



AGENDA

PLANNING COMMISSION MEETING

August 6, 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. July 23, 2026 Planning Commission minutes
4. Announcements
5. Public Hearing
 - a. Kenwood Hills 4th Addition Preliminary and final plat, PUD development stage plans, and easement vacation
 - b. Highview Preliminary Plat
 - c. Kwik Trip Conditional Use Permit
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on August 17, 2026.
 - b. The next Planning Commission meeting is scheduled for August 20, 2026.
 - c. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
July 23, 2026

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

Members Present: Chair Christine Zimmer, Pat Kaluza, John Swaney, Amanda Tinsley, Mark Traffas, Ex Officio Kelli Coughlin

Members Absent: Vice Chair Scott Einck and Jason Swenson

Staff Present: Planning Manager Kris Jenson, Community Development Director Tina Goodroad, Assistant City Engineer Jon Nelson.

3. Approval of the Meeting Minutes

The June 25, 2026 Planning Commission meeting and Planning Commission Work Session minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson notified the commission of an email that staff received regarding the Palmer Crossing preliminary plat. This email was provided to the commission for review in their packet.

5a. Amendments to Title 10 (Subdivisions) and Title 11 (Zoning) of the City Code

Chair Zimmer opened the public hearing to consider Amendments to Title 10 (Subdivision) and Title 11 (Zoning) of the City Code.

Daniel Licht, representing The Planning Company, which provides consultation services to the City, presented the proposed amendments and summarized the proposed changes to the City Code.

Community Development Department staff recommend approval of amendments as presented.

Chair Zimmer opened the hearing for public comment.

Charles Banks, 20153 Hollister Lane, member of the Lakeville Friends of the Environment and Lakeville Green Coalition. He expressed his appreciation for the proposed changes regarding data centers but added that he would like to see additional standards for data centers regarding energy and water consumption.

Motion was made by Traffas, seconded by Tinsley to close the public hearing at 6:24 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission:

- Commissioner Traffas – Overall thought that the proposed requirements for testing of water, power and noise are all good additions and suggested adding an economic impact statement for data centers as well.

Mr. Licht stated that the City could request that information; the City's regulations primarily pertain to land use and infrastructure impacts. The economic impact would be considered separate from the proposed zoning amendments but agreed that it would be good information to have.

Commissioner Kaluza expressed his appreciation for staff and the consultant's efforts on updating the City Code. Kaluza shared historical insight into the process and indicated that the City Code is a living document that can be updated to ensure the best possible practices are put forward.

Mr. Licht touched on data centers and indicated that the City Code pertaining to them would continue to change. The proposed amendments are a starting point and may change as new information and regulations become available. Mr. Licht shared more on how some resources that will be impacted by the construction of data centers are regulated regionally.

Motion was made by Swaney, seconded by Tinsley to recommend to City Council approval of Amendments to Title 10 (Subdivision) and Title 11 (Zoning) of the City Code.

Ayes: Kaluza, Swaney, Tinsley, Traffas, Zimmer

Nays: 0

5b. 20010 Hamburg Avenue

Chair Zimmer opened the public hearing to consider the application of Pinnacle Family Homes on behalf of Fernando Mellado-Barboza for a conditional use permit to allow the maximum combined accessory building square footage to exceed 1,250 gross square feet in the RST-2, Single Family Residential District.

Rod Just representing Pinnacle Family Homes gave a brief overview of the project. The current homeowner plans to to raze his home and build a new one on his 10-acre plot. Due to a large accessory structure on site, construction of the proposed attached garage requires a CUP due to the maximum accessory storage area permitted in the RST-2 District.

Planning Manager Kris Jenson presented the staff report. At the time that the home and accessory structure was constructed, the Zoning Ordinance allowed the construction of both. When zoning districts were updated after the adoption of the 2040 Comprehensive Plan, the property was rezoned to RST-2 District, which allows for a maximum of 1,250 square feet of accessory storage area. Construction of the new attached garage space in addition to the existing accessory structure triggers the need for a CUP.

Community Development Department staff recommends approval of the conditional use permit.
Chair Zimmer opened the hearing for public comment.

There was no public comment.

Motion was made by Traffas, seconded by Swaney to close the public hearing at 6:37 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission:

- There were no additional comments or questions from the commission.

Motion was made by Traffas, seconded by Kaluza to recommend to City Council approval of a Conditional Use Permit to allow accessory building square footage to exceed 1,250 square feet in the RST-2, Single and Two Family Residential District and the findings of fact, subject to the following stipulations:

1. The garage shall be constructed in the location identified on the site plan approved with this conditional use permit.
2. The accessory buildings shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to the public health, safety and general welfare.
3. No commercial activity, storage of commercial equipment or use as a dwelling shall take place within any accessory building on the property. Commercial storage or storage for third parties is not permitted.
4. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.

Ayes: Kaluza, Swaney, Tinsley, Traffas, Zimmer

Nays: 0

5c. Interim Use Permit to allow a single-family dwelling at 20975 Howland Avenue

Chair Zimmer opened the public hearing to consider the application of Ken Pitcher for an interim use permit to allow a single-family dwelling in the RH-CBD, High Density Residential District-Central Business District.

The applicant was not in attendance, Planning Manager Kris Jenson presented the staff report. The applicant is request an interim use permit for a single family home in the RH-CBD District. Granting the IUP will allow the applicant to construct an addition to his home. Because the request is for an IUP, it includes a stipulation that the IUP will terminate when the property redevelops to another permitted or conditional use of the RH-CBD District.

Chair Zimmer opened the hearing for public comment.

There was no public comment.

Motion was made by Kaluza, seconded by Traffas to close the public hearing at 6:43 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission:

- There were no additional comments or questions from the commission.

Motion was made by Swaney, seconded by Tinsley to recommend to City Council approval of Interim Use Permit to allow a single-family dwelling at 20975 Howland Avenue.

Ayes: Kaluza, Swaney, Tinsley, Traffas, Zimmer

Nays: 0

5d. Palmer Crossing

Chair Zimmer opened the public hearing to consider the application of Poehling Family Companies, LLC. (PFC Builders) for a preliminary plat of a 24-lot single-family subdivision located at 7880 202nd Street to be known as Palmer Crossing.

Nick Poehling of PFC Builders introduced the project and provided some background on their current activities in Lakeville.

Community Development Director Tina Goodroad presented the staff report. The property is 10 acres and is zoned RST-2 Single and Two Family Residential District; all of the proposed lots meet the minimum requirements of the district. Gresham Way was stubbed to the property with the Aspen Grove development as access to 202nd Street (CSAH 50) is not permitted by Dakota County. The tree inventory identifies trees for removal while the landscape plan includes a buffer along 202nd Street (CSAH 50) as well as along the stormwater pond within the development. Staff recommends approval of the Palmer Crossing preliminary plat.

