



## **AGENDA**

### **PLANNING COMMISSION MEETING**

**June 4, 2026 - 6:00 PM**  
**City Hall Council Chambers**

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

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
  - a. May 21, 2026 Planning Commission minutes
4. Announcements
5. Public Hearing
  - a. Conditional use permit for a convenience restaurant with a drive-through service window in Marketplace at Cedar
  - b. Amendment of CUP 24-09 for the construction of more than one principal residential building on one lot of record and vacation of public right of way for 207th Street for EB Lakeville Development LLC
  - c. Authentix Lakeville Second Addition preliminary plat of three outlots for EB Lakeville Development LLC
6. Staff Notices
  - a. The City Council meeting at which the above items may be considered will be held June 15, 2026.
  - b. The next Planning Commission meeting is scheduled for June 25, 2026.
  - c. Planning Manager's memo
7. Adjourn

**CITY OF LAKEVILLE**  
**PLANNING COMMISSION MEETING MINUTES**  
**May 21, 2026**

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

*New Planning Commission member, Bryce Schuenke, was sworn in by Community Development Recorder Dawn Erickson.*

**Members Present:** Chair Christine Zimmer, Vice Chair Scott Einck, John Swaney, Jason Swenson, Amanda Tinsley, Mark Traffas, Alternate Bryce Schuenke, Ex-Officio Kelli Coughlin

**Members Absent:** Pat Kaluza

**Staff Present :** Tina Goodroad, Community Development Director, Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Community Development Recorder

#### **4. Approval of the Meeting Minutes**

The May 7, 2026 Planning Commission meeting minutes were approved as presented.

#### **5. Announcements**

Community Development Director Tina Goodroad stated there were no announcements.

#### **6a. Valvoline Instant Oil**

Chair Zimmer opened the public hearing to consider the application of Valvoline Instant Oil for a conditional use permit for minor auto repair in the M-2, Mixed Use Cedar Corridor District, and a commercial building to be less than 2,000 square feet of floor area.

Brian Wellert introduced the project.

Senior Planner Heather Botten presented the staff report. The development is for property located at the southwest corner of 179<sup>th</sup> Street (CSAH 9) and Glacier Way. The conditional use permit request is to allow a minor auto repair use and a commercial building less than 2,000 square feet of floor area. Section 11-66-7.A of the Zoning Ordinance allows minor auto repair by conditional use permit subject to specific criteria and section 11-17-17 of city code states that principal buildings for commercial and industrial uses having less than 2,000 square feet of floor area may only be allowed upon approval of a conditional use permit.

Community Development Department staff recommend approval of the conditional use permit.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

**Motion was made by Swaney, seconded by Einck** to close the public hearing at 6:11 p.m.

**Voice vote was taken on the motion.**

**Ayes – unanimous**

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Swenson expressed his support for the project.

**Motion was made by Swenson, seconded by Tinsley** to recommend to City Council approval of the conditional use permit for a minor auto repair use in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building of less than 2,000 square feet of floor area and the findings of fact, subject to the following stipulations:

1. The site shall be developed according to the plans approved by the City Council.
2. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
3. The City Forester has reviewed and approved the landscape plan dated March 4, 2026. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
4. The Developer must provide a security with the building permit to guarantee installation of the landscaping.
5. Snow storage shall not occur within required parking spaces.
6. No outside storage of any product (whether new, used or to be discarded or recycled) and no overnight parking shall be allowed.
7. Prior to City Council consideration, the photometric plan shall be updated to comply with code requirements.

**Ayes: Traffas, Schuenke, Zimmer, Einck, Swaney, Swenson, Tinsley**

**Nays: 0**

## **6b. Restoration Covenant Church**

Chair Zimmer opened the public hearing to consider the application of Restoration Covenant Church for a conditional use permit for a building expansion with new sanctuary space and to exceed 125% of the minimum parking stalls required by the Zoning Ordinance.

Pastor Rob Jacobson introduced the project.

Ms. Botten presented the staff report. The existing 5,700 square foot church facility, located at 16880 Cedar Avenue, was built in 1980 and is located on a 4.37 acre parcel adjacent to Cedar Avenue (CSAH 23). The plans propose a 7,555 square foot addition for a new sanctuary and lobby space, allowing a portion of the existing building to be remodeled for classrooms and activity space.

This is the first of three planned additions. The parking lot expansion proposes more than 125% of the parking spaces required for the site, based on the new sanctuary space.

The stormwater system is still under review by Engineering staff. The civil plans must be approved by the Engineering Division as well as a Site Improvement Performance Agreement and Stormwater Maintenance Agreement executed by the Developer and approved by the City Council prior to any construction beginning on site.

Community Development Department staff recommend approval of the conditional use permit.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

**Motion was made by Swaney, seconded by Tinsley** to close the public hearing at 6:20 p.m.

**Voice vote was taken on the motion.**

**Ayes – unanimous**

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas inquired what the timeline for the future expansion would be. Pastor Jacobson stated they are out of both kid space and sanctuary space, and they want to have a central entrance. Currently the existing building would be the new family ministries area. In the future plan they would like to build a children's wing and the current wing would then become a student and adult area. The third addition would potentially become some kind of activities space.
- Commissioner Swenson asked with the multiple phases of the building expansion, with the sizing of the parking lots and the expansion proposed is the stormwater facility sized to handle all of the expansions. The architect, Dennis Batty, stated the stormwater facility is sized for all of the future expansions.

**Motion was made by Tinsley, seconded by Swenson** to recommend to City Council approval of the conditional use permit for a building expansion with new sanctuary space and to exceed 125% of the minimum parking stalls required by the Zoning Ordinance, and the Findings of Fact, subject to the following stipulations:

1. The stipulations and recommendations listed in the Engineering Division memorandum dated May 15, 2026.
2. Civil plans must be approved by the Engineering Division.
3. A Site Improvement Performance Agreement (SIPA) and Stormwater Maintenance Agreement (SMA) must be executed, approved by the City Council, and recorded with Dakota County prior to construction beginning on the site.
4. The building and site shall be developed consistent with the plans approved by the City Council.
5. A landscape security shall be submitted with the SIPA.

6. An as-planted landscape plan must be submitted prior to a landscape inspection of the site.
7. Prior to City Council consideration of the CUP, the site plan must be revised to show that all parking spaces within the parking lot expansion area meet the nine (9) foot minimum width requirement as required by 11-19-7.I of the Zoning Ordinance.

**Ayes: Schuenke, Zimmer, Einck, Swaney, Swenson, Tinsley, Traffas,**

**Nays: 0**

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder

DRAFT



# Memorandum

**To:** Planning Commission  
**From:** Heather Botten  
**Date:** May 27, 2026  
**Subject:** Packet Material for the June 4, 2026 Planning Commission Meeting

**Agenda Item:** ISG – Andrea Rand - Conditional use permit for a convenience restaurant with a drive-through service window in the M-2, Mixed Use Cedar Corridor District

**Application Action Deadline:** June 19, 2026 – 1<sup>st</sup> 60 days

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## BACKGROUND

Andrea Rand, ISG has submitted an application for a conditional use permit to allow a convenience restaurant with a drive-through service window in the M-2, Mixed Use Cedar Corridor District. The development is for property located at the south of 179<sup>th</sup> Street (CSAH 9) and east of Cedar Avenue (CSAH 23), identified as Lot 3, Block 1, Marketplace at Cedar.

The project includes an approximate 8,500 square foot building designed for multi-tenants, one of which would have a convenience restaurant with a drive-through service window. The property is 1.45 acres in size and zoned M-2, Mixed Use Cedar Corridor District. Section 11-66-7.E of the Zoning Ordinance allows convenience restaurants with a drive-through service window by conditional use permit.

The proposed development plans have been reviewed by Community Development and Engineering staff.

## EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Site Plan
- D. Landscape Plan
- E. Building Elevation Plans

## STAFF ANALYSIS

**Comprehensive Plan.** The property is located in Planning District No. 5, Cedar Corridor, and is guided for Corridor Mixed Use in the 2040 Comprehensive Land Use Plan. The Corridor Mixed Use Designation allows for development of residential, commercial, public and corridor mixed-uses along the Cedar Avenue. The proposed convenience restaurant use is consistent with the land uses envisioned for this district.

**Zoning.** The property is zoned M-2, Mixed Use Cedar Corridor District. The proposed convenience restaurant with a drive-through is consistent with the uses allowed in a commercial district.

### Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Plan	Zoning
North	179 <sup>th</sup> Street and Crossroads Shopping Center	Commercial	PUD
South	Vacant	Corridor Mixed Use	M-2, Mixed Use
East	Vacant – Future Taco Bell	Corridor Mixed Use	M-2, Mixed Use
West	Vacant – Future 7Brew	Corridor Mixed Use	M-2, Mixed Use

**Grading, Drainage, Erosion Control, and Utilities.** Grading, drainage and erosion control plans have been submitted with the Marketplace at Cedar plat. The Marketplace at Cedar development project will also provide utility stubs (water, sanitary sewer and storm sewer) to each lot including Lot 3. Additionally, the overall Marketplace project includes two (2) private shared stormwater basins that will provide stormwater quality and quantity treatment for the overall development including Lot 3. Engineering and Environmental Resources have reviewed the site, grading, drainage and erosion control, and utility plans. The Engineering Division recommends approval of the CUP with final plans being approved at the time of building permit.

## CUP SITE PLAN REVIEW

**Use.** Section 11-66-7.E allows convenience restaurants with a drive-through service window subject to approval of a conditional use permit and in accordance with specific performance standards applied to the subject property.

**Setbacks.** The proposed building meets or exceeds the minimum setback requirements of the M-2 District of:

	Required	Proposed
Yard abutting a major collector or arterial St.	30 feet	50 feet
Side	10 feet	34
Side	10 feet	40
Front	10 feet	140 feet+

**Building Height.** The proposed building is a single-story structure 22’8” in height, at the top of the parapet. A maximum building height of 48 feet is allowed in the M-2 District.

**Parking/Drive Aisles.** The proposed site was approved for a multi-tenant building with a shared parking with Lot 2 to the west. The setback requirements for parking are 10 feet abutting right-of-way and five feet from interior lot lines. Joint or combined parking facilities on separate lots are not required to observe the parking area setback from such common lot line.

As mentioned, the parking lot is shared with the lot to the west. The parking requirements are calculated by reviewing the uses on both properties. The combined parking on both parcels require a minimum of 80 parking spaces; this includes the proposed uses of convenience restaurants and medical office and subtracting the 10% gross floor area credit. The maximum number of parking stalls allowed is up to 125% of the minimum parking spaces, without CUP approval. 125% of the minimum parking is 100 spaces. The site plan demonstrates 92 parking spaces, complying with code requirements.

**Access.** Access to the site will primarily be via the private drive to the south. There is also access from the west through the shared parking lot and the Taco Bell lot to the east. Access to the north on 179<sup>th</sup> Street is not permitted.

**Pedestrian Access.** A trail will be constructed along the south side of 179<sup>th</sup> Street and a sidewalk will be constructed along the internal private drives within the Marketplace development.

**Landscaping.** The landscape plan provides plantings mainly along the north and south sides of the site, along with additional plantings within the open spaces in the parking lot. The City Forester reviewed the proposed landscape plan and provided comments. Additional trees are required along the east property line to help reduce the amount of headlight glare from vehicles entering the drive-through lane. The landscape plan must be updated to reflect this change prior to City Council consideration of the CUP. Including the landscape modifications, the landscape plan will be considered approved. Plantings on the site must adhere to the plan and provide an as-built planting plan prior to inspection of the installed landscaping. An escrow for the landscape materials and installation amount will be collected with the building permit.

**Building Exterior.** The exterior building finish shall be composed of at least sixty-five percent (65%) grade A materials; not more than thirty five percent (35%) grade B or grade C material and not more than ten percent (10%) grade D materials. The proposed building elevations will be constructed of 66-71% Grade A material and 29-34% Grade C. The materials proposed comply with Zoning Ordinance requirements.

**Drive-Through Window.** There is one ordering window on the west side of the building with the drive-through lane wrapping around the building from the east. There is over 180 feet of stacking space. The drive-through lane is separated from off-street parking area.

**Signs.** All proposed signs are subject to the allowances established for the M-2 District by Section 11-23-19.D of the Zoning Ordinance. The Zoning Ordinance allows wall signs not to exceed 100 square feet. Sign permits are required to be issued prior to the installation of any signs on the building.

**Menu Boards.** The Zoning Ordinance allows up to two menu signs with a maximum area of 50 square feet and a maximum height of eight feet per lane. The sign must receive a sign permit prior to installation and shall comply with the requirements outlined in Section 11-66-7.E.8.c of the Zoning Ordinance.

Signs shown on the plans are illustrative only and no approvals are granted as a part of the CUP request.

**Hours.** Section 11-66-7.E.1 of the Zoning Ordinance limits the hours of operation from 5:00 A.M. to 11:00 P.M., unless extended by the City Council as part of the conditional use permit request.

**Trash Enclosure.** The trash and recycling enclosure is proposed to be located behind the building in the northwest corner of the property. The enclosure shall comply with Section 11-18-11 of the city code, including the gate being made of maintenance-free material.

**Exterior Lighting.** No light source or combination thereof which casts light on a public street shall exceed one foot-candle meter reading as measured at the right of way or property line. The submitted photometric plan complies with code requirements. All lighting shall be accomplished in such a way as to have no direct source of light visible from the public right-of-way. All building mounted lighting must face downward onto the structure.

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

**Snow Storage.** Snow storage may not take place in required parking spaces.

## RECOMMENDATION

Community Development Department staff recommend approval of the conditional use permit for a convenience restaurant with a drive-through service window in the M-2, Mixed Use Cedar Corridor District subject to the following stipulations:

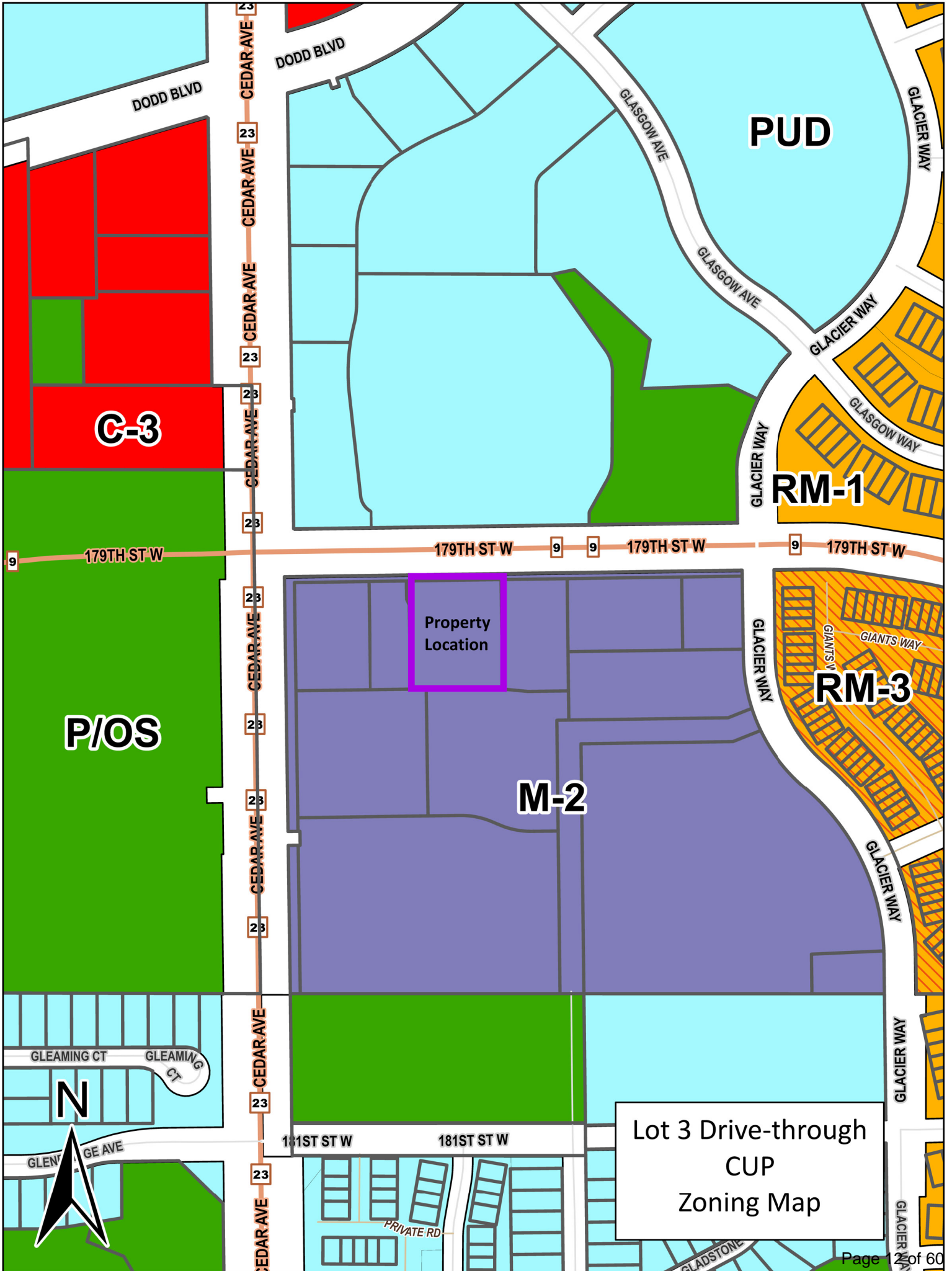
1. The site shall be developed according to the plans approved by the City Council.
2. The hours of operation shall be limited to five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.
3. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
4. Plantings on the site must adhere to the landscape plan and an as-built planting plan provided prior to inspection of the installed landscaping. The Developer must provide a security with the building permit to guarantee installation of the landscaping.
5. Snow storage shall not occur within required parking spaces.
6. Prior to City Council consideration, the landscape plan must be updated to comply with the Foresters' comments, including adding shrubs along the north property line and additional landscaping added around the parking lot.

Approval of a conditional use permit requires adoption of findings of fact by the Planning Commission and City Council. Draft findings of fact are attached to this report.



Property  
Location

Lot 3 Drive-through  
CUP  
Location Map



**C-3**

**PUD**

**RM-1**

**P/OS**

Property Location

**M-2**

**RM-3**

Lot 3 Drive-through  
CUP  
Zoning Map

**ACCESSIBLE PARKING KEY NOTES**

- (A) ACCESSIBLE PARKING SIGN ("R7-8m")
  - (B) VAN ACCESSIBLE SIGN ("R7-8bP")
  - (C) "NO PARKING" PAVEMENT MESSAGE
- \* FURNISH AND INSTALL SIGNS ACCORDING TO STATE AND/OR FEDERAL MUTCD REQUIREMENTS.  
 \*\* SIGNS THAT HAVE MULTIPLE DESIGNATIONS SHALL BE MOUNTED ON THE SAME POST.  
 \*\*\* SEE PLANS FOR FLUSH/TAPER LENGTH

**PAVEMENT LEGEND**

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

**SITE SUMMARY**

PROJECT ADDRESS/LOCATION:	7394 179th ST. W. LAKEVILLE, MN 55044
ZONING:	M-2 (MIXED USE CEDAR CORRIDOR DISTRICT)
SITE/LOT AREA:	63,352 SF (1.45 AC)

**REQUIRED SETBACKS**

	PARKING	BUILDING
FRONT YARD	10'	10'
SIDE YARD	5'	10'
REAR YARD	5'	30'
REAR YARD	10'	30'

**PARKING DATA**

LAND USE CLASSIFICATION	FAST FOOD AND RETAIL COMMERCIAL
PARKING SPACES REQUIRED (CODE)	(FAST FOOD) 1 STALL PER 70 SQ. FT. (RETAIL COMMERCIAL) 1 STALL PER 200 SQ. FT.
GOVERNING INFORMATION	1,250 FAST FOOD / 7,200 RETAIL COMMERCIAL
PARKING SPACES REQUIRED	54
PARKING STALLS PROVIDED	
STANDARD	71
ACCESSIBLE	3
TOTAL	74



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

JEREMY D. FOSS, PE

DATE: \_\_\_\_\_ LIC. NO. 55871

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PROJECT

**MARKETPLACE MULTI-TENANT BUILDING LOT 3**

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

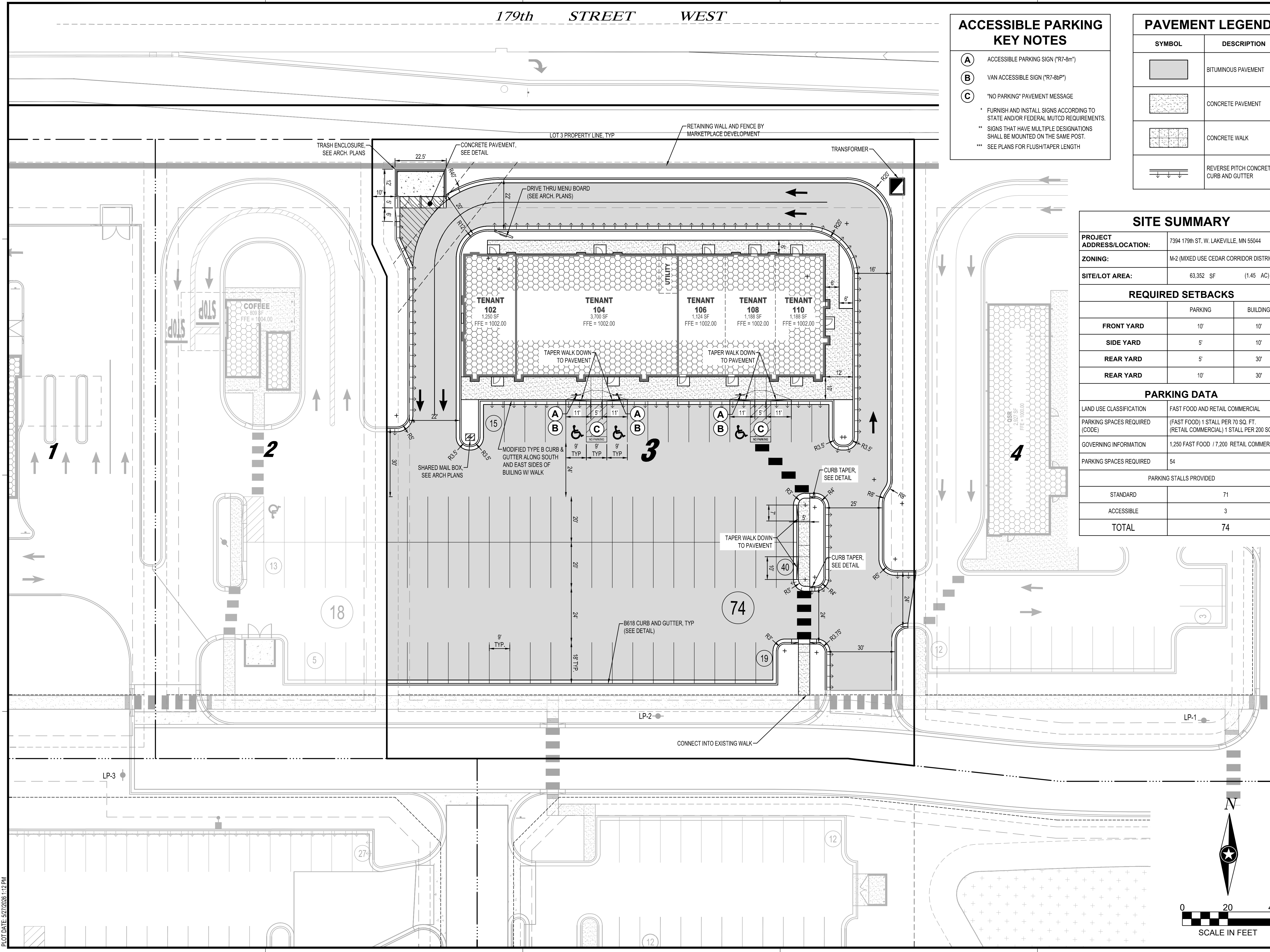
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FILE NAME	34181 C3-SITE
DRAWN BY	JRS, DWG
DESIGNED BY	JRS, DWG
REVIEWED BY	MGC, JDF
ORIGINAL ISSUE DATE	04/06/26
CLIENT PROJECT NO.	-

TITLE

**SITE PLAN**

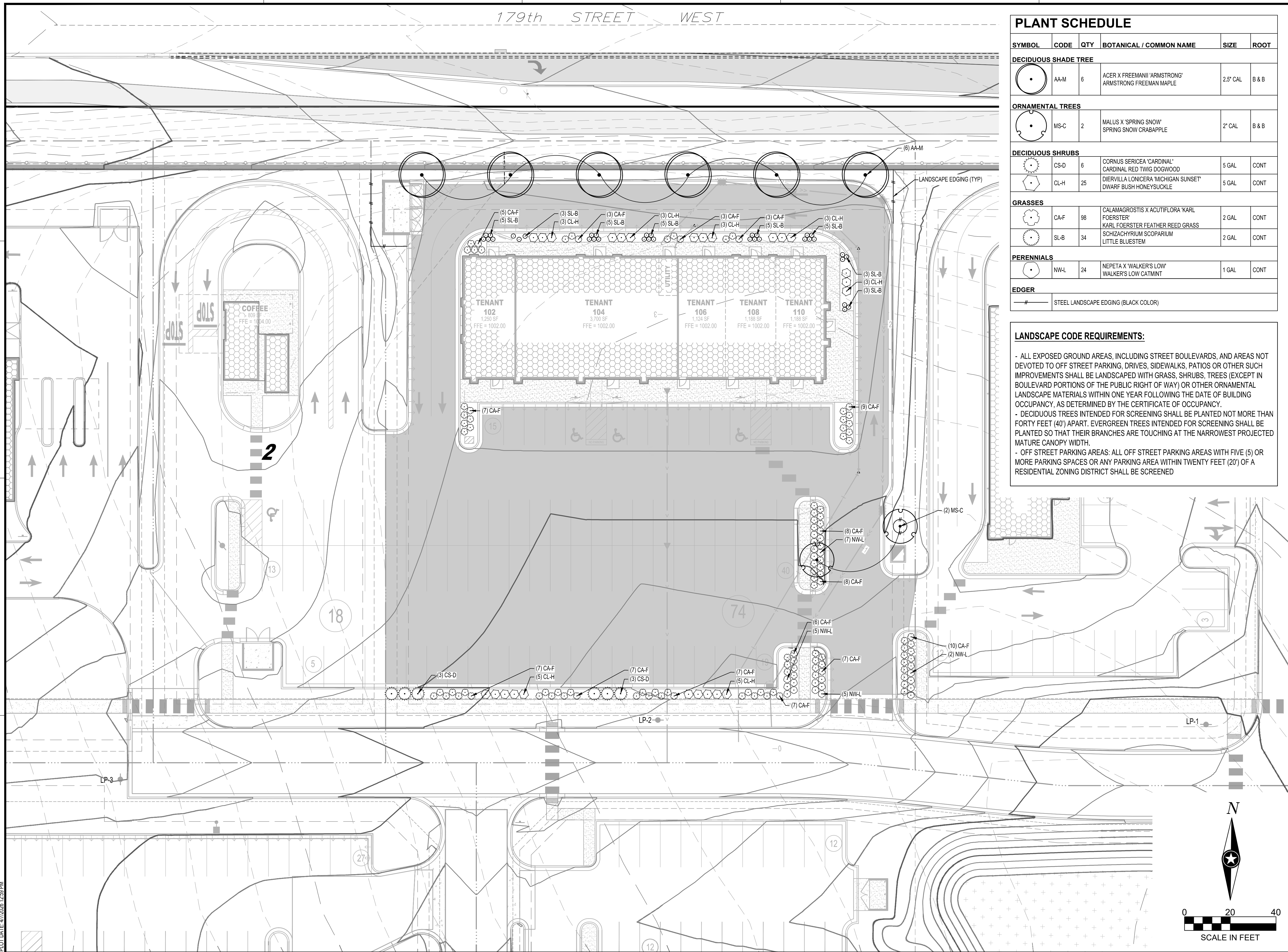
SHEET

**C3-10**



PRELIMINARY NOT FOR CONSTRUCTION

179th STREET WEST



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>DECIDUOUS SHADE TREE</b>					
	AA-M	6	ACER X FREEMANII 'ARMSTRONG' ARMSTRONG FREEMAN MAPLE	2.5' CAL	B & B
<b>ORNAMENTAL TREES</b>					
	MS-C	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2' CAL	B & B
<b>DECIDUOUS SHRUBS</b>					
	CS-D	6	CORNUS SERICEA 'CARDINAL' CARDINAL RED TWIG DOGWOOD	5 GAL	CONT
	CL-H	25	DIERVILLA LONICERA 'MICHIGAN SUNSET' DWARF BUSH HONEYSUCKLE	5 GAL	CONT
<b>GRASSES</b>					
	CA-F	98	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
	SL-B	34	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	2 GAL	CONT
<b>PERENNIALS</b>					
	NW-L	24	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL	CONT
<b>EDGER</b>					
	STEEL LANDSCAPE EDGING (BLACK COLOR)				

