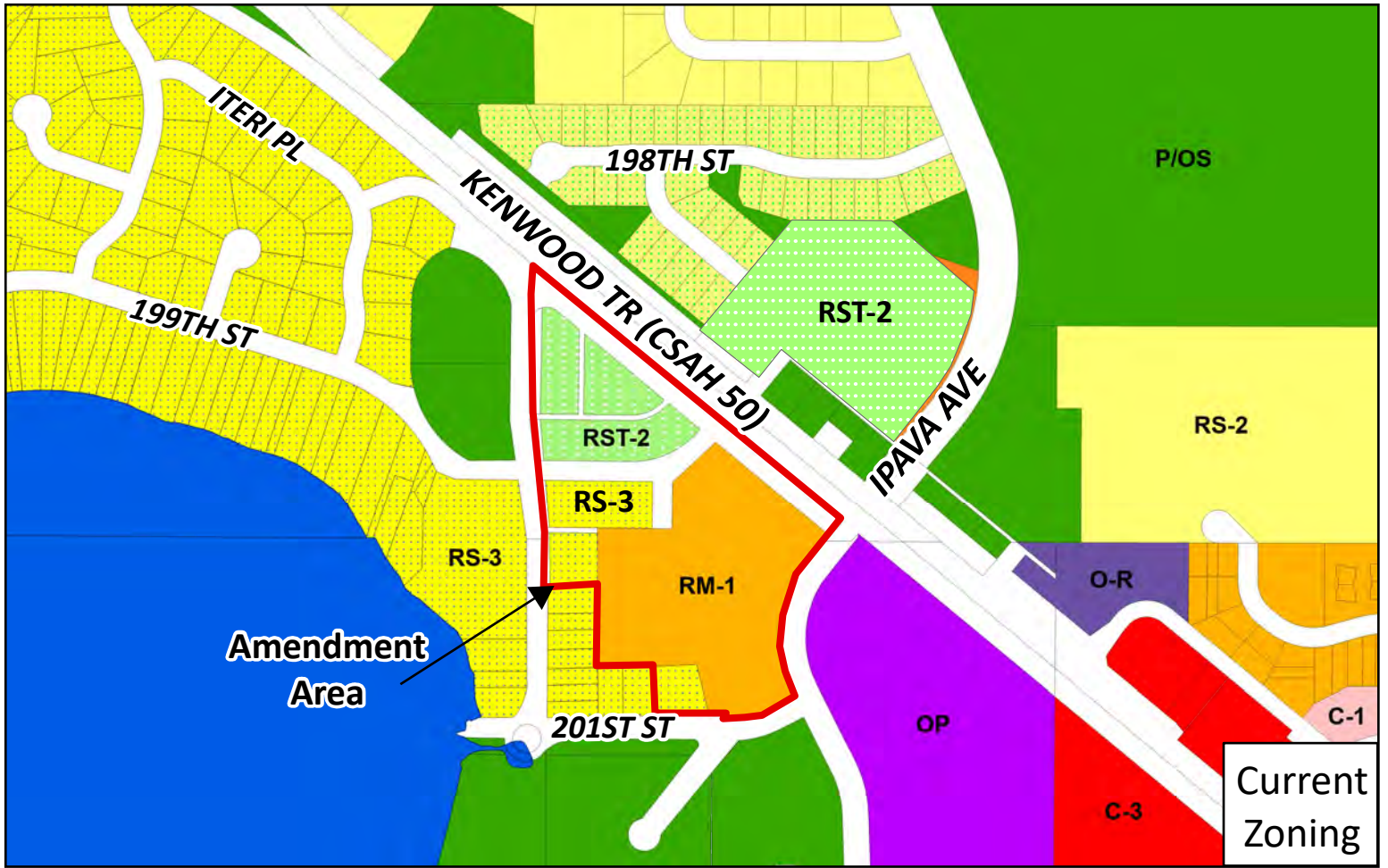
- c. Justin Miller, City Administrator
Tina Goodroad, Community Development Director
Zachary Johnson, City Engineer
Joe Masiarchin, Parks and Recreation Director
Andrea McDowell Poehler, City Attorney



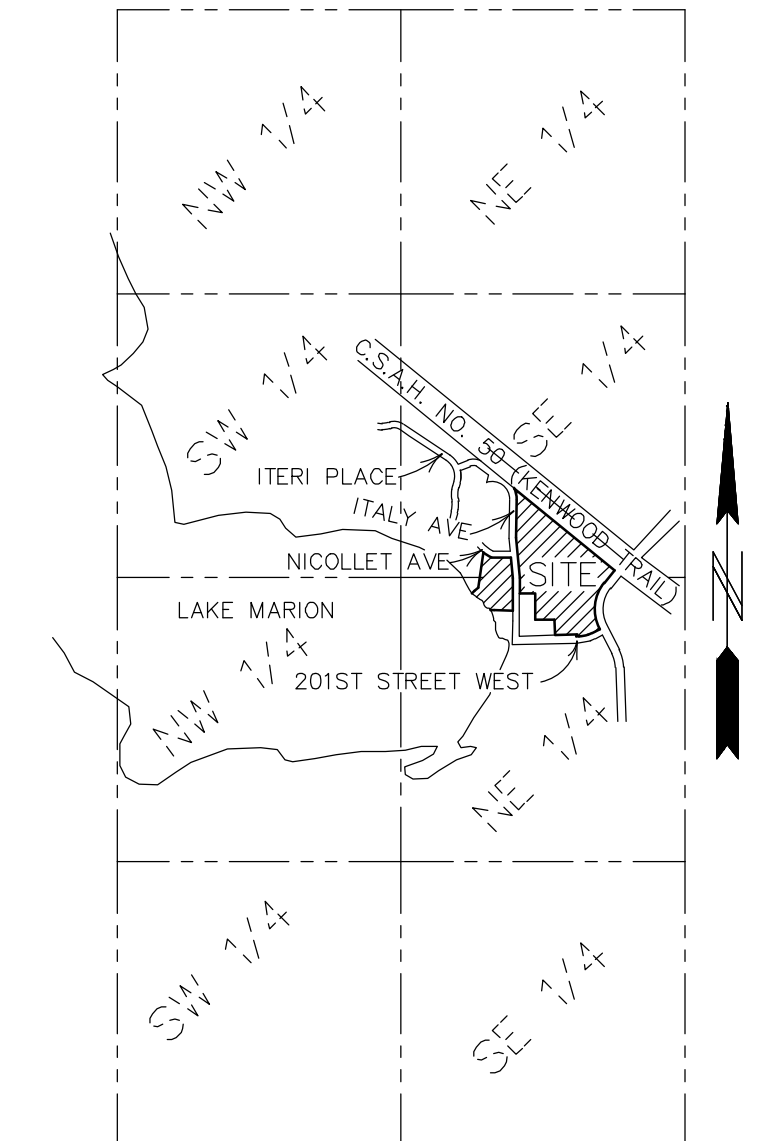
City of Lakeville
Site Location Map
Haven at Lake Marion
PrePlat, CPA, Rezoning,
CUP, & ROW Vacation

EXHIBIT A





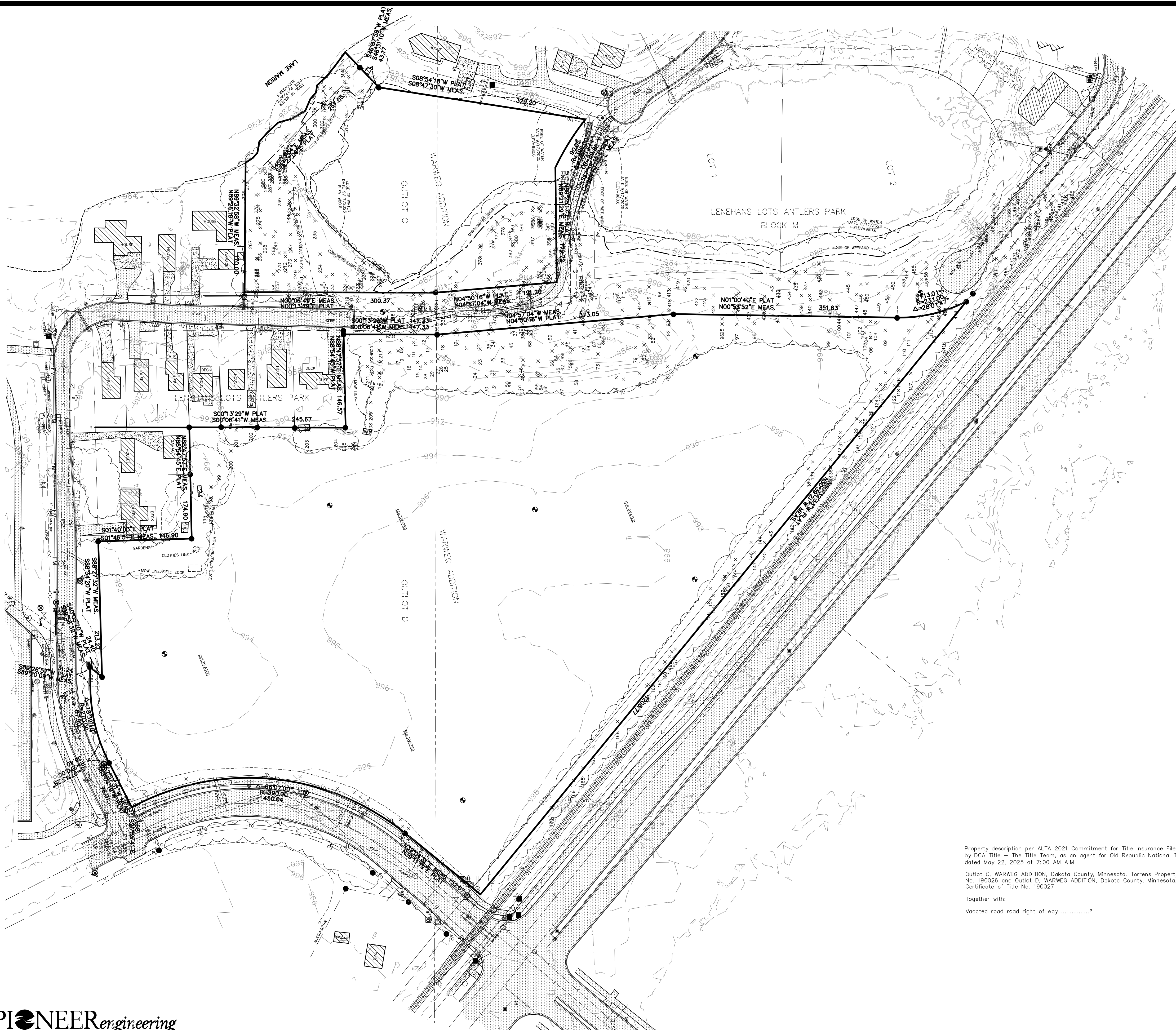
SECTION 19, TWP. 114, RGE. 20
DAKOTA, MINNESOTA



SECTION 30, TWP. 114, RGE. 20
DAKOTA, MINNESOTA
LOCATION MAP
NO SCALE

LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes riprap
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility line
- Denotes underground television line
- Denotes underground telephone line
- Denotes underground fiber optic line
- Denotes underground electric line
- Denotes underground petroleum lines
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes 100 year flood level
- Denotes FEMA flood plain boundary
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes service
- Denotes cleanout
- Denotes hand hole
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes utility pole
- Denotes transformer box
- Denotes fiber optic box
- Denotes electric box
- Denotes natural gas meter
- Denotes light pole
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes test hole
- Denotes mailbox
- Denotes sign



Property description per ALTA 2021 Commitment for Title Insurance File Number DC251415, issued by DCA Title - The Title Team, as an agent for Old Republic National Title Insurance Company, dated May 22, 2025 at 7:00 AM A.M.

Outlot C, WARWEG ADDITION, Dakota County, Minnesota. Torrens Property Certificate of Title No. 190026 and Outlot D, WARWEG ADDITION, Dakota County, Minnesota. TORRENS Property Certificate of Title No. 190027

Together with:
Vacated road road right of way.....?

EXHIBIT D

BENCH MARK
TOP NUT HYDRANT LOCATED
120' WEST OF THE
INTERSECTION OF IPAVA
AVE. & 201ST STREET W.
NORTH SIDE OF STREET.
EL.=994.26
EX-SURV-124207-BASE.DWG

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 11-14-2025

Revisions:
1. 01-23-2026 City Comments
1. 03-06-2026 City Comments

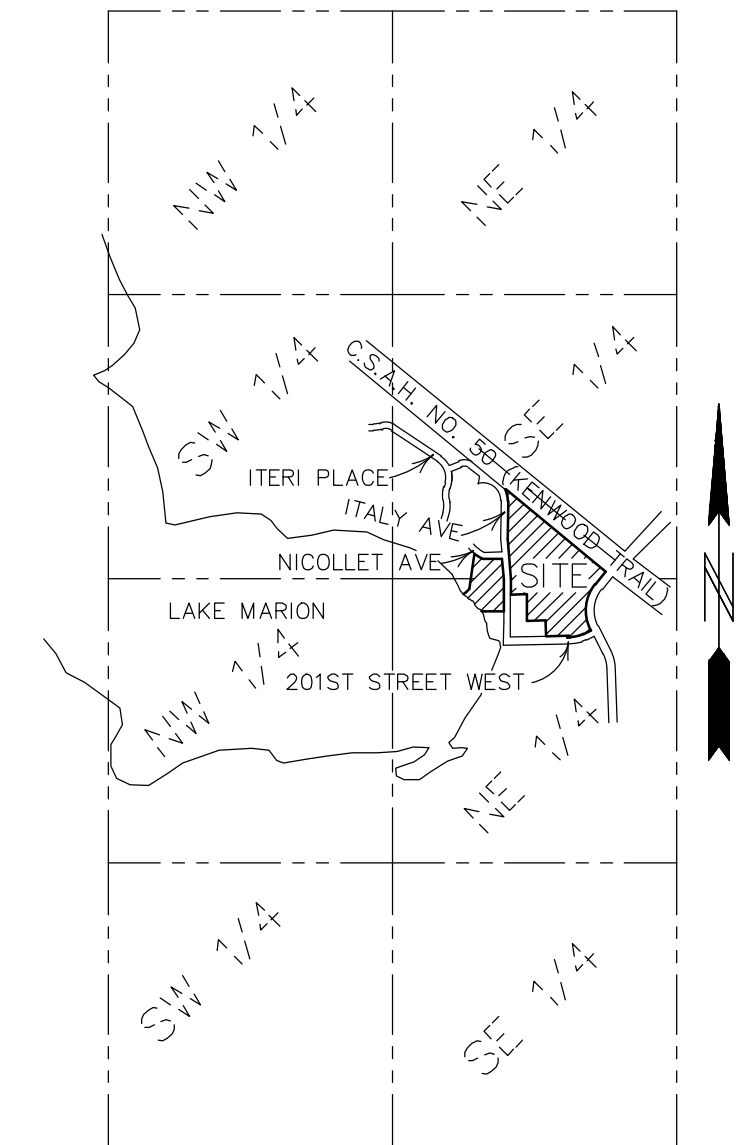
Date: 11-14-2025
Designed: BNM/MBG
Drawn: MBG

EXISTING CONDITIONS

PROGRESSIVE, LLC
21025 EDMONTON AVENUE
FARMINGTON, MINNESOTA 55024

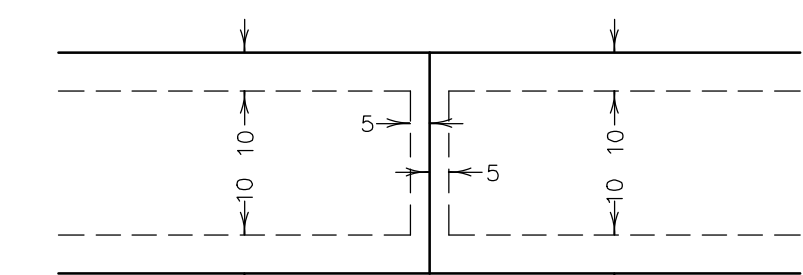
HAVEN AT LAKE MARION
LAKEVILLE, MINNESOTA

2.01 OF 20



NUMBER OF OUTLOTS	3
NUMBER OF LOTS	51
NUMBER OF COMMON LOTS	2
TOTAL OUTLOT AREA	7.0348 ACRES
TOTAL LOT AREA	5.0709 ACRES
TOTAL COMMON AREA	5.0797 ACRES
TOTAL PROPOSED RIGHT OF WAY AREA	3.3877 ACRES
TOTAL GROSS AREA	20.5731 ACRES

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plot.