Chair Zimmer opened the hearing for public comment.

Jennifer Klinkner– 7947 204th Street - Resides adjacent to the proposed subdivision and expressed concerns about the increased traffic, given the number of children who live in the area. Asked if a traffic study was completed and if direct access to County Road 50 instead of Gresham Way was a consideration. Asked for clarification on what trees were identified for preservation on the site.

Motion was made by Traffas, seconded by Tinsley to close the public hearing at 6:52 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission:

Ms. Goodroad noted that Dakota County manages access to 202nd Street (CSAH 50) and that a traffic study was not required given the relatively small number of units included in the preliminary plat. She also clarified what trees were identified for preservation and indicated that the tree replacement proposal presented by the developer meets the City's requirements for replacement.

Commissioner Kaluza asked if the roads for the existing neighborhood to the south were constructed to accommodate this number of homes. Ms. Goodroad confirmed that they were. Commissioner Kaluza expressed his support for the development and feels that it fits well with the existing developments in the area.

Commissioner Traffas inquired about the residential building moratorium and asked staff for comment on this application moving forward under the moratorium. Ms. Goodroad explained that projects submitted before the moratorium took effect were exempted from the moratorium and could continue through the review process.

Motion was made by Kaluza, seconded by Swaney to recommend to City Council approval of the Preliminary Plat for Palmer Crossing.

Ayes: Kaluza, Swaney, Tinsley, Traffas, Zimmer

Nays: 0

6. Staff Notices

- a. The City Council meeting at which the above items may be considered will be held on August 3, 2026.
- b. The next Planning Commission meeting is scheduled for August 6, 2026.
- c. Planning Manager's memo

There being no other business, the meeting was adjourned at 6:59 p.m.

Respectfully submitted,

Stella Eskelson, Community Development Recorder



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: July 29, 2026
Subject: Packet Material for the August 6, 2026 Planning Commission Meeting
Agenda Item: Kenwood Hills 4th Addition preliminary and final plat, development stage plan, and easement vacation
Action Deadline: August 18, 2026

BACKGROUND

Chuck Ryan, on behalf of the Kenwood Hills Homeowner's Association (HOA) has applied for a preliminary and final plat, development stage plan, and easement vacation to allow the addition of one detached townhome lot within the existing Kenwood Hills subdivision to be known as Kenwood Hills 4th Addition. The Kenwood Hills subdivision is located west of Kenwood Trail (CSAH 50), along Jurel Way.

The Kenwood Hills 4th Addition preliminary and final plat plans have been distributed to Engineering Division and Parks and Recreation Department staff, and the Parks, Recreation and Natural Resources Committee.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Certificate of Survey
- D. Preliminary Plat
- E. Final Plat
- F. Preliminary Grading Plan
- G. Preliminary Utility Plan
- H. Plat Commission Letter

PLANNING ANALYSIS

PRELIMINARY PLAT

Existing Conditions. The site was previously encumbered with a pipeline easement that bisected the parcel. The pipeline was abandoned and Centerpoint Energy released the pipeline easement in early 2024.

Consistency with the Comprehensive Plan. The Kenwood Hills 4th Addition property is located in Planning District 1 of the 2040 Comprehensive Plan, which guides the subject property for low/medium density residential development.

MUSA. The Kenwood Hills 4th Addition preliminary and final plat area is located within the current MUSA.

TOWNHOME DEVELOPMENT STANDARDS

Lot Requirements. The following minimum requirements for townhome building setbacks in the Kenwood Hills PUD:

Yard	Minimum Setback
Front yard	25 feet
Between Buildings	10 feet
Wetland Buffer	10 feet

The proposed unit lot shown on the Kenwood Hills 4th Addition preliminary and final plat has sufficient area to accommodate the townhome unit.

Section 11-57-15.B of the Zoning Ordinance establishes the maximum development density for detached townhouses by requiring a minimum of 5,000 square feet of lot area per dwelling unit. The current average lot area for Lots 1-7, Block 2, Kenwood Hills 3rd Addition has an average of just over 11,000 square feet per unit; with the addition of one detached townhome unit, the average area per unit remains just over 9,500 square feet, which exceeds the minimum lot area per unit requirements.

HOA. The newly created unit lot and common area lot must be incorporated into the existing Kenwood Hills Homeowner's Association and proof of such must be provided prior to a building permit being issued for the unit lot.

Exterior Materials. Each unit must meet the requirements of Section 11-57-19.B.3, which requires a variation in building materials that are to be distributed throughout the building elevations and coordinated in the architectural design of the structure.

Tree Inventory. The City Forester has determined that site does not include any significant trees, nor does the area within the proposed grading limits that extends into the adjacent City outlot, so a tree preservation plan is not required. Any trees outside the grading limits that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance (11-21-11).

Prior to City Council consideration of the preliminary and final plat, a notation must be added to the grading plat that there are no significant trees within the limits of construction.

Landscaping. Landscaping will be required at the foundation of the townhome unit.

Outlot. There are no outlots in the Kenwood Hills 4th Addition plat.

Streets. The following is a summary of streets adjacent to the Kenwood Hills 4th Addition preliminary and final plat. Additional detailed information is outlined in the Engineering Division memorandum dated July 29, 2026.

Kenwood Trail (CSAH 50) is located immediately east of the Kenwood Hills 4th Addition plat. Right of way was dedicated and restricted access was deeded with the Kenwood Hills 3rd Addition final plat. No additional right of way is required.

Jurel Way is a local residential street that is 32-feet-wide within a 60-foot-wide right of way with a sidewalk on one side of the street that will provide access to the unit lot.

Sidewalks/Trails. A sidewalk is currently located on the other side of Jurel Way; no additional sidewalk is planned to be constructed with this plat.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Kenwood Hills 4th Addition preliminary and final plat is shown on the grading, drainage and erosion control and utility plans. All existing and new local utilities shall be placed underground.

Grading, drainage, erosion control, and utilities details are outlined in the July 29, 2026 engineering report prepared by Grace Ellis, Graduate Engineer and Mac Cafferty, Environmental Resources Manager. The Engineering Division recommends approval of the preliminary and final plat.

Wetlands. There are no wetlands within the plat boundary. The wetland buffer within the city outlot will be disturbed by grading activity; the buffer must be re-established with native vegetation. A security will be collected with the final plat to ensure the work is completed.

Park Dedication. Park dedication has not been collected on the parent parcels and will be satisfied through a cash contribution of \$4,087 to be paid at the time of final plat.

Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary and final plat at their July 29, 2026 meeting. The Plat Commission letter is included as Exhibit H.

Easement Vacation. Lot 7, Block 2, Kenwood Hills 3rd Addition includes a blanket drainage and utility easement over the lot. This easement must be vacated to allow a new unit lot to be created. A new blanket easement is shown on Lot 2, Block 1, Kenwood Hills 4th Addition, which is the new common area lot.