**LANDSCAPE CODE REQUIREMENTS:**

- ALL EXPOSED GROUND AREAS, INCLUDING STREET BOULEVARDS, AND AREAS NOT DEVOTED TO OFF STREET PARKING, DRIVES, SIDEWALKS, PATIOS OR OTHER SUCH IMPROVEMENTS SHALL BE LANDSCAPED WITH GRASS, SHRUBS, TREES (EXCEPT IN BOULEVARD PORTIONS OF THE PUBLIC RIGHT OF WAY) OR OTHER ORNAMENTAL LANDSCAPE MATERIALS WITHIN ONE YEAR FOLLOWING THE DATE OF BUILDING OCCUPANCY, AS DETERMINED BY THE CERTIFICATE OF OCCUPANCY.
- DECIDUOUS TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN FORTY FEET (40') APART. EVERGREEN TREES INTENDED FOR SCREENING SHALL BE PLANTED SO THAT THEIR BRANCHES ARE TOUCHING AT THE NARROWEST PROJECTED MATURE CANOPY WIDTH.
- OFF STREET PARKING AREAS: ALL OFF STREET PARKING AREAS WITH FIVE (5) OR MORE PARKING SPACES OR ANY PARKING AREA WITHIN TWENTY FEET (20') OF A RESIDENTIAL ZONING DISTRICT SHALL BE SCREENED



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

MITCHELL COOKAS

DATE: \_\_\_\_\_ LIC. NO. \_\_\_\_\_

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PROJECT

**MARKETPLACE  
MULTI-TENANT  
BUILDING LOT 3**

LAKEVILLE MINNESOTA

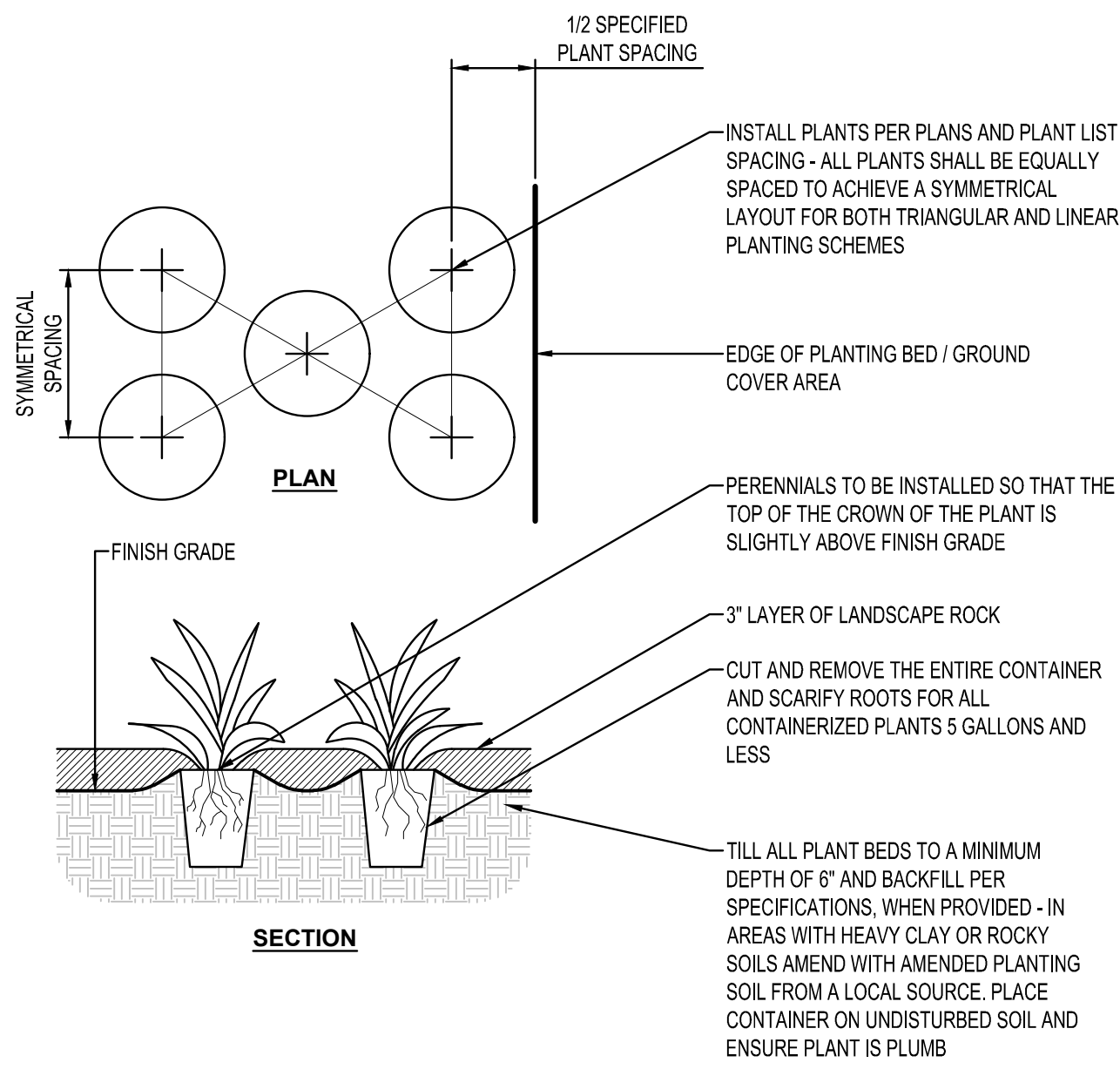
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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DRAWN BY JV  
DESIGNED BY JV  
REVIEWED BY MC  
ORIGINAL ISSUE DATE 04/06/26  
CLIENT PROJECT NO. -

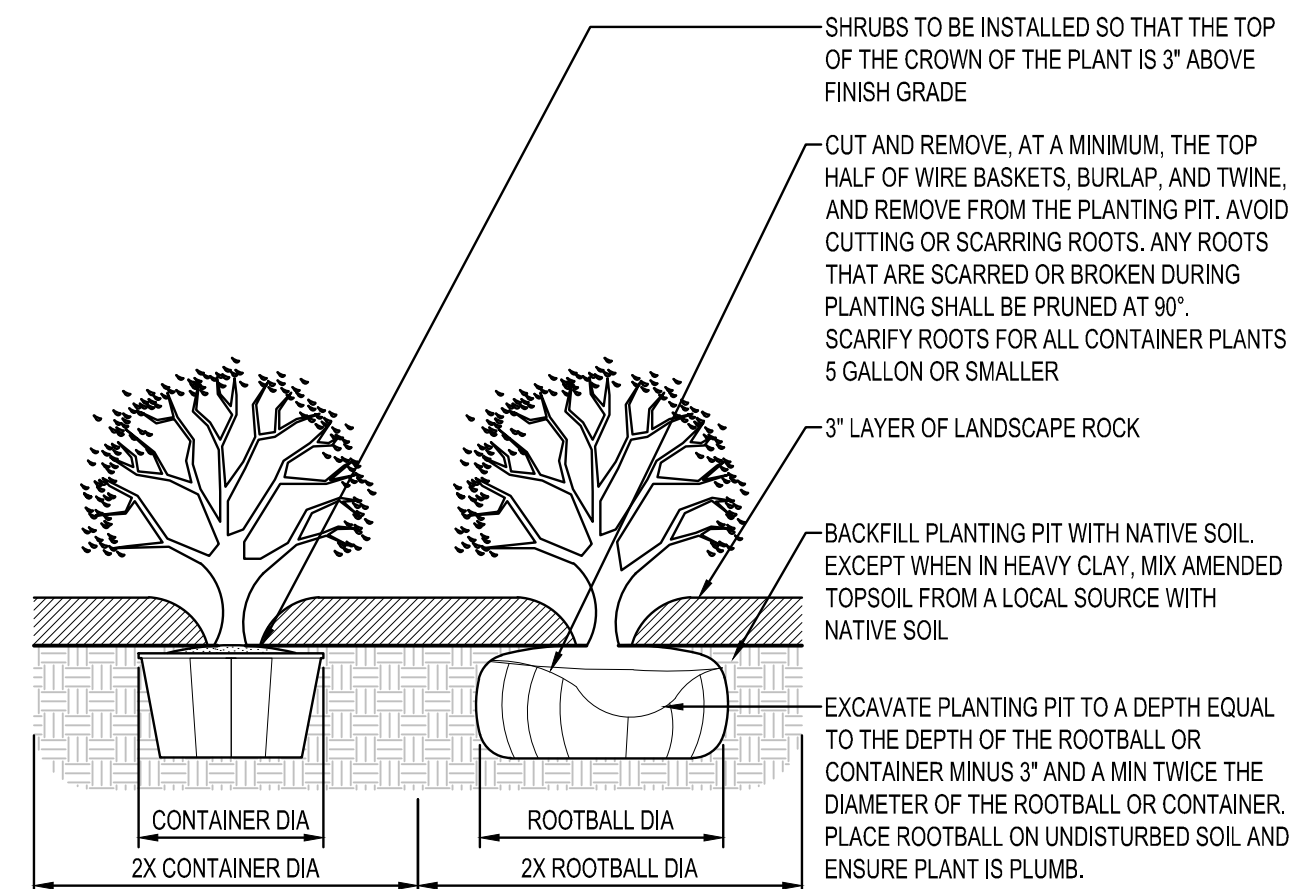
**SITE PLANTING  
PLAN**

SHEET  
**C5-11**

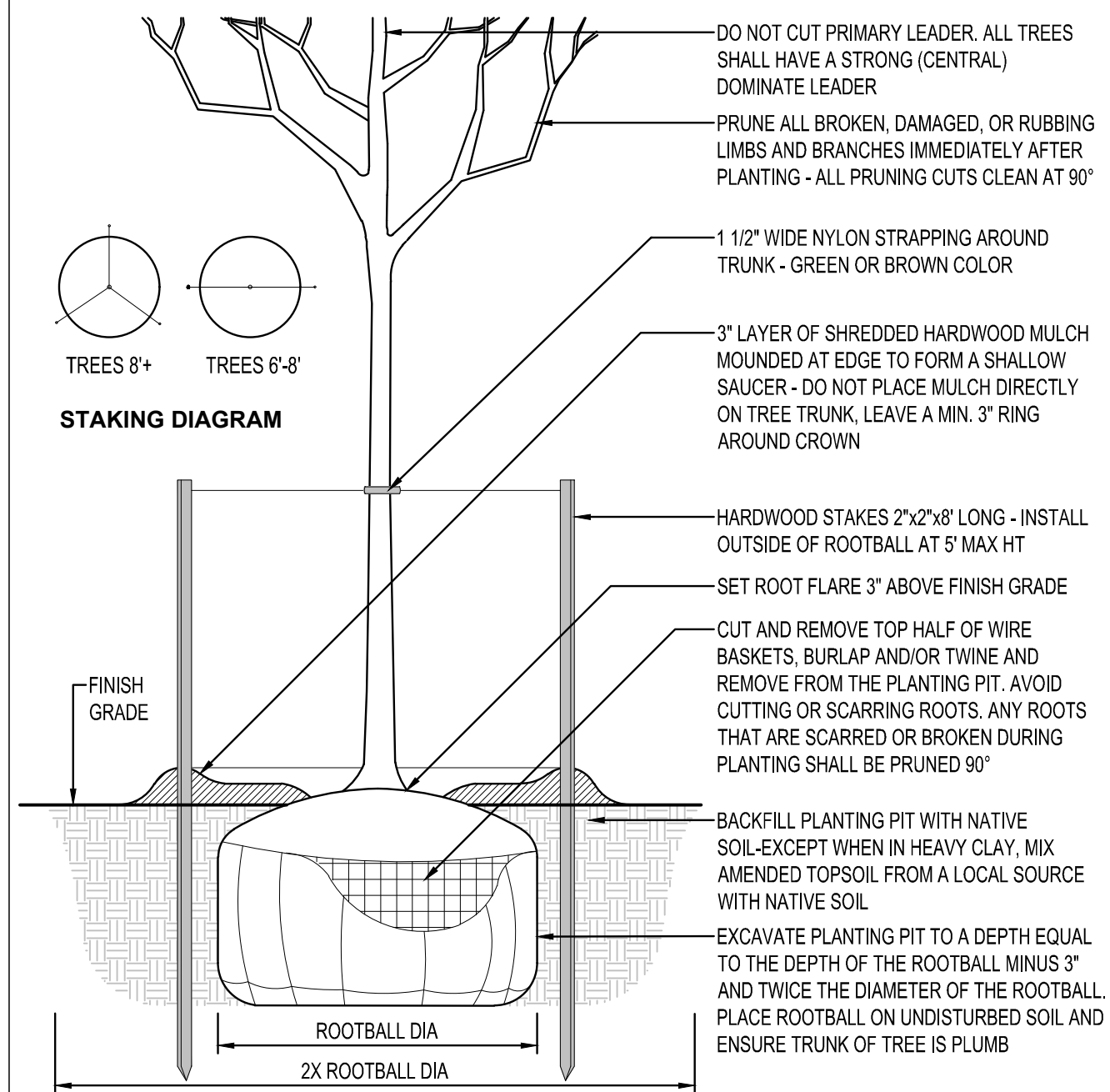
PRELIMINARY NOT FOR CONSTRUCTION



**PERENNIAL PLANTING**  
NTS



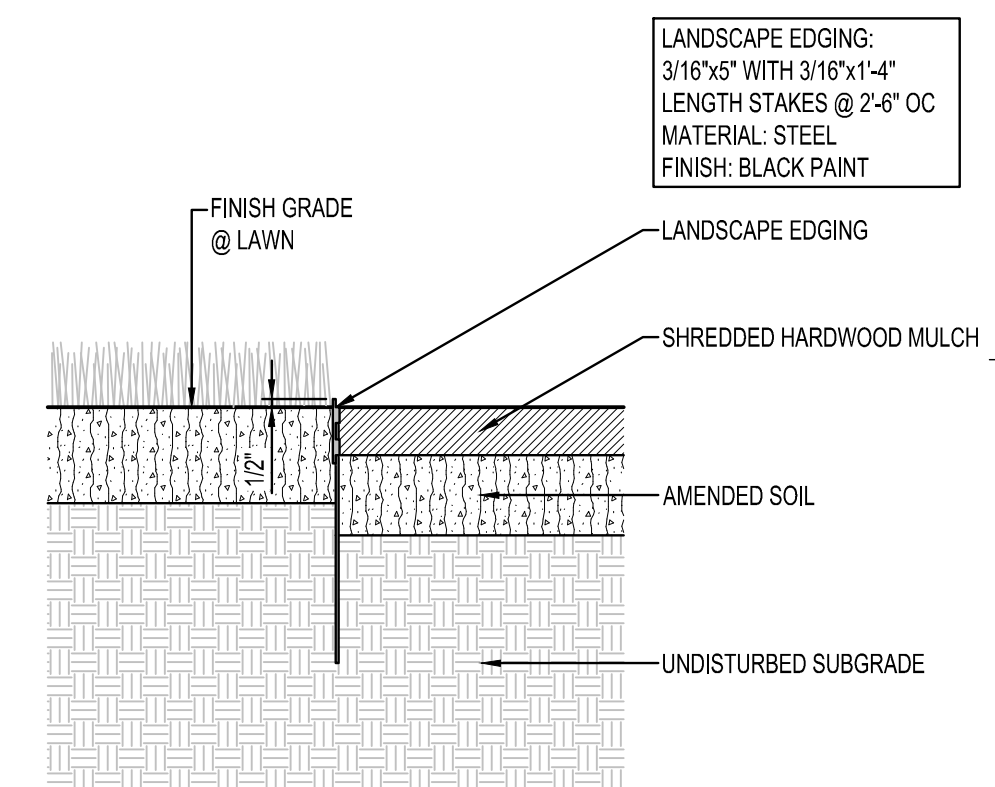
**SHRUB PLANTING**  
NTS



**DECIDUOUS TREE PLANTING**  
NTS

**PLANTING NOTES**

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- ROCK MULCH MATERIAL SHALL BE LANDSCAPE ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 1.5", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
- IRRIGATION PLANS TO BE PROVIDED BY CONTRACTOR AND TO BE APPROVED BY ISG.



**LANDSCAPE EDGING**  
NTS



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

MITCHELL COOKAS

DATE: \_\_\_\_\_ LIC. NO. \_\_\_\_\_

**SHEET NOT VALID UNLESS THIS TEXT IS COLOR.**

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PROJECT

**MARKETPLACE  
MULTI-TENANT  
BUILDING LOT 3**

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34181
FILE NAME	34181 C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MC
ORIGINAL ISSUE DATE	04/06/26
CLIENT PROJECT NO.	-

TITLE

**LANDSCAPE  
DETAILS**

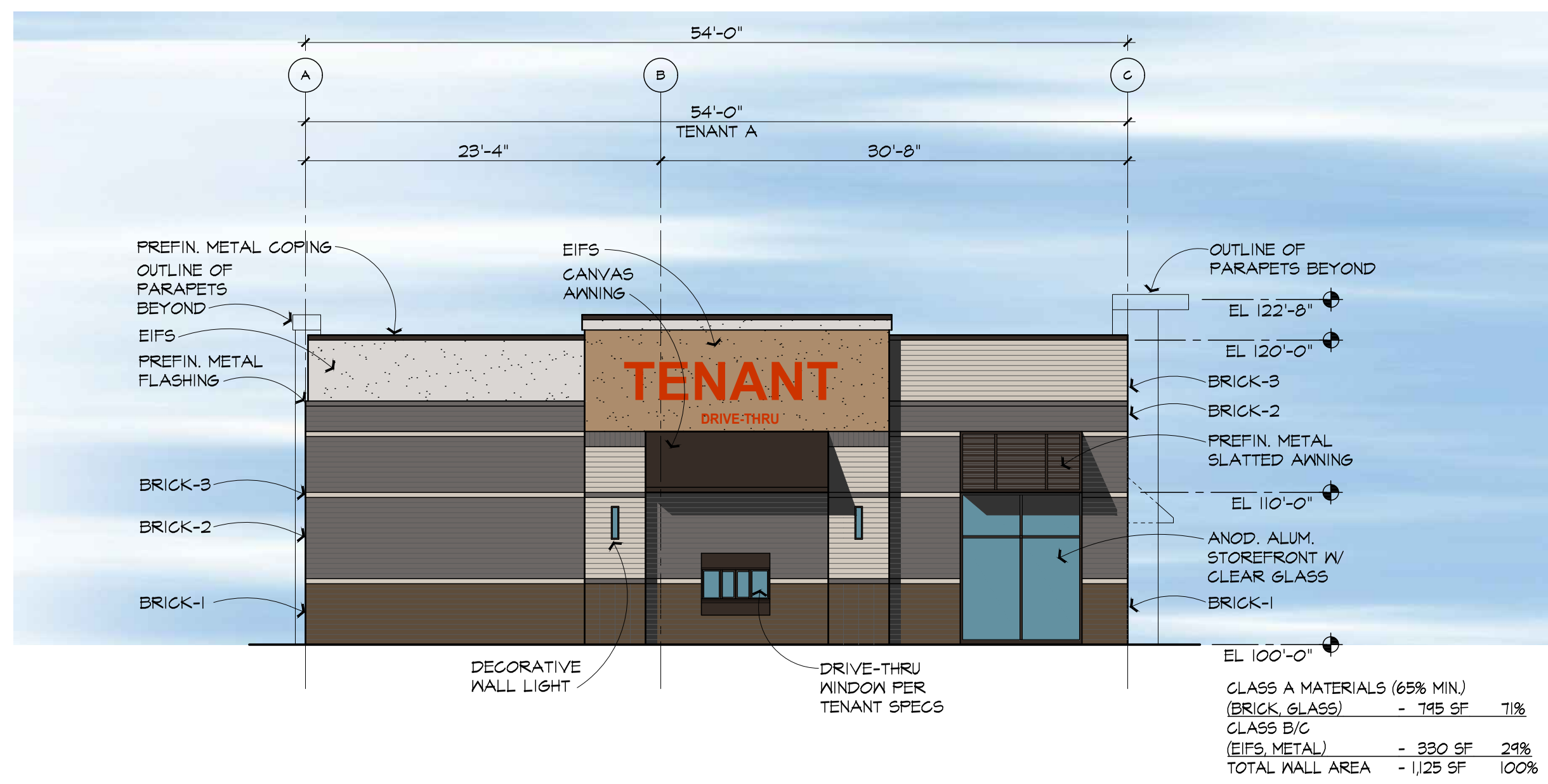
SHEET

**C5-20**



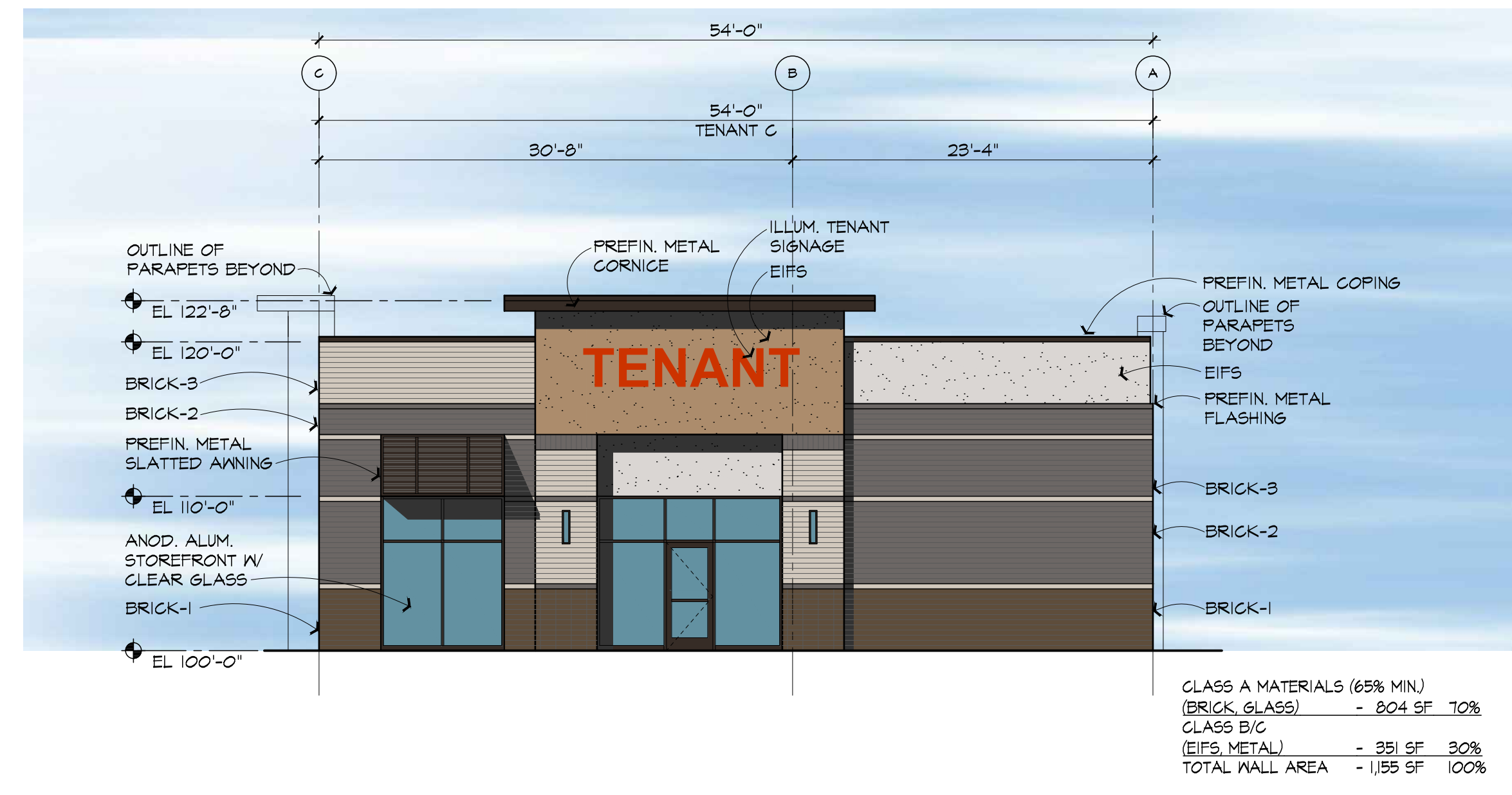
1 SOUTH ELEVATION

1/8" = 1'-0"



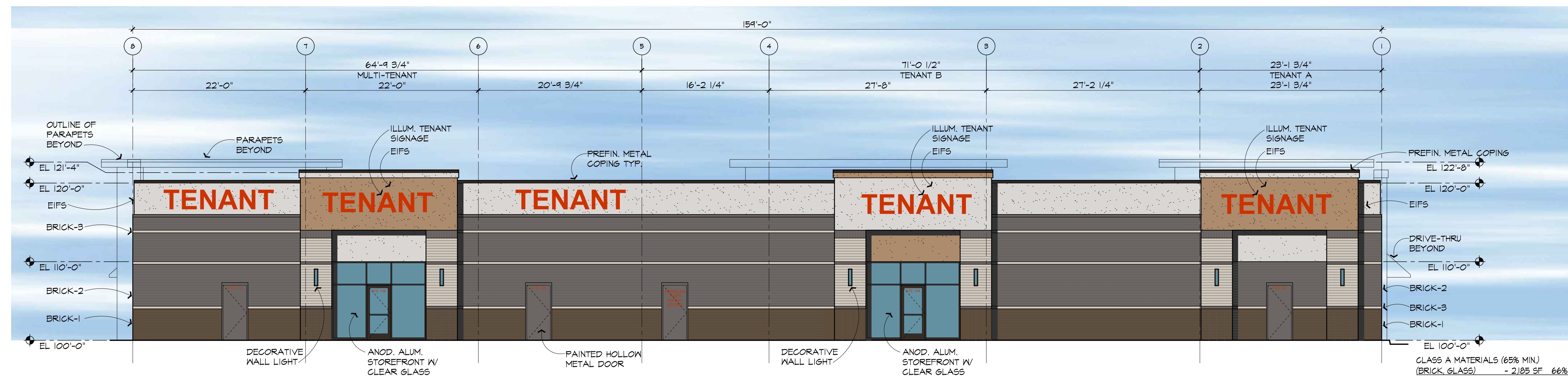
2 WEST ELEVATION

1/8" = 1'-0"



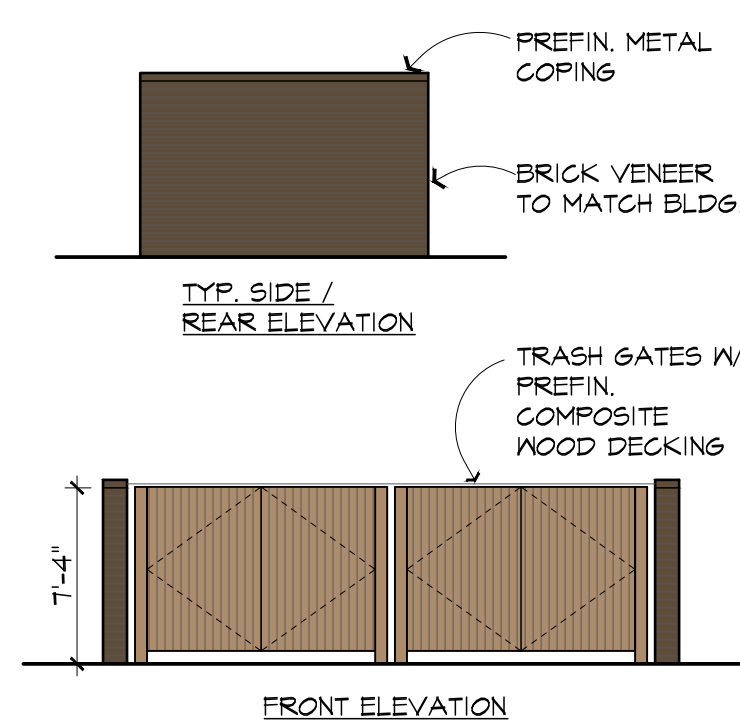
3 EAST ELEVATION

1/8" = 1'-0"



4 NORTH ELEVATION

1/8" = 1'-0"



5 TRASH ENCLOSURE

1/8" = 1'-0"

Mark	Revision / Issue	Date
	CITY SUBMITTAL	04-06-26

PRELIMINARY  
NOT FOR CONSTRUCTION

**MARKETPLACE  
AT CEDAR  
LAKEVILLE, MN**

**EXTERIOR  
ELEVATIONS**

PROJECT NUMBER:	24-1011-01
ISSUED DATE:	04-06-26
DRAWN BY:	BL
CHECKED BY:	KA

**A2.1**

**CITY OF LAKEVILLE  
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT  
FINDINGS OF FACT AND RECOMMENDATION  
ISG – MARKETPLACE LOT 3**

On June 4, 2026, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application from ISG for a conditional use permit to allow a convenience restaurant with a drive-through service window in the M-2, Mixed Use Cedar Corridor District.