Property description for preliminary plat purposes only

Outlot C, WARWEG ADDITION, Dakota County, Minnesota. Torrens Property Certificate of Title No. 190026 and Outlot D, WARWEG ADDITION, Dakota County, Minnesota. TORRENS Property Certificate of Title No. 190027

And

Vacated Italy Avenue and vacated Nicollet Avenue.

Except that part of vacated Italy Avenue and vacated Nicollet Avenue laying northerly and westerly of the following described line and its extensions.

Commencing at the northeast corner of Outlot C, WARWEG ADDITION according to the recorded plat thereof, thence South 89 degrees 21 minutes 29 seconds West, assumed bearing along the north line of said Outlot C, 179.72 feet; thence northwesterly 90.05 feet along said north line, along a non-tangential curve concave to the northeast, radius 390.00 feet, central angle 13 degrees 13 minutes 46 seconds and chord bearing North 58 degrees 05 minutes 32 seconds West to the northwest corner of said Outlot C; thence North 38 degrees 31 minutes 21 seconds East, 30.00 feet to the centerline of said Nicollet Avenue to the point of beginning; thence southeasterly 78.35 feet along said centerline, along a non-tangential curve concave to the northeast, radius 360.00 feet, central angle 12 degrees 09 minutes 03 seconds and chord bearing South 57 degrees 33 minutes 11 seconds East; Thence North 89 degrees 21 minutes 29 seconds East, along said centerline, 203.50 feet to the centerline of said vacated Italy Avenue; Thence North 04 degrees 57 minutes 04 seconds West along said centerline, 153.02 feet; Thence North 00 degrees 53 minutes 52 seconds East, along said centerline, 216.29 feet; Thence North 89 degrees 06 minutes 08 seconds West, 33.00 feet to the westerly right-of-way of said vacated Italy Avenue; Thence North 00 degrees 53 minutes 52 seconds East, along said westerly right-of-way line, 94.56 feet; thence South 89 degrees 06 minutes 08 seconds East, 33.00 feet to the said centerline of said vacated Italy Avenue; thence North 00 degrees 53 minutes 52 seconds West, along said centerline of vacated Italy Avenue, 42.46 feet; Thence Northwesterly 40.12 feet along said centerline of said vacated Italy Avenue, along a tangential curve concave to the west, central angle 11 degrees 53 minutes 36 seconds, radius 198.00 feet to the southerly right of way of Itasca Lane.

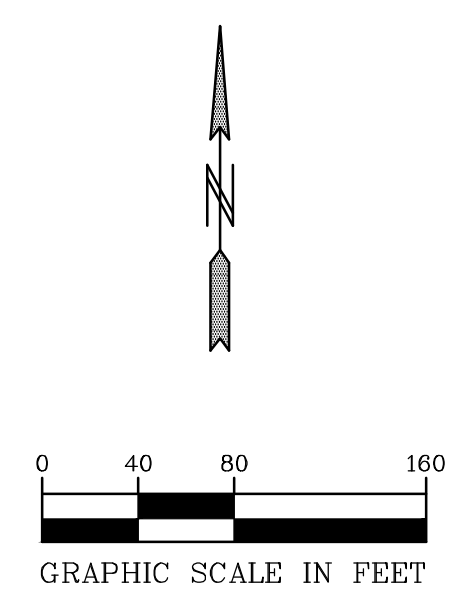


EXHIBIT E

00-SURV-124207-BASE.DWG



2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 11-14-2025

Revisions:
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1. 03-06-2026 City Comments

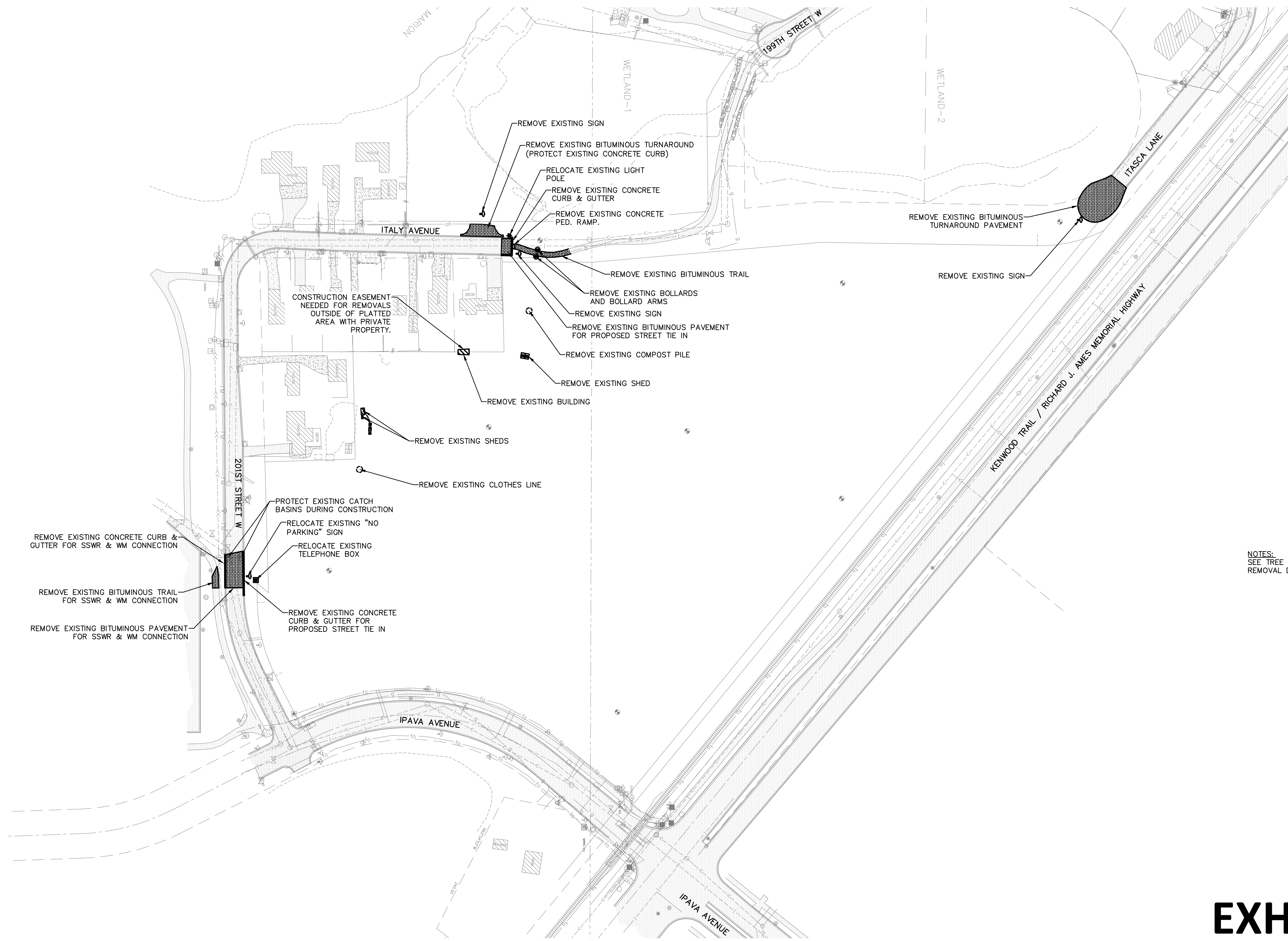
Date: 11-14-2025
Designed: BNM/MBG
Drawn: MBG

PRELIMINARY PLAT

PROGRESSIVE, LLC
21025 EDMONTON AVENUE
FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
LAKEVILLE, MINNESOTA

3.01 OF 20



NOTES:
SEE TREE PRESERVATION PLAN FOR TREE REMOVAL DESIGNATIONS.

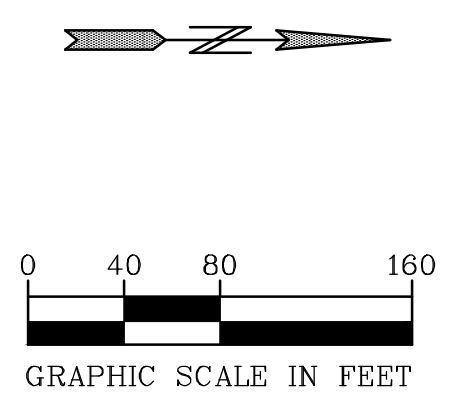


EXHIBIT F

BENCH MARK
TOP NUT HYDRANT LOCATED 120' WEST OF THE INTERSECTION OF IPAVA AVE. & 201ST STREET W. NORTH SIDE OF STREET. EL.=994.26
00-ENG-124207-SHEET-DEMO

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive Mendota Heights, MN 55120
(651) 681-1914 Fax: 681-9488 www.pioneereng.com

I hereby certify that this plan 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

Name: John M. Molinaro
Reg. No.: 45831 Date: 11-14-2025

Revisions:
1. 01-23-2026 City Comments
2. 03-06-2026 City Comments
3. 03-31-2026 City Comments
4. 04-07-2026 Italy Ave. Access

Date: 11-14-2025
Designed: BNM/MBG
Drawn: MBG

PRELIMINARY REMOVALS PLAN

PROGRESSIVE, LLC
21025 EDMONTON AVENUE
FARMINGTON, MINNESOTA 55024

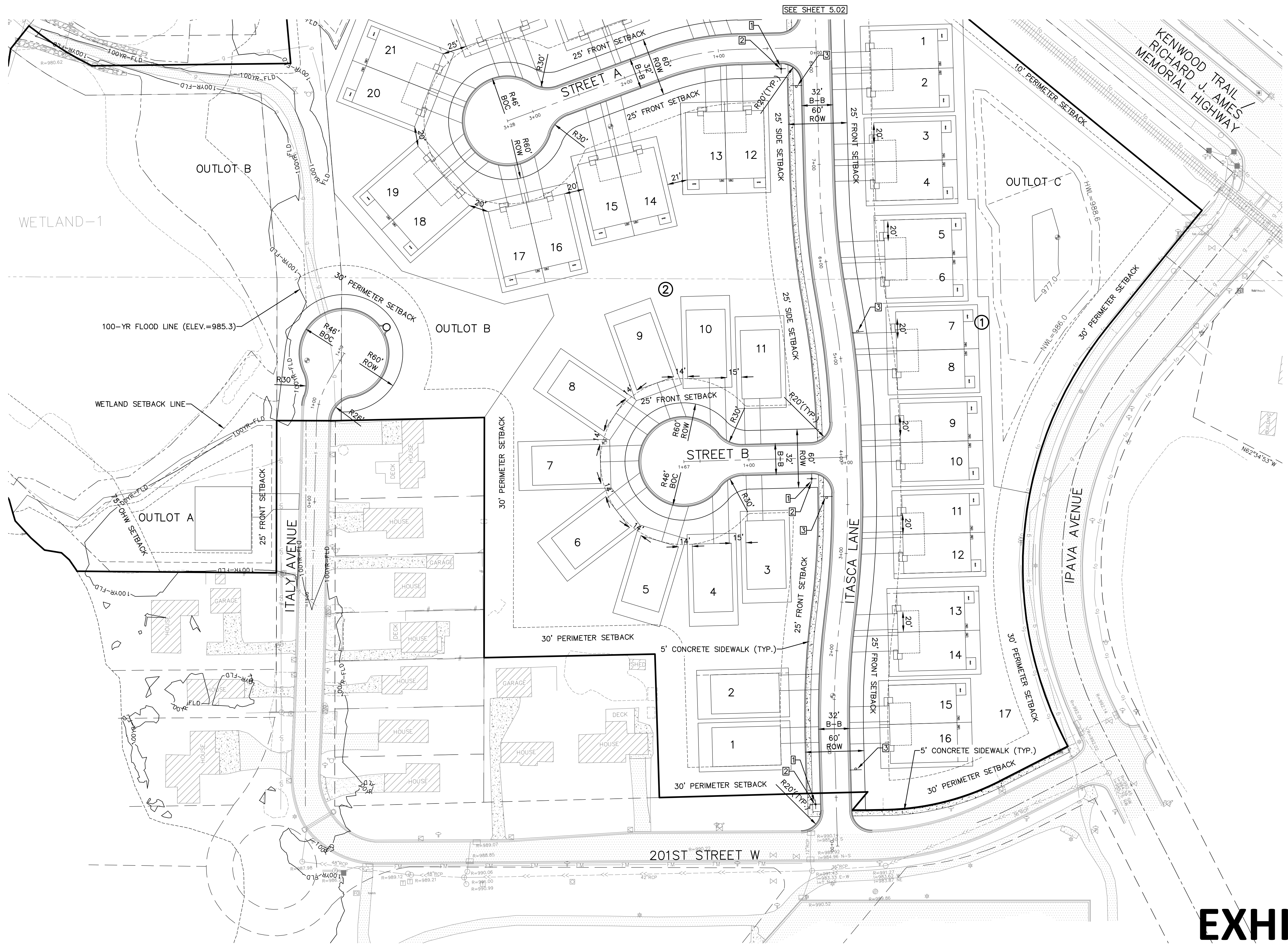
HAVEN AT LAKE MARION
LAKEVILLE, MINNESOTA

4.01 OF 20

SEE SHEET 5.02

SETBACKS	
SHORELAND:	
FROM OHW:	75'
BETWEEN BUILDINGS:	
DETACHED TOWNHOME	14'
TOWNHOME	20'
PERIMETER:	30'
FRONT/SIDE:	25'
LOW OPENING:	1' + EOF
LOW FLOOR:	2' + HWL

SIGNAGE LEGEND	
1	STOP R1-1
2	STREET SIGNS
3	NO PARKING SIGN



PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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Name: John M. Molinaro
 Reg. No.: 45831
 Date: 11-14-2025