RECOMMENDATION

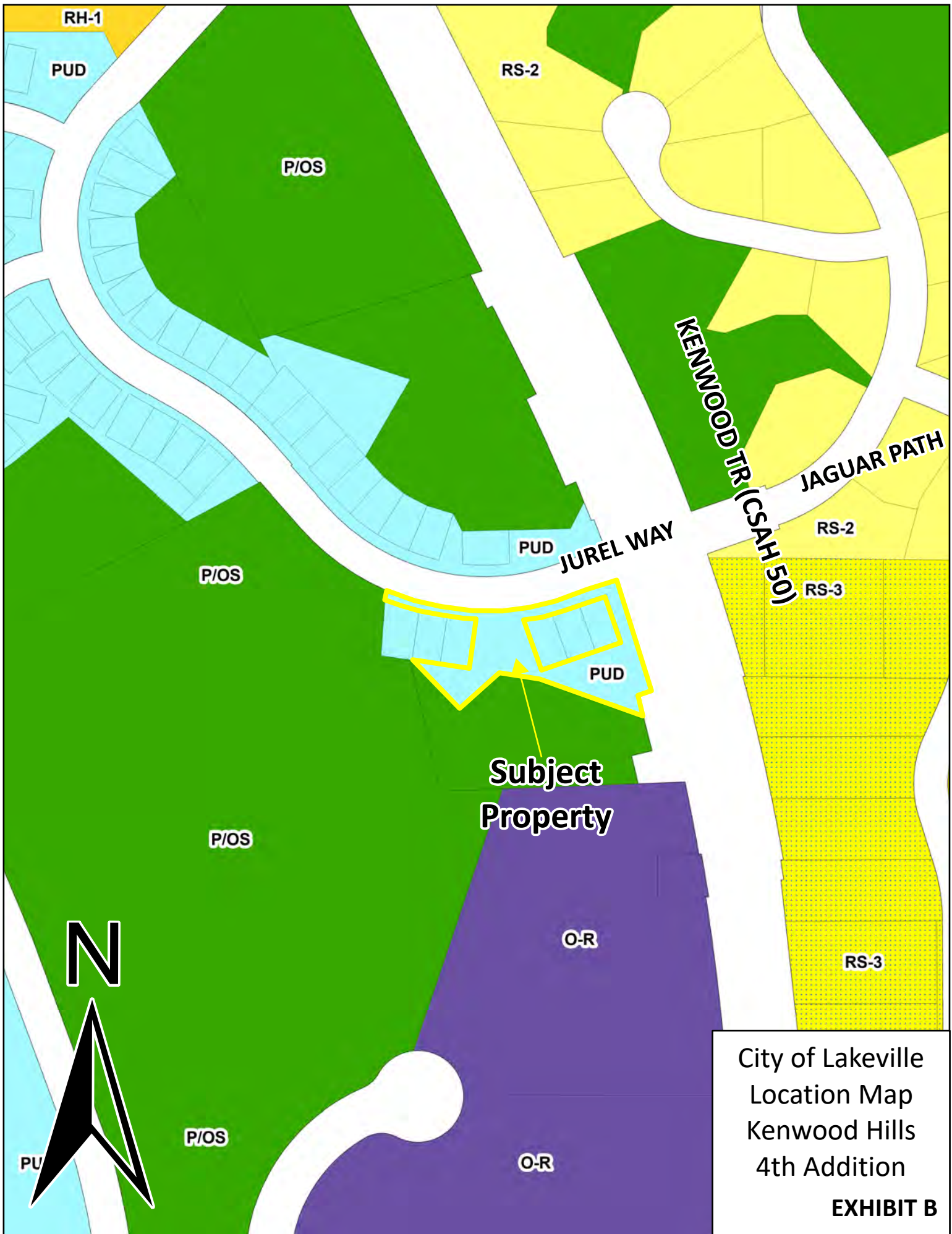
Community Development Department staff recommends approval of the Kenwood Hills 4th Addition preliminary and final plat, development stage PUD, and easement vacation, subject to the following stipulations:

1. Implementation of the recommendations listed in the July 29, 2026 engineering report.
2. Park dedication shall be satisfied with a cash contribution of \$4,087 to be paid with the final plat.
3. Lots 1 and 2, Block 1, Kenwood Hills 4th Addition must be added to the existing Kenwood Hills HOA and documentation must be established for maintenance of Lot 2, Block 1.
4. A security must be submitted with the final plat to guarantee the establishment of native vegetation with the area of the wetland buffer on Outlot A, Kenwood Hills 3rd Addition.
5. Prior to City Council consideration of the preliminary and final plat, a notation must be added to the grading plat that there are no significant trees within the limits of construction.



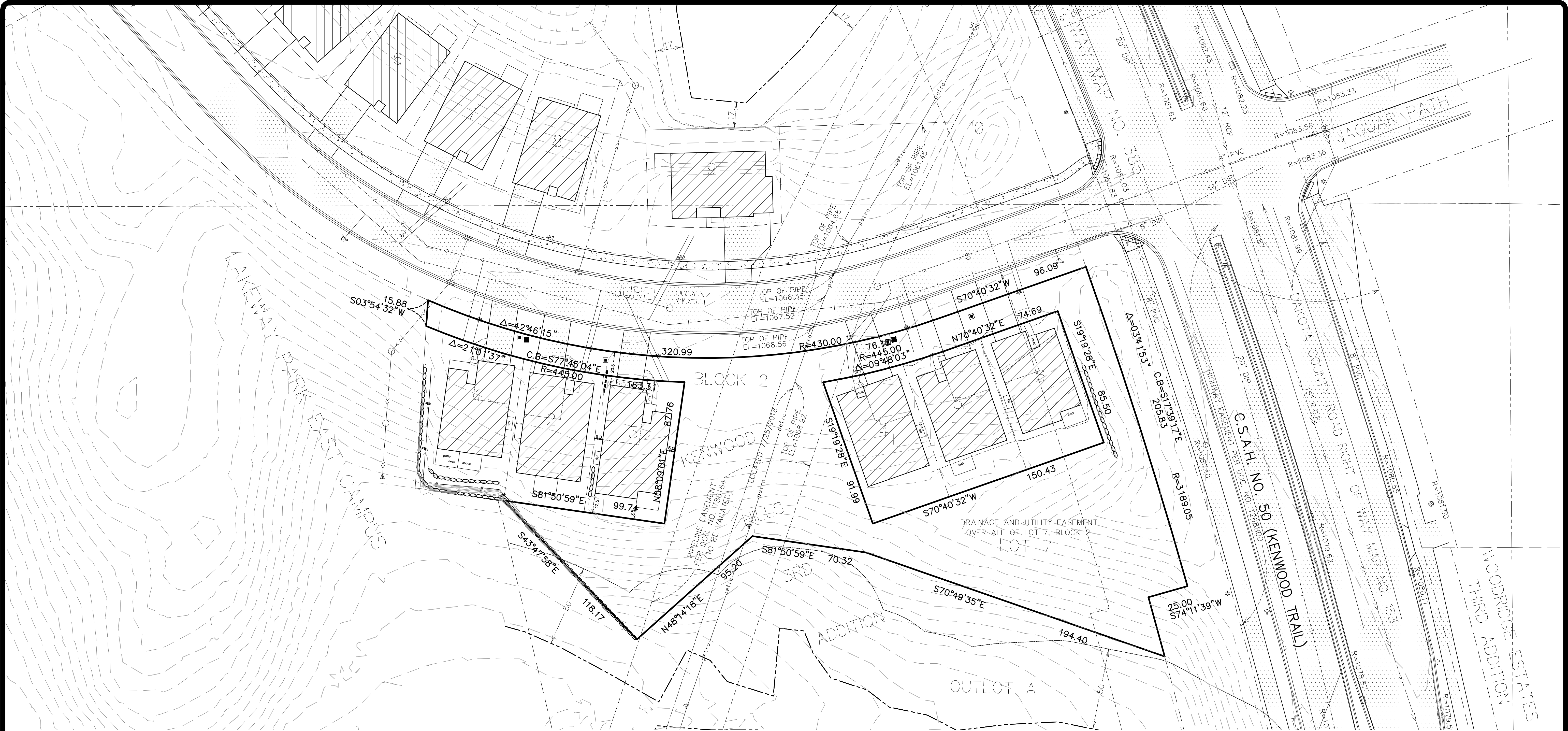
City of Lakeville
Location Map
Kenwood Hills
4th Addition

