



AGENDA
SPECIAL JOINT CITY COUNCIL MEETING WITH
LAKEVILLE PUBLIC SCHOOL DISTRICT 194

April 27, 2026 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, moment of silence and flag pledge
2. Roll Call
3. New Business
 - a. Comprehensive Plan/Land Use Update
 - b. Enrollment Projections ISD 194
 - c. Areas of Potential Partnership
4. Council/Committee Updates
5. Announcements
 - a. Next City Council Meeting May 4, 2026
6. Adjourn

Joint City Council and School Board

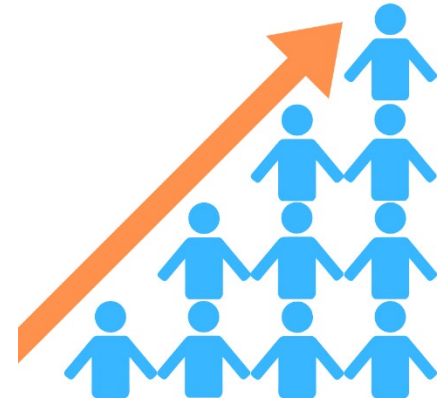
April 27, 2026





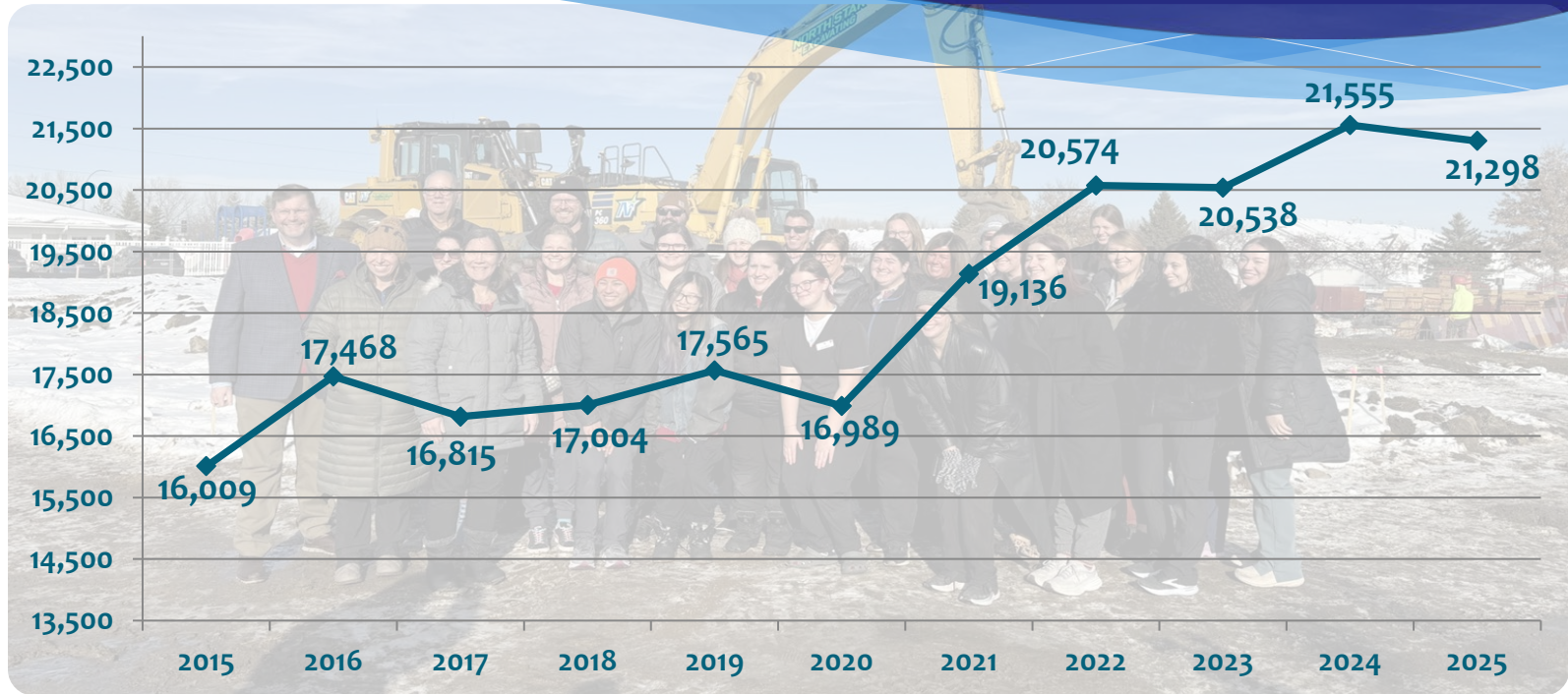
Who We Are

- Population: 76,746
- Population change since 2020: 10.44%
- Median household income: \$139,041
- Median age: 36.1
- Employment: 21,298
- Unemployment rate: 3.9%
- Number of businesses: 1,596