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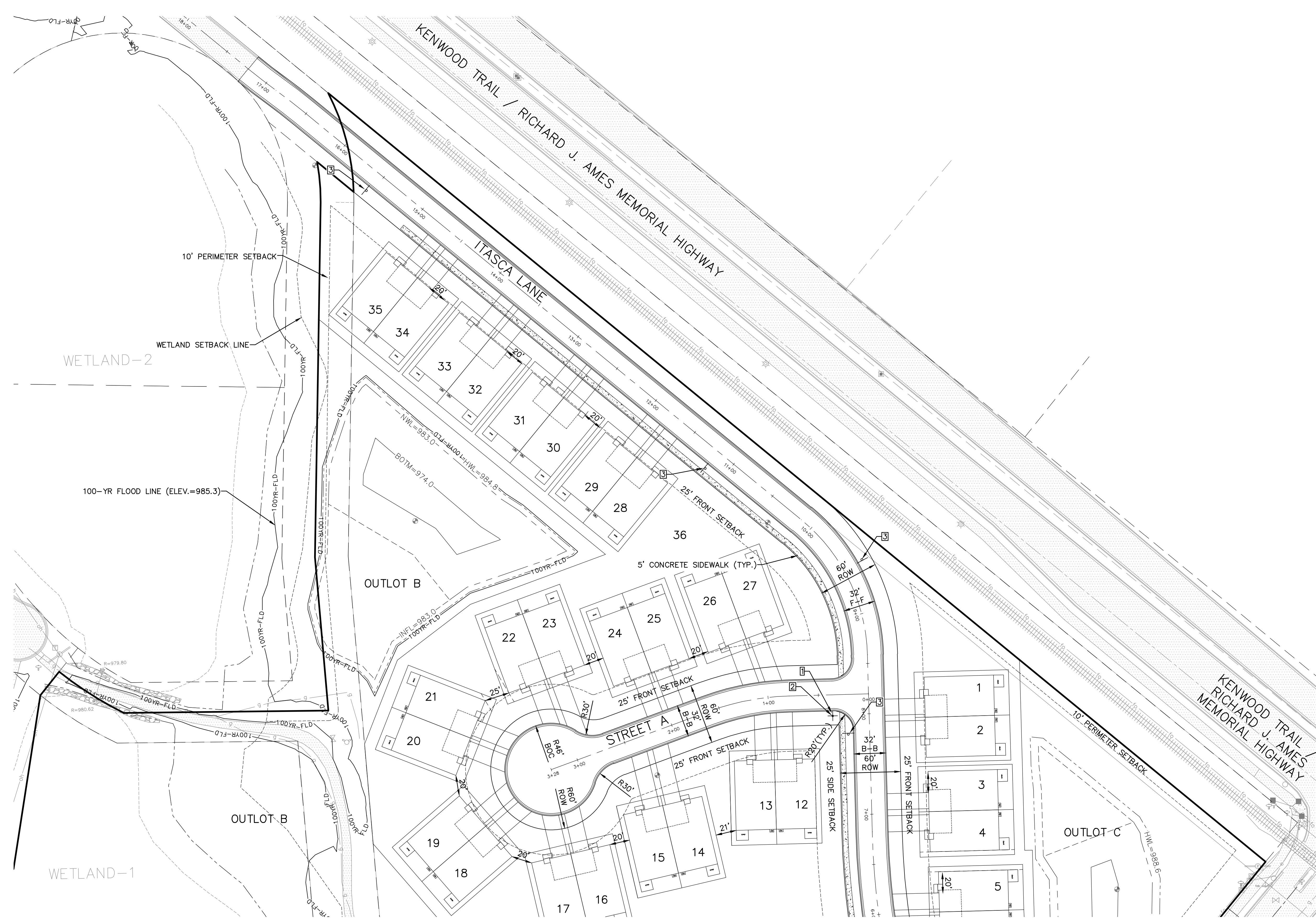
Date: 11-14-2025
 Designed: BNM/MBG
 Drawn: MBG

PRELIMINARY SITE PLAN

PROGRESSIVE, LLC
 21025 EDMONTON AVENUE
 FARMINGTON, MINNESOTA 55024

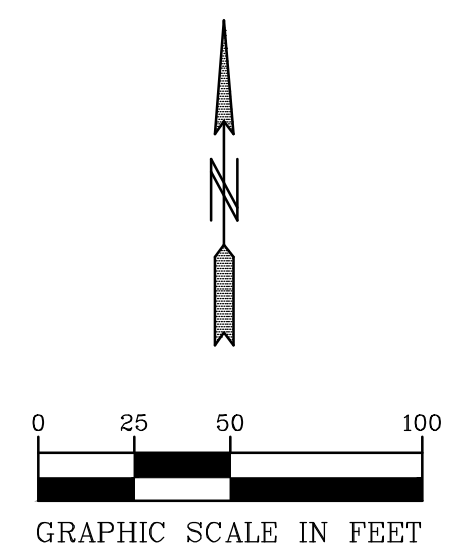
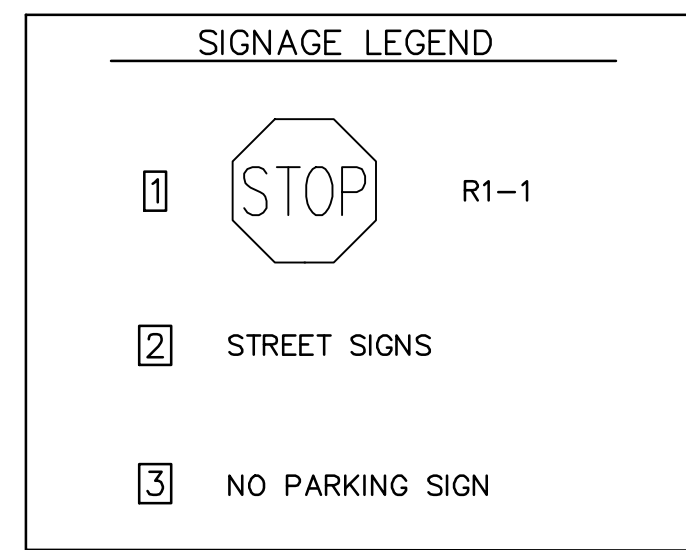
HAVEN AT LAKE MARION
 LAKEVILLE, MINNESOTA

5.01 OF 20



SETBACKS

SHORELAND:	
FROM OHW:	75'
BETWEEN BUILDINGS:	
DETACHED TOWNHOME	14'
TOWNHOME	20'
PERIMETER:	30'
FRONT/SIDE:	25'
LOW OPENING:	1' + EOF
LOW FLOOR:	2' + HWL



BENCH MARK
TOP NUT HYDRANT LOCATED
120' WEST OF THE
INTERSECTION OF IPAVA
AVE. & 201ST STREET W.
NORTH SIDE OF STREET.
EL.=994.26
00-ENG-124207-SHEET-SITE

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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Name: John M. Molinaro
Reg. No.: 45831
Date: 11-14-2025

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3. 03-31-2026 City Comments
4. 04-07-2026 Italy Ave. Access

Date: 11-14-2025
Designed: BNM/MBG
Drawn: MBG

PRELIMINARY SITE PLAN

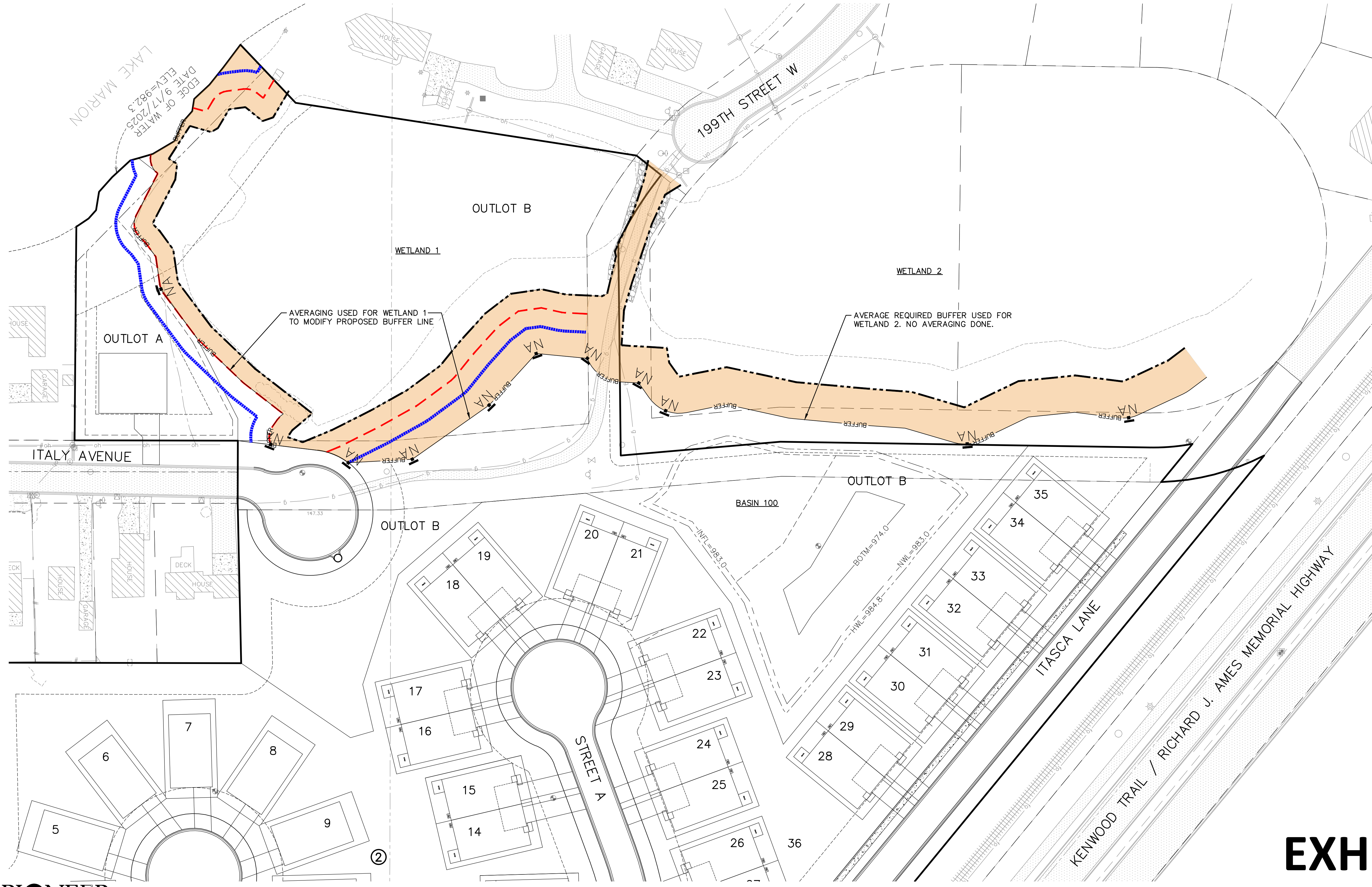
PROGRESSIVE, LLC
21025 EDMONTON AVENUE
FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
LAKEVILLE, MINNESOTA

5.02 OF 20

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND 1	26,264	26,760
WETLAND 2	NA (NO AVERAGING DONE)	

ALL WETLANDS DESIGNATED "MANAGE I"
 MINIMUM BUFFER 17.5'
 AVERAGE BUFFER 35'



LEGEND

	CONSERVATION EASEMENT/ NATURAL AREA BUFFER SIGN
	WETLAND BUFFER PROPOSED
	WETLAND BUFFER AREA
	DELINEATED WETLAND LINE
	WETLAND BUFFER MIN REQ'D
	WETLAND BUFFER AVG REQ'D

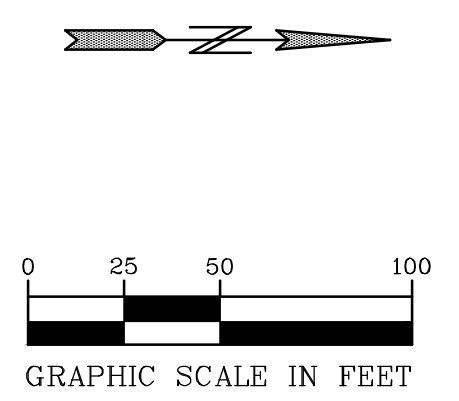


EXHIBIT H

BENCH MARK
 TOP NUT HYDRANT LOCATED
 120' WEST OF THE
 INTERSECTION OF IPAVA
 AVE. & 201ST STREET W.
 NORTH SIDE OF STREET.
 EL.=994.26



2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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Name: John M. Molinaro
 Reg. No.: 45831
 Date: 11-14-2025

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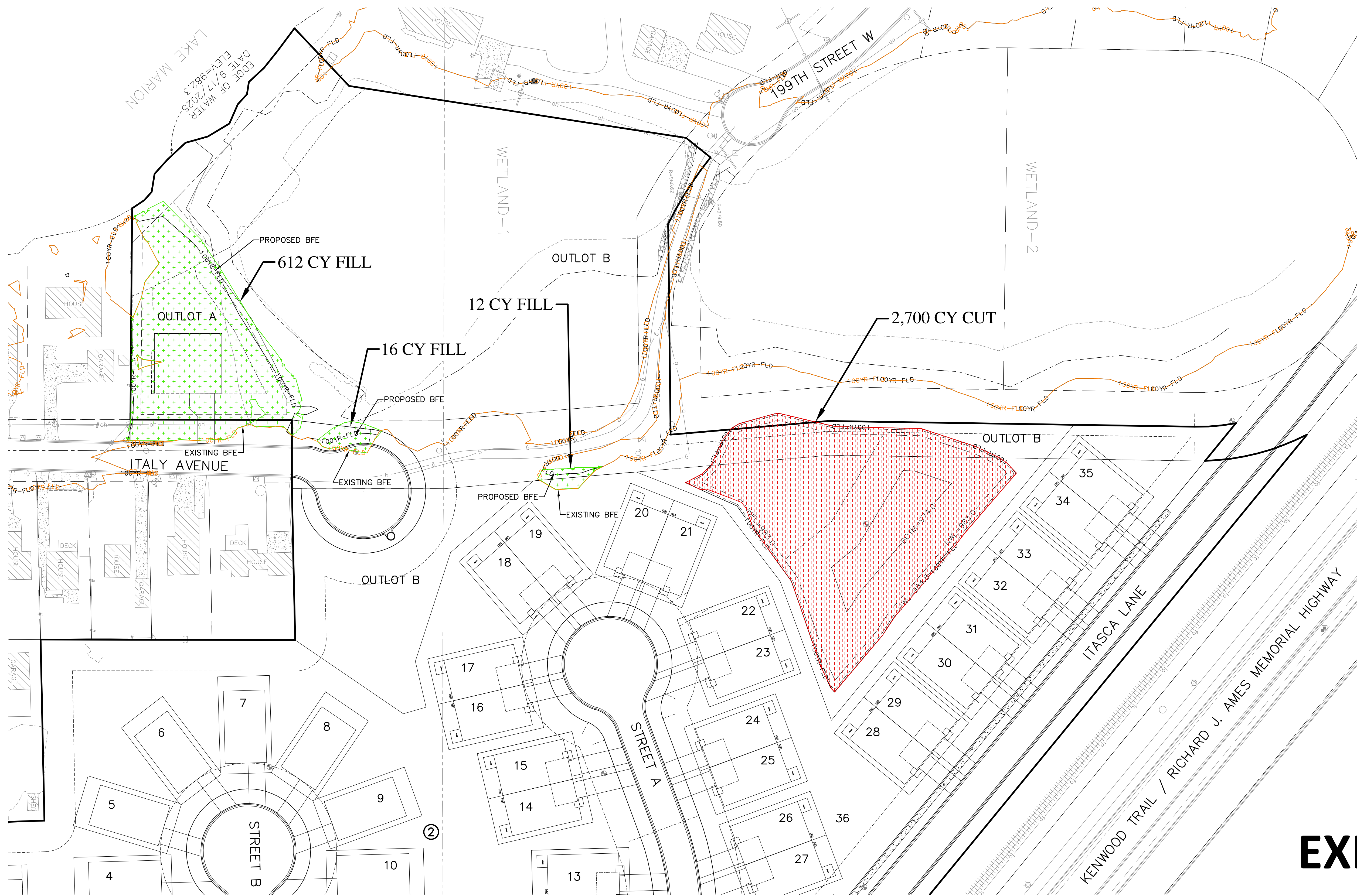
Date: 11-14-2025
 Designed: BNM/MBG
 Drawn: MBG