EXHIBIT A



City of Lakeville
 Location Map
 Kenwood Hills
 4th Addition

EXHIBIT B



SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP

- LEGEND**
- | | | | |
|--|-------------------------------------|--|--|
| | Denotes concrete | | Denotes manhole other than sanitary or storm |
| | Denotes bituminous | | Denotes sanitary or storm manhole |
| | Denotes retaining wall | | Denotes transformer box |
| | Denotes storm sewer line | | Denotes fiber optic box |
| | Denotes sanitary sewer line | | Denotes electric box |
| | Denotes water line | | Denotes telephone box |
| | Denotes underground petroleum lines | | Denotes television box |
| | Denotes catch basin | | Denotes found iron pipe |
| | Denotes catch basin beehive | | Denotes sign |
| | Denotes flared end section | | |
| | Denotes gate valve | | |
| | Denotes hydrant | | |
| | Denotes service | | |

Property Description per Commitment for title insurance Commitment No. FN6935-1, issuing Office File No. FN6935, Commitment Date: October 27th, 2025. AT 12:00 P.M. issued by Fidelity National Title Insurance Company.

Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION, according to the recorded plat thereof, said Dakota County.



EXHIBIT C

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name John M. Molinaro
Reg. No. 42299 Date 10-15-2025

Revisions

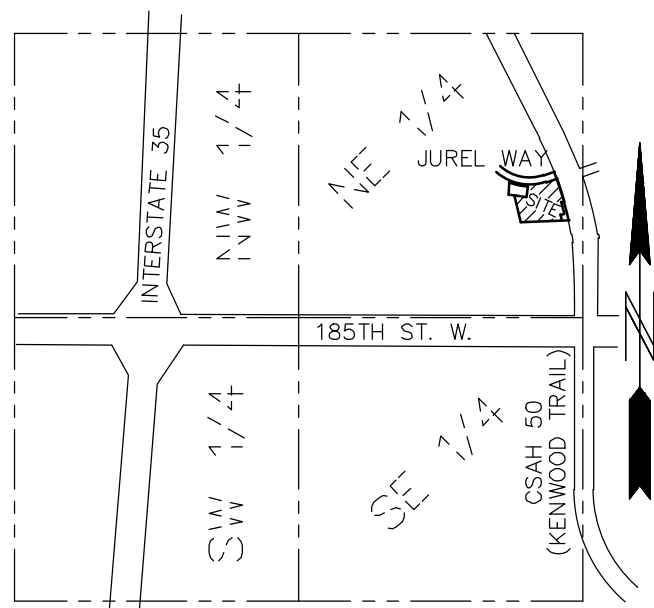
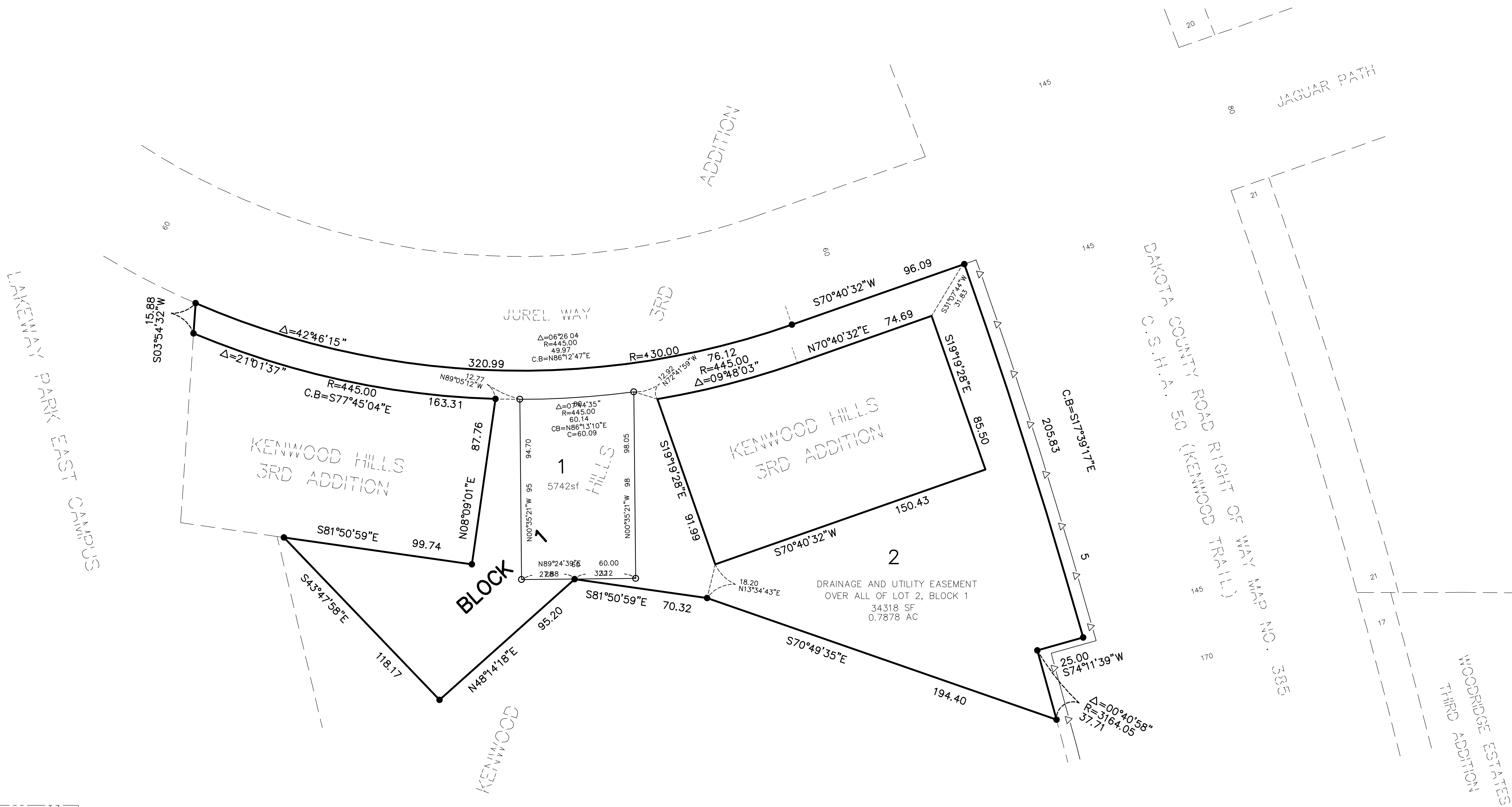
Date 03-27-2026
Designed NAP
Drawn AJA