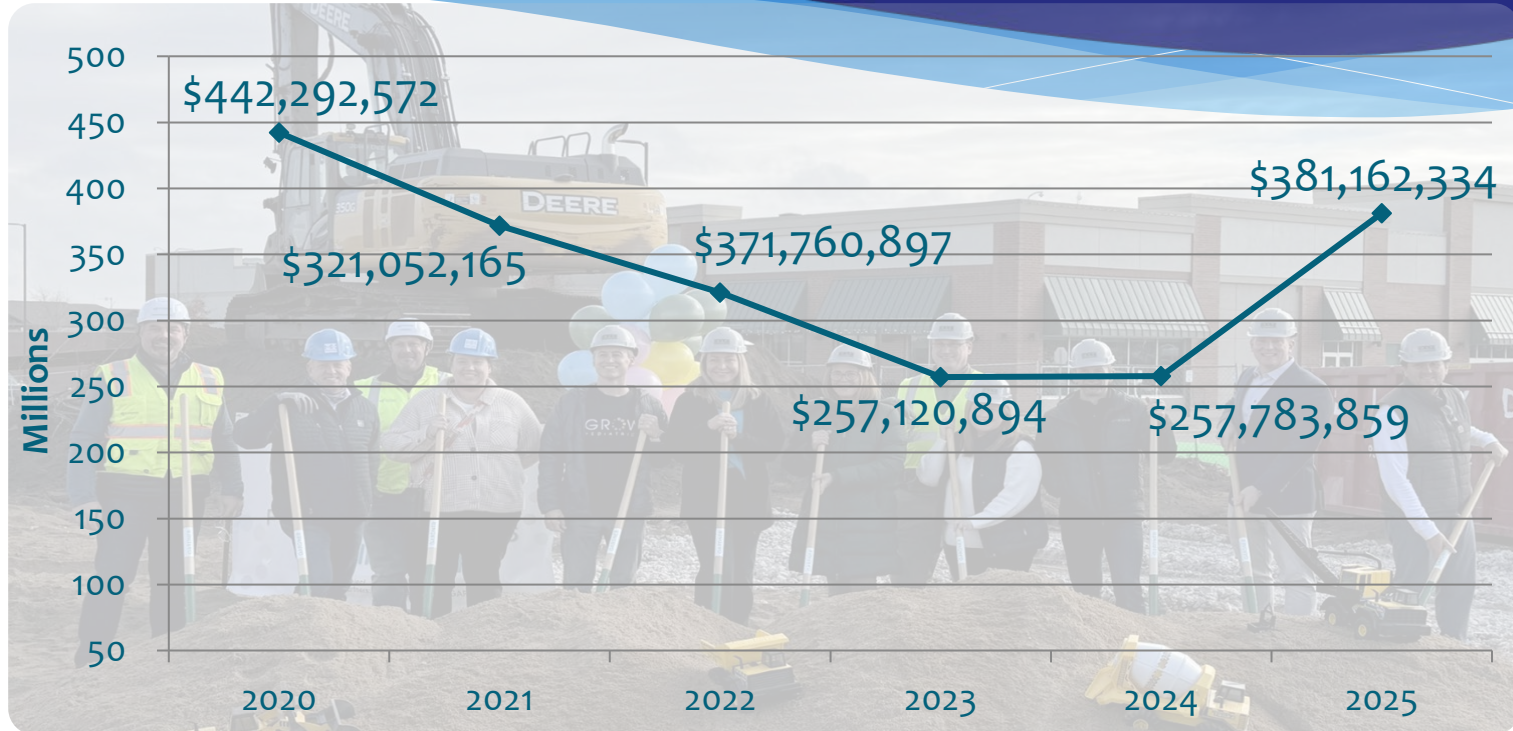
Lakeville Business Employment

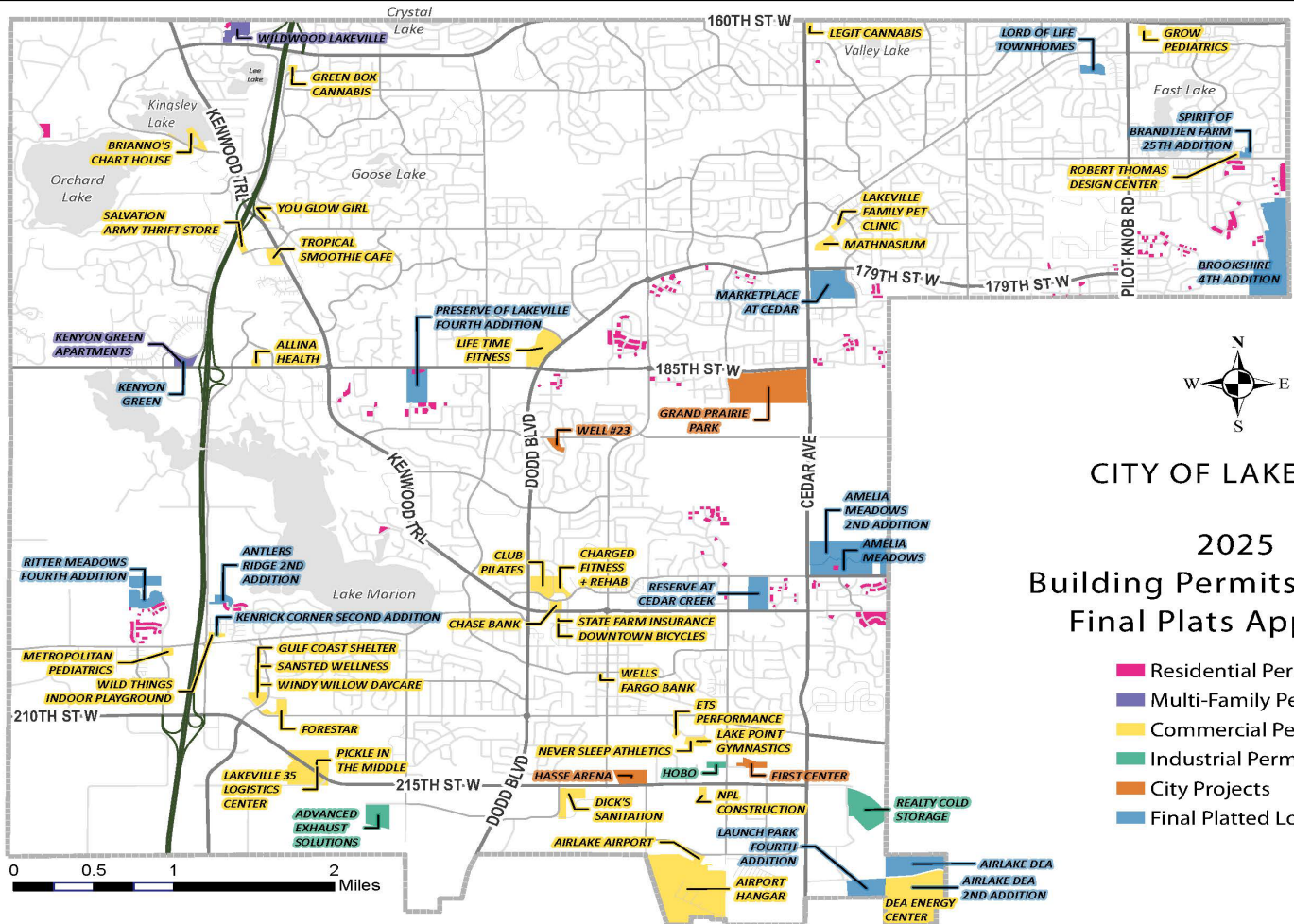


Source: MN DEED, Quarterly Census of Employment and Wages (Q3 data)



Total Building Permit Valuation





CITY OF LAKEVILLE

2025 Building Permits Issued & Final Plats Approved

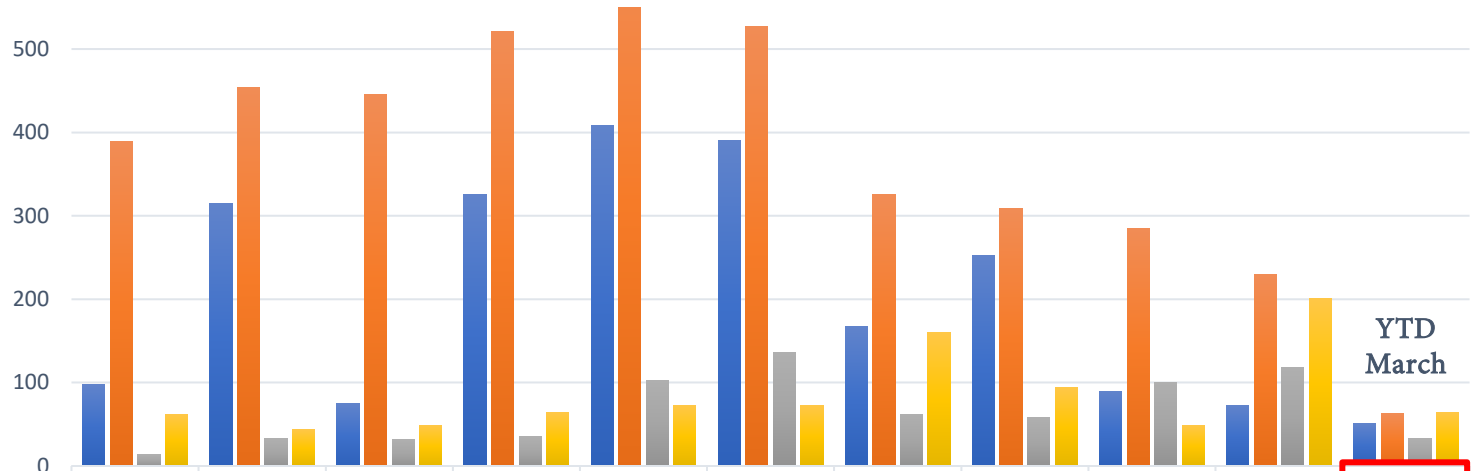
- Residential Permits
- Multi-Family Permits
- Commercial Permits
- Industrial Permits
- City Projects
- Final Platted Lots (523)