The Planning Commission conducted a public hearing on the conditional use permit application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

**FINDINGS OF FACT**

1. The subject property is located in Comprehensive Planning District 5, which guides the property for Corridor Mixed Use.
2. The subject site is zoned M-2, Mixed Use Cedar Corridor District.
3. Legal description of the property is:

Lot 3, Block 1, Marketplace at Cedar

4. Chapter 4 of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:
  - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The proposed convenience restaurant with a drive-through is consistent with the guided mixed-use land use designation of the property.

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

Finding: The proposed convenience restaurant will be compatible with the existing and future land uses in the area.
- c. **The proposed use conforms to all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: Provided compliance with the stipulations of the conditional use permit, the proposed use will conform to all other performance standards contained in the Zoning Ordinance and the City Code.

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

Finding: The proposed convenience restaurant with a drive-through use can be accommodated with existing public services and will not overburden the City's service capacity.

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

Finding: The streets serving this site are adequate to accommodate traffic from the proposed use.

5. The report dated May 27, 2026, prepared by Heather Botten, Senior Planner is incorporated herein.

**RECOMMENDATION**

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner dated May 27, 2026.

**DATED: June 4, 2026**

LAKEVILLE PLANNING COMMISSION

BY: \_\_\_\_\_  
Christine Zimmer, Chair



# Memorandum

**To:** Planning Commission  
**From:** Kris Jenson, Planning Manager  
**Date:** May 28, 2026  
**Subject:** Packet Material for the June 4, 2026 Planning Commission Meeting

## Agenda

- Item:**
1. Amendment of Conditional Use Permit #24-09 for the construction of more than one principal residential building on one lot of record; and
  2. Vacation of public right of way for 207<sup>th</sup> Street

**Action Deadline:** July 15, 2026

---

## BACKGROUND

EB Lakeville Development LLC has submitted applications and plans to amend Conditional Use Permit #24-09 for the construction of more than one principal residential building on one lot of record and for the vacation of public right of way for 207<sup>th</sup> Street. A preliminary plat and conditional use permits for the Crown Lakeville Apartments project was approved by the City Council on October 21, 2024. EB Lakeville Development has taken over the project and made some changes which require the amendment of the CUP approved for multiple principal buildings on one lot. The right of way proposed for vacation was previously under Dakota County's jurisdiction and has been conveyed to Lakeville, requiring the vacation. The property is located north of 210<sup>th</sup> Street (CSAH 70) and west of Keokuk Avenue. The property currently includes a single-family home and is heavily wooded. The revised site plans have been submitted to the Engineering Division and Parks and Recreation Department for review.

At the time of preliminary plat approval, conditional use permits were also approved for an exception to the exterior materials requirements and the building height. The apartment building proposed for the site meets the

requirements approved with those conditional use permits and therefore those items are not addressed within this report.

## **EXHIBITS**

- A. Location Map
- B. Zoning Map
- C. Land Title Survey
- D. Site Plan
- E. Grading Plan
- F. Landscape Plan
- G. Apartment Enclosed Garage Plan (2 pages)
- H. Apartment Floor Plans (2 pages – 1<sup>st</sup> & 2<sup>nd</sup> floor)
- I. Studio & One-Bedroom floor plans
- J. Right of Way Vacation

## **PLANNING ANALYSIS**

**CONDITIONAL USE PERMIT:** CONSTRUCTION OF MORE THAN ONE PRINCIPAL RESIDENTIAL BUILDING ON ONE LOT OF RECORD.

Section 11-62-7 of the Zoning Ordinance allows multi-family buildings on a single parcel subject to approval of a conditional use permit, provided that the applicable provisions of Section 11-62-17 are met. The purpose of this requirement is to ensure that there is a mechanism in place by which common areas will be maintained. The Developer intends to maintain ownership of the site and buildings and will be responsible for all site maintenance costs.

The original site plan approved in conjunction with the preliminary plat and conditional use permits was for two multi-family buildings. The site plan has been revised to be one multi-family building and four row townhome buildings, each with six units. The pertinent changes to the site plan are addressed below. As was the case with the previous site design, the Developer intends to maintain ownership of the site and building and will be responsible for all site maintenance costs.

## **SITE PLAN**

**Floor Area Ratio.** Section 11-62-13.B.2 of the Zoning Ordinance limits the floor area ratio for the proposed multiple family buildings to 0.7 as the subject site abuts property zoned RST-2 District to the north. The gross floor area of the proposed multi-family building is 147,862 square feet and the area of Lot 1 is 360,773 square feet, for a FAR of 0.41, which complies with Zoning Ordinance requirements.

**Dwelling Units.** The proposed buildings have a mix of studios, efficiency alcoves, one- and two-bedroom dwelling units, summarized in the table below:

	Min Floor Area Required	Proposed Floor Area	# of Units	% of Total Units
Studio	500 SF	507 SF	12	8%
Efficiency Alcove	700 SF	604 SF	10	7%
1 Bedroom	700 SF	700-867 SF	60	42.5%
2 Bedroom	800 SF	907-1,152 SF	60	42.5%

The floor plan of the Efficiency Alcove shows that the units have a separate bedroom (Exhibit H). The Zoning Ordinance includes a definition of efficiency units, which is:

*“DWELLING, EFFICIENCY APARTMENT: A dwelling unit consisting of one principal room exclusive of bathroom, hallway, closets, or dining alcove.”*

The inclusion of a bedroom within the unit means that the Efficiency Alcove units do not meet the definition of an Efficiency Apartment Dwelling and therefore must be considered a one-bedroom unit. However, Section 11-17-13.B of the Zoning Ordinance requires one-bedroom units to have a minimum floor area of 700 square feet, which the Efficiency Alcove units do not meet. The Efficiency Alcove units must remove the bedroom walls from those units so that they meet the efficiency apartment definition, or the unit size is revised such that the unit has at least 700 square feet of floor area. Revised plans showing revisions such that the units meet the Zoning Ordinance requirements must be submitted to prior to City Council consideration of the conditional use permit amendment.

**Development Density.** Section 11-62-13 of the Zoning Ordinance requires townhomes within the RH-2 District to provide a minimum of 3,800 square feet of net lot area per unit, while multiple family uses must provide a minimum of 1,675 square feet of net lot area per dwelling unit. The area Lot 1, Block 1 is 8.28 acres or 360,773 square feet. Based on 24 townhome units (91,200 SF required) and 142 apartment units (237,850 SF required), the total minimum lot area required is 329,050 SF. As previously noted, the lot area of the development parcel is 360,773 SF, which complies with the Zoning Ordinance.

**Parking.** The apartment building includes two levels of underground parking so as to provide at least one parking space enclosed below the principal building as required by Section 11-19-13.A of the Zoning Ordinance. A total of 284 parking spaces are provided on site, which meets the requirement of two parking spaces per unit between the surface and enclosed parking spaces. The

townhome units each provide a two-car garage as well as two parking spaces on the driveway.

**Grading, Drainage, Erosion Control and Utilities.** City sanitary sewer and water is currently available to the site, which is within the current MUSA. All public utilities will be constructed by the developer to serve the proposed preliminary plat following final plat approval. Revised grading and utility plans have been submitted with the EB First Addition final plat plans. Grading, drainage, erosion control, and utility review comments are addressed in the engineering report prepared by Chloe Anderson, Civil Engineer and Mac Cafferty, Environmental Resources Manager, dated May 28, 2026. A copy of the engineering report is attached for reference.

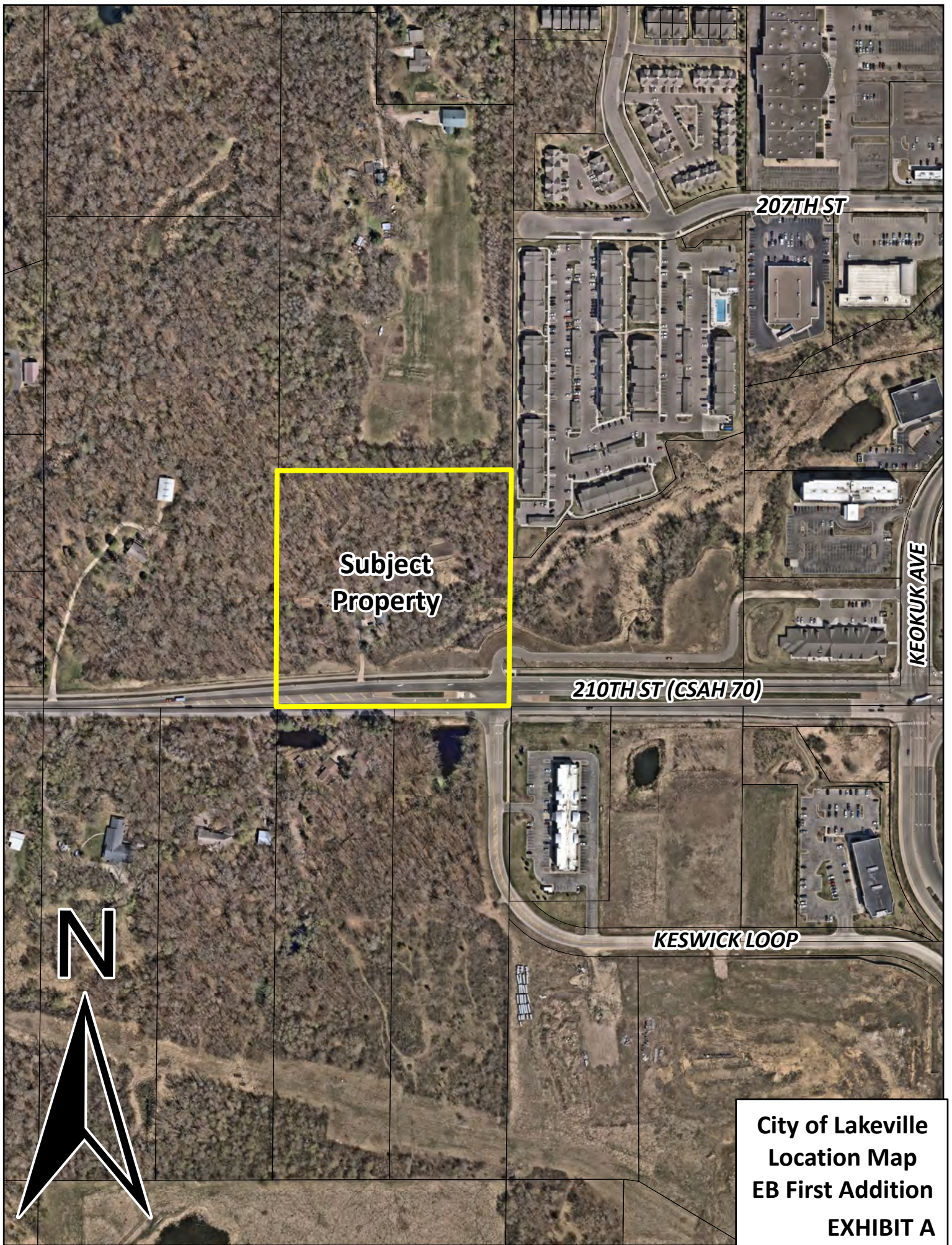
**Right of Way Vacation.** Right of way for a future 207<sup>th</sup> Street extension was created by Dakota County in 2006, and the right of way was under their jurisdiction. Since that time, development in the area has changed the expected alignment of 207<sup>th</sup> Street and it will no longer connect with 210<sup>th</sup> Street, at least in this location and therefore the right of way isn't needed. Earlier this year, Dakota County transferred the jurisdiction of the right of way to the City, which now allows the right of way to be vacated.

## **RECOMMENDATION**

Community Development Department staff recommends approval of the amendment to conditional use permit #24-09 and the vacation of 207<sup>th</sup> Street right of way in conjunction with the EB First Addition plat, subject to the following stipulations:

1. Implementation of the recommendations listed in the May 28, 2026 engineering report.
2. The 207<sup>th</sup> Street right of way vacation must be recorded in conjunction with the EB First Addition final plat.
3. Prior to City Council consideration of the CUP amendment, the apartment building plans must be revised such that the "Efficiency Alcove" units remove the bedroom walls so as to meet the definition of an efficient dwelling unit or to increase the size of those same units to be at least 700 square feet as is required for one-bedroom units.

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



**Subject  
Property**

**207TH ST**

**210TH ST (CSAH 70)**

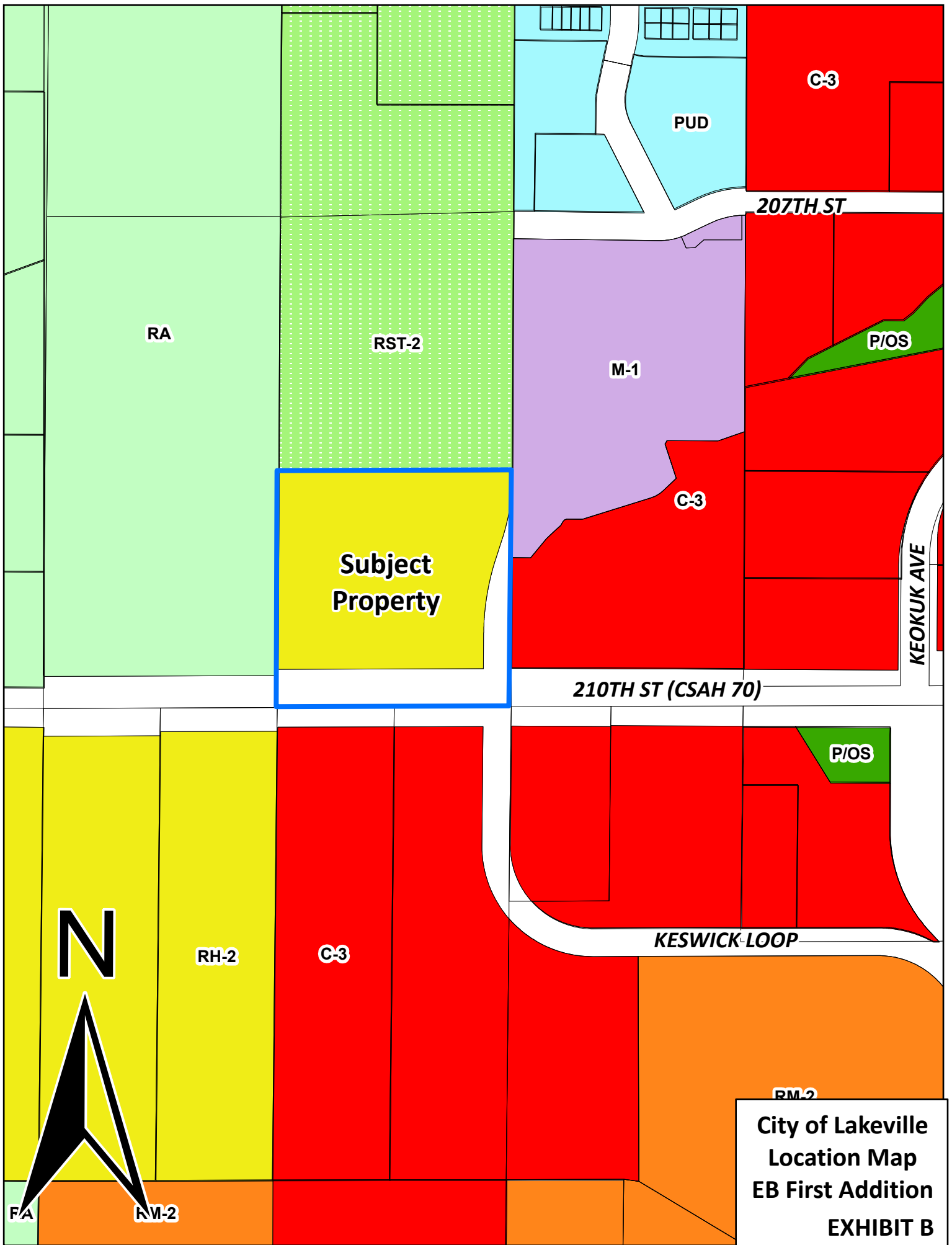
**KESWICK LOOP**

**KEOKUK AVE**

**N**

**City of Lakeville  
Location Map  
EB First Addition**

**EXHIBIT A**



C-3

PUD

207TH ST

RA

RST-2

M-1

P/OS

Subject Property

C-3

KEOKUK AVE

210TH ST (CSAH 70)

P/OS

N

RH-2

C-3

KESWICK LOOP

RM-2

City of Lakeville  
Location Map  
EB First Addition

EXHIBIT B

**SUBJECT PROPERTY**

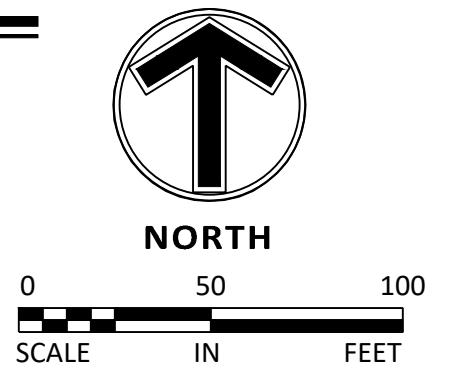
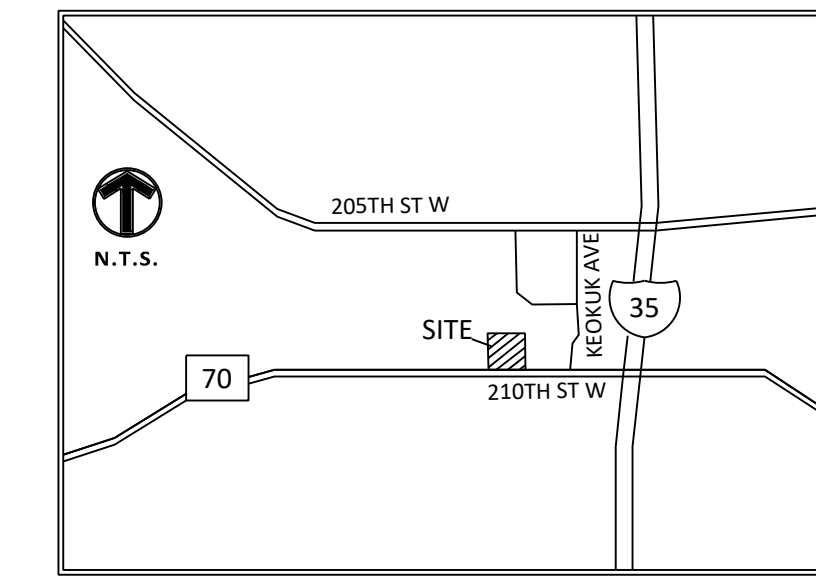
Description from title commitment:

The South 661.26 feet of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 26, Township 114, Range 21, according to the U.S. Government Survey thereof, Dakota County, Minnesota.

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment. Items 1-3, 7, and 9-17 do not require surveyor comment.

- 4) A highway easement as shown in document filed March 25, 1977, as Document No. 0485958. According to the description in said document, the easement lies within and burdens the surveyed property as shown hereon.
- 5) A drainage and utility easement as shown in the Final Certificate filed July 7, 2011, as Document No. 2808523. According to the description in said document, the easement lies within and burdens the surveyed property as shown hereon.
- 6) A reciprocal permanent access easement as shown in the Reciprocal Easement, Covenants and Conditions Agreement, and the terms and conditions of said agreement, filed October 11, 2023, as Document No. 3605463. The description of this easement lies within and burdens the surveyed property as shown hereon.
- 8) Rights of the public and others entitled to the use of that portion of the land in Schedule A lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated. As shown hereon.

**VICINITY MAP**



**LEGEND**

- FOUND MONUMENT
- ⊙ FOUND CAST IRON MONUMENT
- ⊙ FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 47470
- ⊗ GATE VALVE / HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ FLARED END SECTION
- ⊙ TRANSFORMER
- ⊙ LIGHT
- ⊙ GUY ANCHOR
- ⊙ UTILITY POLE
- ⊙ GUARD POST
- ⊙ SIGN
- ⊙ GAS METER
- ⊙ GAS MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE TV BOX
- ⊙ COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- DEED DISTANCE (100.00)
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WET LAND
- RETAINING WALL
- BLOCK RETAINING WALL
- STONE RETAINING WALL
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - RESTRICTED ACCESS
- - - TREE LINE
- - - CONCRETE CURB
- - - BUILDING LINE
- - - BUILDING CANOPY
- - - BITUMINOUS SURFACE
- - - CONCRETE SURFACE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ SPOT ELEVATION
- ⊙ CONTOUR
- ⊙ SOIL BORING
- ⊙ REGULAR PARKING
- ⊙ STALL COUNT
- ⊙ TRAFFIC MARKERS

**"TABLE A" NOTES**

- The survey shows property corner monuments or witness to the corner that were found during the field work, as well as property corner monuments or witness to the corner set by the surveyor at locations where there did not appear to be any evidence of an existing monument.
- The address of the surveyed property is shown on the graphical portion of the survey.
- The surveyed property lies within Flood Plain Zone X -- 'Areas determined to be outside the 0.2% annual chance flood plain', as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27037C013E dated 12/02/2011.
- The gross land area of the surveyed property is 9.937 Acres or 432,853 Square Feet.
- The zoning information has not been provided by the client.
- Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
- The names of adjoining land owners according to the current county tax records as of 01/13/2026 are shown on the survey.
- No changes in street right of ways are proposed per Dakota County website accessed 01/13/2026. There is no observable evidence of recent street or sidewalk construction or repair.

**SURVEY NOTES**

- This survey was prepared utilizing Title Commitment No. 201581 C-1 By All American Title Company, LLC, bearing an effective date of 07/28/2025.
- The bearing system is based on the Dakota County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of S89°34'51"W for the South line of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 26, Township 114, Range 21.
- There is no direct reference to the right-of-ways that burden the property in the recorded Dakota County Road ROW Maps 300 & 300A. Item 8 of Schedule B, Part II of the provided title commitment alludes to the rights of the public by any streets, highway, road or alley.

**OBSERVED POSSIBLE ENCROACHMENTS**

No apparent encroachments were observed when conducting the field work for this survey.