CERTIFICATE OF SURVEY

KENWOOD HILLS, HOA

KENWOOD HILLS 4TH ADDITION
LAKEVILLE, MINNESOTA

2.01 OF 7



SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP

AREA SUMMARY			
TOTAL LOT AREA =	5742 SF.	0.1318 AC.	
TOTAL COMMON LOT AREA =	34,197 SF.	0.7851 AC.	
TOTAL AREA =	39,939 SF.	0.9169 AC.	

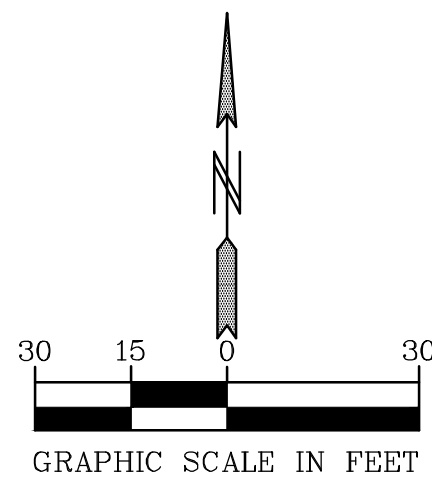
Existing Property Description per Commitment for title insurance Commitment No. FN6935-1, issuing Office File No. FN6935, Commitment Date: October 27th, 2025. AT 12:00 P.M. issued by Fidelity National Title Insurance Company.

Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION, according to the recorded plat thereof, said Dakota County.

Proposed Property description

KENWOOD HILLS 4TH ADDITION

EXHIBIT D



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name Peter J. Hawkinson
Reg. No. 42299 Date 10-15-2025

Revisions

Date 03-27-2026
Designed NAP
Drawn AJA

PRELIMINARY PLAT

KENWOOD HILLS, HOA

KENWOOD HILLS 4TH ADDITION
LAKEVILLE, MINNESOTA

3.01 OF 7

KENWOOD HILLS 4TH ADDITION



SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP
NO SCALE

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 114, RANGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°26'58" WEST.

- △— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY HIGHWAY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE.
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