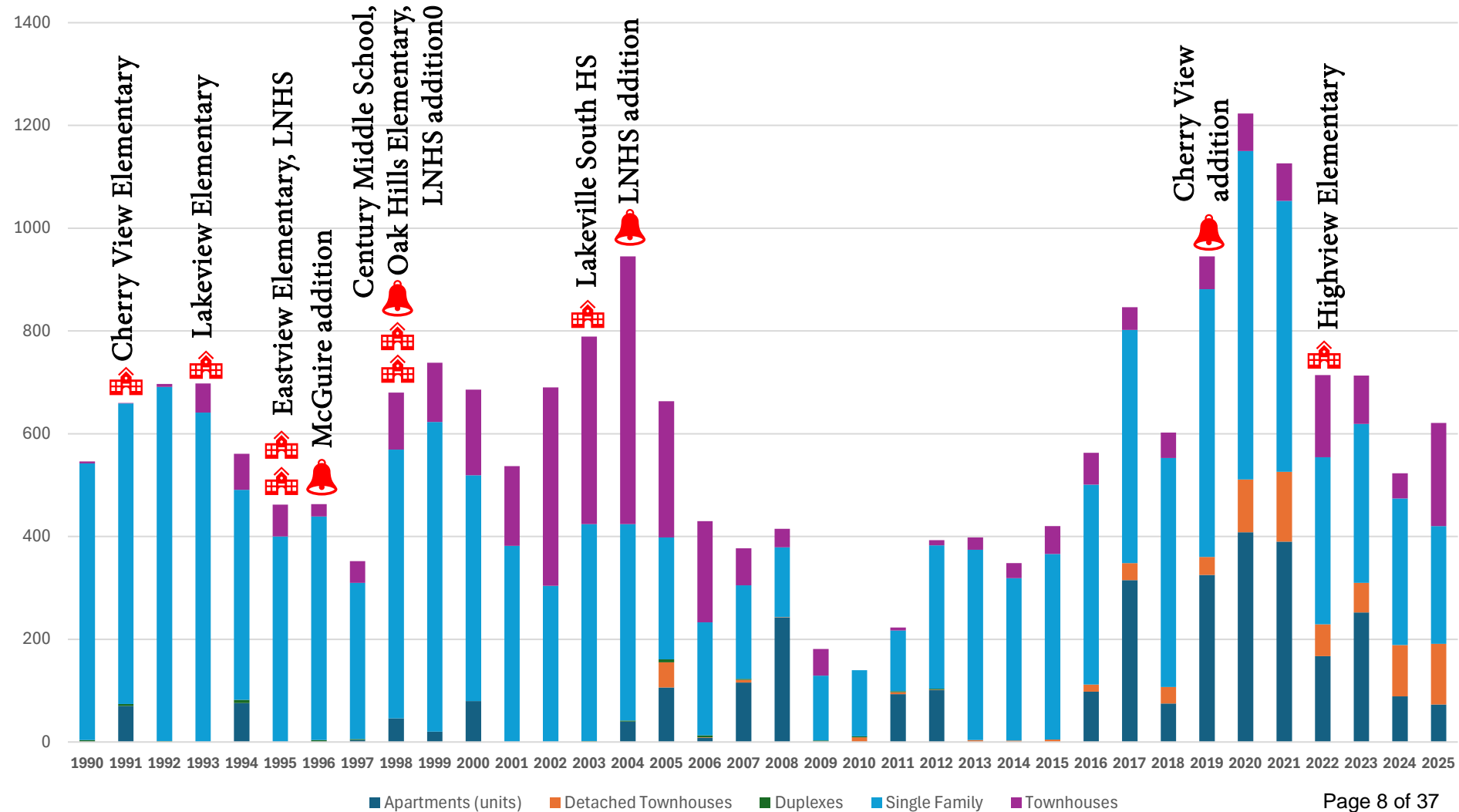


Residential Units Permitted

Lakeville - Residential Units Permitted



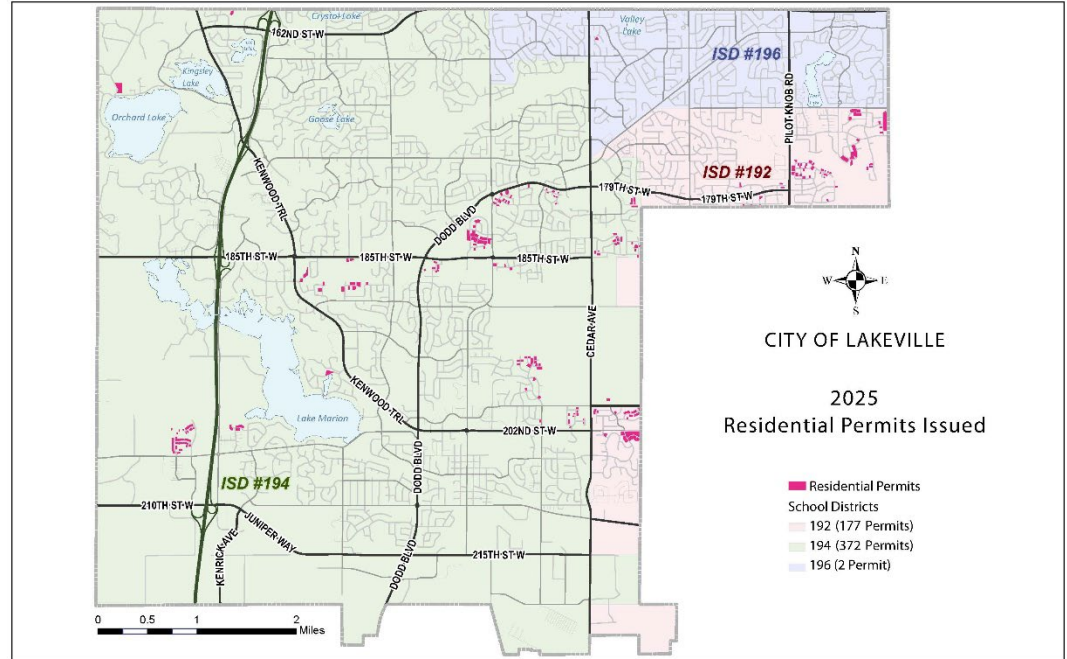
■ APARTMENTS	98	315	75	325	408	390	167	252	89	73	51
■ SINGLE FAMILY HOMES	389	454	446	521	639	527	325	309	285	229	63
■ DETACHED TOWNHOMES	14	33	32	35	103	136	62	58	100	118	33
■ TOWNHOMES	62	44	49	64	73	73	160	94	49	201	64





Residential Development

- Ranked #2 in Twin Cities residential permits and units - YTD March 2026
- Held top permit spot 2013-2022, and 2024-2025
- Median home value is \$468,000
- Number of households is 26,631
- Average household size is 2.89





Residential Development

- The City provides all school districts with quarterly reports on residential permit activity by district and development name
- Prepare quarterly city-wide update on residential permit activity – includes total permits at pre-plat and final plat stage

**City of Lakeville
School District Report**

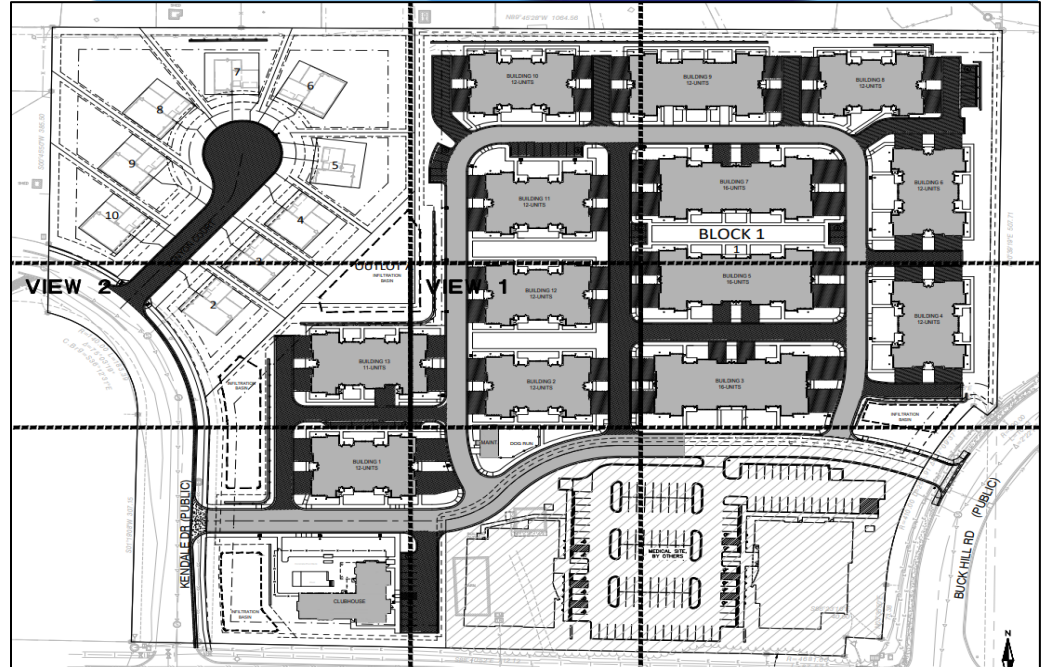
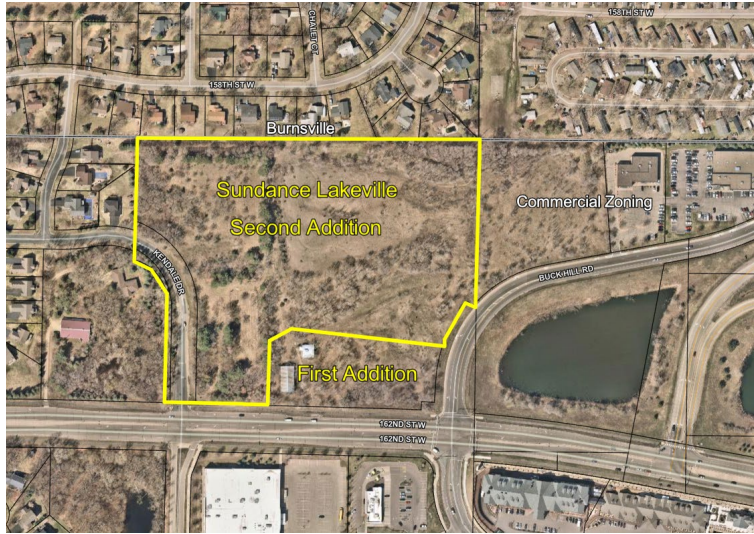
School Dist.	Permit	Permit Type	Category	Issued Date	Address	Addition Name
194	LV25-0790	Res New Construction	Townhouse Detached	01/05/26	11697 202ND ST W	Rutter Meadows 2nd Addition
194	LV25-0700	Res New Construction	Townhouse Detached	01/06/26	18339 GLANCY WAY	Voyageur Farms 3rd Addition
194	LV25-0667	Res New Construction	Single Family	01/06/26	16050 KENYON CT	Sundance Lakeville 2nd Addition
194	LV25-0777	Res New Construction	Townhouse Detached	01/07/26	20038 GLARUS LN	Cedar Creek Villas 2nd Addition
194	LV25-0791	Res New Construction	Single Family	01/08/26	18820 EICONIA AVE	Preserve of Lakeville 3rd Addition
194	LV25-0788	Res New Construction	Single Family	01/08/26	17934 HIDDEN CREEK TRL	Highview Ridge
194	LV25-0797	Res New Construction	Single Family	01/09/26	17982 HIDDEN CREEK TRL	Highview Ridge
194	LV25-0738	Res New Construction	Townhouse Attached	01/09/26	20355 KEYNOTE LOOP	Rutter Meadows 2nd Addition
194	LV25-0738	Res New Construction	Townhouse Attached	01/09/26	20349 KEYNOTE LOOP	Rutter Meadows 2nd Addition
194	LV25-0738	Res New Construction	Townhouse Attached			
194	LV25-0737	Res New Construction	Townhouse Attached			
194	LV25-0737	Res New Construction	Townhouse Attached			
194	LV25-0736	Res New Construction	Single Family			