PRELIMINARY WETLAND PLAN

PROGRESSIVE, LLC
 21025 EDMONTON AVENUE
 FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
 LAKEVILLE, MINNESOTA

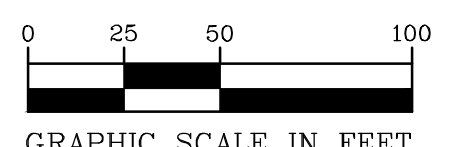
5.11 OF 20



LEGEND

- 100YR-FLD PROPOSED BFE
- 100YR-FLD EXISTING BFE
- FILL BELOW BFE (985.3)
- CUT BELOW BFE (985.3)

EXHIBIT I



BENCH MARK
 TOP NUT HYDRANT LOCATED
 120' WEST OF THE
 INTERSECTION OF IPAVA
 AVE. & 201ST STREET W.
 NORTH SIDE OF STREET.
 EL.=994.26
 00-ENG-124207-SHEET-FLOOD-IMPACT

FLOOD PLAIN IMPACT SUMMARY	
TOTAL CUT BELOW BFE	2700 C.Y.
TOTAL FILL BELOW BFE	640 C.Y.
NET	2060 C.Y. CUT

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan 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

Name: John M. Molinaro
 Reg. No.: 45831 Date: 11-14-2025

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 2. 03-06-2026 City Comments
 3. 03-31-2026 City Comments
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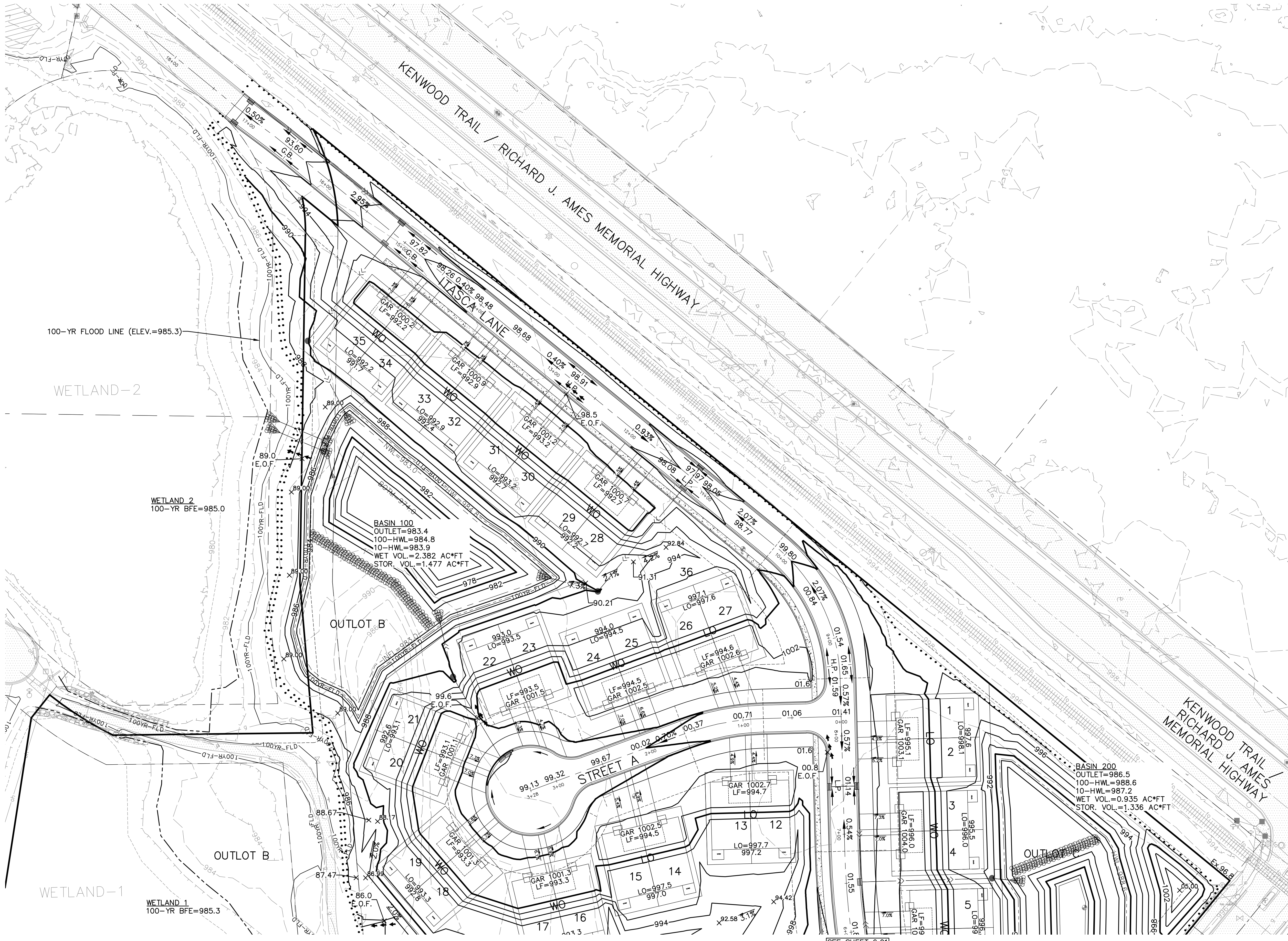
Date: 11-14-2025
 Designed: BNM/MBG
 Drawn: MBG

PRELIMINARY FLOOD PLAIN IMPACT & MITIGATION PLAN

PROGRESSIVE, LLC
 21025 EDMONTON AVENUE
 FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
 LAKEVILLE, MINNESOTA

5.21 OF 20

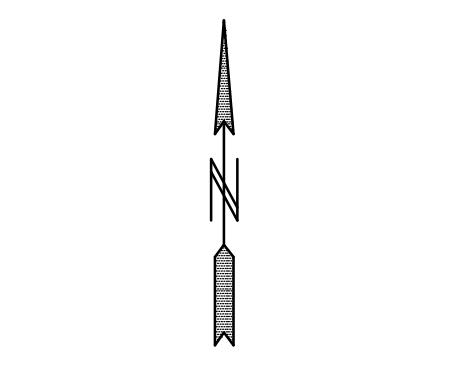


SETBACKS

SHORELAND:	75'
FROM OHW:	
BETWEEN BUILDINGS:	14'
DETACHED TOWNHOME	
TOWNHOME	20'
PERIMETER:	30'
FRONT/SIDE:	25'
LOW OPENING:	1' + EOF
LOW FLOOR:	2' + HWL

BASIN 100
 OUTLET=983.4
 100-HWL=984.8
 10-HWL=983.9
 WET VOL.=2.382 AC*FT
 STOR. VOL.=1.477 AC*FT

BASIN 200
 OUTLET=986.5
 100-HWL=988.6
 10-HWL=987.2
 WET VOL.=0.935 AC*FT
 STOR. VOL.=1.336 AC*FT



BENCH MARK
 TOP NUT HYDRANT LOCATED
 120' WEST OF THE
 INTERSECTION OF IPAVA
 AVE. & 201ST STREET W.
 NORTH SIDE OF STREET.
 EL.=994.26



2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
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Name: John M. Molinaro
 Reg. No.: 45831
 Date: 11-14-2025

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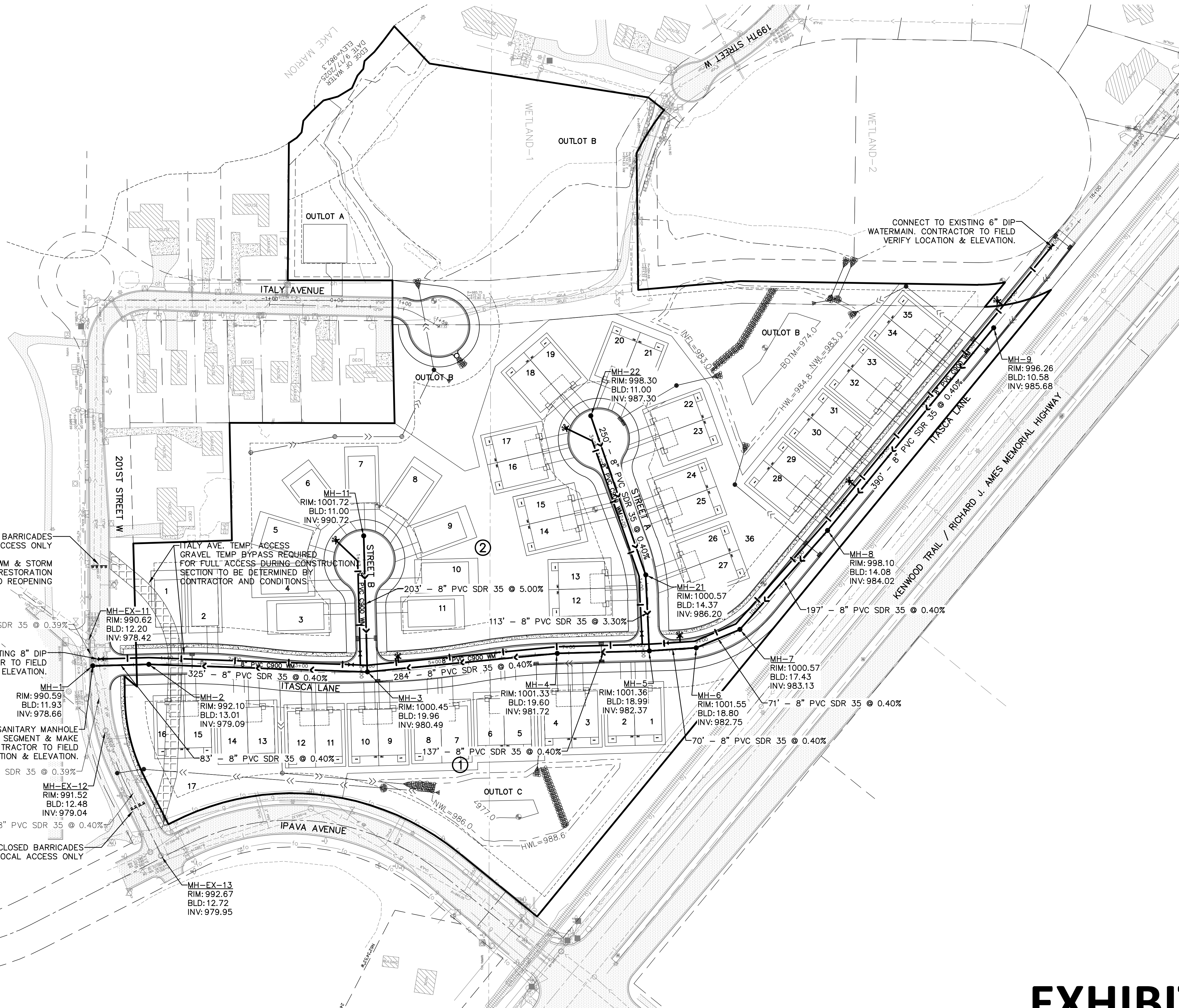
Date: 11-14-2025
 Designed: BNM/MBG
 Drawn: MBG

PRELIMINARY GRADING PLAN

PROGRESSIVE, LLC
 21025 EDMONTON AVENUE
 FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
 LAKEVILLE, MINNESOTA

6.02 OF 20



ROAD CLOSED BARRICADES LOCAL ACCESS ONLY

*COMPLETE SAN., WM & STORM CONSTRUCTION & RESTORATION ON 201ST PRIOR TO REOPENING

CONNECT TO EXISTING 8" DIP WATERMAIN. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

CONSTRUCT PROPOSED SANITARY MANHOLE OVER EXISTING PIPE SEGMENT & MAKE CONNECTION. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

ROAD CLOSED BARRICADES LOCAL ACCESS ONLY

ITALY AVE. TEMP. ACCESS GRAVEL TEMP. BYPASS REQUIRED FOR FULL ACCESS DURING CONSTRUCTION SECTION TO BE DETERMINED BY CONTRACTOR AND CONDITIONS.

CONNECT TO EXISTING 6" DIP WATERMAIN. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

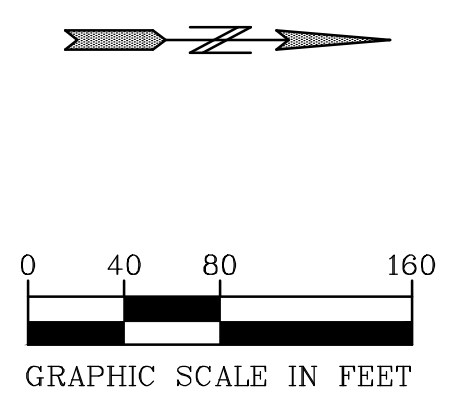


EXHIBIT K

BENCH MARK
TOP NUT HYDRANT LOCATED 120' WEST OF THE INTERSECTION OF IPAVA AVE. & 201ST STREET W. NORTH SIDE OF STREET. EL.=994.26



2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: John M. Molinaro
Reg. No.: 45831
Date: 11-14-2025

Revisions:
1. 01-23-2026 City Comments
2. 03-06-2026 City Comments
3. 03-31-2026 City Comments
4. 04-07-2026 Italy Ave. Access

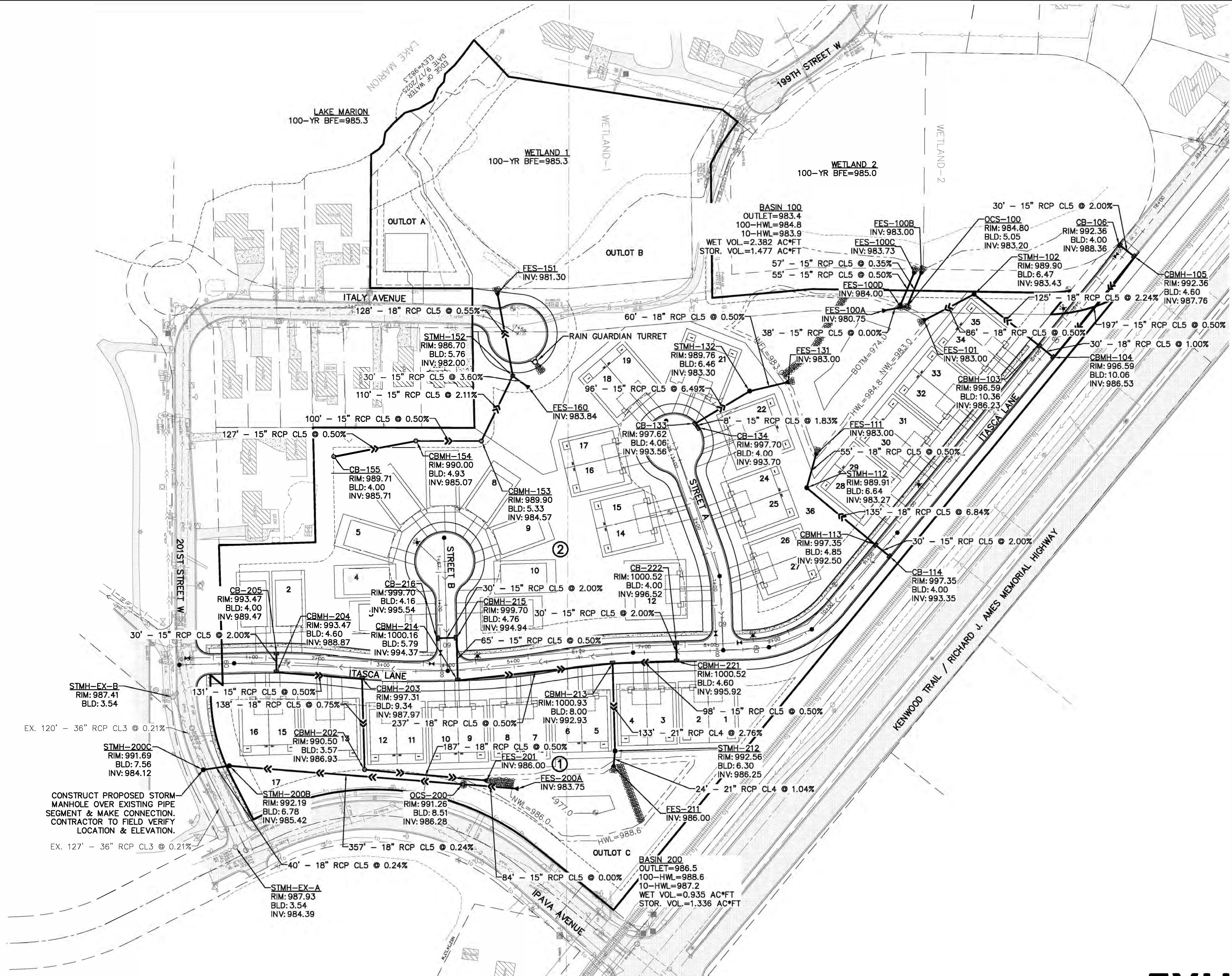
Date: 11-14-2025
Designed: BNMMBG
Drawn: MBG