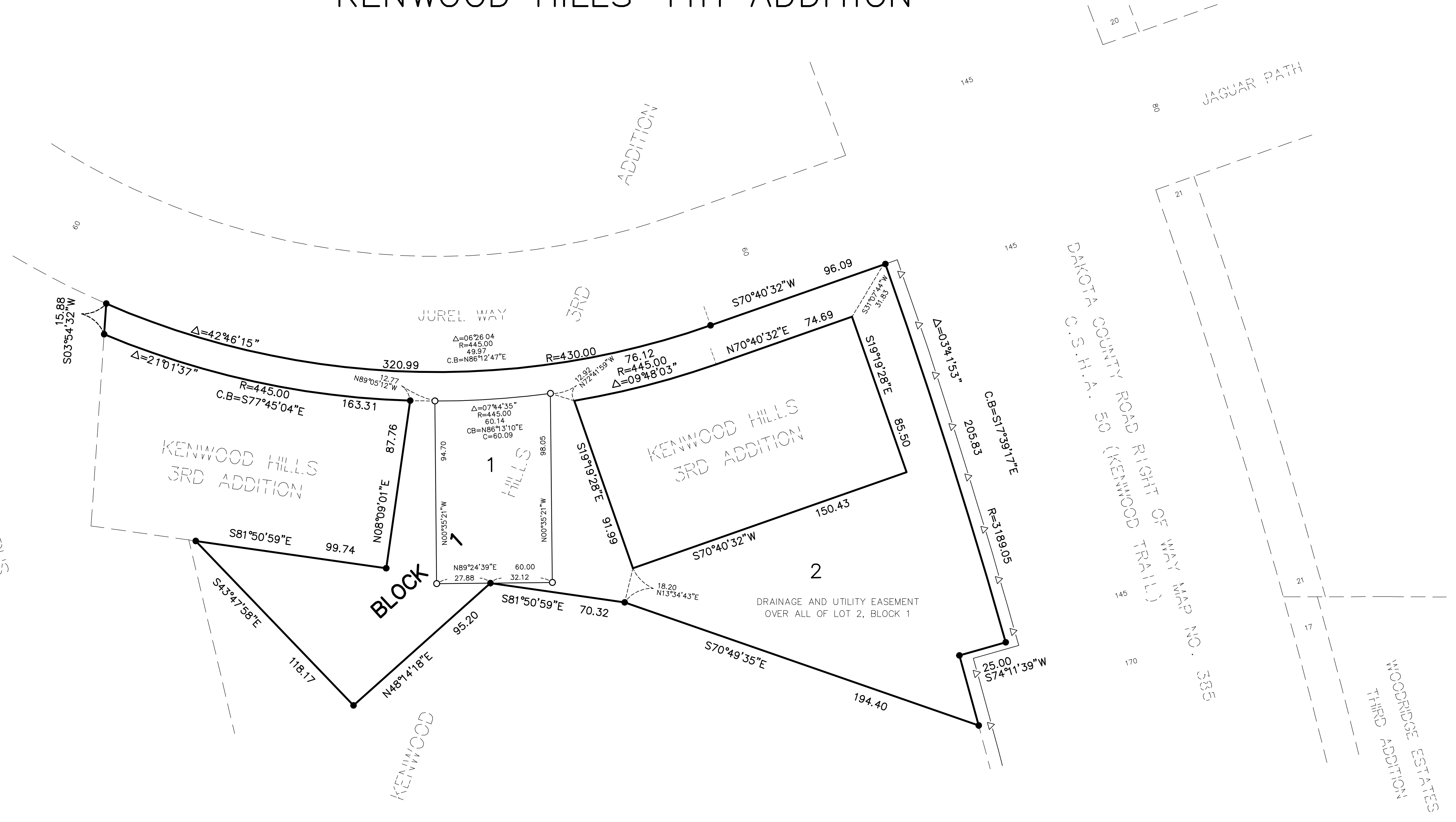
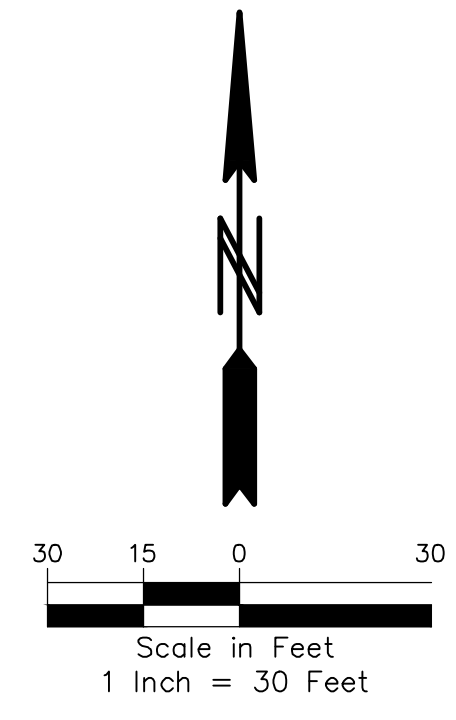
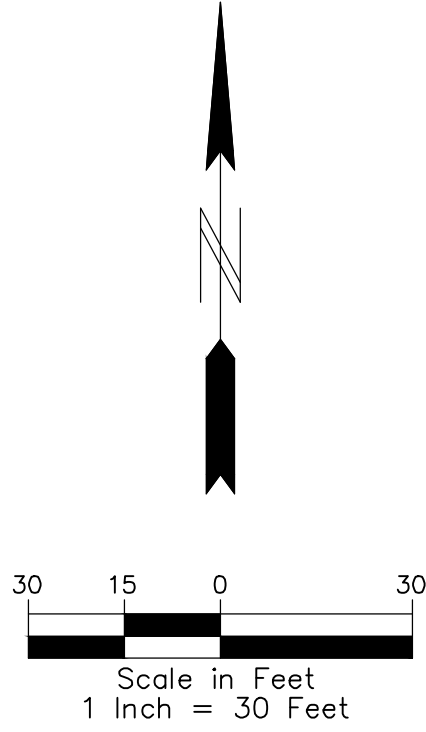
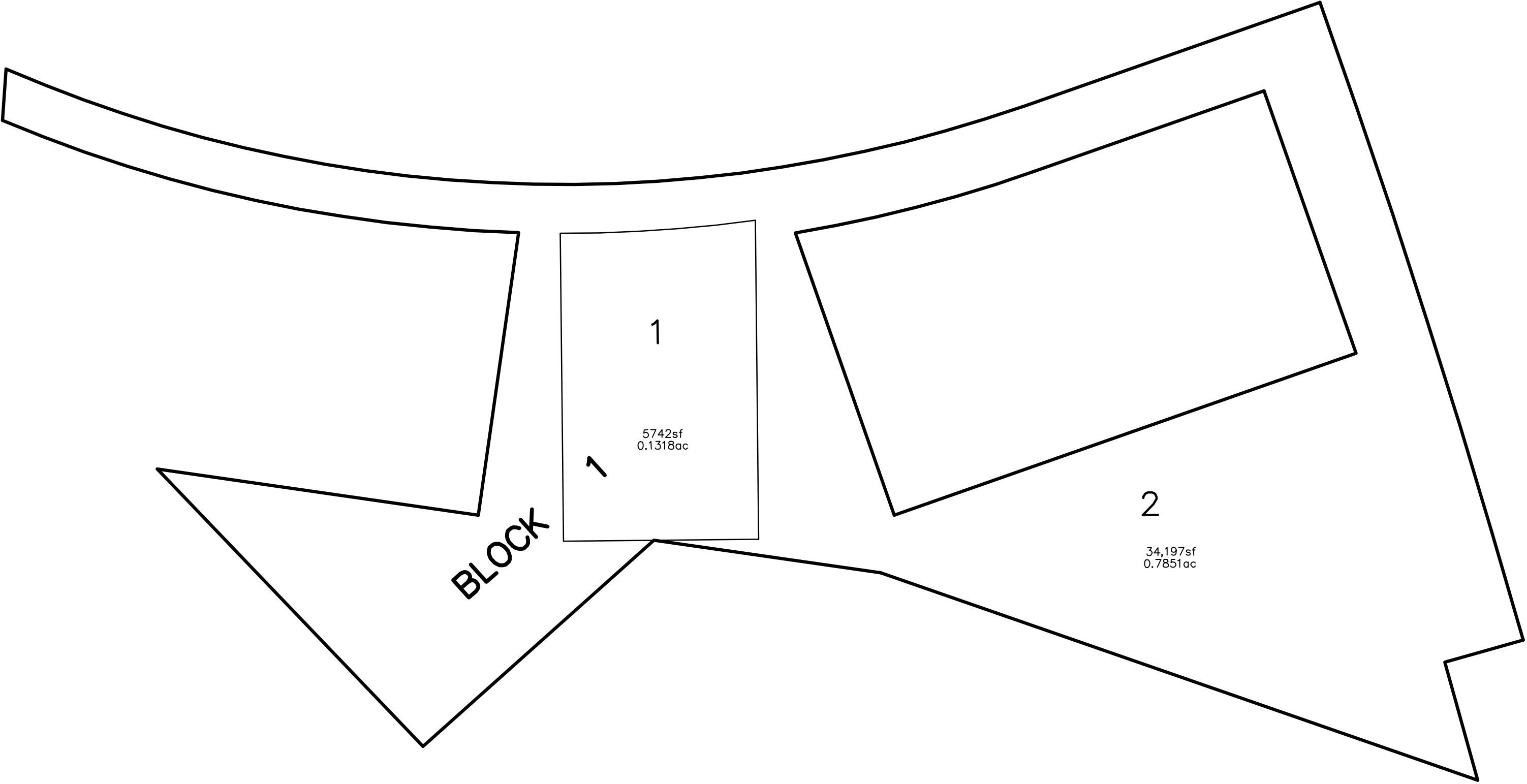