**EXHIBIT C**

**CERTIFICATION**

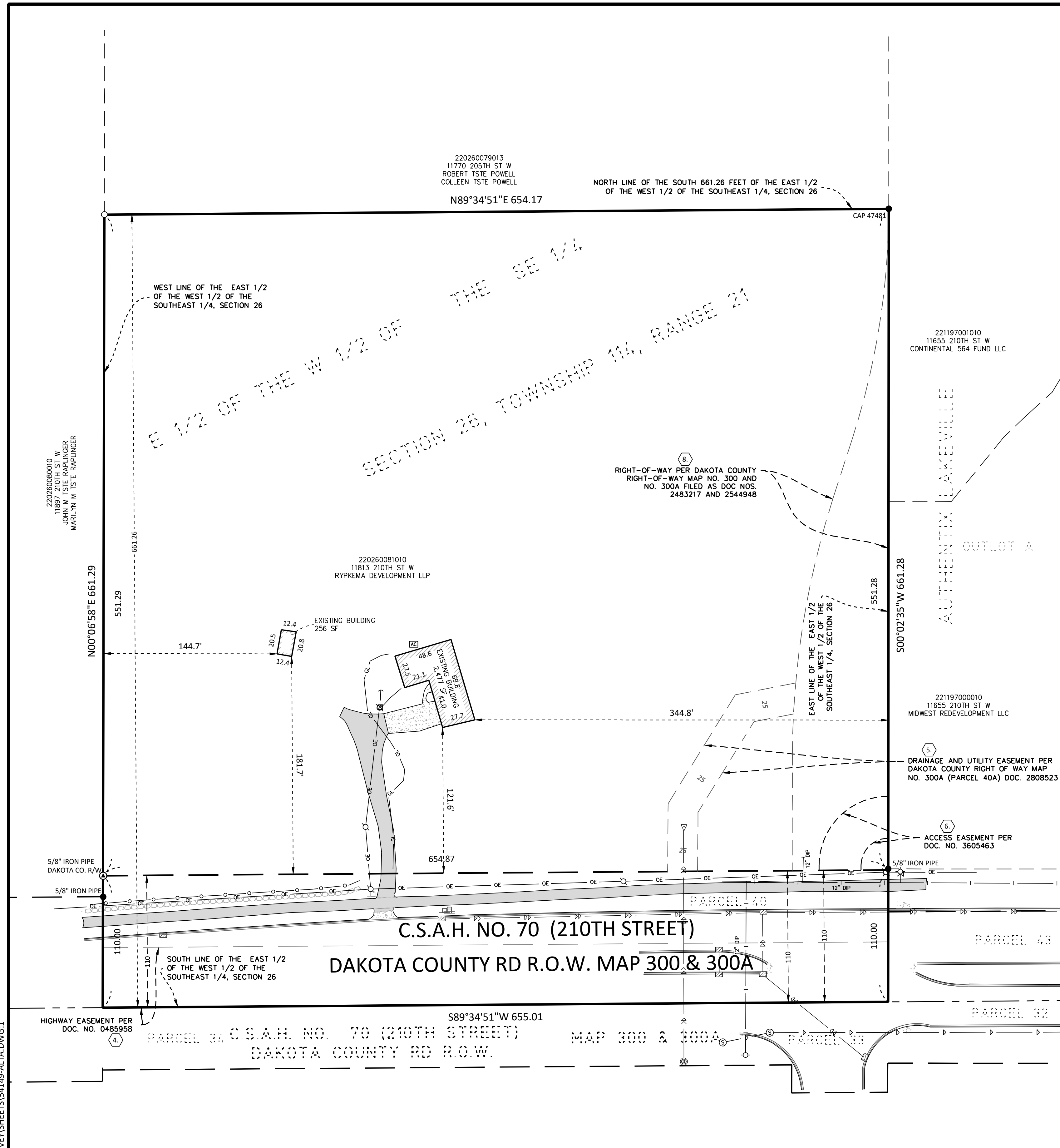
To EB Lakeville Development LLC, a Minnesota limited liability company; and All American Title Company LLC, as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 13 and 17 of Table A thereof. The field work was completed on 01/12/2026.

Dated this 14th day of January, 2026.

Sambatek, Inc.

*Glen A. Mullenbach*  
 Glen A. Mullenbach  
 Minnesota License No. 47470  
 gmullenbach@sambatek.com



NO	DATE	BY	CKD	APPR	COMMENT
4	04/23/2026	GAM	GAM	GAM	CITY RESUBMITTAL

DATE ISSUED	01/14/2026
DRAWN BY	CDJ
DESIGNED BY	
CHECKED BY	GAM
PROJECT NO.	54149

ALTA/NSPS LAND TITLE SURVEY  
 EB LAKEVILLE, LLC  
 LAKEVILLE RYPKEMA PROPERTY DEVELOPMENT  
 11813 210TH ST W  
 LAKEVILLE, MINNESOTA

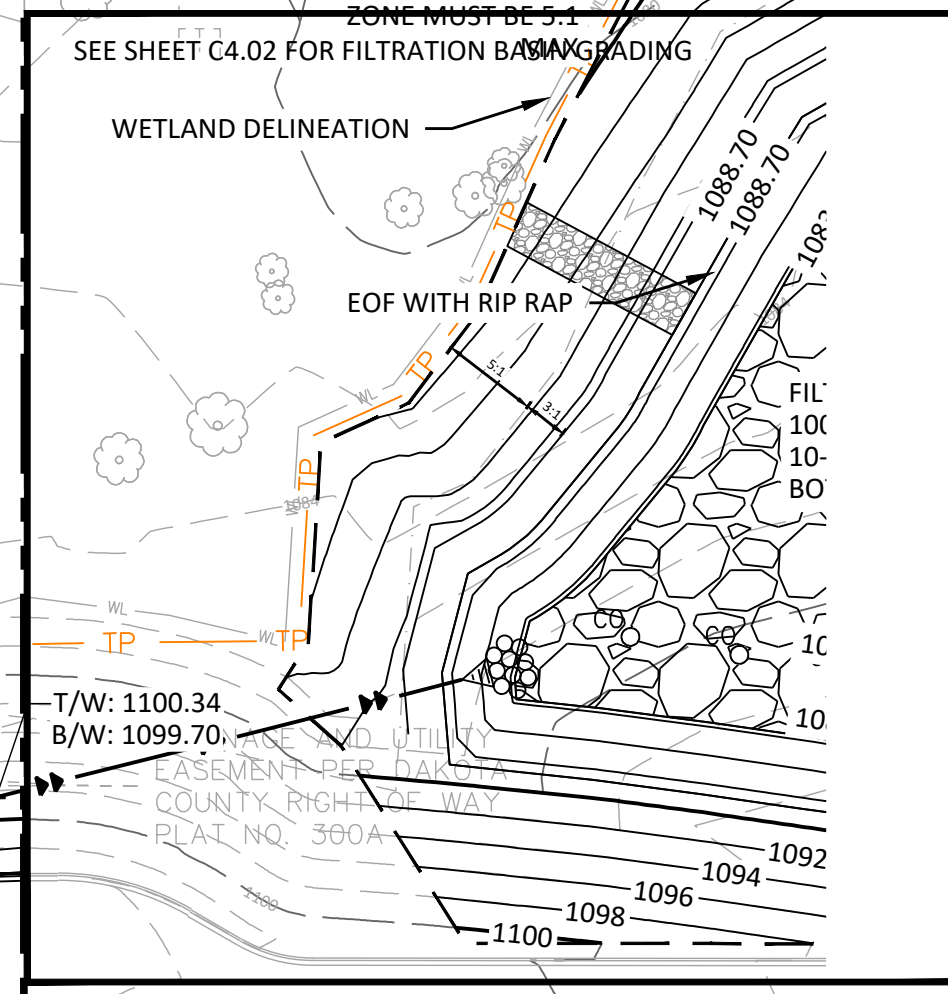
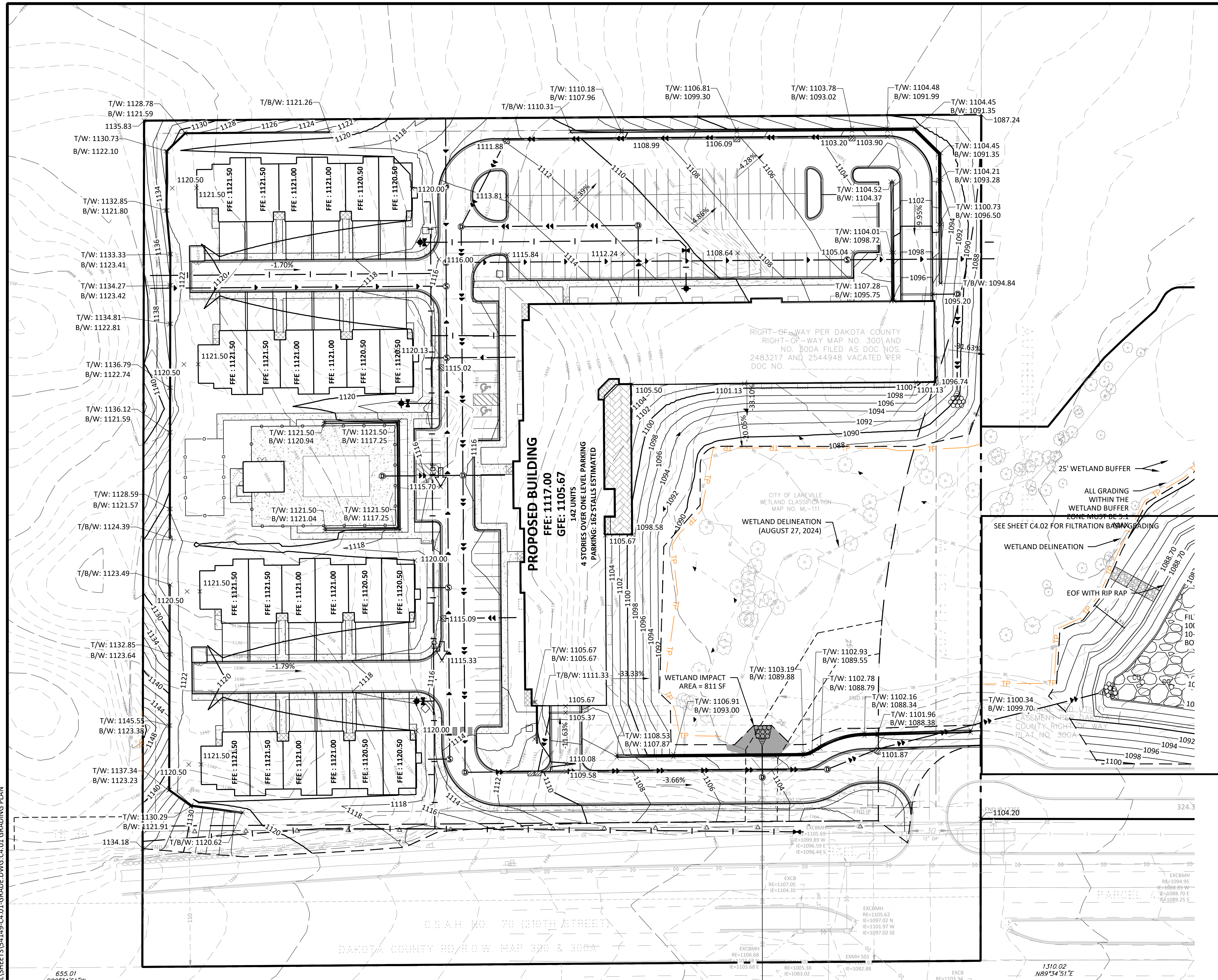
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**C2.00**  
 5 OF 30  
 REV. 4

24.15 (LWS TECH) | CHANDLER CIRIBICIONE | 4/22/2026 4:58:04 PM | L:\PROJECTS\54149\CAD\SURVEY\SHEETS\54149-ALTA.DWG.1

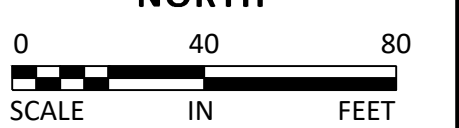
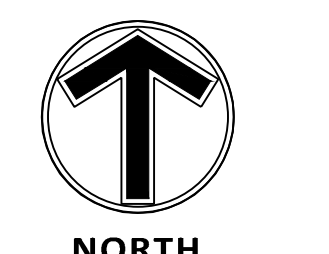


**LEGEND**

	PROPOSED PROPERTY LINE		EXISTING PROPERTY LINE
	PROPOSED CONCRETE CURB		EXISTING CONCRETE CURB
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED DRAINTILE		EXISTING DRAINTILE
	PROPOSED BUILDING LINE		EXISTING BUILDING LINE
	PROPOSED RETAINING WALL		EXISTING RETAINING WALL
	PROPOSED WETLAND LIMITS		EXISTING WETLAND LIMITS
	PROPOSED TREE LINE		EXISTING TREE LINE
	PROPOSED 800x SPOT ELEVATIONS		EXISTING 800x SPOT ELEVATIONS
	PROPOSED RIPRAP		EXISTING RIPRAP
	PROPOSED OVERFLOW ELEV.		EXISTING OVERFLOW ELEV.
	PROPOSED SOIL BORING		EXISTING SOIL BORING



# EXHIBIT E



24.15 (LWS TECH) | CHANDLER CIRIBIONE | 4/22/2026 5:03:02 PM  
L:\PROJECTS\54149\CAD\CIVIL\SHEETS\54149-C4.01-GRADE.DWG.C4.01 GRADING PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
2	02/16/2026	CDC	MCA	MCA	UPDATED WETLAND INFORMATION
4	04/23/2026	CDC	MCA	MCA	CITY RESUBMITTAL

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

Print Name: **MARK ANDERSON**

*Mark Anderson*

Date: 03/06/2026 License #: 23450

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY  
EC

DESIGNED BY  
EC

CHECKED BY  
MA

PROJECT NO.  
54149

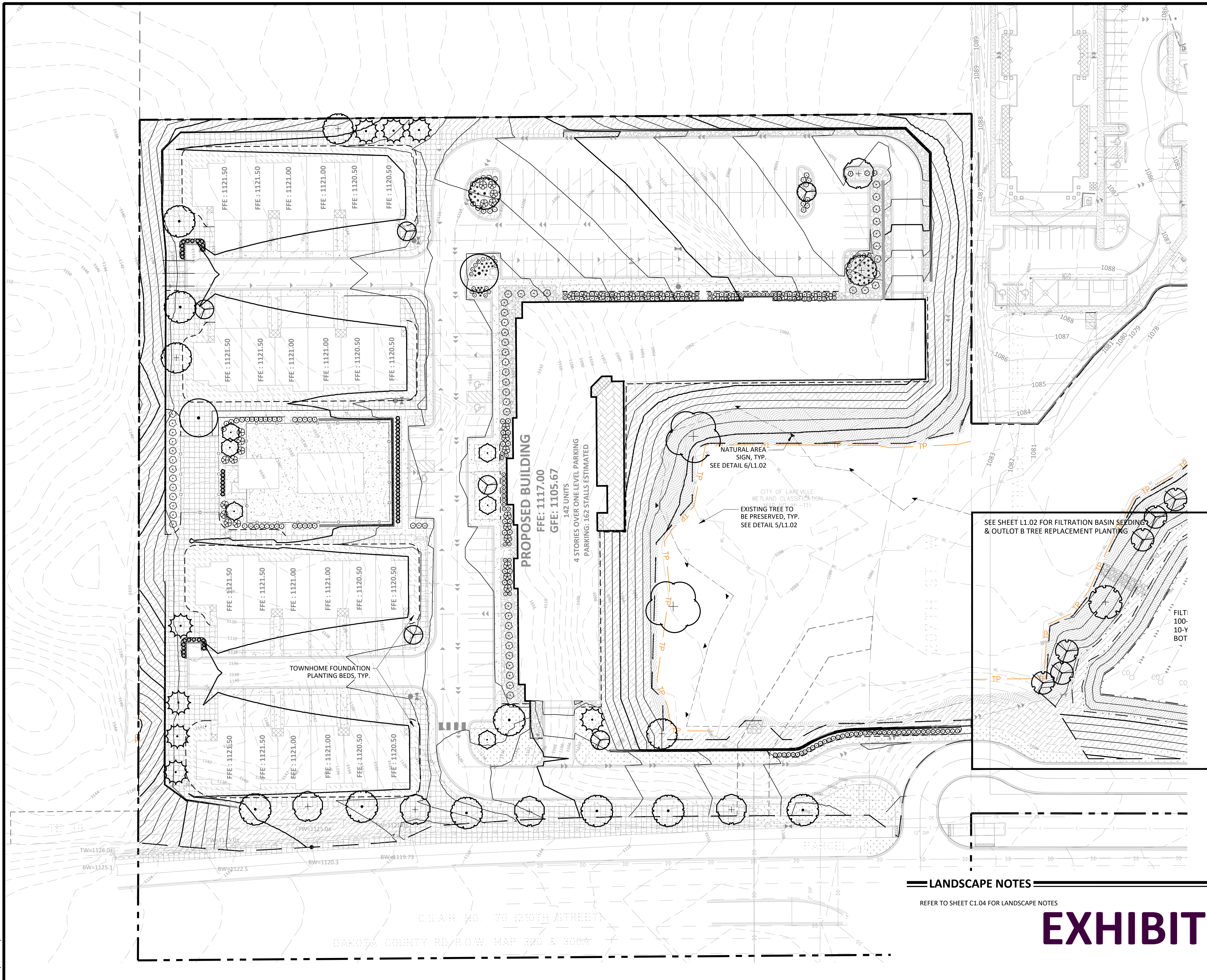


GRADING PLAN

EB 1ST ADDITION  
EB LAKEVILLE DEVELOPMENT, LLC  
SITE DEVELOPMENT PLANS  
LAKEVILLE, MN

SHEET  
**C4.01**  
11 OF 30  
REV. 4

24.15 (LWS TECH) | CHANDLER CIBRIONE | 4/22/2026 5:14:52 PM  
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**LEGEND**

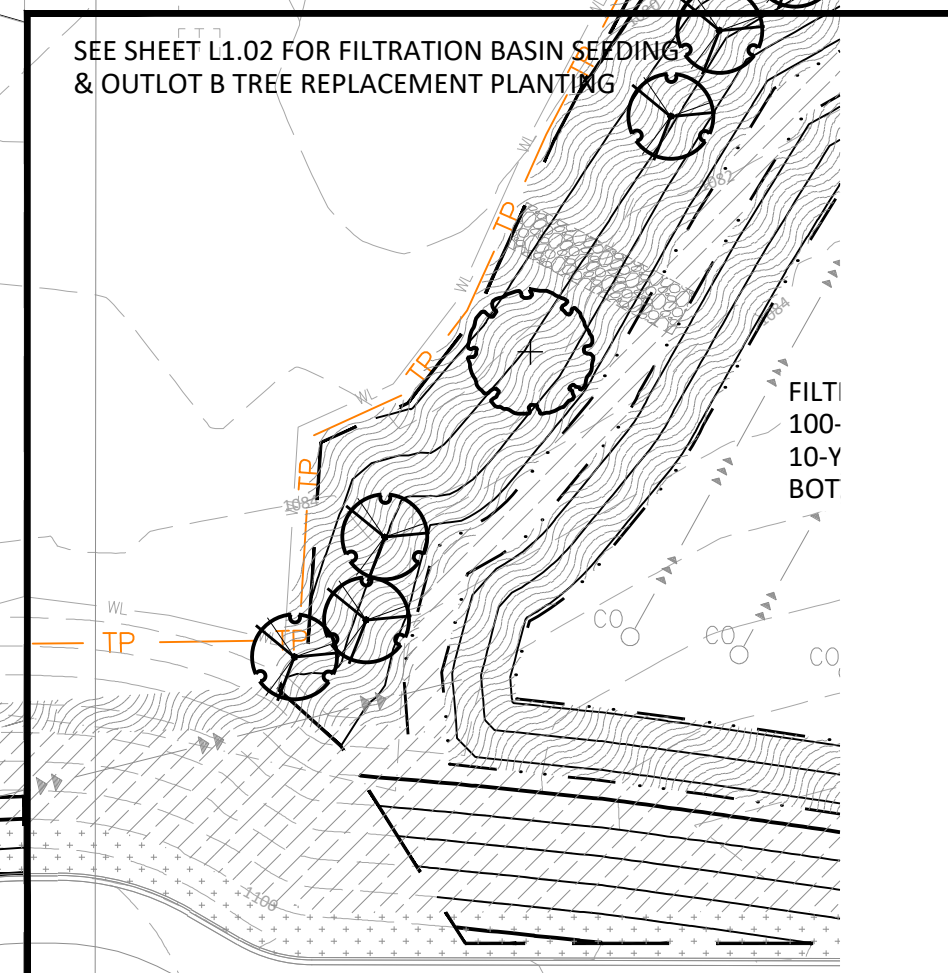
	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDGING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
PRESERVED EXISTING TREE	---	---	
NATURAL AREA SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	

**LAKEVILLE LANDSCAPE CODE**

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

Off Street Parking Areas: All off street parking areas with five (5) or more parking spaces or any parking area within twenty feet (20') of a residential zoning district shall be screened from view as follows:  
 1. Installation of shade, ornamental and/or evergreen trees at the perimeter of the parking area in accordance with the spacing requirements of subsections A and C of this section.

All rooftop and ground mounted mechanical equipment of residential buildings having five (5) units or more and of nonresidential buildings shall comply with the following standards:  
 A. All rooftop and ground mounted mechanical equipment shall be screened so as to mitigate noise in compliance with section 11-16-25 of this title.  
 B. All rooftop and ground mounted mechanical equipment shall be designed (including exterior color) and located so as to be aesthetically harmonious and compatible with the building. Screening of and landscaping around the equipment may be required where the design, color, and location of the equipment are found to not effectively buffer noise or provide aesthetic harmony and compatibility. Screening shall be constructed of durable materials which are aesthetically compatible with the structure and which may be an integral part of the structure. Applicable requirements for access to the equipment shall be observed in the design and construction of the screening.  
 C. Rooftop mechanical equipment less than three feet (3') in height may be exempt from screening requirements by the zoning administrator. (Ord. 674, sec. 1, 7-17-2000)



**LANDSCAPE NOTES**

REFER TO SHEET C1.04 FOR LANDSCAPE NOTES

# EXHIBIT F

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
⊙	RS	Acer freemanii 'Senna Glen' / Senna Glen Maple	8.8.8	2.5" Cal	2
⊙	HS	Betula nigra 'Cully' TM / Heritage Birch	8.8.8	2.5" Cal	9
⊙	SB	Ginkgo biloba 'Autumn Gold' TM / Madhatter Tree	8.8.8	2.5" Cal	5
⊙	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	8.8.8	2.5" Cal	10
⊙	SD	Quercus bicolor / Swamp White Oak	8.8.8	2.5" Cal	5
⊙	HD	Quercus macrocarpa / Bur Oak	8.8.8	2.5" Cal	4
⊙	SAT	Salix alba 'Trident' / Golden Weeping Willow	8.8.8	2.5" Cal	2
SUBTOTAL: 37					
⊙	RS	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	8.8.8	8"	57
⊙	RS	Prinos glauca demata / Black Hills Spruce	8.8.8	8"	8
SUBTOTAL: 65					
⊙	CDL	Cornus alternifolia / Fragdo Dogwood	8.8.8	2" Cal	6
⊙	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	8.8.8	2" Cal	4
⊙	IL	Syringa reticulata ' Ivory Silk' / Ivory Silk Japanese Tree Lilac	8.8.8	2" Cal	2
SUBTOTAL: 12					
⊙	HD	Cornus alba 'Budd's Yellow' / Budd's Yellow Dogwood	5.6ft	24" Min	38
⊙	CD	Cornus sericea 'Mitten's Compact' / Dwarf Red Twig Dogwood	5.6ft	24" Min	69
⊙	MS	Juniperus chinensis 'Mitt Julep' / Mitt Julep Juniper	4.5	18"	41
⊙	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	4.5	26"	50
⊙	PT	Potentilla fruticosa 'Yangi' TM / Fargo Potentilla	4.5	18"	62
⊙	GL	Rhus aromatica 'Siro-Low' / Siro-Low Fragrant Sumac	4.5	12"	52
SUBTOTAL: 312					
⊙	BS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	41		47
SUBTOTAL: 47					
⊙	HM	Double Shredded Hardwood Mulch / Natural Color	Mulch		
⊙	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed		
⊙	SSR	MNDOT Seed Mix Southern Shogras Roadside / Formerly MNDOT Seed Mix 35-212/36-211	Seed		
⊙	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
⊙	RM	Rock Mulch / 1.5" BLUFF LIMESTONE	Rock		
⊙	FP	Townhome Foundation Planting Area			
⊙	HLR HS	Turf Sod Highland Sod / Sod	Sod		

NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
4	04/23/2026	SG	DR	DR	CITY RESUBMITTAL

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

Print Name: DAN REBOK

Date: \_\_\_\_\_ License #: 56877

PRELIMINARY  
 DESIGN REVIEW  
 PERMIT SUBMITTAL  
 CONSTRUCTION DOCUMENTS

DRAWN BY  
 SIG  
 DESIGNED BY  
 SIG  
 CHECKED BY  
 DCR  
 PROJECT NO.  
 54149



**LANDSCAPE PLAN**

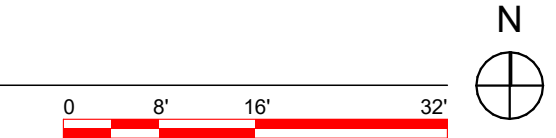
EB 1ST ADDITION  
 EB LAKEVILLE DEVELOPMENT, LLC  
 SITE DEVELOPMENT PLANS  
 LAKEVILLE, MN

SHEET  
**L1.01**  
 27 OF 30  
 REV. 4



**1** APARTMENT BUILDING LOWER LEVEL 2 GARAGE PLAN  
 SCALE: 1/16" = 1'-0"

# EXHIBIT G



**studio**  
**785**  
 architecture + design  
 7433 AVONDALE PARK  
 BARNHART, MO 63012  
 636.751.4798 P  
 CREITZEL@STUDIO-785.COM E  
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 CONSULTANT:

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

NAME  
 LICENSE #

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**EB LAKEVILLE**  
 11813 210TH STREET W  
 LAKEVILLE, MN 55044

OWNER:  
 EB LAKEVILLE DEVELOPMENT LLC  
 3020 FRANCE AVENUE  
 ST. LOUIS PARK, MN 55416

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ISSUE DESCRIPTION	DATE
DESIGN DEVELOPMENT	

REVISIONS	
DESCRIPTION	DATE

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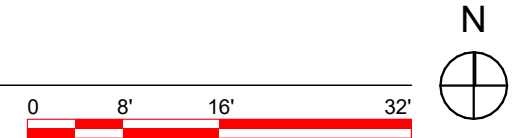
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 PROJECT NUMBER:

SHEET NO.:  
**A100**

SHEET TITLE:  
**OVERALL BUILDING PLANS**



**1** APARTMENT BUILDING LOWER LEVEL 1 GARAGE PLAN  
 SCALE: 1/16" = 1'-0"



785  
 architecture + design  
 7433 AVONDALE PARK  
 BARNHART, MO 63012  
 636.751.4798 P  
 CREITZEL@STUDIO-785.COM E