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

PROGRESSIVE, LLC
21025 EDMONTON AVENUE
FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
LAKEVILLE, MINNESOTA

9.01 OF 20



CONSTRUCT PROPOSED STORM MANHOLE OVER EXISTING PIPE SEGMENT & MAKE CONNECTION. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

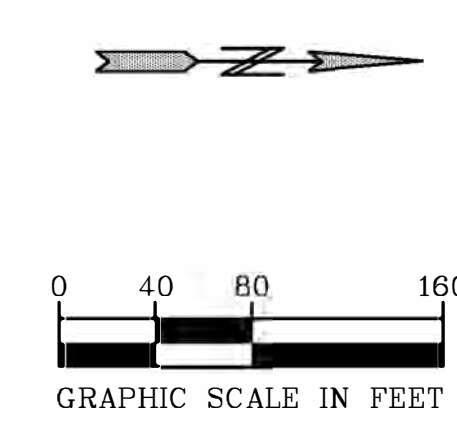
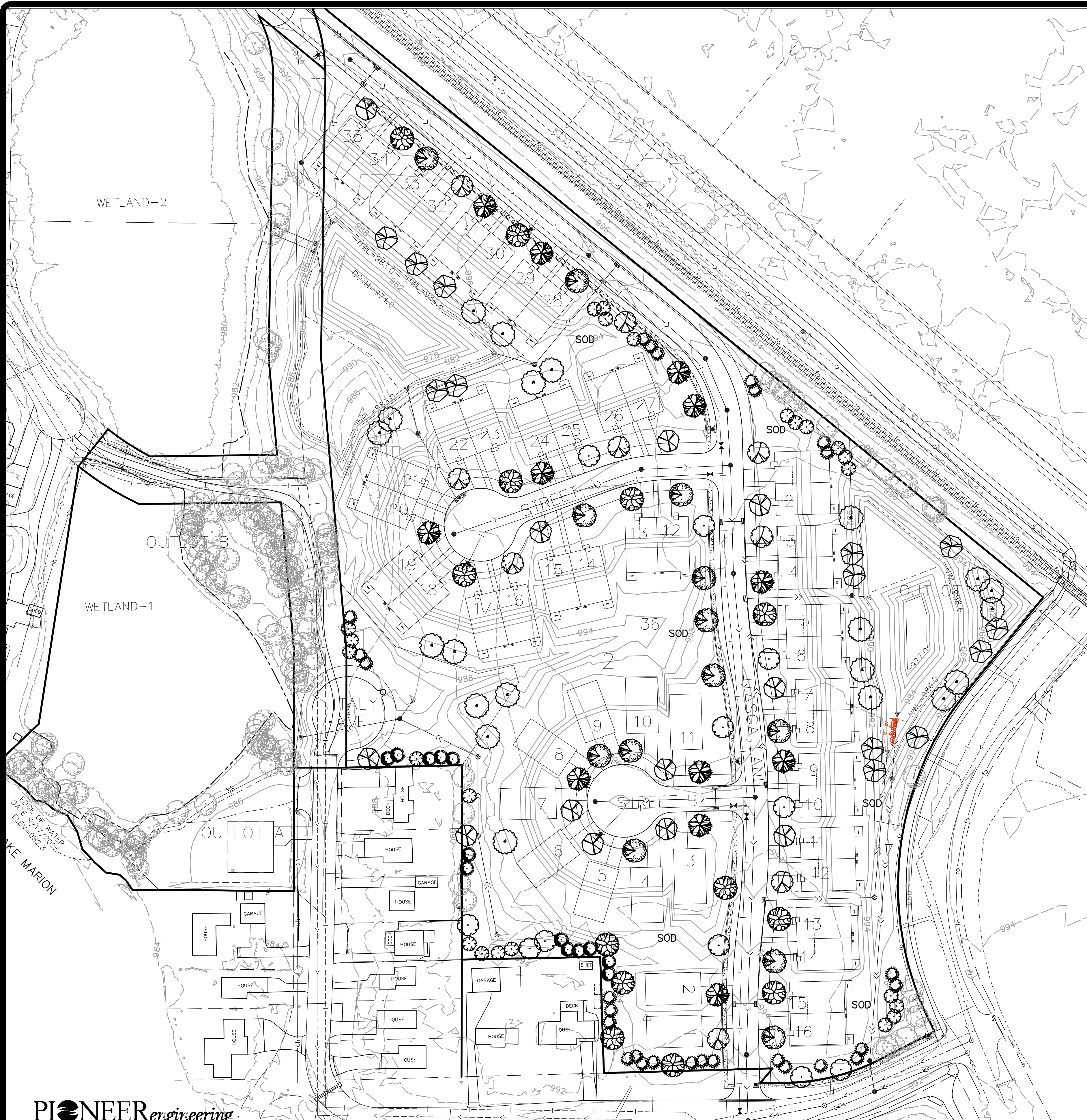


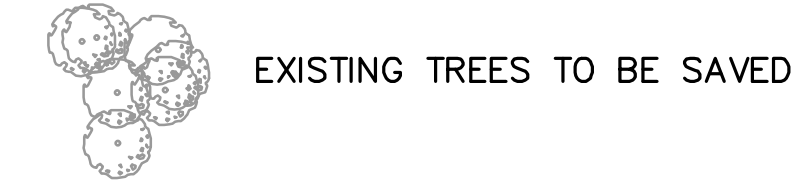
EXHIBIT L

BENCH MARK
 TOP NUT HYDRANT LOCATED 120' WEST OF THE INTERSECTION OF IPAVA AVE. & 201ST STREET W. NORTH SIDE OF STREET. EL.=994.26
 00-ENG-124207-SHEET-STRM



PLANTING SCHEDULE

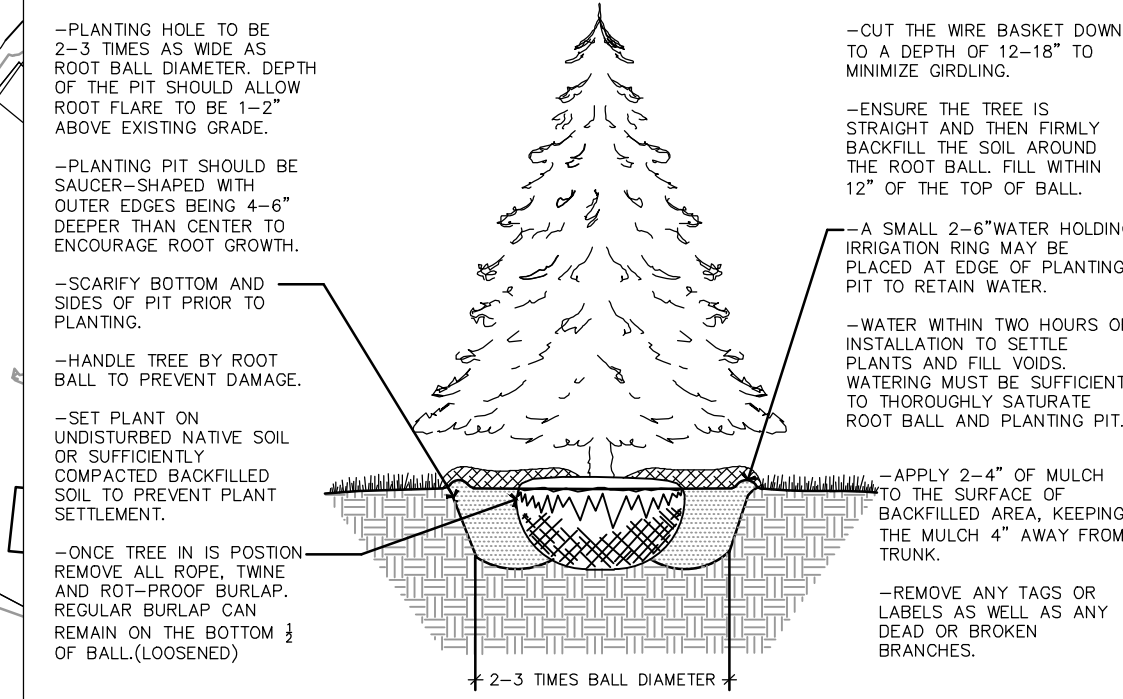
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	9
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	12
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	2.5" B&B	12
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12-14' B&B	21
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	13
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	11
	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JEFFERSRED'	2.5" B&B	13
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	13
EVERGREEN TREES			
	WHITE PINE/PINUS STROBUS	6' B&B	13
	NORWAY SPRUCE/PICEA ABIES	6' B&B	23
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	27



LANDSCAPE NOTES:

- 182.5" REQUIRED MITIGATION AS PER TREE PRESERVATION PLAN
- PROPOSED OVERSTORY AND CONIFER TREES: 167 (417.5")
- DISTURBED AREAS OUTSIDE OF WETLANDS AND WETLAND BUFERS TO BE SODDED
- SODDED AREAS TO BE IRRIGATED
- IRRIGATION DESIGNED BY OTHERS
- SEE GRADING PLAN FOR STORMWATER BASIN SEEDING DETAILS

CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DECIDUOUS TREE PLANTING DETAIL

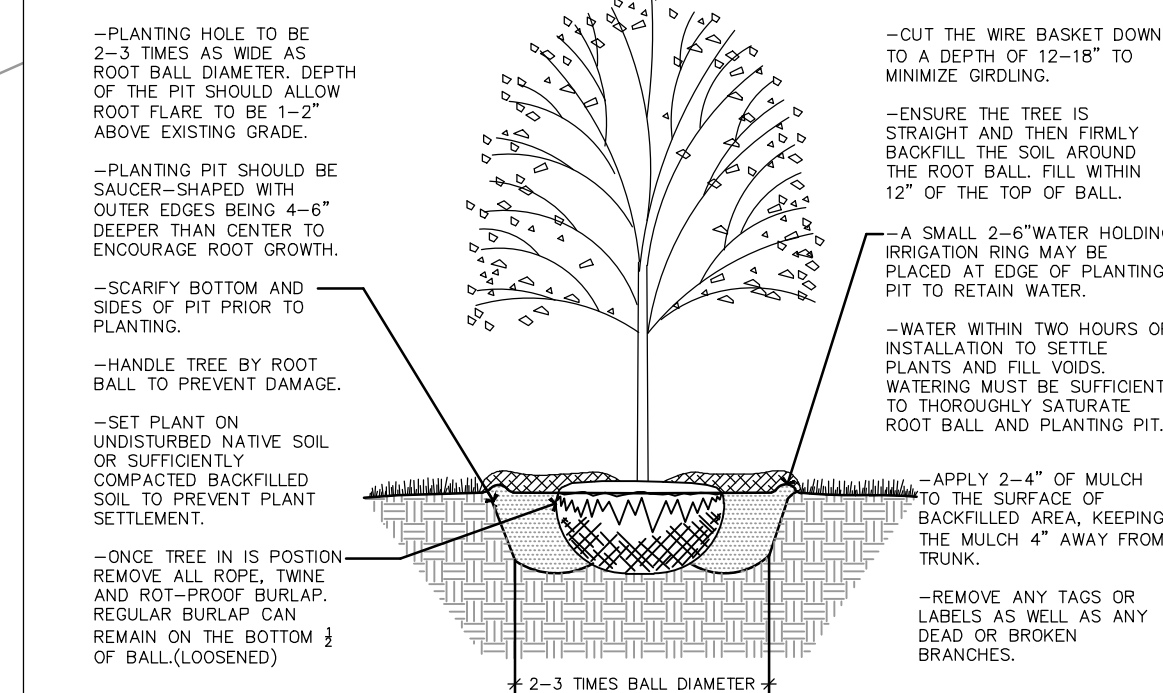
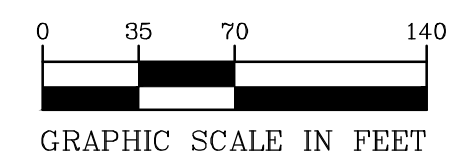


EXHIBIT M



PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan 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

Name: Jennifer L. Thompson
 Reg. No.: 44763
 Date: 3-31-2026

Revisions:
 1. 01-23-2026 City Comments
 2. 03-06-2026 City Comments
 3. 03-31-2026 City Comments