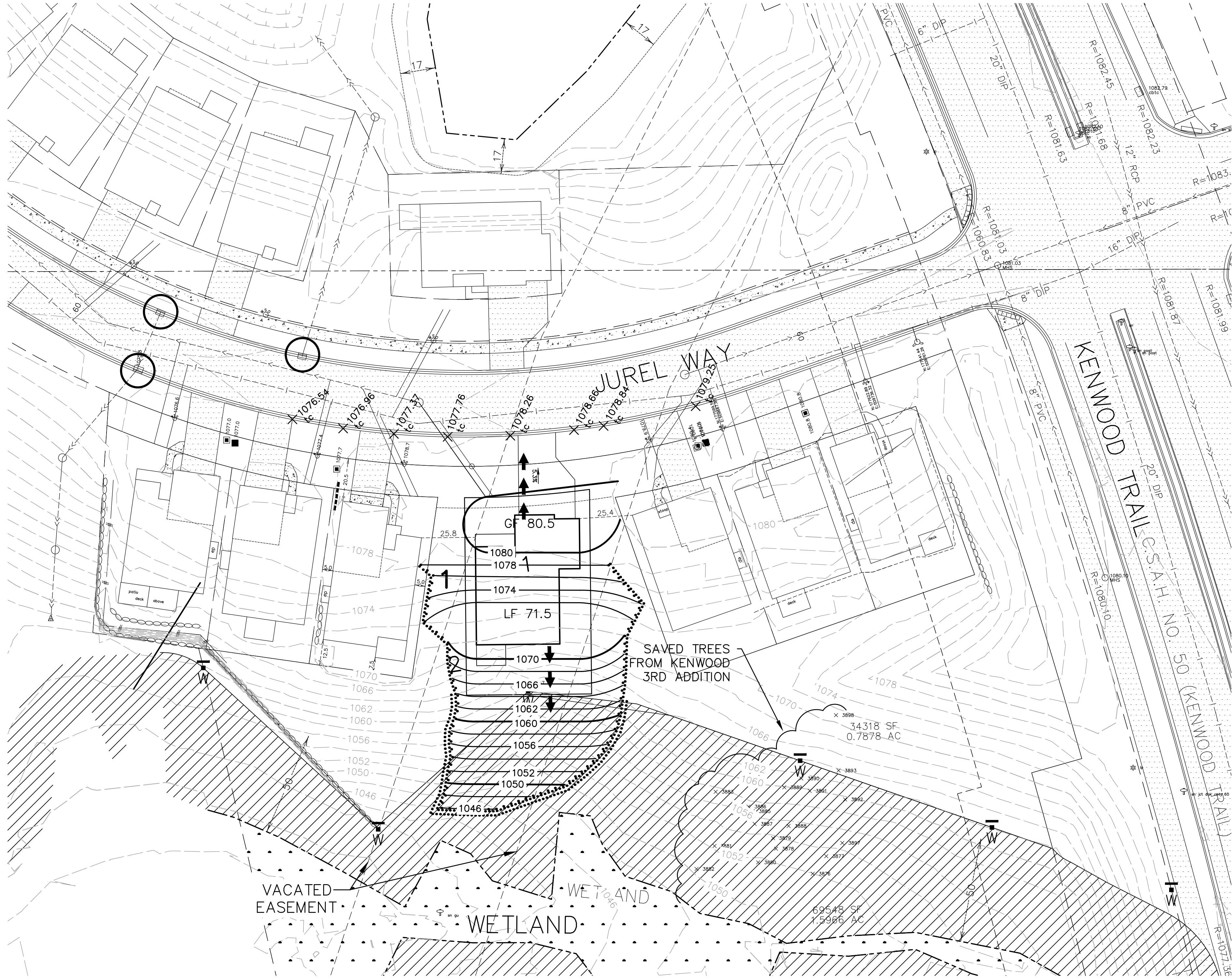
EXHIBIT E

KENWOOD HILLS 4TH ADDITION
AREA SKETCH



AREA SUMMARY

TOTAL LOT AREA =	5742 SF.	0.1318 AC.
TOTAL COMMON LOT AREA =	34,197 SF.	0.7851 AC.
TOTAL AREA =	39,939 SF.	0.9169 AC.



SETBACKS PUD

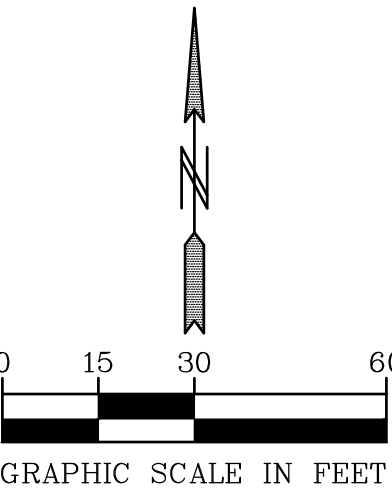
Front:
Garage foundation to R-O-W = 20
House foundation to R-O-W = 20
Front With Sidewalk:
Garage foundation to R-O-W = 25
House foundation to R-O-W = 20
Side = 10
Rear = 30
Corner = 25
Corner Collector = 50
Wetland Buffer Setback:
Rear = 20
Side = 10
Wetland Buffer Preserve = 50'
Manage 1 = 25'
Manage 2 = 17'
Lowest Opening = EOF+1'
Lowest Floor = HWL+3'

X = FIELD SHOT

NOTE:
PLANS SHALL BE GOVERNED BY CITY OF
LAKEVILLE 2024 STANDARD SPECIFICATIONS FOR
UTILITY & STREETS.

BENCH MARK
TNH NE QUAD OF JAGUAR PATH
& KENWOOD TRAIL
EL=1087.16

EXHIBIT F



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name

John M. Molinaro

Reg. No.