City of Lakeville
Community Development Department

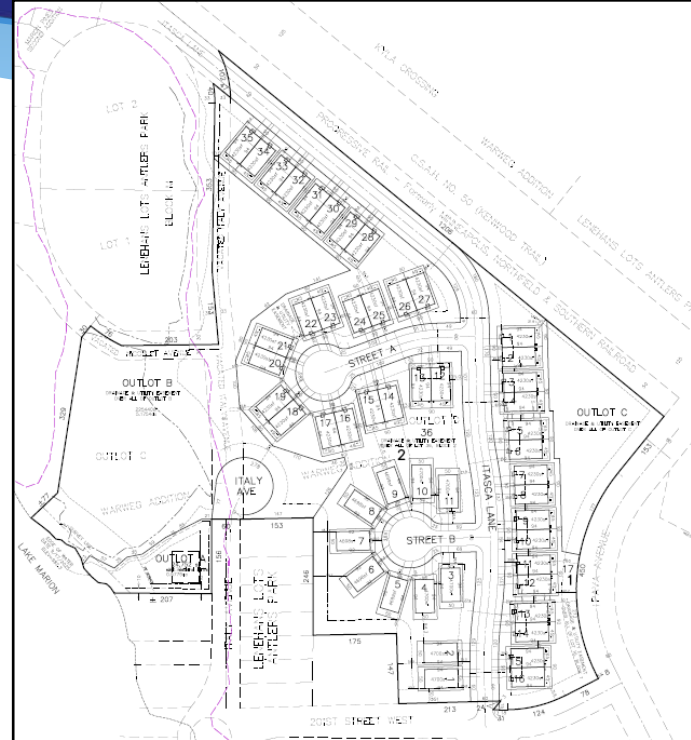
Current Residential Development Projects
March 31, 2026

Download this quarterly report at lakevillenn.gov from the Planning and Zoning page

Sundance Lakeville Second Addition (Wildwoods) 167 market rate rental units

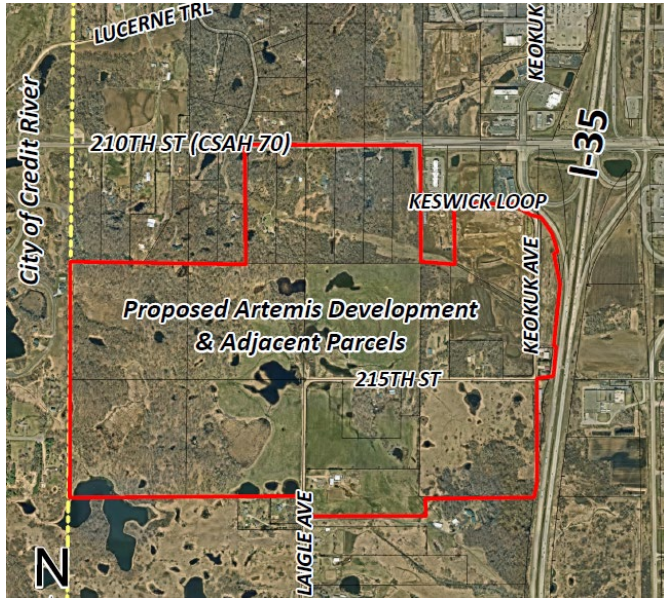


Haven at Lake Marion - 52 units





Tradition Plan - revised concept



Update sketch is now approx. 816 units



Interactive Development Map

City of Lakeville Development Projects



Recently Completed Approved Commercial/Industrial Proposed Commercial/Industrial **Approved Residential** Proposed Residential

Search Projects by Name Sort (ascending)



AMELIA MEADOWS 2ND ADDITION

East of Cedar Avenue (CSAH 23), north of 200th

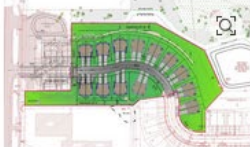
More Info



ANTLERS RIDGE

East of Kenrick Avenue, north of 205th Street.

More Info



ANTLERS RIDGE SECOND ADDITION

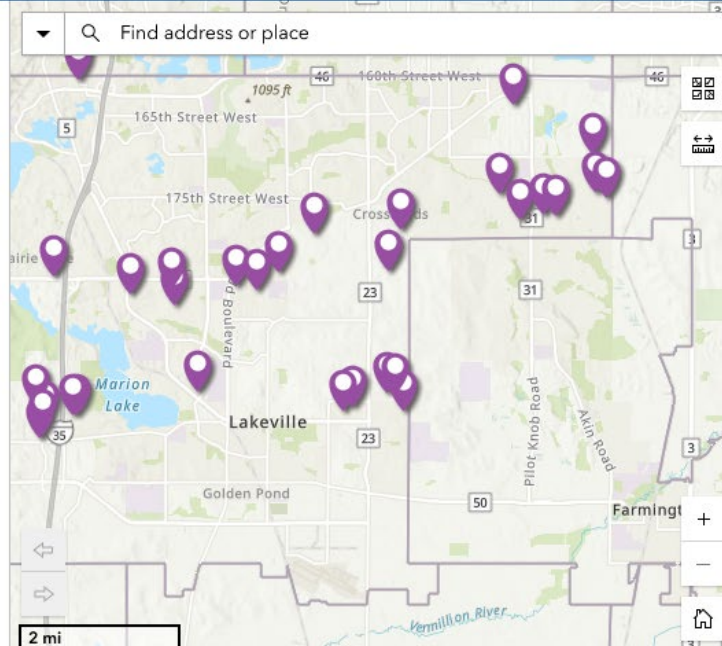
East of Kenrick Avenue, north or 205th Street.