Date: 11-14-2025
 Designed: JLT
 Drawn: JLT

LANDSCAPE PLAN

PROGRESSIVE, LLC
 21025 EDMONTON AVENUE
 FARMINGTON, MINNESOTA 55024

HAVEN AT LAKE MARION
 LAKEVILLE, MINNESOTA

L1 OF 1

000-PLAN-124207-SHEET-LAND

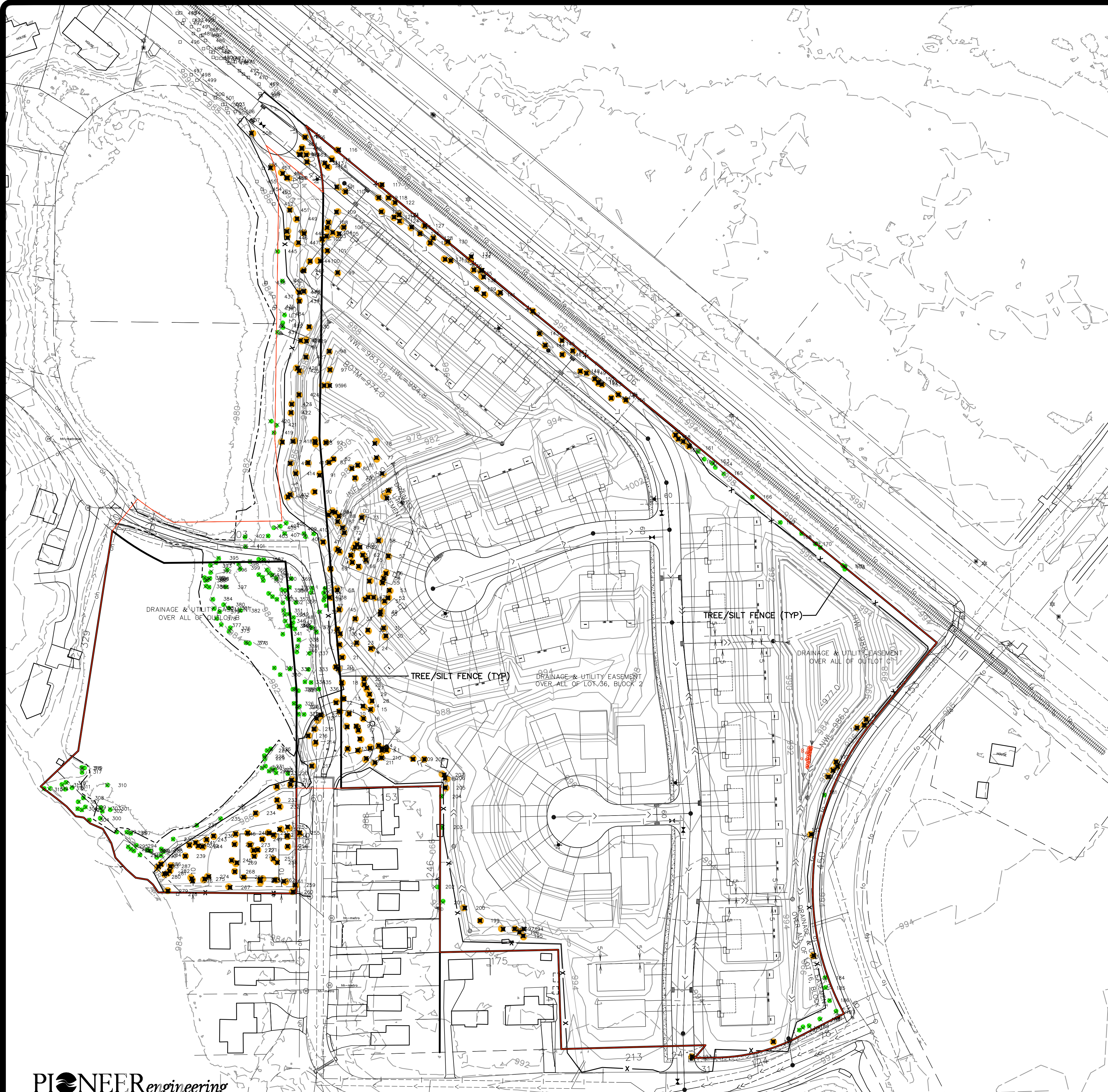


Table 1:

Tree classification	Total significant tree diameter inches on site	Total significant tree diameter inches removed
Common	4872	2391
Coniferous	145	56
Hardwood deciduous	767	559
Heritage trees	160	69
TOTAL	5,944	3,075

Table 2:

Removal Threshold	Allowable removal of significant diameter inches
40% removal threshold	2,377.6

Table 3:

Determine the rate of required tree replacement	With a 40% removal threshold
Subtract total significant common diameter inches removed from threshold	-13.4
Common inches that require replacement	13.4
then subtract total significant conifer diameter inches from the above result	The calculation has gone below zero and all remaining inches require replacement
Conifer inches that require replacement	56.0
finally subtract total significant hardwood deciduous diameter inches from the above result	The calculation has gone below zero and all remaining inches require replacement
Hardwood deciduous inches that require replacement	559.0

Table 4:

Determine the rate of required tree replacement	With a 40% removal threshold
Tree replacement required for common trees (1/8 diameter inches)	1.7
Tree replacement required for conifer trees (1/4 diameter inches)	14.0
Tree replacement required for hardwood deciduous (1/2 diameter inches)	279.5
Significant tree replacement required for heritage trees (100% diameter inches)	69.0
Total significant tree replacement required (diameter inches). Not including credits.	364.2

Table 5:

Total inches of heritage trees preserved on site.	91.0
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Table 6:

Determine required tree replacement including credits.	With a 40% removal threshold
Credits from the larger of the two above totals (diameter inches)	182.0
Remaining required tree replacement in diameter inches	182.2
Credits from the smaller of the two above totals (diameter inches)	0.0
Final required tree replacement (diameter inches)	182.5

TREE INVENTORY PROVIDED BY



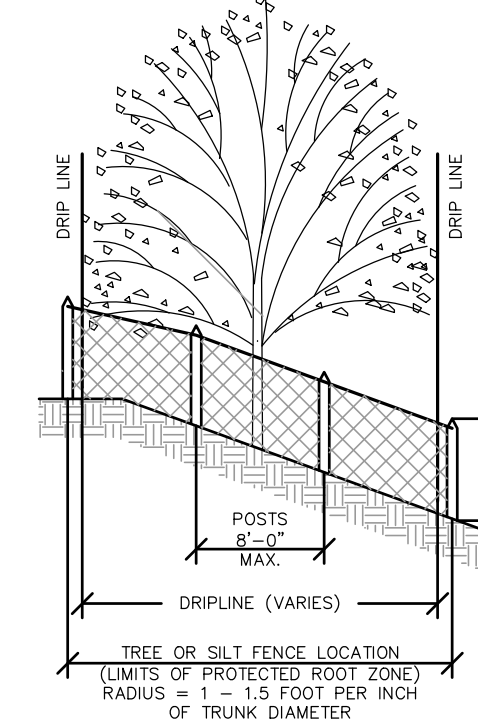
- 9248 = TREE TO BE SAVED
- 9248 = TREE TO BE REMOVED
- 9248 = TREE OFF-SITE

- TREE PRESERVATION NOTES:
1. SPREADSHEET TABLES ABOVE PROVIDED BY CITY OF LAKEVILLE
 2. TREE INVENTORY PROVIDED BY REHDER FORESTRY CONSULTING
 3. SEE SHEETS T2 FOR INVENTORY
 4. SEE LANDSCAPE PLAN FOR MITIGATION

TREE PROTECTION DETAIL
NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

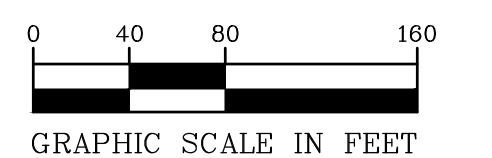
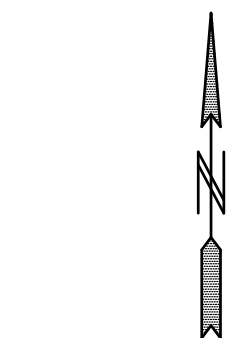
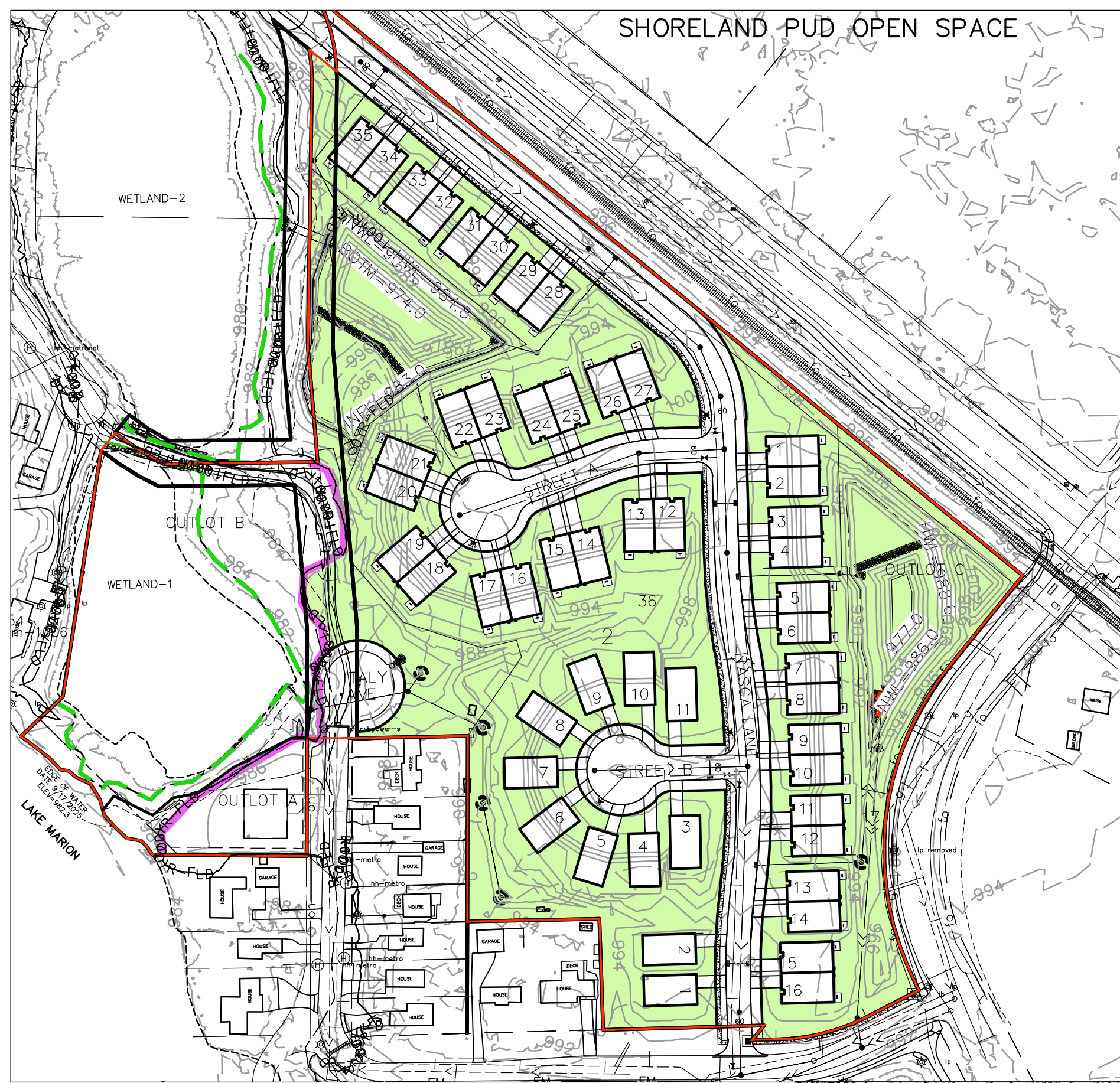


EXHIBIT N

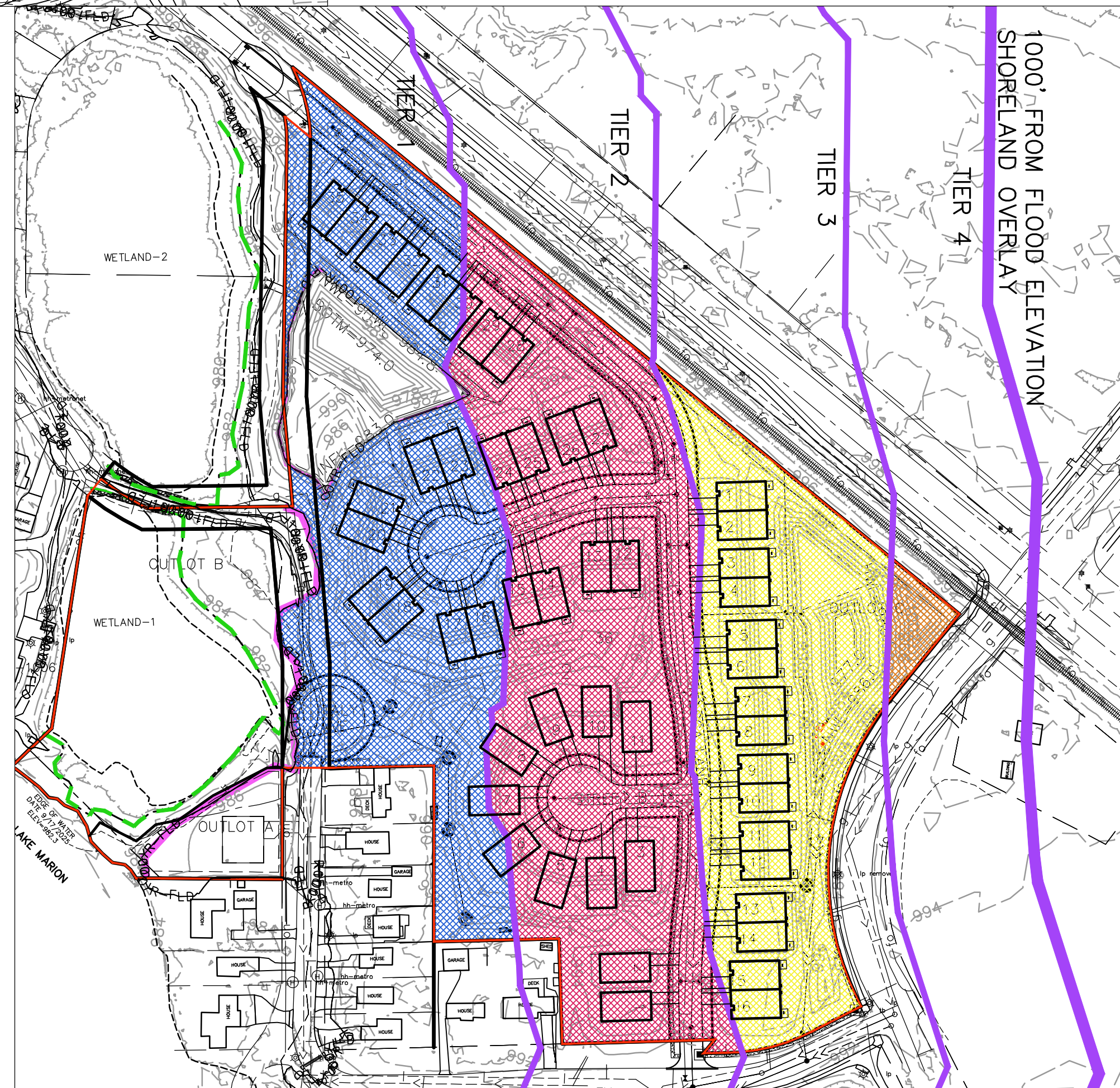
Tag	Diameter	Species	Condition	Notes	Type	Status
1	10	Elm, american	Fair		Common	Remove
2	7	Elm, american	Fair		Common	Remove
3	7	Elm, american	Fair		Common	Remove
4	6	Elm, american	Fair		Common	Remove
5	7	Elm, american	Fair		Common	Remove
6	7	Elm, american	Fair		Common	Remove
7	7	Elm, american	Fair		Common	Remove
8	6	Elm, american	Fair		Common	Remove
9	17	Walnut, black	Fair		Hardwood	Remove
10	8	Elm, american	Fair		Common	Remove
11	37	Walnut, black	Fair	2x20 17	Hardwood	Remove
12	9	Elm, american	Fair		Common	Remove
13	8	Elm, american	Fair		Common	Remove
14	12	Maple, silver	Fair		Common	Remove
15	9	Boxelder	Fair		Common	Remove
16	15	Maple, silver	Fair		Common	Remove
17	6	Elm, american	Fair		Common	Remove
18	7	Boxelder	Fair		Common	Remove
19	10	Elm, american	Fair		Common	Remove
20	13	Elm, american	Fair		Common	Remove
21	20	Walnut, black	Good		Hardwood	Remove
22	8	Elm, american	Fair		Common	Remove
23	34	Maple, silver	Fair	2x17 17	Common	Remove
24	7	Boxelder	Fair		Common	Remove
25	27	Maple, silver	Fair		Common	Remove
26	10	Maple, silver	Fair		Common	Remove
27	15	Boxelder	Fair		Common	Remove
28	12	Boxelder	Fair		Common	Remove
29	8	Boxelder	Fair		Common	Remove
30	9	Boxelder	Fair		Common	Remove
31	14	Mulberry, red	Fair	2x7 7	Common	Remove
32	15	Boxelder	Fair		Common	Remove
33	16	Elm, american	Fair		Common	Remove
34	12	Boxelder	Fair		Common	Remove
35	8	Ash, green	Fair		Common	Remove
36	45	Cottonwood, eastern	Fair	2x25 20	Common	Save
37	12	Cottonwood, eastern	Fair		Common	Save
38	17	Cottonwood, eastern	Fair		Common	Remove
39	17	Cottonwood, eastern	Fair		Common	Save
40	11	Elm, american	Fair		Common	Save
41	20	Cottonwood, eastern	Good		Common	Save
42	17	Cottonwood, eastern	Fair		Common	Save
43	10	Elm, american	Fair		Common	Save
44	8	Elm, american	Fair		Common	Save
45	6	Boxelder	Fair		Common	Remove
46	28	Maple, silver	Fair		Common	Remove
47	8	Boxelder	Fair		Common	Remove
48	8	Maple, silver	Fair		Common	Remove
49	6	Maple, silver	Fair		Common	Remove
50	6	Elm, siberian	Fair		Invasive	Remove
51	17	Elm, siberian	Fair		Invasive	Remove
52	17	Elm, siberian	Fair		Invasive	Remove
53	8	Walnut, black	Fair		Hardwood	Remove
54	17	Maple, silver	Fair		Common	Remove
55	12	Maple, silver	Fair		Common	Remove
56	18	Elm, siberian	Fair		Invasive	Remove
57	22	Elm, siberian	Fair	2x12 10	Invasive	Remove
58	15	Elm, siberian	Fair		Invasive	Remove
59	22	Boxelder	Fair		Common	Remove
60	9	Boxelder	Fair		Common	Remove
61	9	Boxelder	Fair		Common	Remove
62	17	Maple, silver	Fair		Common	Remove
63	7	Boxelder	Fair		Common	Remove
64	9	Boxelder	Fair		Common	Remove
65	8	Walnut, black	Fair		Common	Remove
66	8	Boxelder	Fair		Common	Remove
67	9	Boxelder	Fair		Common	Remove
68	7	Boxelder	Fair		Common	Remove
69	9	Boxelder	Fair		Common	Remove
70	8	Boxelder	Fair		Common	Remove
71	8	Boxelder	Fair		Common	Remove
72	9	Boxelder	Fair		Common	Remove
73	9	Boxelder	Fair		Common	Remove
74	9	Elm, siberian	Fair		Invasive	Remove
75	14	Elm, siberian	Fair	2x7 7	Invasive	Remove
76	14	Elm, siberian	Fair		Invasive	Remove
77	16	Elm, siberian	Fair		Invasive	Remove
78	7	Mulberry, red	Fair		Common	Remove
79	11	Boxelder	Fair		Common	Remove
80	11	Walnut, black	Good		Hardwood	Remove
81	16	Walnut, black	Good		Hardwood	Remove
82	22	Walnut, black	Good		Hardwood	Remove
83	10	Elm, american	Fair		Common	Remove
84	7	Walnut, black	Fair		Hardwood	Remove
85	6	Boxelder	Fair		Common	Remove
86	7	Boxelder	Fair		Common	Remove
87	8	Boxelder	Fair		Common	Remove
88	8	Boxelder	Fair		Common	Remove
89	7	Boxelder	Fair		Common	Remove
90	16	Elm, siberian	Fair		Invasive	Remove
91	6	Walnut, black	Fair		Hardwood	Remove
92	8	Walnut, black	Fair		Hardwood	Remove
93	18	Cottonwood, eastern	Fair		Common	Remove
94	20	Cottonwood, eastern	Fair	2x14 6	Common	Remove
95	9	Walnut, black	Good		Hardwood	Remove
96	9	Boxelder	Fair		Common	Remove
97	18	Walnut, black	Good		Hardwood	Remove
98	11	Walnut, black	Good		Hardwood	Remove
99	8	Walnut, black	Good		Hardwood	Remove