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ISSUE DESCRIPTION	DATE
DESIGN DEVELOPMENT	

REVISIONS	
DESCRIPTION	DATE

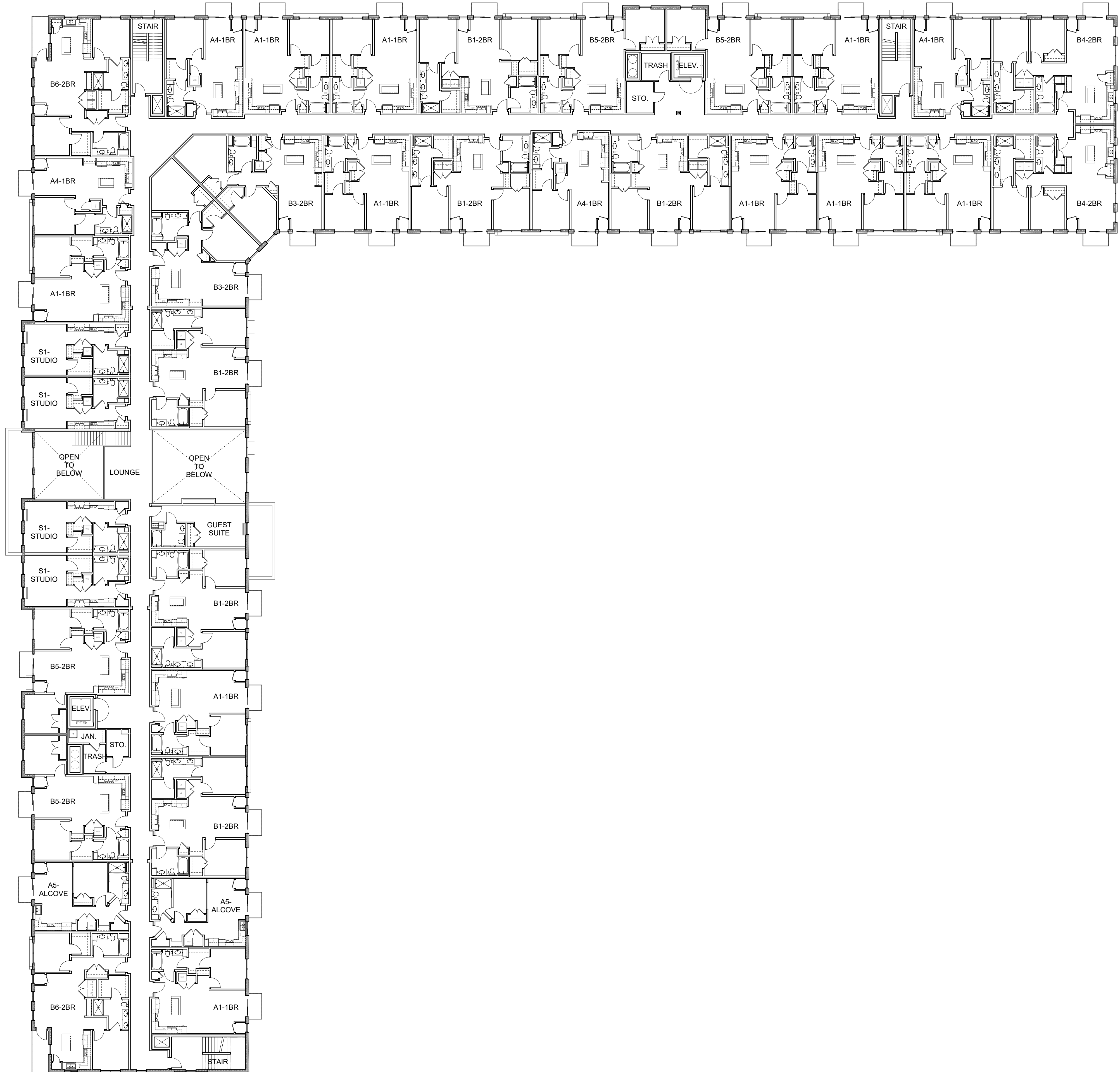
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 PROJECT NUMBER:

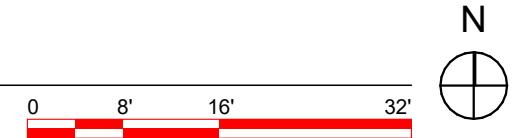
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**A101**

SHEET TITLE  
**OVERALL BUILDING PLANS**





**1** APARTMENT BUILDING SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION  
NAME  
LICENSE #

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**EB LAKEVILLE**  
11813 210TH STREET W  
LAKEVILLE, MN 55044  
OWNER:  
EB LAKEVILLE DEVELOPMENT LLC  
3020 FRANCE AVENUE  
ST. LOUIS PARK, MN 55416

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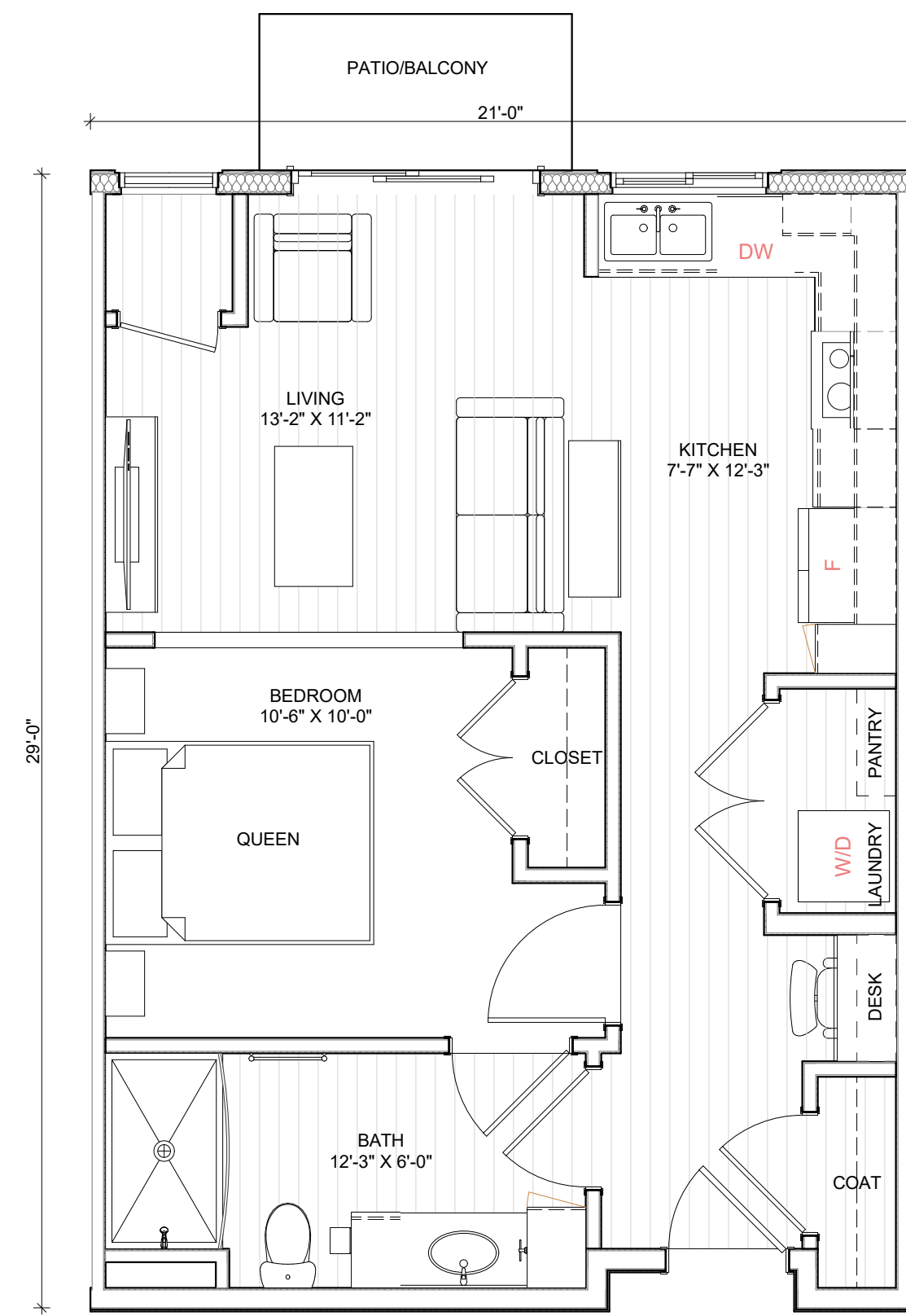
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DESIGN DEVELOPMENT	

REVISIONS	
DESCRIPTION	DATE

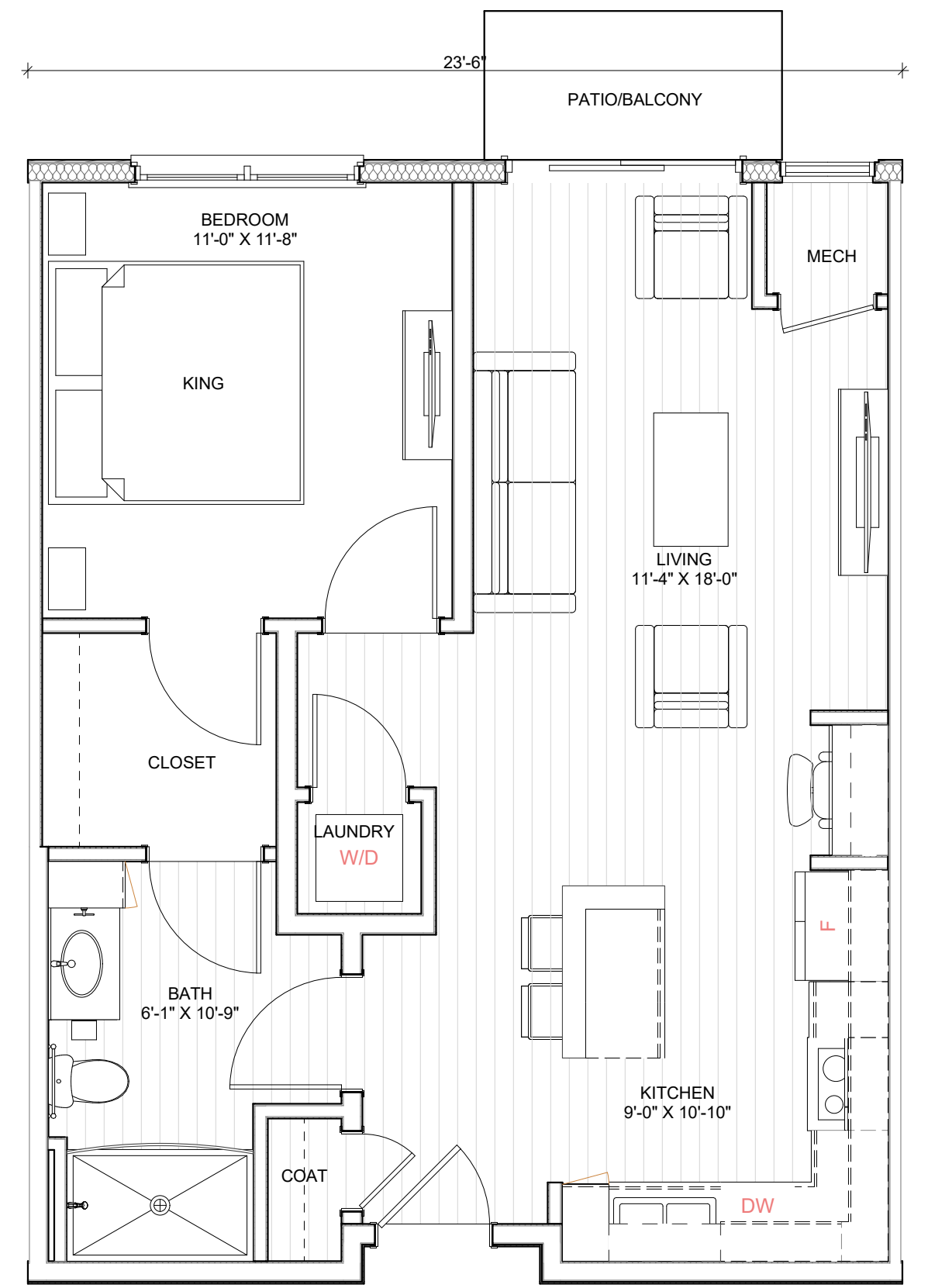
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PROJECT NUMBER:

SHEET NO.:  
**A103**

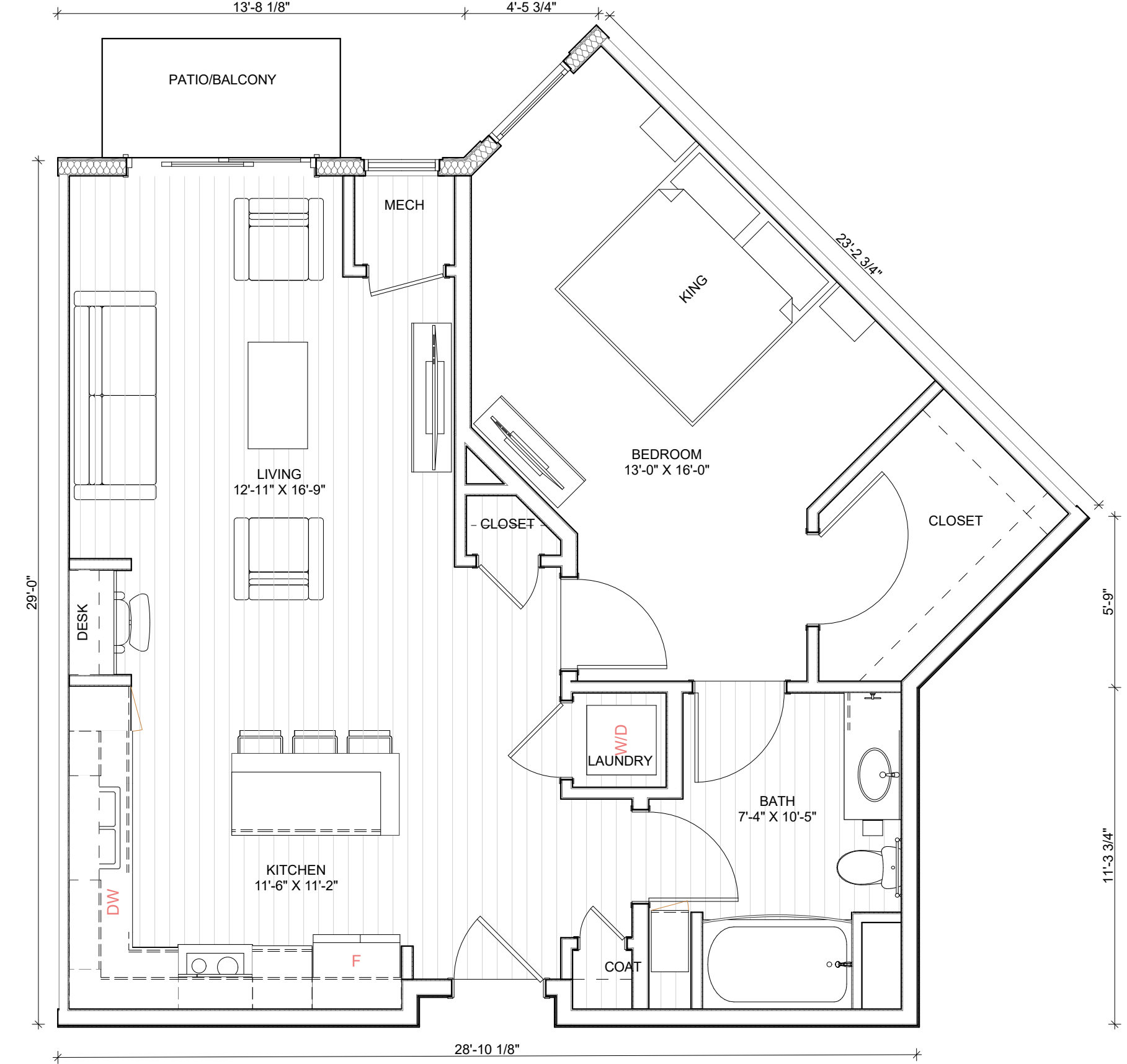
SHEET TITLE:  
**OVERALL BUILDING PLANS**



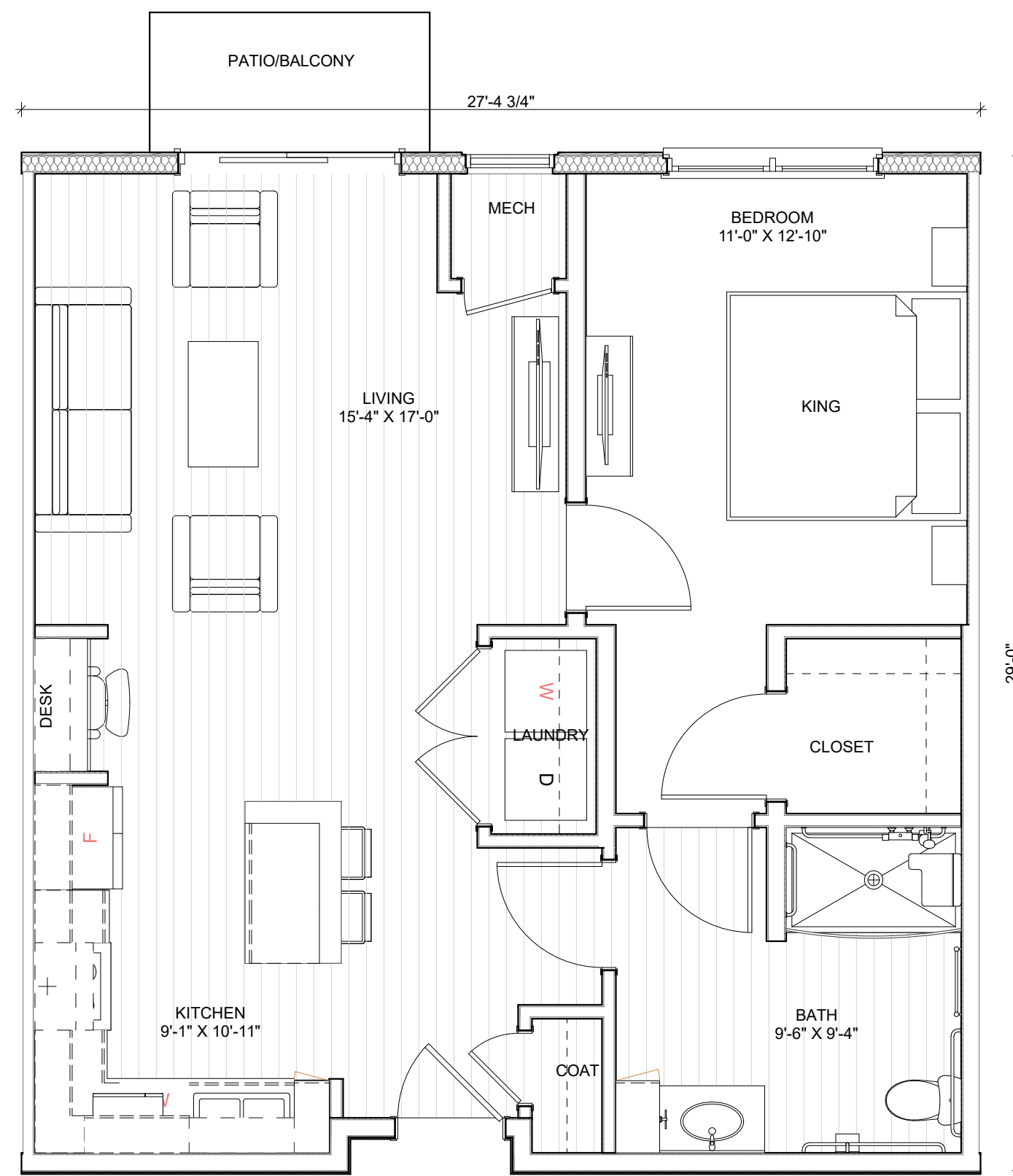
**5** A5 - ALCOVE (EFFICIENCY) 604 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 10



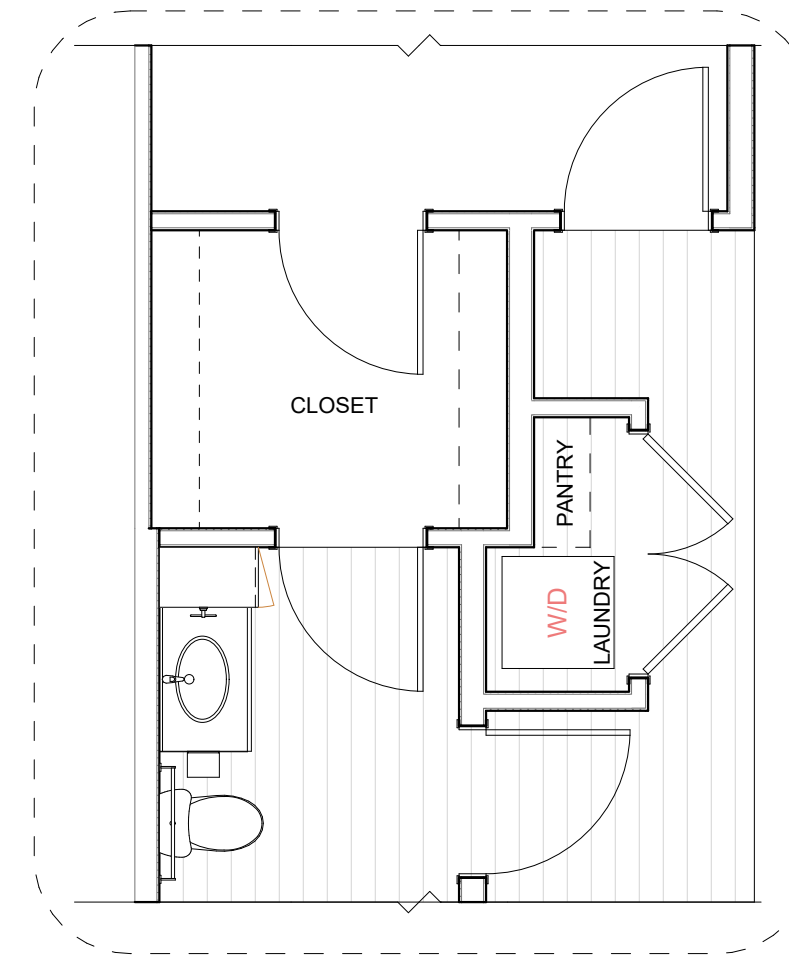
**5** A4 - 1 BEDROOM 1 BATH 700 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 16



**4** A3 - 1 BEDROOM 1 BATH 867 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 3

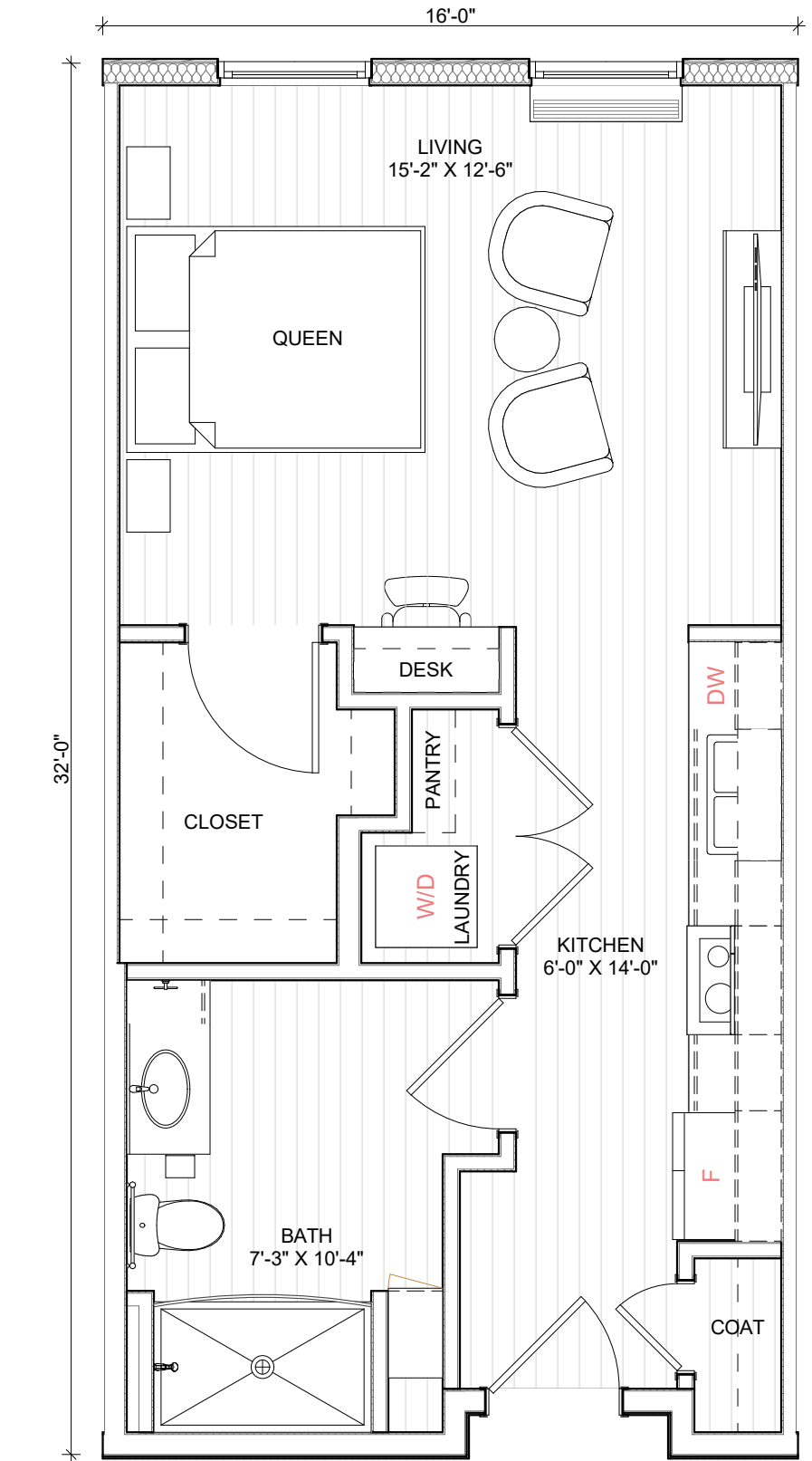


**3** A2 - 1 BEDROOM 1 BATH (ACCESSIBLE) 795 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 1



**2** A1 - 1 BEDROOM 1 BATH 749 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 40

50% OF A1 UNITS TO HAVE ENLARGED BEDROOM CLOSET IN LIEU OF DESK.