More Info



AUTUMN HILL

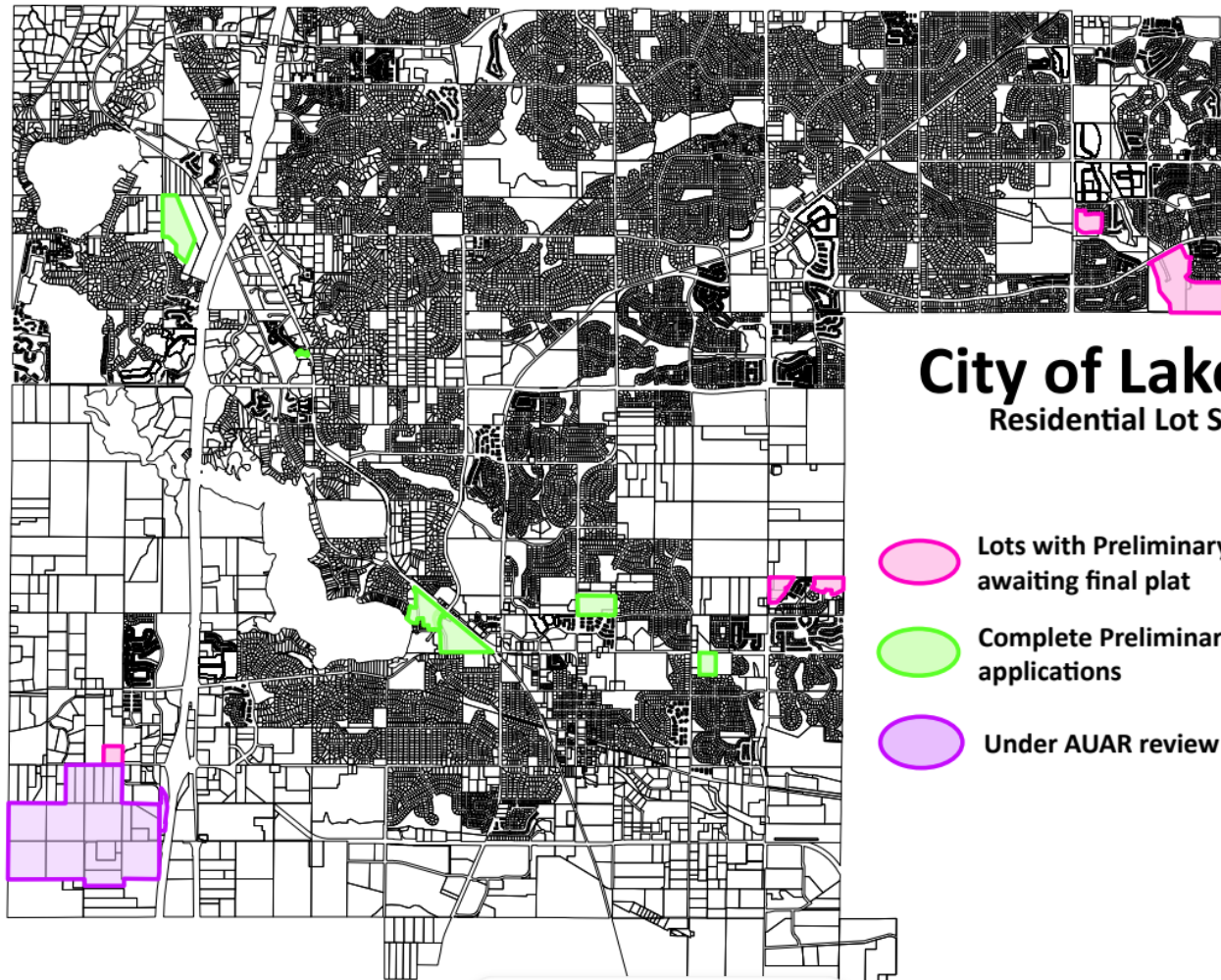
Total: 31 | Selection: 0








Interim Ordinance

- Exempt from ordinance:
 - Subdivisions which have preliminary plat approval from the City prior to the adoption of this Ordinance;
 - Subdivision applications for preliminary plat approval that have been deemed complete applications by the City and any subsequent amendments to the applications;
 - Properties that are currently undergoing an alternative urban areawide review process



City of Lakeville

Residential Lot Status

-  Lots with Preliminary Plat approval; awaiting final plat
-  Complete Preliminary Plat applications
-  Under AUAR review

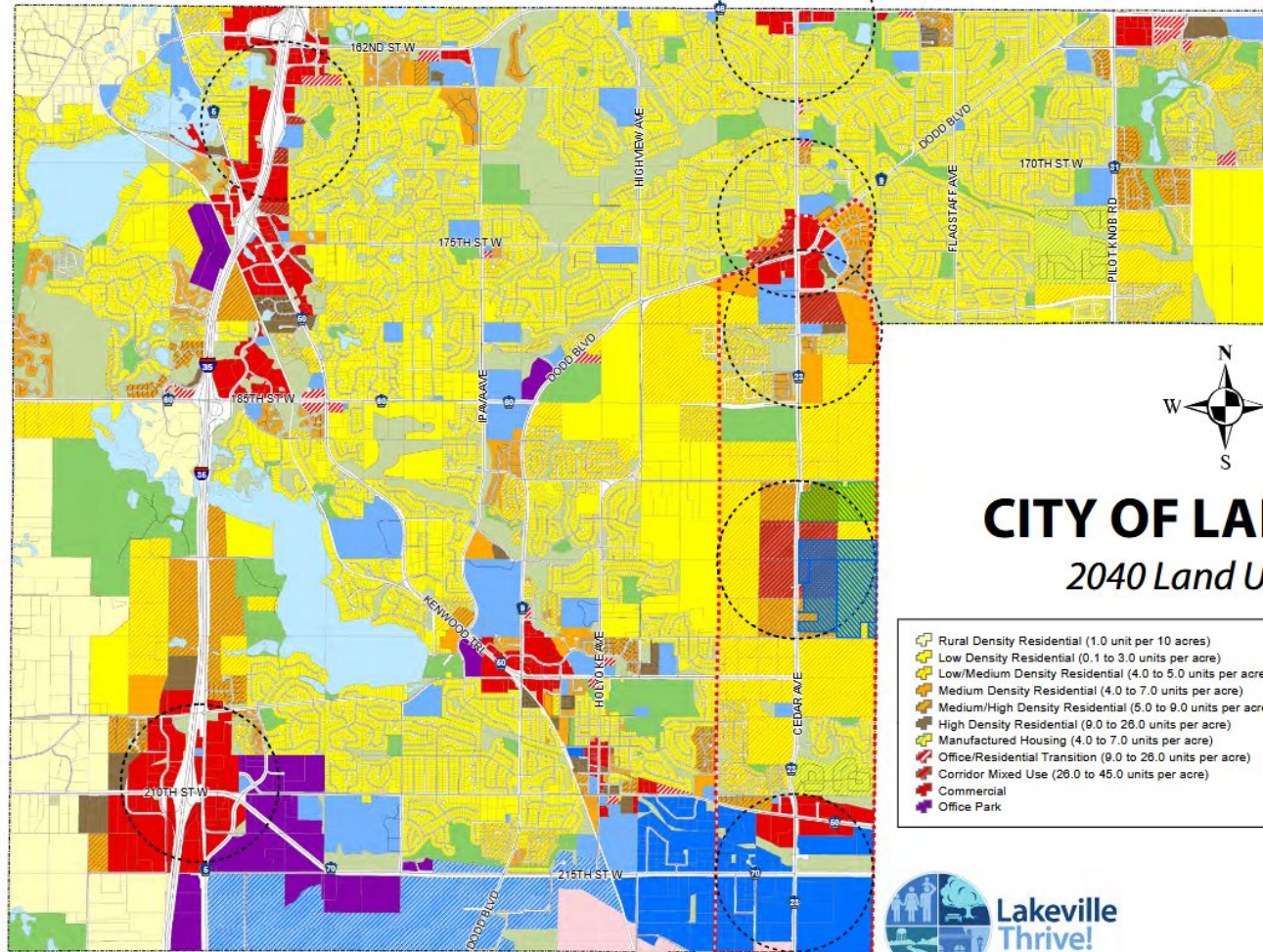
April 20, 2026



Past Comprehensive Plan Amendments

- 2030 Comp Plan Amendments
 - 11 Land Use amendments
 - 10 residential; one industrial
 - 4 included staging changes