Tag	Diameter	Species	Condition	Notes	Type	Status
100	32	Elm, siberian	Fair		Invasive	Remove
101	6	Walnut, black	Fair		Hardwood	Remove
102	10	Maple, silver	Fair		Common	Remove
103	8	Maple, silver	Good		Common	Remove
104	7	Boxelder	Fair		Common	Remove
105	6	Boxelder	Fair		Common	Remove
106	9	Boxelder	Fair		Common	Remove
107	24	Maple, silver	Fair	2x12 12	Common	Remove
108	11	Maple, silver	Fair		Common	Remove
109	16	Walnut, black	Good		Hardwood	Remove
110	7	Elm, siberian	Fair		Invasive	Remove
111	6	Elm, siberian	Fair		Invasive	Remove
112	8	Elm, siberian	Fair		Invasive	Remove
113	8	Elm, siberian	Fair		Invasive	Remove
114	9	Elm, american	Fair		Common	Remove
115	12	Oak, bur	Good		Hardwood	Remove
116	13	Walnut, black	Good		Hardwood	Remove
117	14	Elm, american	Good		Common	Remove
118	17	Boxelder	Fair		Common	Remove
119	9	Boxelder	Fair		Common	Remove
120	30	Boxelder	Fair		Common	Remove
121	8	Boxelder	Fair		Common	Remove
122	22	Boxelder	Fair	2x12 10	Common	Remove
123	11	Boxelder	Fair		Common	Remove
124	12	Boxelder	Fair		Common	Remove
125	9	Boxelder	Fair		Common	Remove
126	15	Boxelder	Fair		Common	Remove
127	21	Boxelder	Fair		Common	Remove
128	31	Cottonwood, eastern	Good		Common	Remove
129	18	Mulberry, red	Fair		Common	Remove
130	11	Elm, american	Fair		Common	Remove
131	13	Boxelder	Fair		Common	Remove
132	11	Boxelder	Fair		Common	Remove
133	19	Elm, siberian	Fair		Invasive	Off-Site
134	6	Elm, american	Fair		Common	Off-Site
135	8	Elm, siberian	Fair		Invasive	Remove
136	8	Elm, american	Fair		Common	Remove
137	9	Elm, american	Fair		Common	Remove
138	55	Cottonwood, eastern	Fair	2x40 15	Common	Remove
139	7	Elm, siberian	Fair		Invasive	Remove
140	22	Boxelder	Fair	2x11 11	Common	Remove
141	11	Elm, american	Fair		Common	Remove
142	50	Elm, siberian	Fair		Invasive	Remove
143	8	Boxelder	Fair		Common	Remove
144	18	Elm, siberian	Fair		Invasive	Remove
145	13	Walnut, black	Good		Hardwood	Remove
146	11	Boxelder	Fair		Common	Remove
147	7	Elm, american	Fair		Common	Remove
148	18	Elm, siberian	Fair		Invasive	Remove
149	28	Cottonwood, eastern	Fair		Common	Remove
150	12	Walnut, black	Fair		Hardwood	Remove
151	12	Walnut, black	Fair		Hardwood	Remove
152	8	Walnut, black	Fair		Hardwood	Remove
153	8	Walnut, black	Fair		Hardwood	Remove
154	7	Elm, siberian	Fair		Invasive	Remove
155	9	Walnut, black	Fair		Hardwood	Remove
156	12	Pine, scotch	Fair	40ft	Heritage	Remove
157	17	Pine, scotch	Fair	50ft	Heritage	Remove
158	11	Pine, scotch	Fair	50ft	Heritage	Remove
159	14	Pine, scotch	Fair	50ft	Heritage	Remove
160	12	Pine, scotch	Fair	20ft	Conifer	Remove
161	8	Walnut, black	Fair		Hardwood	Save
162	7	Hackberry	Fair	20ft	Conifer	Save
163	12	Pine, scotch	Fair	40ft	Heritage	Save
164	7	Walnut, black	Fair		Hardwood	Save
165	11	Walnut, black	Fair		Hardwood	Save
166	12	Walnut, black	Fair		Hardwood	Save
167	13	Walnut, black	Fair		Hardwood	Save
168	16	Pine, scotch	Fair	30ft	Conifer	Save
169	10	Pine, scotch	Fair	30ft	Conifer	Save
170	13	Pine, scotch	Fair	40ft	Heritage	Save
171	8	Pine, scotch	Fair	30ft	Conifer	Save
172	12	Walnut, black	Fair		Hardwood	Save
173	7	Pine, scotch	Fair	30ft	Conifer	Save
174	12	Elm, siberian	Fair		Invasive	Remove
175	15	Pine, scotch	Fair	40ft	Heritage	Remove
176	6	Elm, siberian	Fair		Invasive	Remove
177	6	Elm, siberian	Fair		Invasive	Remove
178	9	Elm, siberian	Fair		Invasive	Remove
179	9	Elm, siberian	Fair		Invasive	Remove
180	6	Elm, siberian	Fair		Invasive	Remove
181	15	Pine, scotch	Fair	40ft	Heritage	Save
182	6	Elm, siberian	Fair		Invasive	Remove
183	15	Pine, scotch	Fair	20ft	conifer	Remove
184	17	Pine, scotch	Fair	40ft	Heritage	Save
185	17	Pine, scotch	Fair	40ft	Heritage	Save
186	14	Pine, scotch	Fair	20ft	conifer	Save
187	16	Pine, scotch	Fair	30ft	Conifer	Save
188	13	Pine, scotch	Fair	30ft	Conifer	Save
189	13	Pine, scotch	Fair	20ft	Conifer	Save
190	11	Pine, scotch	Fair	20ft	Conifer	Save
191	17	Pine, scotch	Fair	40ft	Heritage	Save
192	21	Pine, scotch	Fair	30ft	Conifer	Remove
193	20	Boxelder	Fair		Common	Remove
194	14	Boxelder	Fair		Common	Remove
195	11	Boxelder	Fair		Common	Remove
196	15	Maple, silver	Fair		Common	Remove
197	22	Maple, silver	Good		Common	Remove
198	10	Maple, silver	Fair		Common	Remove

Tag	Diameter	Species	Condition	Notes	Type	Status
199	7	Walnut, black	Fair		Hardwood	Remove
200	10	Maple, silver	Fair		Common	Remove
201	22	Maple, silver	Fair	3x11 7 4	Common	Save
202	6	Boxelder	Fair		Common	Save
203	41	Boxelder	Fair	2x21 20	Common	Save
204	13	Boxelder	Fair		Common	Save
205	14	Mulberry, red	Fair	2x8 6	Common	Remove
206	13	Boxelder	Fair		Common	Remove
207	14	Boxelder	Fair		Common	Remove
208	23	Walnut, black	Fair		Hardwood	Remove
209	21	Walnut, black	Fair		Hardwood	Remove
210	23	Walnut, black	Good		Hardwood	Remove
211	14	Walnut, black	Fair		Hardwood	Remove
212	16	Walnut, black	Fair		Hardwood	Remove
213	29	Cottonwood, eastern	Fair		Common	Remove
214	16	Boxelder	Fair		Common	Remove
215	10	Boxelder	Fair		Common	Remove
216	13	Boxelder	Fair		Common	Remove
217	25	Maple, silver	Fair		Common	Remove
218	19	Cottonwood, eastern	Fair		Common	Remove
219	14	Cottonwood, eastern	Fair		Common	Remove
220	9	Boxelder	Fair		Common	Save
221	39	Cottonwood, eastern	Good		Common	Remove
222	26	Cottonwood, eastern	Fair		Common	Save
223	19	Cottonwood, eastern	Fair		Common	Save
224	25	Maple, silver	Fair	3x10 8 7	Common	Save
225	16	Cottonwood, eastern	Fair		Common	Save
226	10	Willow, black	Fair		Hardwood	Save
227	12	Willow, black	Fair		Hardwood	Save
228	8	Willow, black	Fair		Hardwood	Save
229	13	Cottonwood, eastern	Fair		Common	Save
230	28	Cottonwood, eastern	Good		Common	Save
231	28	Cottonwood, eastern	Good		Common	Save
232	21	Maple, silver	Fair	3x7 7 7	Common	Remove
233	9	Boxelder	Fair		Common	Remove
234	9	Ash, green	Fair		Common	Remove
235	20	Ash, green	Fair		Common	Save
236	44	Maple, silver	Fair	3x20 13 11	Common	Remove
23						



SHORELAND TIER DENSITY



SITE DATA:

GROSS AREA: ±20.6 ACRES
 WETLAND AREA: ±2.1 ACRES
 FLOODPLAIN (OUTSIDE OF WETLAND): ±1.5 ACRES
 NET DEVELOPABLE: ±17 ACRES

CURRENT ZONING: AP, RM-1, AND RS-3

2040 COMP PLAN:
 MEDIUM DENSITY RESIDENTIAL (4-7 UNITS/ACRE),
 LOW-MEDIUM DENSITY RESIDENTIAL (4-5 UNITS/ACRE),
 LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)

PROPOSED ZONING:
 VILLAS AND TWINS: RST-2 SHORELAND PUD
 SINGLE LAKE OUTLOT: SHORELAND OVERLAY (R-3, NO PUD)
 PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)

RST-2 STANDARDS (TWINS AND DETACHED TOWNHOMES):

BASE LOT SETBACK: 30'
 SETBACK BETWEEN BUILDINGS:
 DETACHED TOWNHOME: 14'
 FRONT SETBACK: 25' FROM PUBLIC ROW, 30' FROM PRIVATE DRIVE
 SHORELAND STANDARDS FOR LAKE MARION (REC DEVELOPMENT):
 SINGLE FAMILY:
 AREA: 20,000 SF
 WIDTH: 75'
 SETBACK FROM OHW: 75'
 SIDE SETBACK FOR PROPERTY ABUTTING LAKE: 20'

PROPOSED UNITS: 51 (PLUS 1 FUTURE LAKE LOT)

TWIN UNITS: 40
 DETACHED TOWNHOME: 11
 LAKE OUTLOT: 1
 NET DENSITY: ±3.06 UNITS/ACRE (52/17)

PROPOSED IMPERVIOUS:

TOTAL GROSS LOT/OUTLOT AREAS: 748,707 SF (17.2 ACRES)
 TWIN HOMES: 2,920 SF X 40 UNITS = 116,800 SF
 DETACHED TOWNHOMES: 2,800 SF X 10 UNITS = 28,000 SF
 LAKE OUTLOT: 3,500 SF (POTENTIAL FUTURE IMPERVIOUS AT TIME OF PLAT)
 DRIVEWAYS: 715 SF X 51 DRIVEWAYS = 36,465
 TOTAL IMPERVIOUS: 184,765 SF (24.7%)

PROPOSED SHORELAND PUD STANDARDS (REC DEV LAKE):