**1** S1-STUDIO 507 SF  
SCALE: 1/4" = 1'-0" QUANTITY: 12

# EXHIBIT I

**EB LAKEVILLE**  
11813 210TH STREET W  
LAKEVILLE, MN 55044  
OWNER:  
EB LAKEVILLE DEVELOPMENT LLC  
3020 FRANCE AVENUE  
ST. LOUIS PARK, MN 55416

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ISSUE DESCRIPTION	DATE
DESIGN DEVELOPMENT	

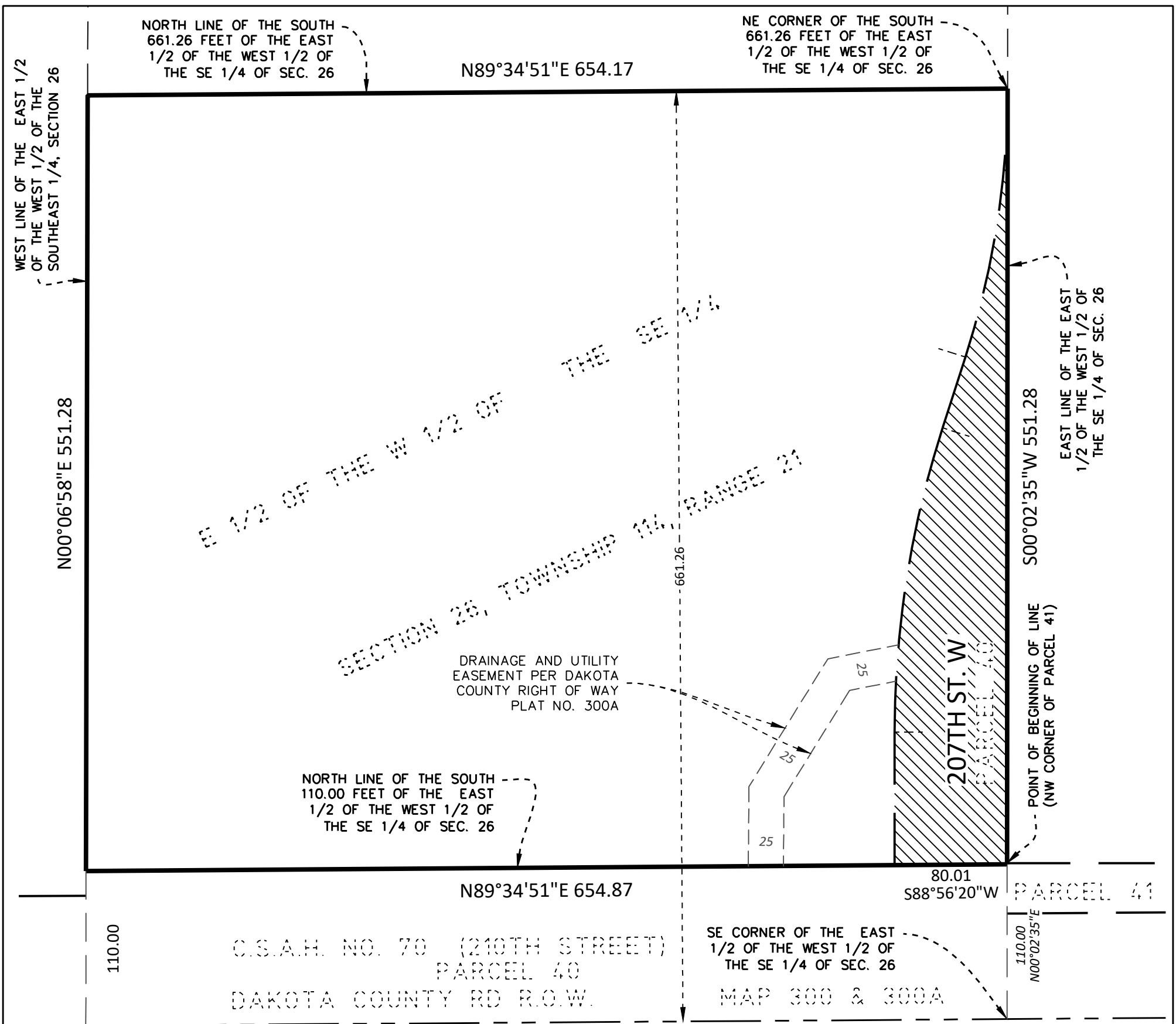
REVISIONS	
DESCRIPTION	DATE

SCALE: AS NOTED  
PROJECT NUMBER:

SHEET NO:  
**A200**

SHEET TITLE:  
**UNIT PLANS**

Mar 27, 2026 - 3:58pm - User:gmulienbach.L:\PROJECTS\54149\CAD\Survey\Exhibits\54149-ROW VAC.dwg



## DESCRIPTION

### PARCEL DESCRIPTION:

The South 661.26 feet of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 26, Township 114, Range 21, according to the U.S. Government Survey thereof, Dakota County, Minnesota.

### RIGHT-OF-WAY TO BE VACATED:

That part of Parcel 40, as shown on Dakota County Road Right of Way Map No. 300, according to the recorded map thereof, Dakota County, Minnesota lying north of the following described line:

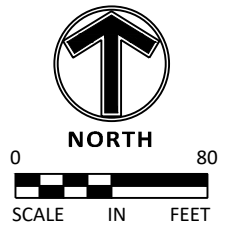
Beginning at the northwest corner of Parcel 41 as shown on said Dakota County Road Right of Way Map No. 300; thence South 88 degrees 56 minutes 20 seconds West a distance of 80.01 feet to a corner of said Parcel 40 on the north line of the south 110.00 feet of the East Half of the West Half of the Southeast Quarter of Section 26, Township 114 North, Range 21 West and said line there terminating. For purposes of this legal, said north line of the south 110.00 feet of the East Half of the West Half of the Southeast Quarter is assumed to bear North 89 degrees 34 minutes 51 seconds East.

Said easement contains approximately 26,184 square feet.

## LEGEND

RIGHT-OF-WAY TO BE VACATED 

# EXHIBIT J



EB LAKEVILLE, LLC  
 EB FIRST ADDITION  
 LAKEVILLE, MN  
 ROW VACATION EXHIBIT

Designed: \_\_\_\_\_  
 Drawn: GAM  
 Approved: GAM  
 Issued: 02/05/2026  
 Rev.: 1  
 Date: 03/27/2026

Sheet Number  
**1**  
 Project No.  
 54149

CITY OF LAKEVILLE  
DAKOTA COUNTY, MINNESOTA

EB LAKEVILLE DEVELOPMENT LLC  
CONDITIONAL USE PERMIT AMENDMENT

FINDINGS OF FACT AND RECOMMENDATION

On June 4, 2026 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of EB Lakeville Development LLC for a conditional use permit amendment to allow construction of more than one principal building within the RH-2, Multiple Family Residential District. The Planning Commission conducted a public hearing on the proposed conditional use permits preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 6 of the 2040 Comprehensive Land Use Plan, which guides the property for high density land use.
2. The property is zoned RH-2, Multiple Family Residential District.
3. The legal description of the property at the time of final plat will be:

**Lot 1, Block 1, EB First Addition**

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

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

*Finding: The multiple family building use of the property is consistent with the 2040 Comprehensive Land Use Plan and District 6 recommendations of the Comprehensive Plan.*

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

*Finding: The multiple family buildings on a single parcel are compatible with existing land uses in the area given compliance with the stipulations listed in the May 28, 2026 planning report.*

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

*Finding: Provided compliance with stipulations of the conditional use permit, the multiple family buildings on a single parcel will conform to all performance standards contained in the Zoning Ordinance.*

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

*Finding: The subject property is within the existing MUSA and is served with city sanitary sewer and water. The multi-family apartment buildings will not have a negative impact on the City's service capacity.*

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

*Finding: The multi-family apartment building use on a single parcel will not overburden the streets serving the property.*

- 5. The planning report dated May 28, 2026 prepared by Kris Jenson, Planning Manager is incorporated herein.

## RECOMMENDATION

The Planning Commission recommends that the City Council hereby approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated May 28, 2026.

**DATED: June 4, 2026**

LAKEVILLE PLANNING COMMISSION

BY: \_\_\_\_\_  
Christine Zimmer, Chair



# Memorandum

**To:** Kris Jenson, Planning Manager

**From:** Chloe Anderson, Civil Engineer  
McKenzie L. Cafferty, Environmental Resources Manager  
Joe Masiarchin, Parks and Recreation Director  
Zach Jorgenson, City Forester

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

**Date:** May 28, 2026

**Subject:** EB First Addition CUP and Right-of-Way Vacation

- Site Plan Review
- Grading and Erosion Control Plan Review
- Utility Plan Review

---

## **BACKGROUND**

EB Lakeville Development, LLC has submitted a conditional use permit amendment for a plat named EB First Addition and plans for the construction of a 142-unit apartment complex and four 6-unit townhome buildings resulting in a total of 166 units on site. The request also includes the vacation of public right of way for 207<sup>th</sup> Street. The proposed development is located north of and adjacent to 210<sup>th</sup> Street (CSAH 70) and west of Keokuk Ave. The parent parcel consists of one metes and bounds parcel in Section 26, Township 114, Range 21 (PID No. 220260081010) zoned RH-2, Multiple Family Residential District.

The final plat consists of one lot within one block on 9.94 acres.

The proposed development will be completed by:

Developer:	EB Lakeville Development, LLC
Engineer/Surveyor:	Sambatek

## **SITE CONDITIONS**

The EB Lakeville Development site contains undeveloped land with one pre-existing homestead and an accessory building that will be demolished prior to site development. A wetland complex is located on the east side of the property. The land generally slopes from the west to the east. An overhead utility line is located adjacent to the south property line of the parent parcel.

## **EASEMENTS**

Several easements for highway, stormwater, and utility purposes exist across the parent parcel and will remain with the development improvements. A drainage and utility easement shall be established with the final plat encompassing the public watermain through the site.

## **STREET AND SUBDIVISION LAYOUT**

### **210<sup>th</sup> Street (CSAH 70)**

EB Lakeville Development is located north of and adjacent to 210<sup>th</sup> Street, a Principal Arterial roadway as identified in the City's Comprehensive Transportation Plan. The Dakota County Plat Commission reviewed the proposed development at its June 21, 2023 meeting and recommended approval.

Dakota County controls the right-of-way requirements and access locations along 210<sup>th</sup> Street. The current Dakota County Plat Review Needs Map identifies 210<sup>th</sup> Street as a 4-lane divided roadway with a half right-of-way requirement of 75-feet adjacent to the development. The Developer is dedicating the necessary right-of-way for 210<sup>th</sup> Street with the EB First Addition final plat.

### **Right of Way Vacation**

Earlier this year, Dakota County conveyed the right of way for 207<sup>th</sup> Street, located at the southeast corner of the subject parcel, to the City's jurisdiction so that it could be vacated in conjunction with the EB First Addition final plat. The future alignment of 207<sup>th</sup> Street has changed since 2006 when the 207<sup>th</sup> Street right of way was established by Dakota County in 2006.

## **CONSTRUCTION ACCESS**

Construction traffic access and egress for grading, utility and street construction shall be determined with the final construction plans.

## **PARKS, TRAILS AND SIDEWALKS**

The Park Dedication Fee has not been collected on the parent parcel and shall be satisfied through a cash contribution that shall be paid with the final plat.

## **UTILITIES**

### **SANITARY SEWER**

EB Lakeville Development is located within sub-district SC-13440 of the South Creek sanitary sewer district as identified in the City's Comprehensive Sewer Plan. The wastewater from the proposed site will be conveyed by City-owned sanitary sewer facilities to the Elko/New Market interceptor and then to the Empire Wastewater Treatment Plant. The existing City-owned downstream facilities are adequate to convey the wastewater generated by the proposed development.

Private sanitary sewer service hookups were extended from the public sanitary sewer to the south side of the subject parcel for development of the property with the development of EB Lakeville units.

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

### **WATERMAIN**

A service stub was provided with the development of EB Lakeville from the 12-inch watermain along 210<sup>th</sup> Street within the City's Normal Pressure Zone. Public trunk watermain will be extended through the site in accordance with the City's Comprehensive Water Plan. The developer will be eligible for a credit to the cash requirements for the cost to oversize as compared to an 8-inch watermain.

Final locations and sizes of all sanitary sewer and watermain facilities will be reviewed by City staff with the final plat, building permit application and final construction plans.

### **OVERHEAD LINES**

An overhead electric transmission line and poles are located along the north side of 210<sup>th</sup> Street on the parent parcel. The Developer will be required to remove the poles and place the utilities underground when the preliminary plat is developed, consistent with the City's Public Ways and Property Ordinance or provide a security for their share of the costs to bury the overhead utility adjacent to the plat.

### **DRAINAGE AND GRADING**

EB Lakeville Development is located within subdistrict ML-085 of the Lake Marion District of the City's Comprehensive Water and Natural Resources Management Plan.

This development will convey stormwater runoff towards a filtration basin located within adjacent parcel to the east to be constructed in conjunction with EB Lakeville Final Plat. Prior to final plat approval, the final grading plan must be reviewed to be consistent with City Ordinance requirements.

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

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

### **STORM SEWER**

EB 1<sup>st</sup> Addition includes the construction of private storm sewer systems to be located within Lot 1, Block 1 and will collect and convey stormwater runoff generated from within the development off-site to adjacent parcel located within Authentix 2<sup>nd</sup> Addition Final Plat.

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

Final locations and sizes of all storm sewer facilities will be reviewed by City staff with the building permit application and final construction plans.

### **FEMA FLOODPLAIN ANALYSIS**

EB Lakeville Development is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the plat is not located within a Special Flood Hazard Area (SFHA).

### **WETLANDS**

A wetland delineation report was reviewed in the field and was approved September 4, 2024. One wetland was identified on the site. The project is proposing to impact 1,652 square feet of wetland. The project is eligible for the de minimis exemption based on the information provided and the wetland de minimis application for the areas outlined in the report have been determined to be acceptable for use in implementing the Wetland Conservation Act. The wetland and required buffer will be placed in a conservation easement to be dedicated with the final plat. Natural area signs will be placed along the easement that contains the wetland and wetland buffer. Final locations of signs will be determined with final plat. The plan must be revised to reduce impacts to the wetland buffer prior to final plat.

### **TREE PRESERVATION**

Because the tree inventory was prepared with the preliminary plat, which was approved by the City Council in late 2024, the site is not subject to the current tree preservation requirements. The plan identifies 519 total trees on site and proposes to save 24 trees (4.6%). Measures to protect significant trees as identified in the Tree Preservation ordinance (10-4-11), including but not limited to tree protection fencing and erosion control measures, are to be installed prior to the start of tree removals or other site work and maintained throughout construction. Minor changes may result in additional removals or saves based on location or condition of the tree.

All "save" trees that are damaged or removed will require replacement at a ratio of 2:1 as per the Lakeville Subdivision Ordinance.

### **EROSION CONTROL**

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as maintaining the SWPPP for the site during construction. The permit requires that any changes made throughout construction must be documented in the SWPPP.

The developer is responsible for establishment of all slopes adjacent to the wetland and buffer. The area will be established with native vegetation. 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.

The MS4 Administration Fee has not been collected on the parent parcel and must be paid with the final plat or at the time a grading permit is issued, if done prior to final plat.

### **RECOMMENDATION**

Engineering recommends approval of the, site plan, grading and erosion control plan, and utility plan for EB First Addition, subject to the requirements and stipulations within this report.



# Memorandum

**To:** Planning Commission  
**From:** Kris Jenson, Planning Manager  
**Date:** May 28, 2026  
**Subject:** Packet Material for the June 4, 2026 Planning Commission Meeting

**Agenda Item:** Authentix Lakeville Second Addition Preliminary Plat

**Action Deadline:** July 15, 2026

---

## BACKGROUND

EB Lakeville Development LLC has submitted an application and plans for a preliminary and final plat to be known as Authentix Lakeville Second Addition. The plat consists of three outlots totaling 7.25 acres. The property is located north of 210<sup>th</sup> Street (CSAH 70) and west of Keokuk Avenue. One of the outlots is proposed to be used as a stormwater pond for the adjoining EB First Addition development. The plans have been reviewed by the Engineering, Environmental Resources, Forestry, and Parks and Recreation staff.

## EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat
- D. Final Plat
- E. Certificate of Survey
- F. Grading Plan
- G. Utility Plan
- H. Tree Inventory
- I. Landscape Plan
- J. August 9, 2026 Dakota County Plat Commission letter

# PLANNING ANALYSIS

**Comprehensive Plan.** The property is located in Planning District No. 6 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The subject property is guided C, Commercial in the 2040 Comprehensive Land Use Plan.

**Zoning and Surrounding Uses.** The property is zoned C-3, General Commercial District. The proposed project is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
<b>North</b>	Authentix Lakeville townhomes	CMU, Corridor Mixed Use	M-1, Mixed Use I-35 Corridor
<b>South</b>	210 <sup>th</sup> St (CSAH 70), Candlewood Suites, vacant property	C, Commercial	C-3, General Commercial
<b>East</b>	Lakeville Inn hotel, Suite Living facility	C, Commercial	C-3, General Commercial
<b>West</b>	Proposed EB Lakeville multi-family housing site	HDR, High Density Residential	RH-2, Multiple Family Residential District

**Existing Site Conditions.** The site is primarily undeveloped; a private frontage road has been constructed along the south side of the property that will provide access for the EB First Addition plat to Keokuk Avenue upon completion of the remaining segment just east of the Authentix Lakeville Second Addition plat boundary.

**Outlots.** The preliminary plat of Authentix Lakeville Second Addition consists of three outlots.

*Outlot A* is 4.35 acres and will be retained by the property owner for future development. At the time of development, a preliminary plat will be required and the wetland and required buffers must be deeded to the City at the time the parcel is platted into lots and blocks. The area of the outlot outside of the wetland meets the minimum lot width and area requirements of the C-3 District.

*Outlot B* is 1.21 acres and will be used to provide stormwater management for the EB First Addition development. A Stormwater Maintenance Agreement (SMA) is required to be approved by the City Council in conjunction with the final plat.

*Outlot C* is 1.7 acres and contains a wetland and required buffers and will be deeded to the City with the final plat.

**Streets.** The plat is directly adjacent to 210<sup>th</sup> Street (CSAH 70), though direct access to 210<sup>th</sup> Street from the parcels is restricted by Dakota County. A private frontage road was constructed in 2023 to provide access from this parcel to 210<sup>th</sup> Street and Keokuk Avenue.

**Grading, Drainage and Utilities.** City sanitary sewer and water are currently available to the site, which is within the current MUSA. Grading, drainage, erosion control, and utility plans were submitted with the preliminary plat plans and are reviewed in the engineering report prepared by Chloe Anderson, Project Engineer and Mac Cafferty, Environmental Resources Manager. See the May 28, 2026 Engineering memo for additional information.

**Wetlands.** A wetland delineation was previously approved for the site but expired in 2025. A new delineation is in progress and must be completed and approved prior to City Council consideration of the final plat. At the time Outlot A is platted into lots and blocks, the wetland and required buffers must be placed within an outlot that is deeded to the City.

**Tree Inventory/Landscape Plan.** Exhibit H includes the inventory of trees of the proposed Outlot B. Because the property has commercial zoning, there is a 70% removal threshold. Per the calculations, at least 32.7 inches must be replaced on the site. Exhibit I indicates that 14 Heritage Birch and Swamp White Oak trees will be planted around the perimeter of the stormwater pond, providing 35 inches (14 trees at 2.5 inches each), to meet the required tree replacement.

**Park Dedication.** The Authentix Lakeville Second Addition plat boundary is at the edge of a neighborhood park service area that is primarily located south of CSHA 70. Cash in lieu park dedication fees can only be collected when a parcel is platted into lots and blocks and therefore will not be collected with the Authentix Lakeville Second Addition final plat.

**Trails and Sidewalks.** No trails or sidewalks are proposed with this plat; there is a 10-foot-wide bituminous path along the north side of 210<sup>th</sup> Street, which provides a pedestrian connection from the proposed EB First Addition development to the west with the commercial area along Keokuk Avenue.

## **RECOMMENDATION**

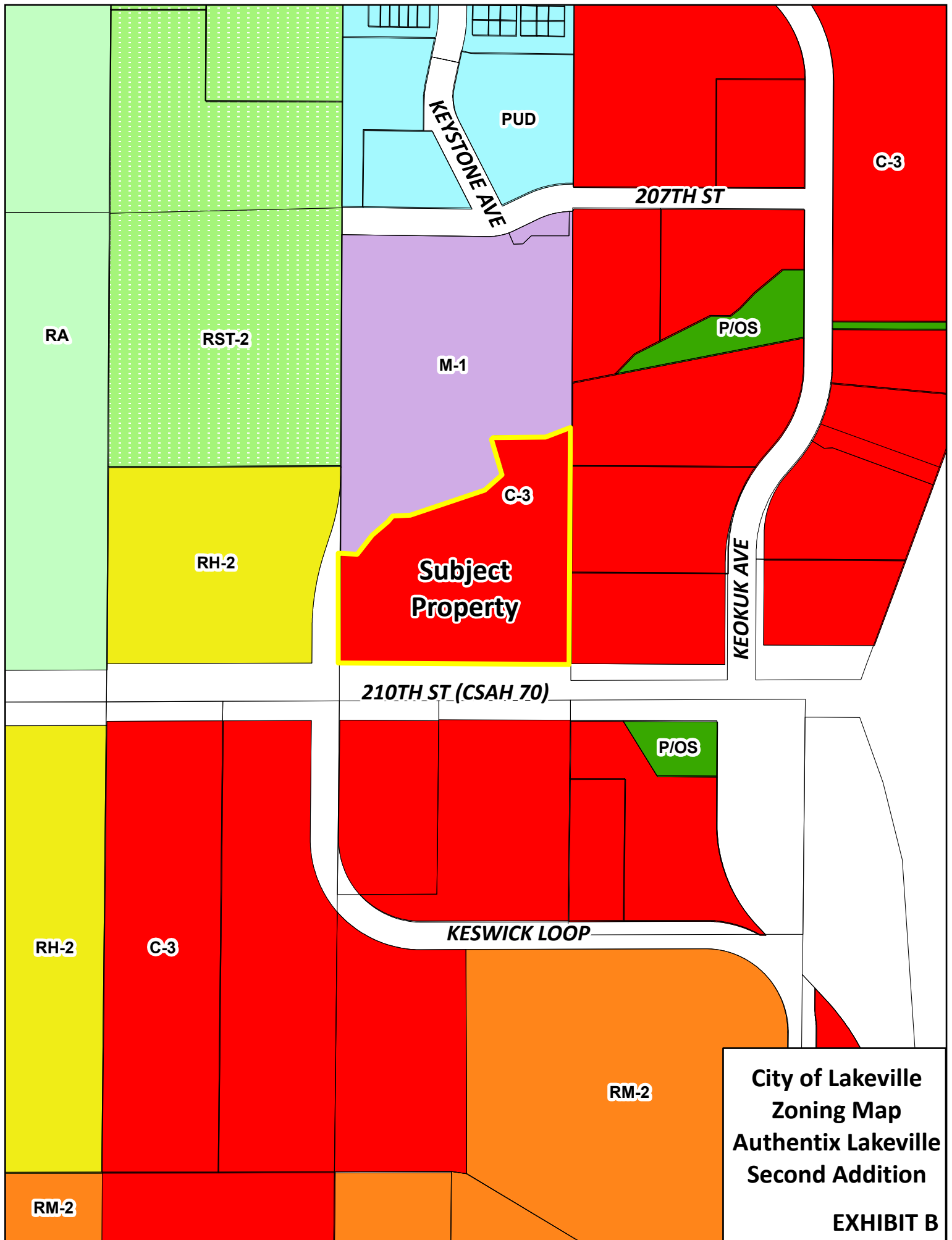
Community Development staff recommends approval of the Authentix Lakeville Second Addition preliminary plat, subject to the following stipulations:

1. Implementation of the recommendations listed in the engineering report dated May 28, 2026.

2. The wetland delineation must be completed and approved prior to City Council consideration of the final plat.
3. A stormwater maintenance agreement shall be approved by the City Council with the approval of the final plat.



**City of Lakeville  
Location Map  
Authentix Lakeville  
Second Addition  
EXHIBIT A**



City of Lakeville  
Zoning Map  
Authentix Lakeville  
Second Addition  
**EXHIBIT B**

LEGEND		
● FOUND MONUMENT	— BOUNDARY LINE	- - - EASEMENT LINE
○ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	- - - SETBACK LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	- - - UNDERLYING / ADJACENT LOT	- - - RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 43933	— TIE LINE	— TREE LINE
⊗ GATE VALVE / HYDRANT	— SECTION LINE	— CONCRETE CURB
⊙ SANITARY MANHOLE	(100.00) DEED DISTANCE	— BUILDING LINE
○ CLEAN OUT	— WATERMAIN	— BUILDING CANOPY
⊙ STORM MANHOLE	— SANITARY SEWER	— BITUMINOUS SURFACE
⊙ STORM CATCH BASIN	— STORM SEWER	— CONCRETE SURFACE
⊙ FLARED END SECTION	— UNDERGROUND ELECTRIC	○ DECIDUOUS TREE
⊙ TRANSFORMER	— UT UNDERGROUND TELEPHONE	○ CONIFEROUS TREE
★ LIGHT	— UG UNDERGROUND GAS	× SPOT ELEVATION
★ GUY ANCHOR	— OE OVERHEAD ELECTRICAL WIRE	— CONTOUR
○ UTILITY POLE	— CHAIN LINK FENCE	ST. 999.9 SOIL BORING
● GUARD POST	— WOOD FENCE	ST. 999.9 REGULAR PARKING STALL COUNT
— SIGN	— WIRE FENCE	— TRAFFIC MARKERS
○ GAS METER	— WET LAND	
⊙ GAS MANHOLE	— RETAINING WALL	
⊙ ELECTRIC MANHOLE	— BLOCK RETAINING WALL	
⊙ ELECTRIC METER	— STONE RETAINING WALL	
⊙ CABLE TV BOX	— POND / WATER LINE	
⊙ COMMUNICATIONS MANHOLE	— FEMA FLOOD ZONE LINE	

**DESCRIPTION**  
 Outlot A, Authentix Lakeville, Dakota County, Minnesota.

**PROPERTY SUMMARY**

TOTAL SITE AREA:	315,849 SF (GROSS)
LESS OUTLOTS:	315,849 SF
LESS RIGHT-OF-WAY:	0.5F
	0.5F (NET)