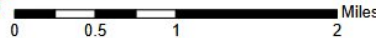
- 2040 Comp Plan Amendments
 - 17 Land Use amendments
 - 10 residential; 7 non-residential
 - 8 included staging changes



CITY OF LAKEVILLE

2040 Land Use Plan

- | | |
|---|--|
| Rural Density Residential (1.0 unit per 10 acres) | Warehouse/Light Industrial |
| Low Density Residential (0.1 to 3.0 units per acre) | Airport |
| Low/Medium Density Residential (4.0 to 5.0 units per acre) | Industrial |
| Medium Density Residential (4.0 to 7.0 units per acre) | Public and Quasi-Public |
| Medium/High Density Residential (5.0 to 9.0 units per acre) | Parks |
| High Density Residential (9.0 to 28.0 units per acre) | Restricted Development |
| Manufactured Housing (4.0 to 7.0 units per acre) | Water |
| Office/Residential Transition (9.0 to 28.0 units per acre) | Cedar Corridor |
| Corridor Mixed Use (28.0 to 45.0 units per acre) | Agriculture Preserves |
| Commercial | Agriculture Preserves (Expiring in 2020) |
| Office Park | Transit Development Target Area |





2040 Comprehensive Plan

- Seven residential land uses:
 - Rural – 1 unit per 10 ac
 - Low- .1 to 3.0 units/ac
 - Low/Med-4.0-5.0 units/ac
 - Medium-4.0-7.0 units/ac
 - Med/High -5.0-9.0 units/ac
 - High density-9.0-26 units/ac
 - Manufacture housing-4.0-7.0 units/ac
- Current overall density-4.8 units/ac

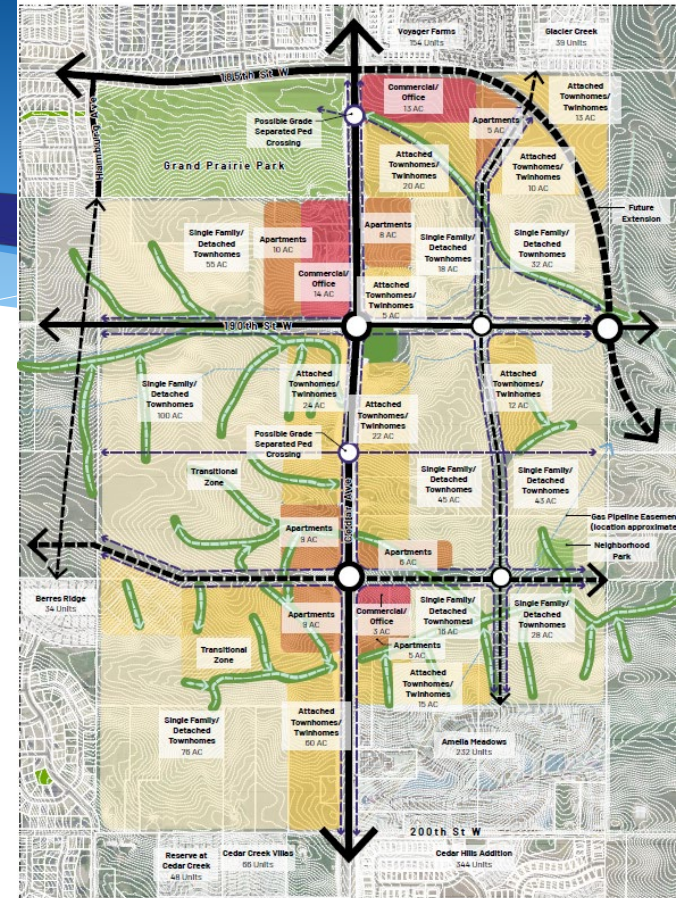
CITY OF LAKEVILLE 2040 Land Use Plan

- Rural Density Residential (1.0 unit per 10 acres)
- Low Density Residential (0.1 to 3.0 units per acre)
- Low/Medium Density Residential (4.0 to 5.0 units per acre)
- Medium Density Residential (4.0 to 7.0 units per acre)
- Medium/High Density Residential (5.0 to 9.0 units per acre)
- High Density Residential (9.0 to 26.0 units per acre)
- Manufactured Housing (4.0 to 7.0 units per acre)
- Office/Residential Transition (9.0 to 26.0 units per acre)
- Corridor Mixed Use (26.0 to 45.0 units per acre)
- Commercial
- Office Park
- Warehouse/Light Industrial
- Airport
- Industrial
- Public and Quasi-Public
- Parks
- Restricted Development
- Water
- Cedar Corridor
- Agriculture Preserves

Cedar Ave Corridor Study



- 2040 Comp Plan included corridor mixed use and increased density along Cedar Avenue
- Red Line BRT not extending through Lakeville
- Conducted a market analysis and determined appropriate land uses along the corridor to guide development in Lakeville's upcoming 2050 Comprehensive Plan.





2050 Comprehensive Plan Update

- Required every 10-years
- Hired consultant-anticipate Phase 1 complete by July 2027
- Increased overall density to 3.5 units acre (all new development)
- Study vacant land and shift density accordingly
- Simplify residential land uses
- Implement Cedar Ave Plan



Lakeville
Thrive!

2050



2040
COMPREHENSIVE
LAND USE PLAN



2050 Comprehensive Plan Update

Imagine Forecasts for the City of Lakeville

	2020 (actual)	2030	2040	2050
Population	69,490	81,300	85,500	91,200
Households	23,265	28,600	31,200	33,700
Employment	15,888	23,100	25,200	29,900



IMAGINE²⁰₅₀
the region's plan for an equitable and resilient future

[Join us on the Imagine 2050 website](#)

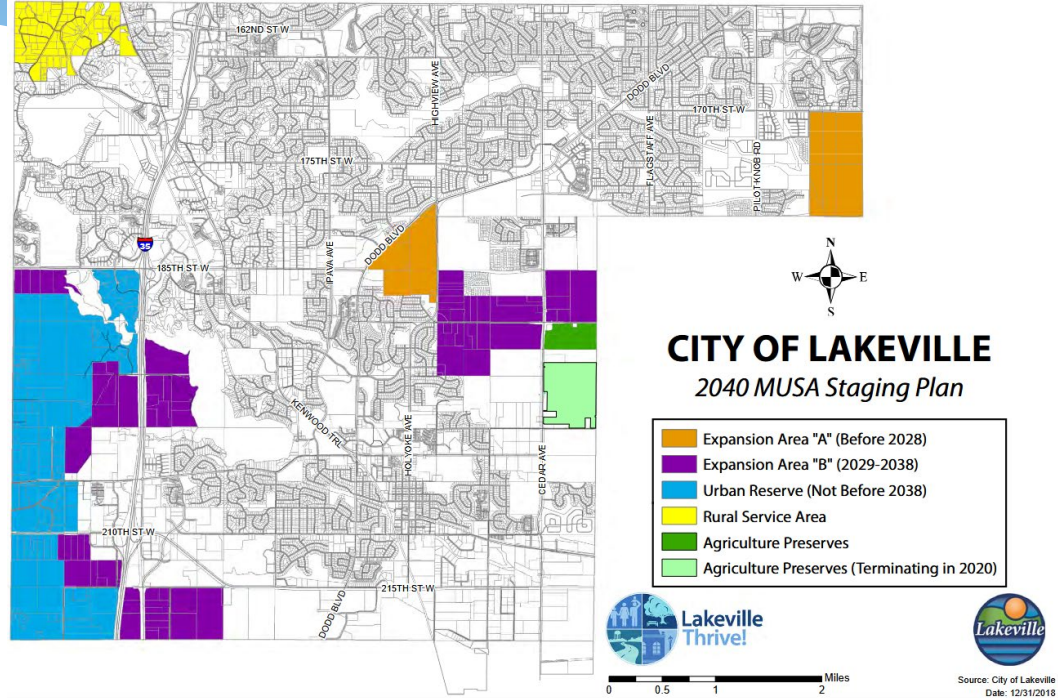
Imagine 2050 is the regional development guide created by the Metropolitan Council. For this regional development guide, we created an online experience to better share our vision for the future and our plans to achieve it.

[View the Imagine 2050 website](#)



2050 Comprehensive Plan Update

- Updated staging required every 10-years
- Staging areas based on anticipated progression of sewer



Questions?