SHORELAND AREA: 17.4 ACRES
 REQUIRED OPEN SPACE: 50% OF 17.4 ACRES = 8.7 ACRES
 PROPOSED OPEN SPACE: 9.5 ACRES

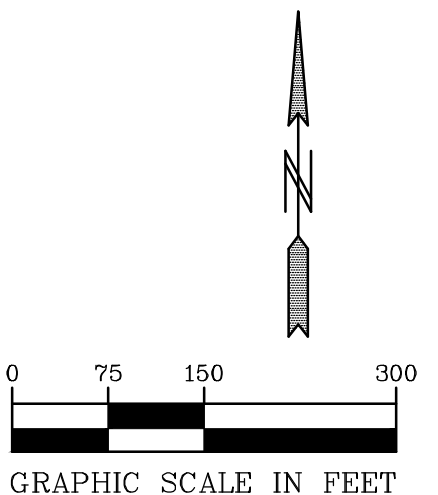
SHORELAND TIER ANALYSIS

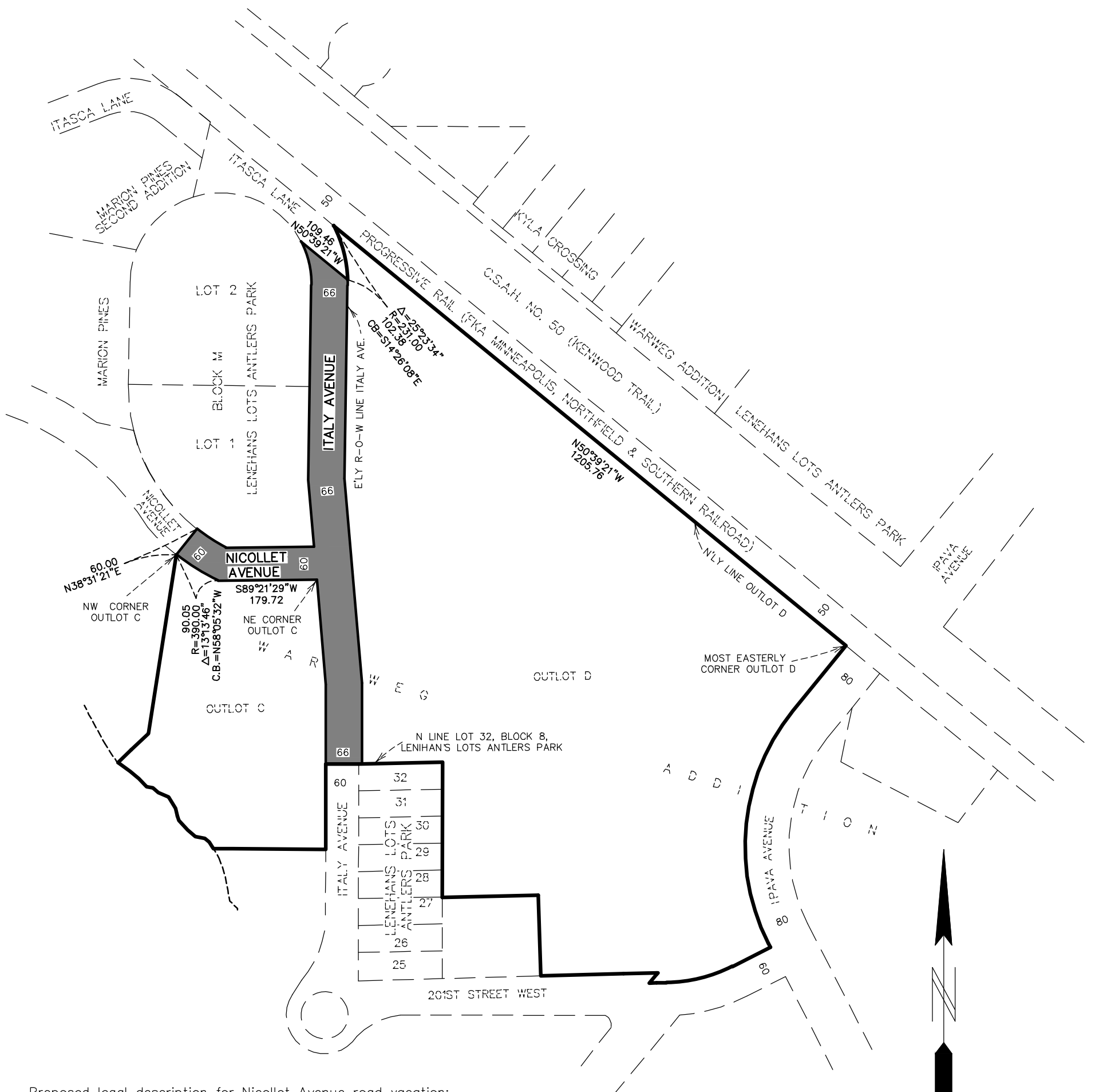
Tier	*Suitable Area	Base Density		Density Multiplier		
		Min lot area/DU	Allowed DU	Density Increase	Max. DU	Proposed DU
**1	215,618	20,000 sf	11	50%	16	14
2	284,873	15,000 sf	19	100%	38	21
3	178,433	15,000 sf	12	200%	36	16
4	10,094	15,000 sf	0	200%	0	0
Total	759,943		42		90	***51

*Suitable area is the net area within the project boundary excluding wetlands and floodplain
 Tiering starts at the Floodplain elevation. Land below the flood elevation excluded from suitable area
 **Suitable area in tier 1 excludes the lake outlot which may be platted in the future
 *** Total proposed units excludes the lake outlot which is excluded from the PUD

FLOODPLAIN
 EDGE OF WETLAND

EXHIBIT O





Proposed legal description for Nicollet Avenue road vacation:

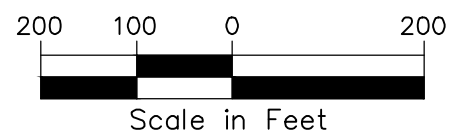
All that part of Nicollet Avenue as delineated and dedicated on LENIHAN'S LOTS ANTLERS PARK according to the recorded plat thereof, Dakota County, Minnesota lying northerly of the north line of Outlot C, WARWEG ADDITION said Dakota County (AKA the south line of Nicollet Avenue) per said LENIHAN'S LOTS ANTLERS PARK and lying easterly of the following described line and its extensions:

Commencing at the northeast corner of said Outlot C, thence South 89 degrees 21 minutes 29 seconds West, assumed bearing along the north line of said Outlot C, 179.72 feet; thence northwesterly 90.05 feet along said north line, along a non-tangential curve concave to the northeast, radius 390.00 feet, central angle 13 degrees 13 minutes 46 seconds and chord bearing North 58 degrees 05 minutes 32 seconds West to the northwest corner of said Outlot C and the point of beginning; thence North 38 degrees 31 minutes 21 seconds East, 60.00 feet to the north right-of-way line of said Nicollet Avenue.

Proposed legal description for Italy Avenue Road vacation:

All that part of Italy Avenue (FKA Lakeview Avenue) as delineated and dedicated on LENIHAN'S LOTS ANTLERS PARK and WARWEG ADDITION according to the recorded plats thereof, Dakota County, Minnesota lying north of the north line of Lot 32, Block 8, said LENIHAN'S LOTS ANTLERS PARK and its westerly extension and lying southerly of the following described line and its extensions:

Commencing at the most easterly corner of Outlot D, said WARWEG ADDITION thence North 50 degrees 39 minutes 21 seconds West, assumed bearing along the northerly line thereof, 1205.76 feet to the northerly corner of said Outlot D also the east right-of-way of said Italy Avenue; thence southeasterly 102.38 feet, along said easterly right-of-way along a non-tangential curve concave to the southwest, radius 231.00 feet, central angle 252 degrees 23 minutes 34 seconds and chord bearing South 14 degrees 26 minutes 08 seconds West to the point of beginning; thence North 50 degrees 39 minutes 21 seconds West 109.46 feet to the west right-of-way of said Italy Avenue.



Scale in Feet



Denotes proposed vacated roads

EXHIBIT P

Description Sketch for:
Progressive, LLC.



Memorandum

To: Parks, Recreation, and Natural Resources Committee
From: Joe Masiarchin, Parks and Recreation Director
Date: April 10, 2026
Subject: Ordinance Amending Title 7, Chapter 1 of the Lakeville City Code
Concerning Park Hours

Staff is proposing an amendment to the City Code to allow for extended park hours for Grand Prairie Park. Since the usage of this park will be similar to that of Aronson Park and will host ballgames, tournaments and other events, staff is recommending that the park hours to be consistent. The ordinance amendment would allow Grand Prairie Park to be open to the public until 11 p.m. The ordinance amendment for Aronson Park was approved by the Mayor and City Council in 1994.

ORDINANCE NO. ____

**CITY OF LAKEVILLE
COUNTY OF DAKOTA, MINNESOTA**

**AN ORDINANCE AMENDING TITLE 7, CHAPTER 1 OF THE LAKEVILLE CITY
CODE CONCERNING PARK HOURS**

THE CITY COUNCIL OF THE CITY OF LAKEVILLE, MINNESOTA ORDAINS:

SECTION 1. Section 7-1-2(C) of the Lakeville City Code is amended to read as follows:

- C. Aronson Park and Grand Prairie Park may be open to the public between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.

SECTION 2. Section 7-1-2 of the Lakeville City Code is amended to add a new subsection (D) to read as follows:

- D. When the Parks and Recreation Director has authorized extended hours for a special event or permitted event in a park in writing, which extension shall not exceed eleven o'clock (11:00) p.m.

SECTION 3. Effective Date. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED by the City Council of the City of Lakeville, Minnesota this ____ day of _____, 2026.

CITY OF LAKEVILLE

BY: _____
Luke Hellier, Mayor

ATTEST:

Ann Orlofsky, City Clerk

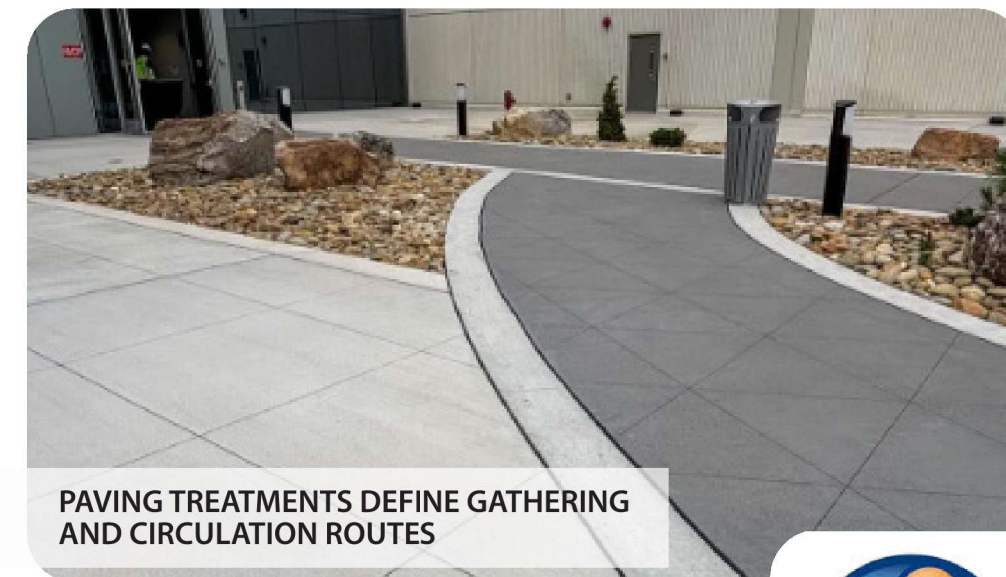
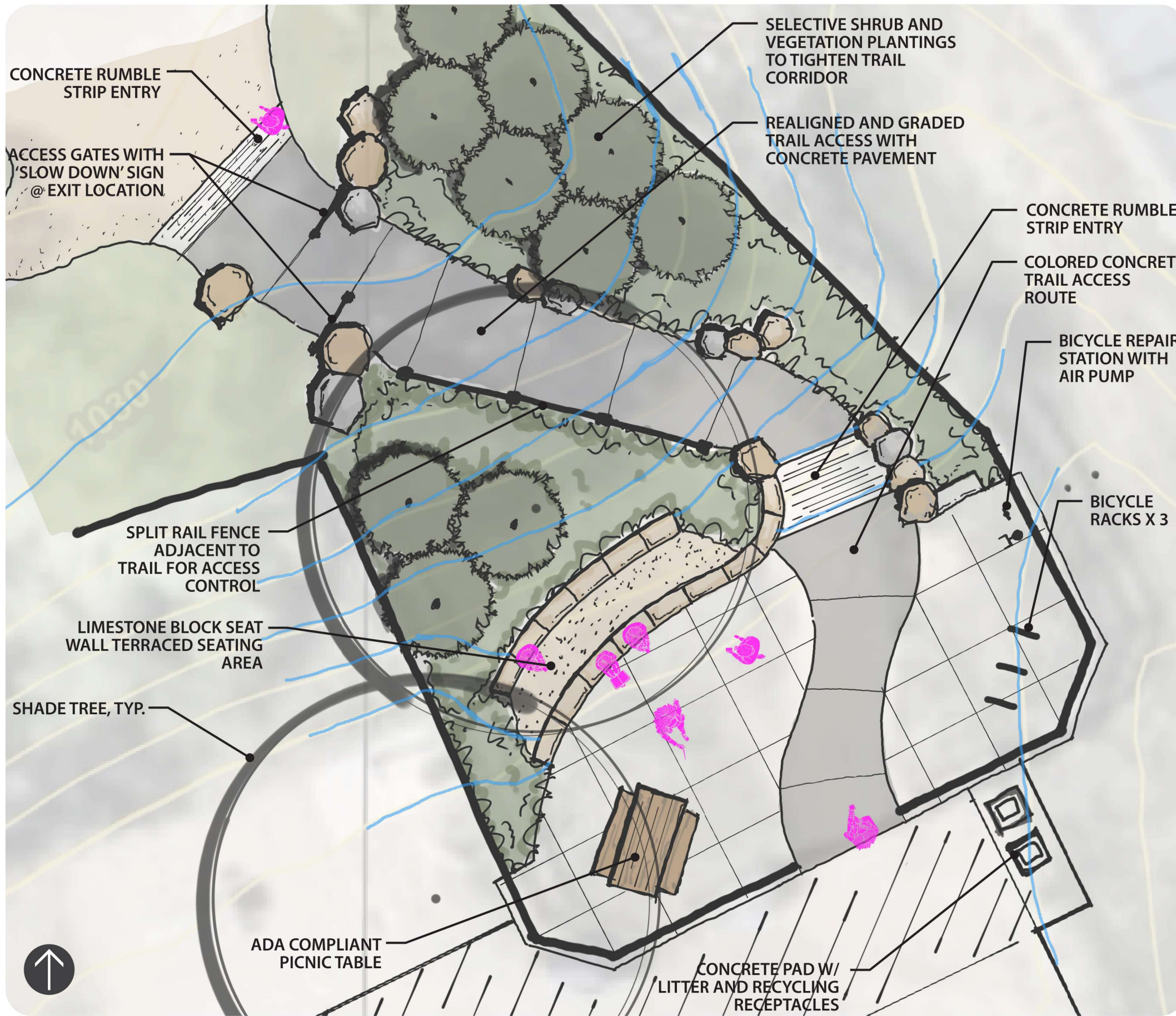


Memorandum

To: Parks, Recreation, and Natural Resources Committee
From: Joe Masiarchin, Parks and Recreation Director
Date: April 10, 2026
Subject: Casperson Park Parking Lot Improvements

Improvements to the gravel parking lot located at Casperson Park were identified in the 2026-2035 CIP. Currently, the upper lot is gravel and is primarily used for soccer, large special events and Live at the Lake parking. With the addition of the performance stage, West Lake Marion Mountain Bike Trail trailhead and the increase in soccer usage, paving the upper gravel lot has become a necessity. In addition to the paving of the existing lot, improvements to the bicycle trailhead are included with seating, picnic areas and landscaping enhancements.

The City Council approved an Engineering Services Proposal from Bolton & Menk in October 2025. The final design phase was completed early this year after an analysis of site constraints, traffic circulation, pedestrian access and ADA compliance. The project is on schedule to be completed this fall after the peak usage season.



CASPERSON PARK | TRAILHEAD CONCEPT DESIGN
CITY OF LAKEVILLE, MN