**LOT SUMMARY**

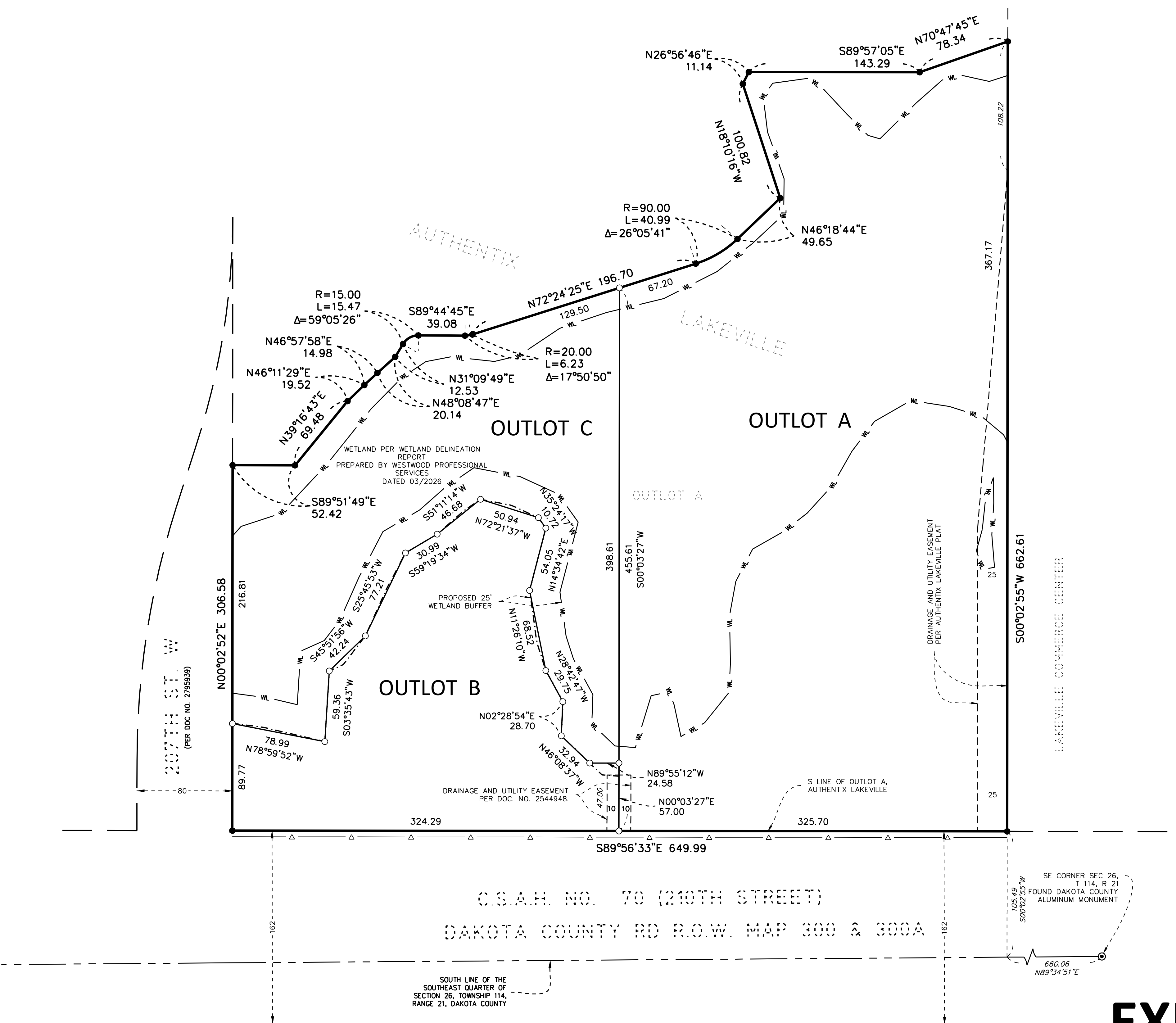
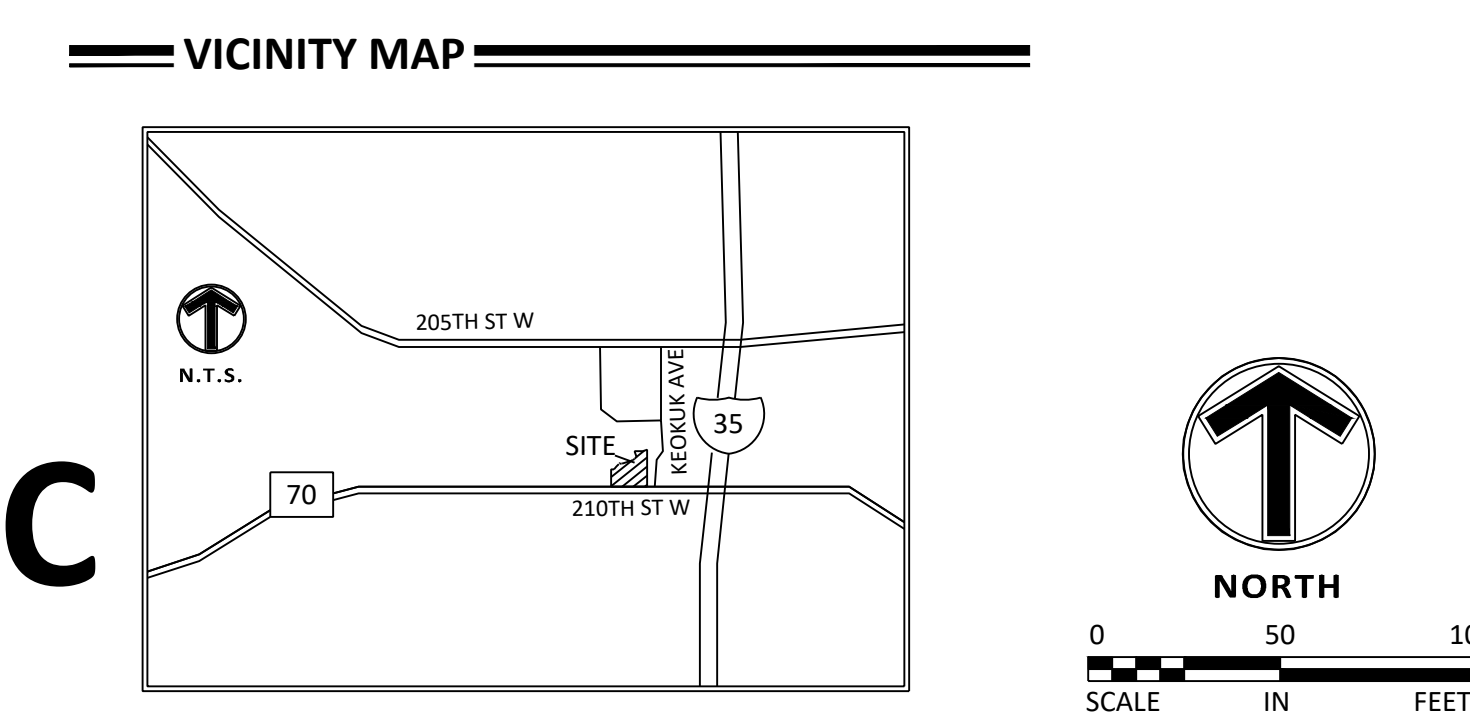
OUTLOT A:	189,442 SF (4.349 ACRES)
OUTLOT B:	52,501 SF (1.205 ACRES)
OUTLOT C:	73,906 SF (1.697 ACRES)

**SITE DENSITY**  
 PROPOSED DENSITY: N/A

**SITE SETBACKS**

FRONT YARD: N/A  
 REAR YARD: N/A  
 SIDE YARD: N/A

- DEVELOPMENT NOTES**
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
  - DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.



# EXHIBIT C

24.15 (LWS TECH) | CHANDLER CIBRIONE | 4/22/2026 5:01:13 PM  
 L:\PROJECTS\54149\CAD\SURVEY\54149-PP-PLAT (AUTHENTIX).DWG:CS.00 PRELIMINARY PLAT

NO	DATE	BY	CKD	APPR	COMMENT
4	04/23/2026	GAM	GAM	GAM	CITY RESUBMITTAL

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

Print Name: Glenn A. Mullenbach

*Glenn A. Mullenbach*

Date 02/06/2026 License # 47470

DATE ISSUED  
 02/06/2026

DRAWN BY  
 GAM

DESIGNED BY

CHECKED BY  
 GAM

PROJECT NO.  
 54149



PRELIMINARY PLAT  
 EB LAKEVILLE DEVELOPMENT, LLC  
 AUTHENTIX LAKEVILLE 2ND ADDITION  
 LAKEVILLE, MN

SHEET  
**C3.01**  
 9 OF 30  
 REV. 4

# AUTHENTIX LAKEVILLE SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That \_\_\_\_\_, owner of the following described property:

Outlot A, AUTHENTIX LAKEVILLE, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as AUTHENTIX LAKEVILLE SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said \_\_\_\_\_, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed:

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ on behalf of the company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

Notary Printed Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Glen A. Mullenbach, Licensed Land Surveyor,  
Minnesota License No. 47470

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Glen A. Mullenbach.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

Notary Printed Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF LAKEVILLE, STATE OF MINNESOTA

This plat of AUTHENTIX LAKEVILLE SECOND ADDITION was approved and accepted by the City Council of the City of Lakeville, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_ Mayor

By: \_\_\_\_\_ Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 9th day of August, 2022, the Board of Commissioners of Dakota County, Minnesota approved this plat of AUTHENTIX LAKEVILLE SECOND ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair, County Board

County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

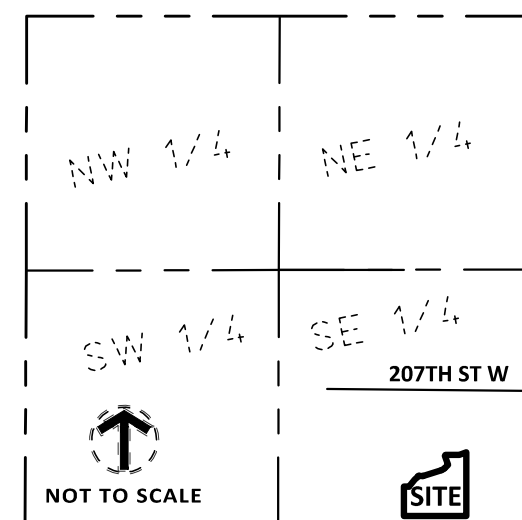
Amy A. Koethe, Director,  
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

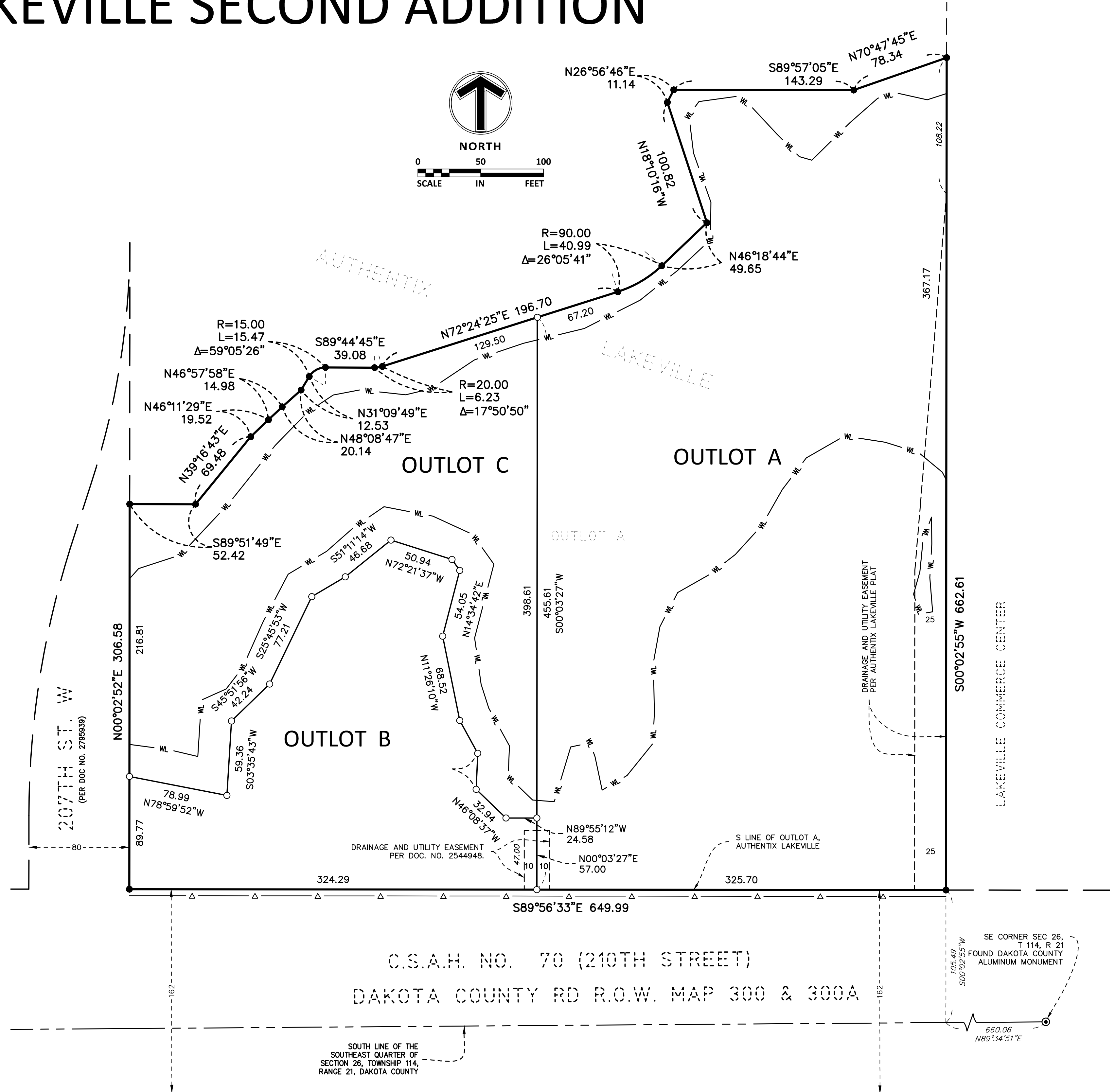
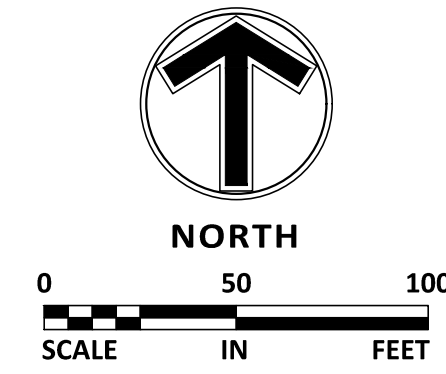
I hereby certify that this plat of AUTHENTIX LAKEVILLE SECOND ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

Amy A. Koethe, Dakota County Recorder

## VICINITY MAP SEC. 26, T. 114 N, R. 21 W



NOT TO SCALE



△ DENOTES RIGHT OF ACCESS CONVEYED TO DAKOTA COUNTY PER DOC. NO. 3565867

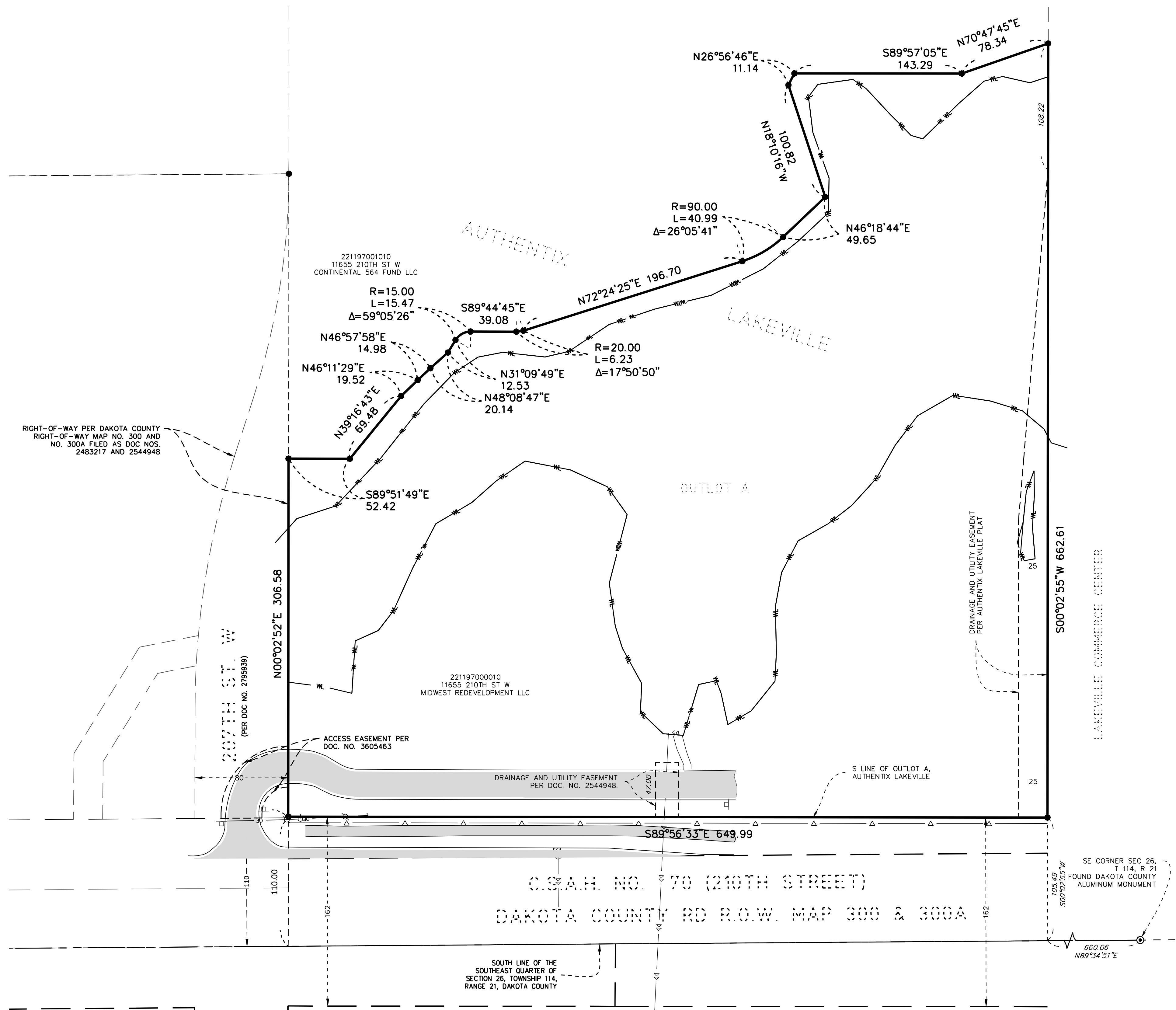
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47470
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT FOUND AND MARKED BY LICENSE NO. 43933

WETLAND PER WETLAND DELINEATION REPORT BY WESTWOOD PS DATED 03/2026

THE SOUTH LINE OF OUTLOT A, AUTHENTIX LAKEVILLE IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST.

# EXHIBIT D

**SAMBATEK, INC.**  
ENGINEERING, PLANNING  
AND LAND SURVEYING



**DESCRIPTION**

Outlot A, AUTHENTIX LAKEVILLE, Dakota County, Minnesota, according to the recorded plat thereof.

**PROPERTY SUMMARY**

- SUBJECT PROPERTY ADDRESS IS 11655 210TH ST W, LAKEVILLE, MN 55044, ITS PROPERTY IDENTIFICATION NUMBER IS 221197000010.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 7.25 ACRES OR 315,849 SQUARE FEET.

**SURVEY NOTES**

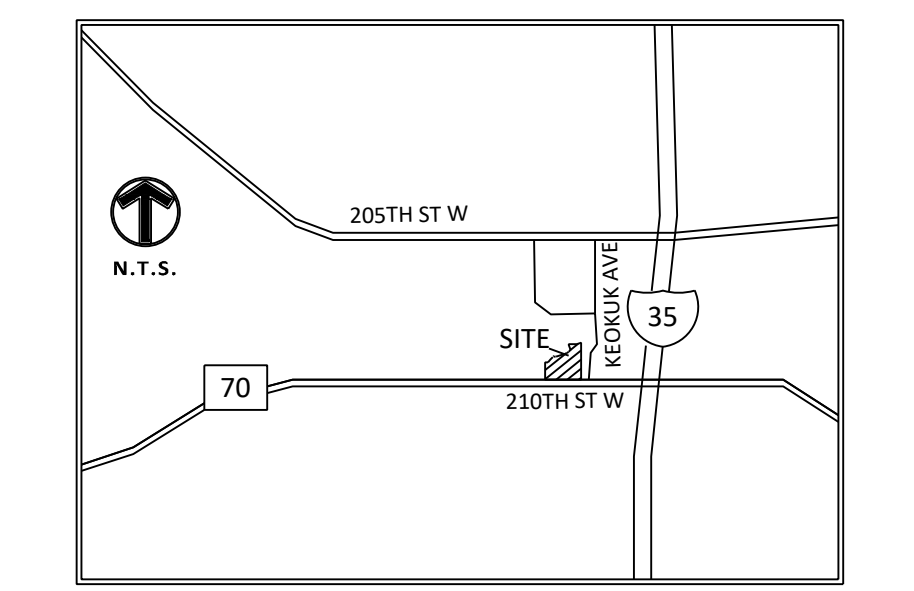
- THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST FOR THE SOUTH LINE OF EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 114, RANGE 21. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION.
- FIELD WORK WAS COMPLETED ON 04/01/2026.
- THE LOCATION OF THE WETLAND HAS BEEN SHOWN ON THE SURVEY AS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES ON 03/2026

**LEGEND**

● FOUND MONUMENT	— BOUNDARY LINE	- - - EASEMENT LINE
○ FOUND CAST IRON MONUMENT	- - - RIGHT-OF-WAY LINE	- - - SETBACK LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	- - - UNDERLYING / ADJACENT LOT	- - - RESTRICTED ACCESS
⊙ SET MONUMENT MARKED LS 43933	- - - TIE LINE	- - - TREE LINE
⊙ GATE VALVE / HYDRANT	- - - SECTION LINE	- - - CONCRETE CURB
⊙ SANITARY MANHOLE	(100.00) DEED DISTANCE	- - - BUILDING LINE
⊙ CLEAN OUT	— WATERMAIN	- - - BUILDING CANOPY
⊙ STORM MANHOLE	— SANITARY SEWER	- - - BITUMINOUS SURFACE
⊙ STORM CATCH BASIN	— STORM SEWER	- - - CONCRETE SURFACE
⊙ FLARED END SECTION	— UNDERGROUND ELECTRIC	⊙ DECIDUOUS TREE
⊙ TRANSFORMER	— UNDERGROUND TELEPHONE	⊙ CONIFEROUS TREE
⊙ LIGHT	— UNDERGROUND GAS	⊙ SPOT ELEVATION
⊙ GUY ANCHOR	— OVERHEAD ELECTRICAL WIRE	— CONTOUR
⊙ UTILITY POLE	— CHAIN LINK FENCE	— SOIL BORING
⊙ GUARD POST	— WOOD FENCE	⊙ REGULAR PARKING STALL COUNT
⊙ SIGN	— WIRE FENCE	⊙ ADJACENT LANDOWNER CHART NUMBER
⊙ GAS METER	— WET LAND	⊙ TELEPHONE PEDESTAL
⊙ GAS MANHOLE	— RETAINING WALL	⊙ CABLE TV BOX
⊙ ELECTRIC MANHOLE	— BLOCK RETAINING WALL	⊙ COMMUNICATIONS MANHOLE
⊙ ELECTRIC METER	— STONE RETAINING WALL	
⊙ TELEPHONE PEDESTAL	— POND / WATER LINE	
⊙ CABLE TV BOX	⋯ FEMA FLOOD ZONE LINE	
⊙ COMMUNICATIONS MANHOLE		

# EXHIBIT E

**VICINITY MAP**



24.15 (LWS TECH) | CHANDLER CIRIBIONE | 4/22/2026 4:58:27 PM  
L:\PROJECTS\54149\CAD SURVEY\54149\_C05.DWG:CD.01 CERTIFICATE OF SURVEY

NO	DATE	BY	CKD	APPR	COMMENT
4	04/23/2026	GAM	GAM	GAM	CITY RESUBMITTAL

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

Print Name: GLENA A. MULLENBACH

*Glen A Mullenbach*

Date 03/06/2026 License # 47470

DATE ISSUED  
03/06/2026

DRAWN BY  
JTW

DESIGNED BY

CHECKED BY  
GAM

PROJECT NO.  
54149

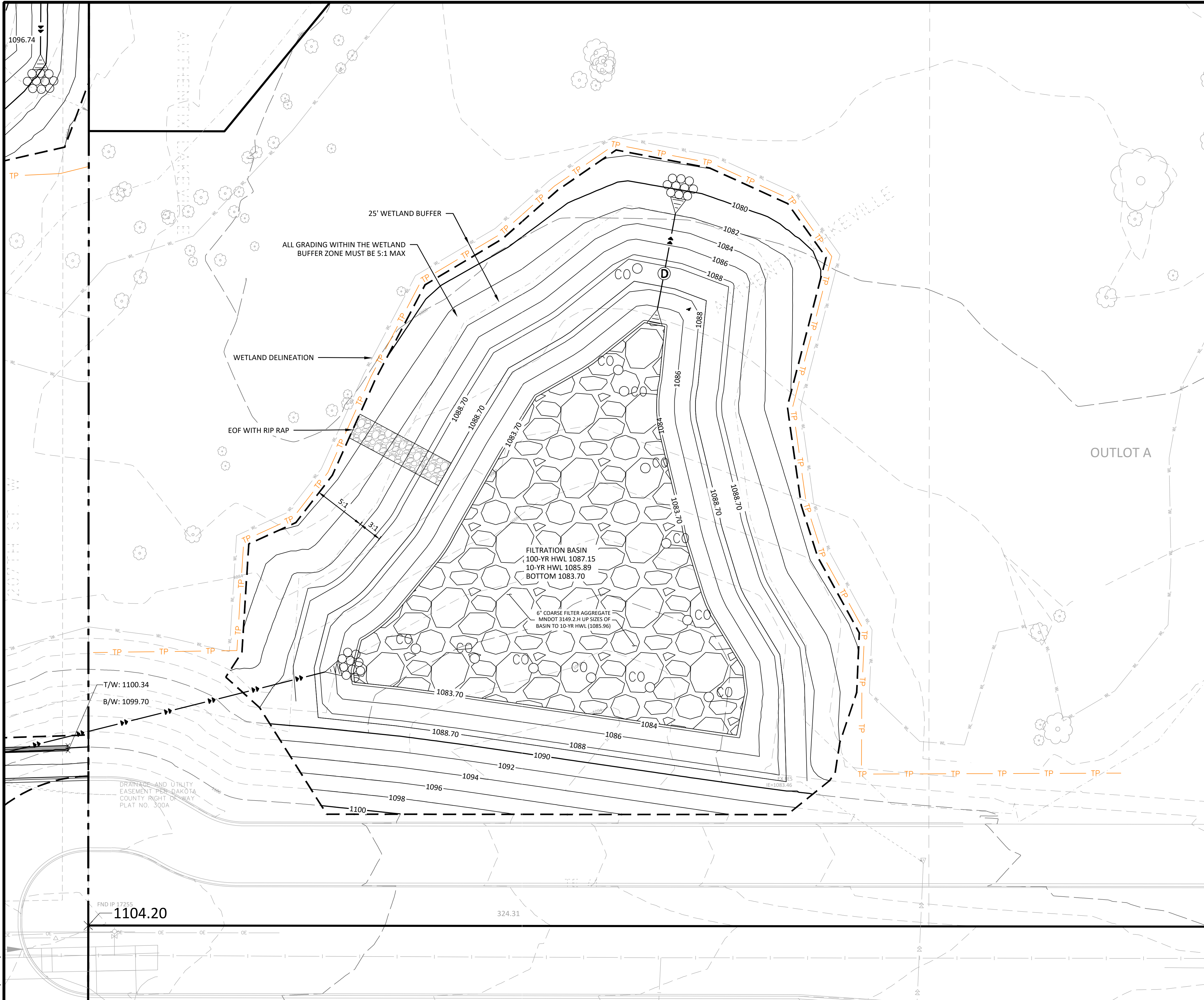


**CERTIFICATE OF SURVEY**

EB LAKEVILLE DEVELOPMENT, LLC  
AUTHENTIX LAKEVILLE 2ND ADDITION

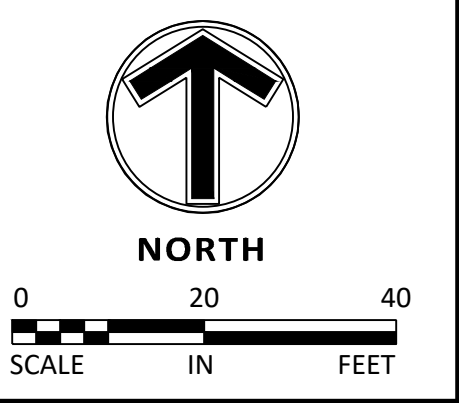
LAKEVILLE, MN

SHEET  
**C2.01**  
6 OF 30  
REV. 4



PROPOSED	EXISTING	PROPERTY LINE	STANDARD DUTY ASPHALT PAVING

# EXHIBIT F



24.15 (LWS TECH) | CHANDLER CIRIBIONE | 4/22/2026 5:03:02 PM  
L:\PROJECTS\54149\CAD\CIVIL\SHEETS\54149-C4.02-GRADE.DWG.C4.02 EAST BASIN GRADING PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
2	02/16/2026	CDC	MCA	MCA	UPDATED WETLAND INFORMATION
4	04/23/2026	CDC	MCA	MCA	CITY RESUBMITTAL