2025-26 Priority: Managing growth thru 2040



Key Operational Actions to support alignment

Investing in systemic support

- Leadership restructure

Increased transparency and accountability

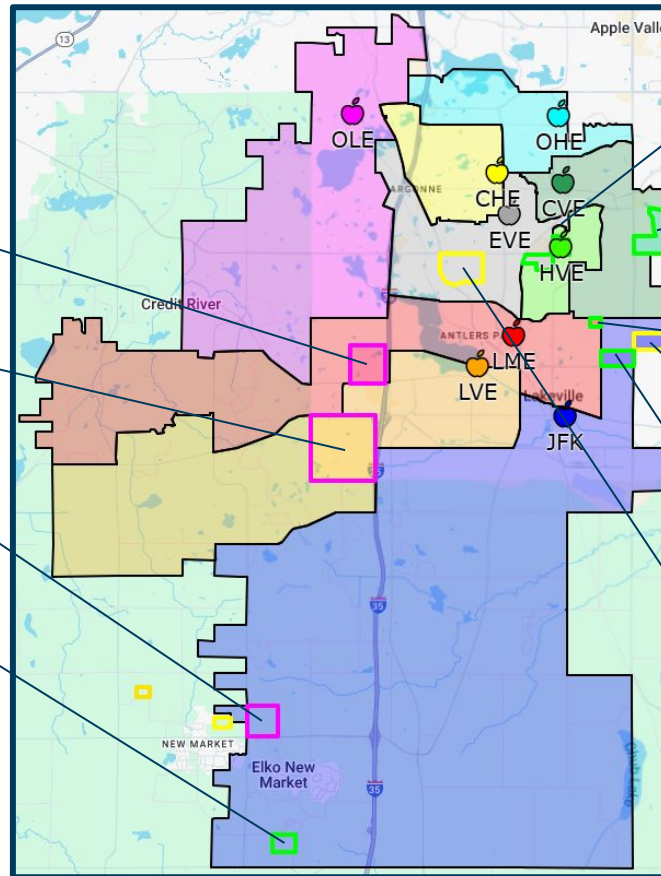
- Quarterly Data Review

Accommodating a growing community

- **Attendance area alignment** to alleviate high concentration of students in north-eastern portion of the district
- **Additional space** required to accommodate overall growth - first priority: middle school



Future Housing Development Map



Ritter Meadows
(proposed 29 SF, 148 TH)

Lenertz Spirit
(proposed 800 SF, 600 TH)

Potential Development
(proposed 100 SF, 100 TH)

Boulder Heights
(developing 94 SF)

Autumn Hill & Caslano
(developing 55 TH & 67 SF)

Glacier Creek & Voyager Farms
(developing 61 SF & 91 TH)

Berres Ridge
(developing 60 SF)

Amelia Meadows
(approved 49 SF & 144 TH)

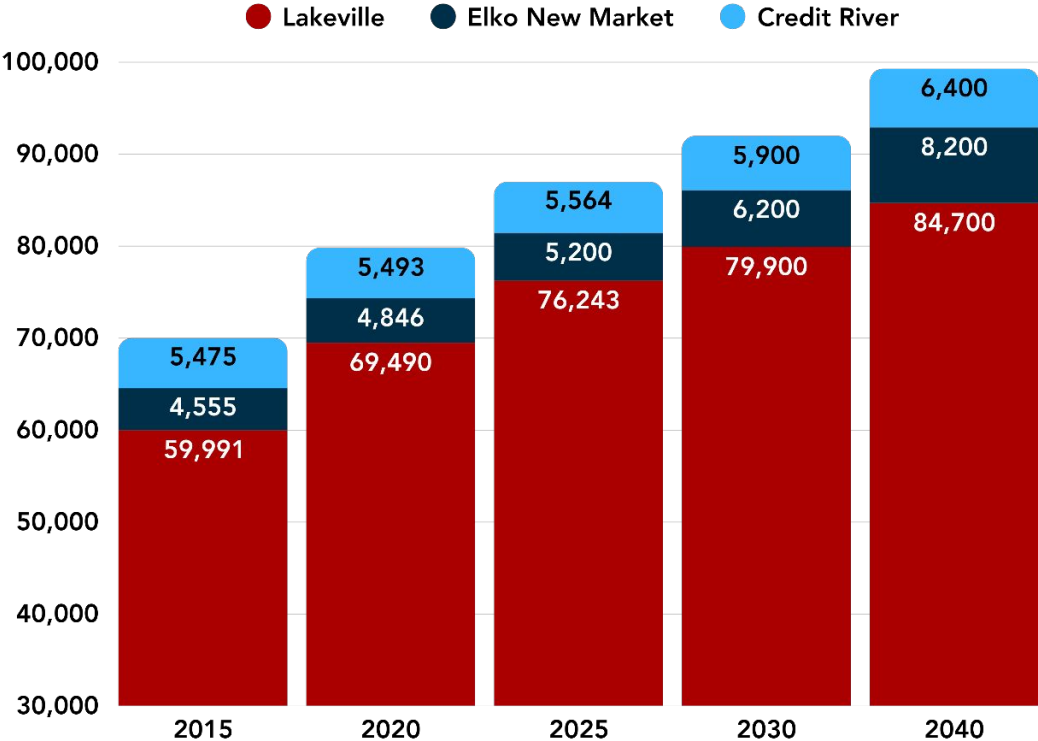
Cedar Creek
(developing 66 TH)

Enclave & Preserve
(approved 49 SF)

- Proposed Development
- Approved Development
- Developing Development

Our community and schools are growing

Lakeville Area Population Growth + Projections

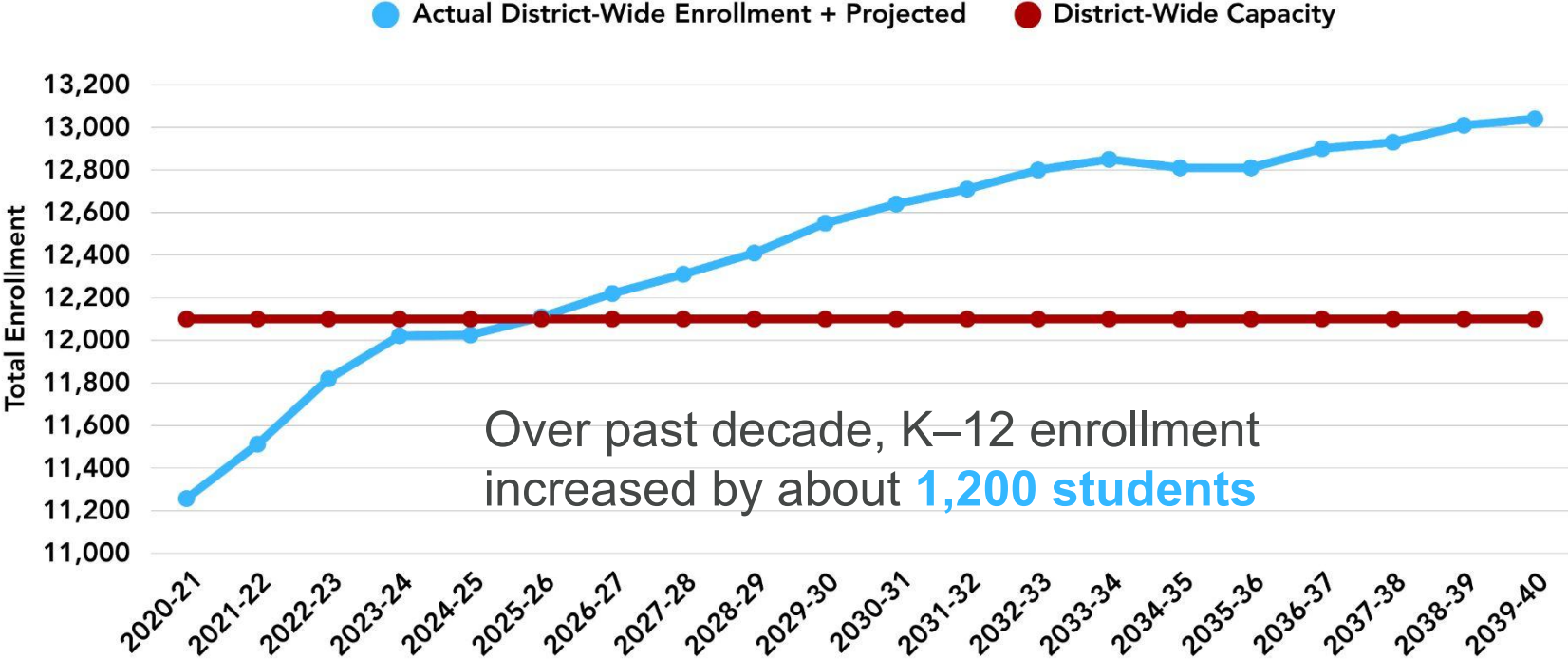


Source: City of Lakeville, City of Elko New Market, City of Credit River

Over the last decade our Lakeville area community has **grown by nearly 17,000** residents. In the next 5 years, our community is projected to **grow by nearly 5,000** more residents due to continued housing growth.