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

Print Name: MARK ANDERSON

*Mark Anderson*

Date: 03/06/2026 License #: 23450

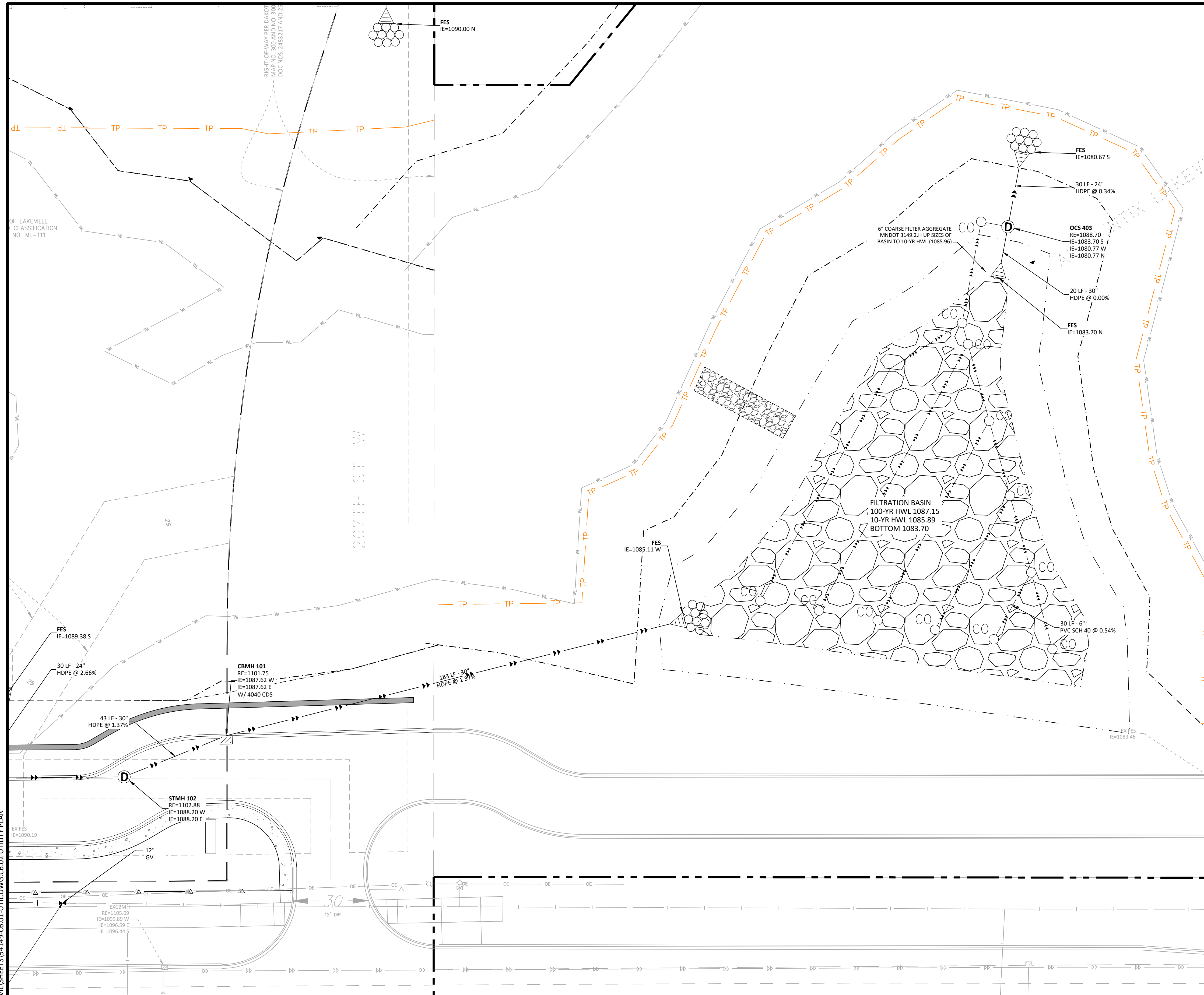
PRELIMINARY	DRAWN BY EC
DESIGN REVIEW	DESIGNED BY EC
PERMIT SUBMITTAL	CHECKED BY MA
CONSTRUCTION DOCUMENTS	PROJECT NO. 54149



EAST BASIN GRADING PLAN

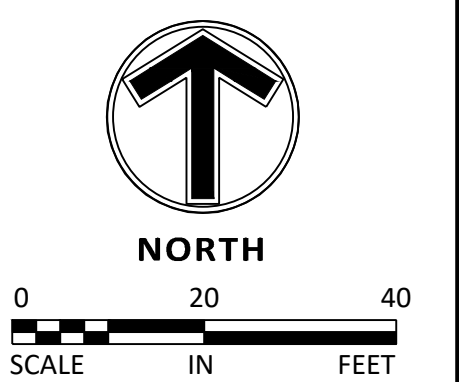
EB 1ST ADDITION  
EB LAKEVILLE DEVELOPMENT, LLC  
SITE DEVELOPMENT PLANS  
LAKEVILLE, MN

SHEET  
**C4.02**  
12 OF 30  
REV. 4



LEGEND	
PROPOSED	EXISTING
	SANITARY SEWER
	FORCEMAIN (SAN.)
	STORM SEWER
	DRAINTILE
	WATERMAIN
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	CONCRETE CURB
	EASEMENT LINE

# EXHIBIT G



24.15 (LWS TECH) | CHANDLER CIRIBICIONE | 4/22/2026 5:09:04 PM  
L:\PROJECTS\54149\CAD\CIVIL\SHEETS\54149-C6.02-UTIL.DWG.C6.02 UTILITY PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
4	04/23/2026	CDC	MCA	MCA	CITY RESUBMITTAL

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

Print Name: MARK ANDERSON

*Mark Anderson*

Date: 03/06/2026 License # 23450

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY  
EC

DESIGNED BY  
EC

CHECKED BY  
MA

PROJECT NO.  
54149



UTILITY PLAN

EB 1ST ADDITION  
EB LAKEVILLE DEVELOPMENT, LLC  
SITE DEVELOPMENT PLANS  
LAKEVILLE, MN

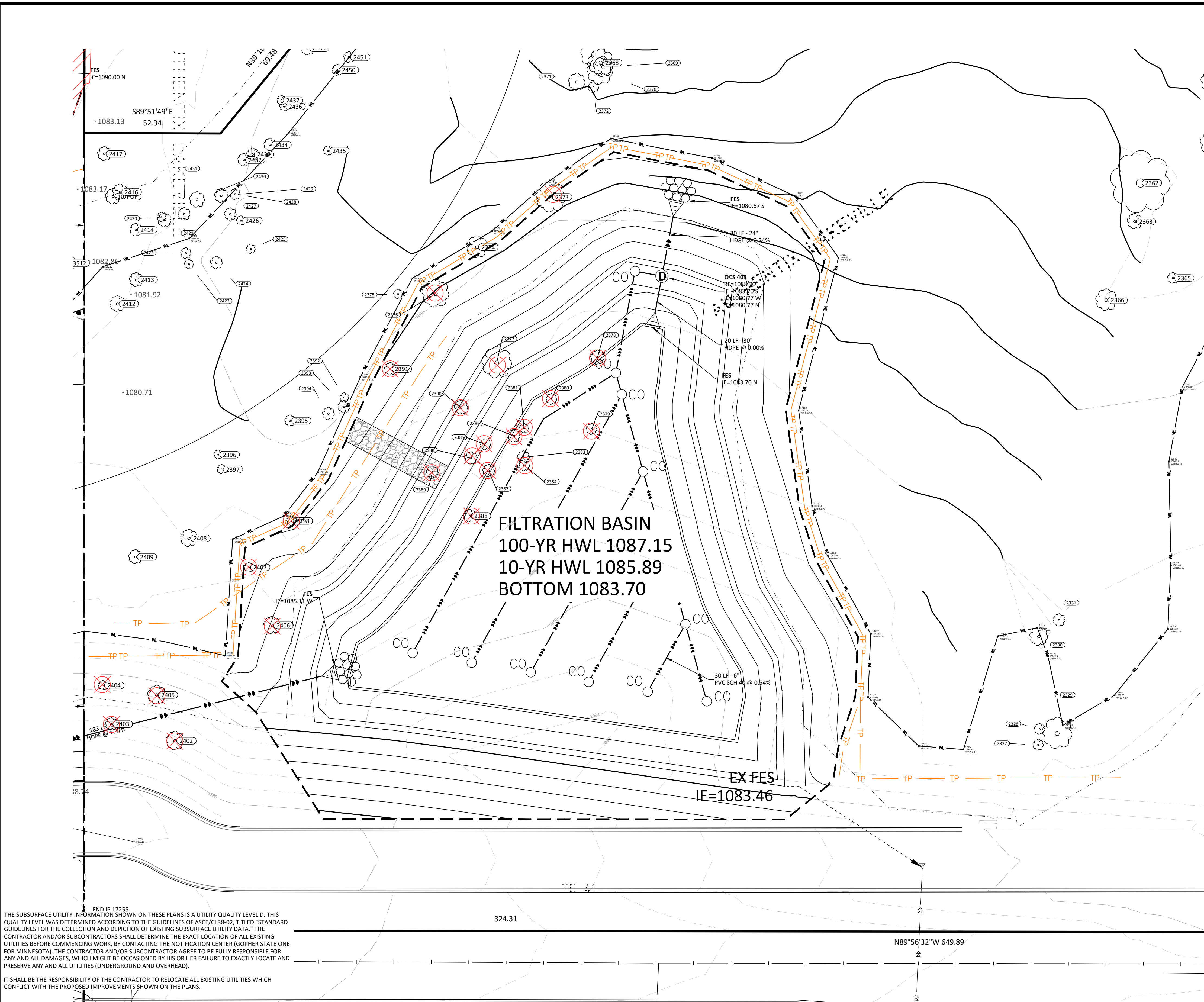
SHEET

**C6.02**

20 OF 30

REV. 4

24.15 (LWS TECH) | CHANDLER CIRIBICIONE | 4/22/2026 5:12:36 PM  
L:\PROJECTS\54149\CAD\CIVIL\SHEETS\54149-10.01-TREE DWG\10.03 TREE PRESERVATION PLAN (OUTLOT B)



**LEGEND**

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	TREE REMOVAL
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDGING	---	---	
STORM SEWER	①	②	
SANITARY SEWER	③	④	
FORCEMAIN (SAN.)	⑤	⑥	
WATERMAIN	⑦	⑧	
YARDDRRAIN	⑨	⑩	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
TREE TO BE REMOVED	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	

**LAKEVILLE TREE CODE (NEW)**

**OUTLOT B**  
MIXED USE, COMMERCIAL, INDUSTRIAL AND SPECIAL DISTRICT -  
**REMOVAL THRESHOLD = 70% TOTAL SIGNIFICANT TREE DIAMETER INCHES WITHOUT REPLACEMENT**

**TOTAL SIGNIFICANT DIAMETER INCHES (SEE INVENTORY BELOW) = 218 INCHES**  
ALLOWABLE REMOVAL INCHES (70%) 218 INCHES = 152.6 INCHES  
REMOVAL COMMON DIAMETER INCHES = 60 INCHES  
ALLOWABLE REMOVAL = 152.6 - 60 = 92.6 INCHES  
**REPLACEMENT REQUIRED = 0 INCHES**  
REMOVAL CONIFER DIAMETER INCHES = 0 INCHES  
REPLACEMENT REQUIRED = 0 INCHES  
REMOVAL HARDWOOD DECIDUOUS INCHES = 158 INCHES  
REPLACEMENT REQUIRED = 92.6 - 158 = 65.4 INCHES  
REPLACEMENT RATIO 1/2 DIAMETER INCHES FOR HARDWOOD DECIDUOUS = 32.7 INCHES  
**PROPOSED REPLACEMENT TREES = 14 SHADE TREES X 2.5" CALIPER = 35 INCHES\***

\*SEE LANDSCAPE PLAN (OUTLOT B) SHEET L1.02 FOR PROPOSED TREE REPLACEMENT PLANTING SCHEDULE

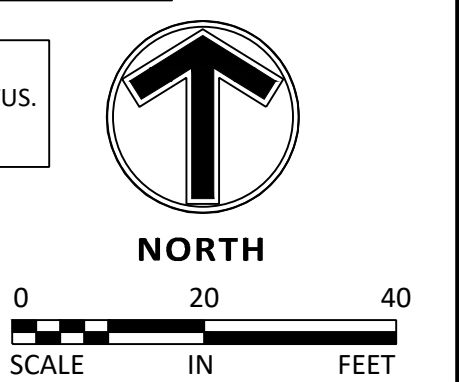
**OUTLOT B TREE INVENTORY**

Tag	size	species	class	status	
2373	20	pop	common	remove	outlot b
2374	14	pop	common	remove	outlot b
2376	18	cwood	common	remove	outlot b
2377	20	oak	hardwood	remove	outlot b
2378	9	oak	hardwood	remove	outlot b
2379	7	oak	hardwood	remove	outlot b
2380	7	oak	hardwood	remove	outlot b
2381	6	oak	hardwood	remove	outlot b
2382	8	oak	hardwood	remove	outlot b
2383	8	oak	hardwood	remove	outlot b
2384	7	oak	hardwood	remove	outlot b
2385	7	oak	hardwood	remove	outlot b
2386	8	oak	hardwood	remove	outlot b
2387	8	oak	hardwood	remove	outlot b
2388	8	oak	hardwood	remove	outlot b
2391	8	pop	common	remove	outlot b
2402	12	oak	hardwood	remove	outlot b
2403	8	oak	hardwood	remove	outlot b
2404	6	oak	hardwood	remove	outlot b
2405	12	oak	hardwood	remove	outlot b
2406	11	oak	hardwood	remove	outlot b
2407	6	oak	hardwood	remove	outlot b

NOTE: CONTRACTOR TO INSTALL TREE PROTECTION FENCING PER DETAIL 5/L1.02 PRIOR TO BEGINNING ANY WORK ON SITE. SEE GENERAL NOTES SHEET C1.04 FOR ADDITIONAL SPECIFICATIONS.

REFER TO SHEET L0.04 FOR OUTLOT B TREE INVENTORY AND REMOVAL AND REPLACEMENT STATUS. TREE INVENTORY TABLE SHALL TAKE PRECEDENCE OVER TREE PRESERVATION PLAN.

# EXHIBIT H



NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
4	04/23/2026	SG	DR	DR	CITY RESUBMITTAL

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

Print Name: DAN REBOK  
Date: \_\_\_\_\_ License #: 56877

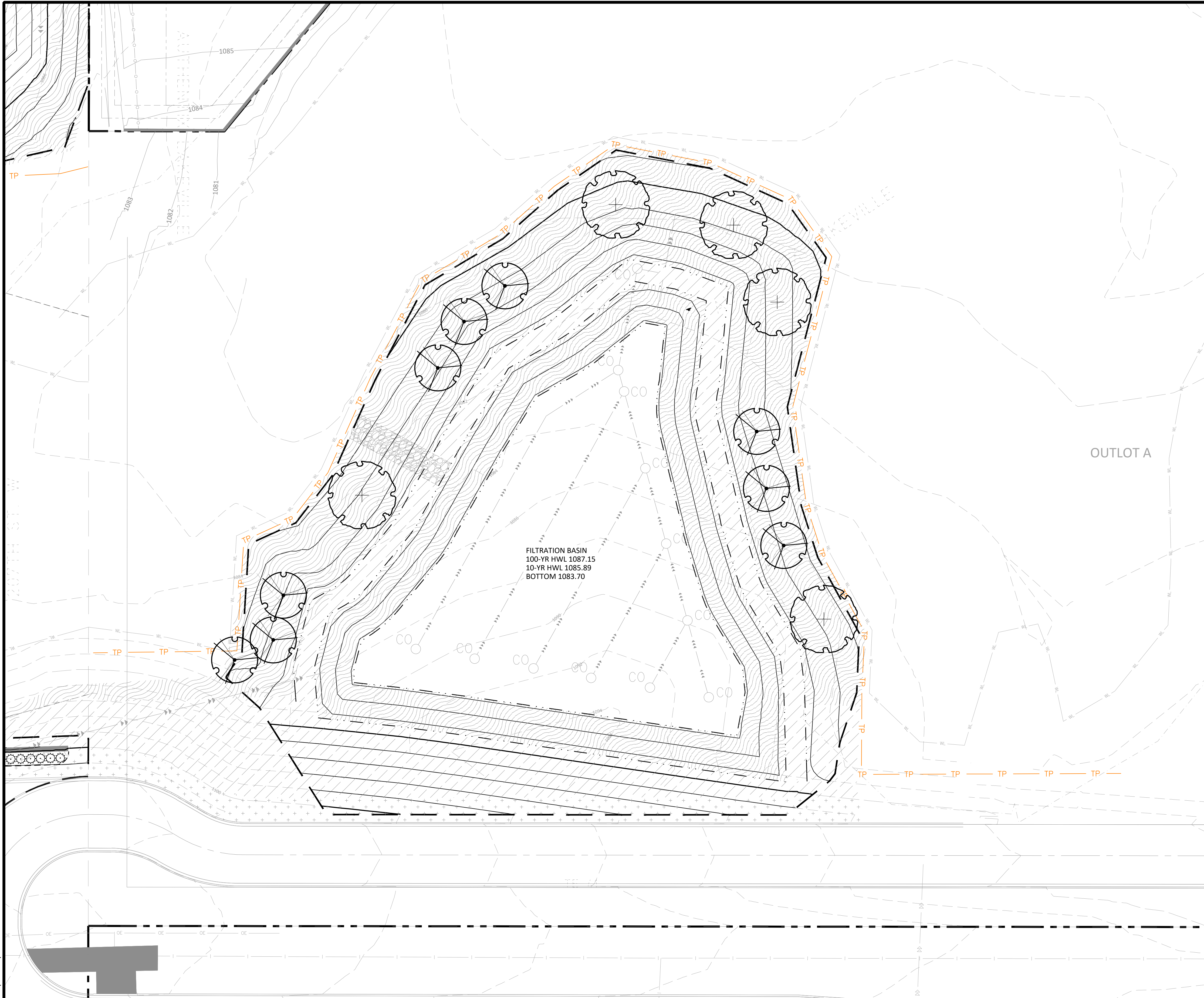
PRELIMINARY  
DESIGN REVIEW  
PERMIT SUBMITTAL  
CONSTRUCTION DOCUMENTS

DRAWN BY SIG  
DESIGNED BY SIG  
CHECKED BY DCR  
PROJECT NO. 54149

TREE PRESERVATION PLAN (OUTLOT B)

EB 1ST ADDITION  
EB LAKEVILLE DEVELOPMENT, LLC  
SITE DEVELOPMENT PLANS  
LAKEVILLE, MN

SHEET  
**L0.03**  
26 OF 30  
REV. 4



**LEGEND**

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDGING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
PRESERVED EXISTING TREE	---	---	
NATURAL AREA SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	

**NORTH**

0 20 40  
SCALE IN FEET

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
---	SSR	MNDOT Seed Mix Southern Shortgrass Roadside / Formerly MNDOT Seed Mix 35-221/36-211	Seed
---	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed
---	TUR HIG	Turf Sod Highland Sod / Sod	Sod

**OUTLOT B TREE REPLACEMENT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
---	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5" Cal	9
---	SO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	5
SUBTOTAL:					14

**LANDSCAPE NOTES**

REFER TO SHEET C1.04 FOR LANDSCAPE NOTES

# EXHIBIT I

24.15 (LWS TECH) | CHANDLER CIRIBIONE | 4/22/2026 5:14:52 PM | L:\PROJECTS\54149\CAD\CIVIL\SHEETS\54149-11-01-1-SEP.DWG-11.02 LANDSCAPE PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	02/02/2026	CDC	MCA	MCA	PRELIMINARY PLAT SUBMITTAL
4	04/23/2026	SG	DR	DR	CITY RESUBMITTAL

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

Print Name: DAN REBOK

Date: \_\_\_\_\_ License # 56877

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY  
SIG

DESIGNED BY  
SIG

CHECKED BY  
DCR

PROJECT NO.  
54149



LANDSCAPE PLAN

EB 1ST ADDITION  
EB LAKEVILLE DEVELOPMENT, LLC  
SITE DEVELOPMENT PLANS  
LAKEVILLE, MN

SHEET  
**L1.02**  
28 OF 30  
REV. 4



Dakota County Surveyor's Office

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

April 9, 2026

City of Lakeville  
20195 Holyoke Ave.  
Lakeville, MN 55044

Re: **AUTHENTIX LAKEVILLE SECOND ADDITION**

The Dakota County Plat Commission met on April 8, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (210<sup>th</sup> St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

This is a replat of Outlot A, AUTHENTIX LAKEVILLE, splitting into three outlots. Restricted access is shown along CSAH 70 per document no. 3565867 and the right-of-way requirements have been met. As noted, the 207th Street/CSAH 70 intersection is planned to be restricted in the future.

The Plat Commission has approved the preliminary and final and will recommend approval to the County Board of Commissioners meeting on May 5, 2026.

Traffic volumes on CSAH 70 are 8,000 ADT and are anticipated to be 8,200 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

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

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

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson".

Todd B. Tollefson  
Secretary, Plat Commission

c: Mark Anderson, Sambatek

**EXHIBIT J**



# Memorandum

**To:** Kris Jenson, Planning Manager

**From:** Chloe Anderson, Civil Engineer  
McKenzie L. Cafferty, Environmental Resources Manager  
Joe Masiarchin, Parks and Recreation Director  
Zach Jorgenson, City Forester

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

**Date:** May 28, 2026

**Subject:** Authentix Lakeville Second Addition Preliminary Plat Report

- Site Plan Review
- Grading and Erosion Control Plan Review
- Utility Plan Review

---

## **BACKGROUND**

EB Lakeville Development, LLC has submitted a preliminary plat named 'Authentix Lakeville Second Addition' and plans for the development of three outlots. The proposed development is located north of and adjacent to 210<sup>th</sup> Street (CSAH 70) and west of Keokuk Ave. The parent parcel is Outlot A, Authentix Lakeville (PID No. 221197000010) and is zoned C-3, General Commercial District.

The preliminary plat consists of three outlots on 7.25 acres.

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

Outlot A: Future development; to be retained by the current property owner (4.35 acres)

Outlot B: Stormwater management basin; to be retained by the current property owner (1.21 acres)

Outlot C: Wetland and buffer; to be deeded to the City (1.70 acres)

The proposed development will be completed by:

Developer: EB Lakeville Development, LLC  
Engineer/Surveyor: Sambatek

### **SITE CONDITIONS**

The Authentix Lakeville Second Addition site contains undeveloped land with a wetland complex throughout a majority of the property. The land generally slopes from the west to the east. An overhead utility line is located adjacent to the south property line of the parent parcel.

### **EASEMENTS**

Multiple easements for highway, stormwater, and utility purposes exist across the parent parcel and will remain with the development improvements.

### **STREET AND SUBDIVISION LAYOUT**

#### **210<sup>th</sup> Street (CSAH 70)**

Authentix Lakeville Second Addition is located north of and adjacent to 210<sup>th</sup> Street, a Principal Arterial roadway as identified in the City's Comprehensive Transportation Plan. The Dakota County Plat Commission reviewed the proposed development at its June 21, 2023 meeting and recommended approval.

Dakota County controls the right-of-way requirements and access locations along 210<sup>th</sup> Street. The current Dakota County Plat Review Needs Map identifies 210<sup>th</sup> Street as a 4-lane divided roadway with a half right-of-way requirement of 75-feet adjacent to the development. The Developer is dedicating the necessary right-of-way for 210<sup>th</sup> Street with the EB First Addition final plat.

### **CONSTRUCTION ACCESS**

Construction traffic access and egress for grading and utility construction shall be determined with the final construction plans.

### **UTILITIES**

#### **OVERHEAD LINES**

An overhead electric transmission line and poles are located along the north side of 210<sup>th</sup> Street on the parent parcel. The Developer will be required to remove the poles and place the utilities underground with the final plat, consistent with the City's Public Ways and Property Ordinance or provide a security for their share of the costs to bury the overhead utility adjacent to the plat.

### **DRAINAGE AND GRADING**

Authentix Lakeville Second Addition is located within subdistrict ML-085 of the Lake Marion District of the City's Comprehensive Water and Natural Resources Management Plan.

This development will convey stormwater runoff generated from EB First Addition final plat towards a filtration basin located within adjacent parcel to the east. Prior to final plat approval, the final grading plan must be reviewed to be consistent with City Ordinance requirements.

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

EB First Addition final plat contains more than one acre of site disturbance and is considered common development to Authentix Lakeville Second Addition development. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

### **STORM SEWER**

Authentix Lakeville Second Addition includes the construction of a filtration basin to be located within Outlot B and will collect and convey stormwater runoff generated from the off-site development to adjacent parcel to the west.

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

Final locations and sizes of all storm sewer facilities will be reviewed by City staff with the building permit application and final construction plans.

### **FEMA FLOODPLAIN ANALYSIS**

EB First Addition Development is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the plat is not located within a Special Flood Hazard Area (SFHA).

**WETLANDS**

A wetland delineation report is currently in progress for the site. Natural area signs will be placed along the area that contains the wetland and wetland buffer. Final locations of signs will be determined with final plat.

**EROSION CONTROL**

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as maintaining the SWPPP for the site during construction. The permit requires that any changes made throughout construction must be documented in the SWPPP.

The developer is responsible for establishment of all slopes adjacent to the wetland and buffer. The area will be established with native vegetation. 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.

The MS4 Administration Fee has not been collected on the parent parcel and must be paid with the final plat or at the time a grading permit is issued, if done prior to final plat.

**RECOMMENDATION**

Engineering recommends approval of the preliminary plat, site plan, grading and erosion control plan, and utility plan for Authentix Lakeville Second Addition subject to the requirements and stipulations within this report.



# Memorandum

**FYI**

**To:** Planning Commission  
**From:** Kris Jenson, Planning Manager  
**Date:** May 29, 2026  
**Subject:** Future and Continued Planning Commission Agenda Items  
Summary of City Council Actions on Planning Commission Items

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The following items were approved by the City Council at the May 18, 2026 City Council meeting.

- Interstate South Logistics Park Fourth Addition preliminary plat
- 7 Brew/Kueber Coffee Minnesota, LLC conditional use permit
- Confirmation of Planning Commission Chair