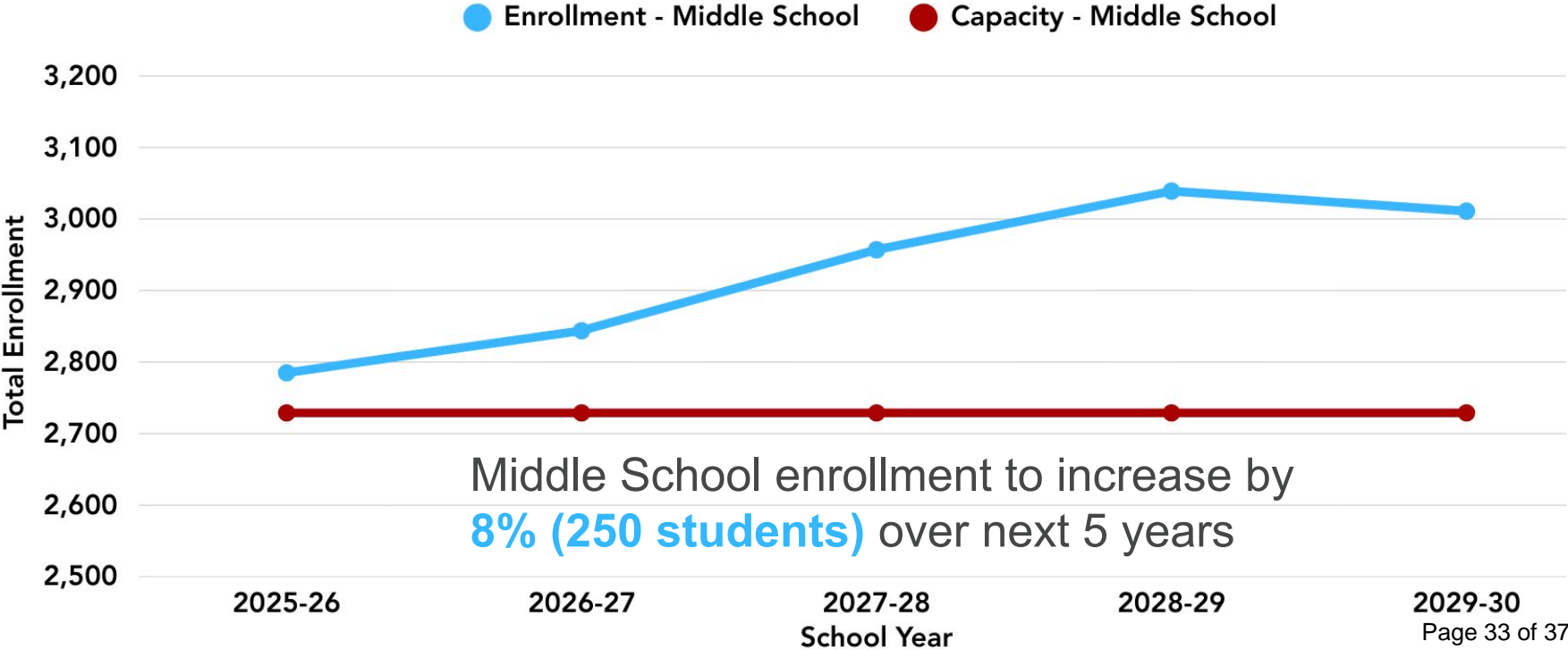
Enrollment growth will continue into the future

K-12 Enrollment Growth + Projections 2015-2039

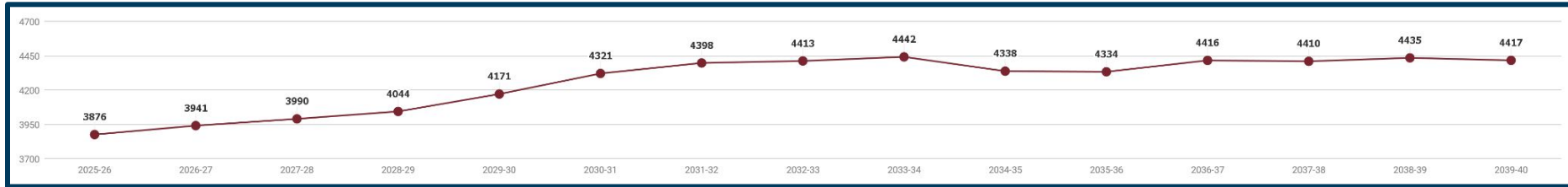


Enrollment growth will continue into the future

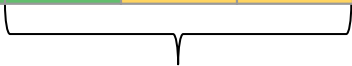
Middle School Projected Enrollment Next 5 Years



Projected Enrollment for High School Grades



	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040
Projected Enrollment	3876	3941	3990	4044	4171	4321	4398	4413	4442	4338	4334	4416	4410	4435	4417
Difference from 25-26	0	+65	+114	+168	+295	+445	+522	+537	+566	+462	+458	+540	+534	+559	+541
% District Occupancy (Capacity - 4743)	81.7%	83.1%	84.1%	85.3%	87.9%	91.1%	92.7%	93.0%	93.7%	91.5%	91.4%	93.1%	93.0%	93.5%	93.1%



Potential Design and Build Period

This data reflects capacity and occupancy of all high school students across all high school facilities.

Enrollment Projection in 2035



Level	2035 Projected Enrollment	Number of Schools	Average Students per School	Occupancy
Elementary	5225	9	581	77%
Middle School	2993	3	998	93.2%
High School	4334	2	2167	91.4%

Keeping Our Promises

Levy/Bond	Year	Amount per Pupil	Current Amount per Pupil	Current Revenue	Funds Used For	Expiration
Capital Projects Levy	2015	N/A	N/A	\$3,920,410	Technology Devices, STEM Equipment, Security - surveillance	Renewed by community vote 2025
Operating Levy	2015	\$100	\$128.69	\$1,691,373	Elem Art (5FTE, 1 HR instruction per wk Grade 1-5), High School Class Size (6FTE), 1 career/trades teacher, 5 th Grade Band (2.2FTE)	Renewed by board vote 2025
Operating Levy Renewal	2017	\$692.75	\$854.09	\$11,225,304	Renewal to avoid budget reductions	2027
Capital Bond	2019	N/A	N/A	\$42,900,000	2 Turf Fields, Security system Improvements (3-D), Pool, Gymnasium, Information Technology Upgrades	Paid 2040
Operating Levy	2019	\$345	\$415.64	\$5,462,756	Restore Elementary Counselors (4FTE), Middle School programing (25FTE), Information Technology staff (6FTE), SEL support, MS SRO,	2029
Capital Bond	2021	N/A	N/A	\$41,775,000 \$2,000,000	High View Elementary School	Paid 2042
Operating Levy Renewal	2023	\$269.29	\$275.78	\$3,624,576	Staffing for new South High School New Grade Structure (k-5, 6-8, 9-12)	2033
Operating Levy	2023	\$100	\$100	\$1,300,000	New Highview Elementary building staff, (16FTE)	2033

Areas for partnership



Going well -

- Partnership with the chamber on college and career readiness (Future 101, capstone projects, Lakeville Works, job shadows, etc) scholarships
- Partnership with SROs/LPD on school safety matters, co-training on the Standard Response Protocol

Areas of opportunity -

- City planning, impact of growth/pace of growth on school system, community taxes
- Infrastructure for facility needs (pool, gyms, fields, meeting spaces) falls to the school district