45831

Date

10-15-2025

Revisions

Date 03-27-2026
Designed NAP
Drawn AJA

PRELIMINARY GRADING PLAN

KENWOOD HILLS, HOA

KENWOOD HILLS 4TH ADDITION
LAKEVILLE, MINNESOTA

4.01 OF 7

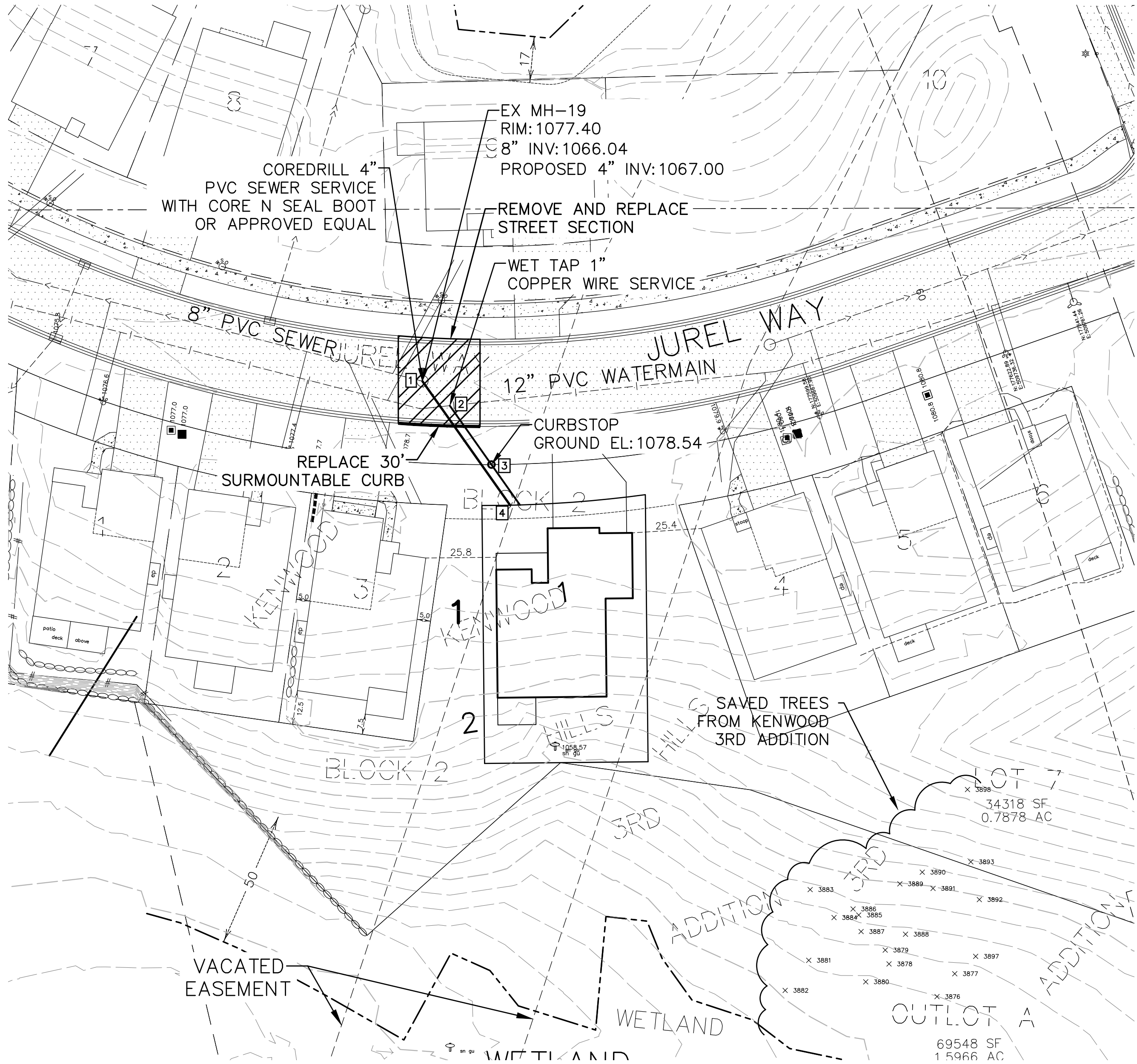
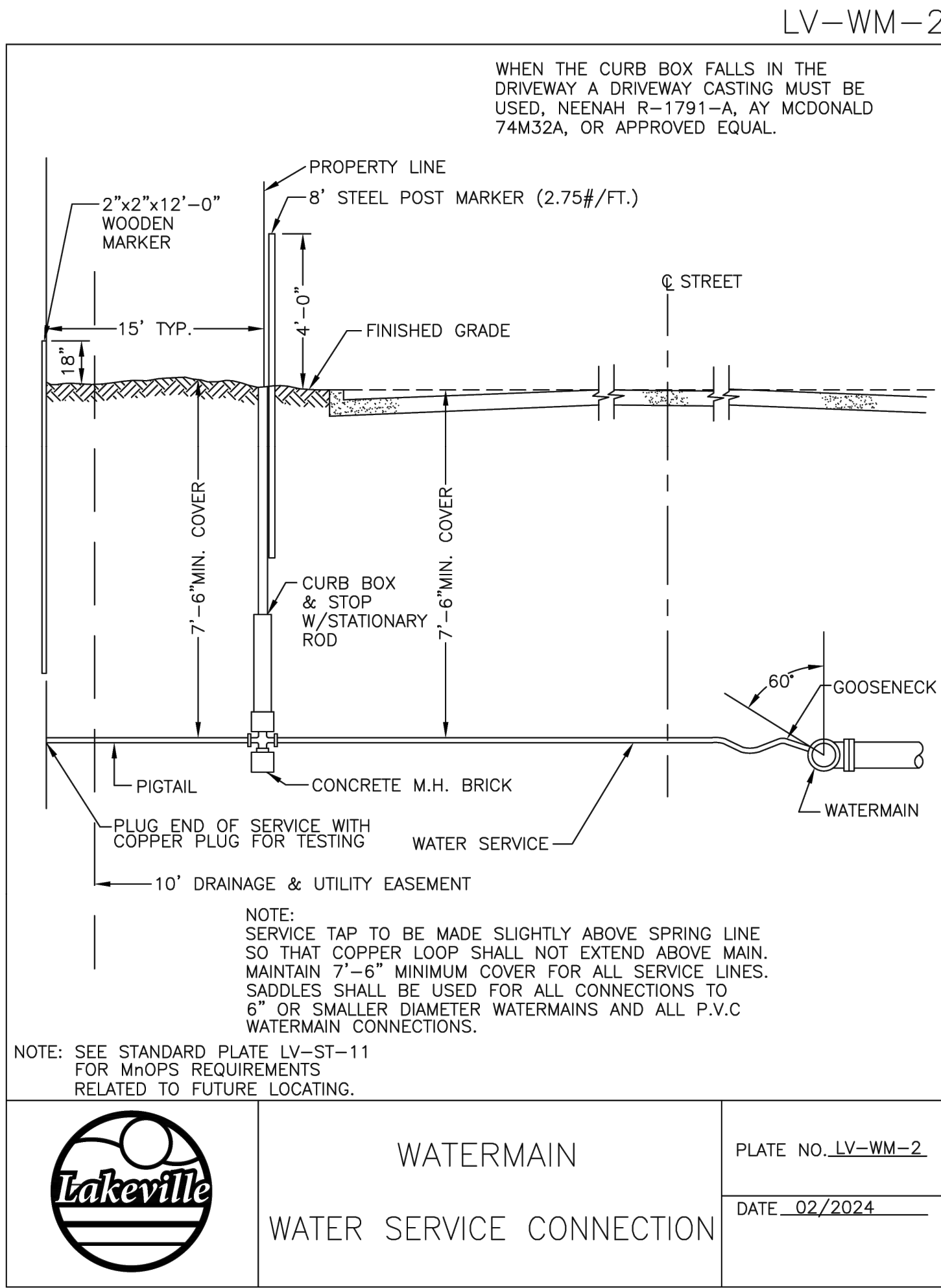
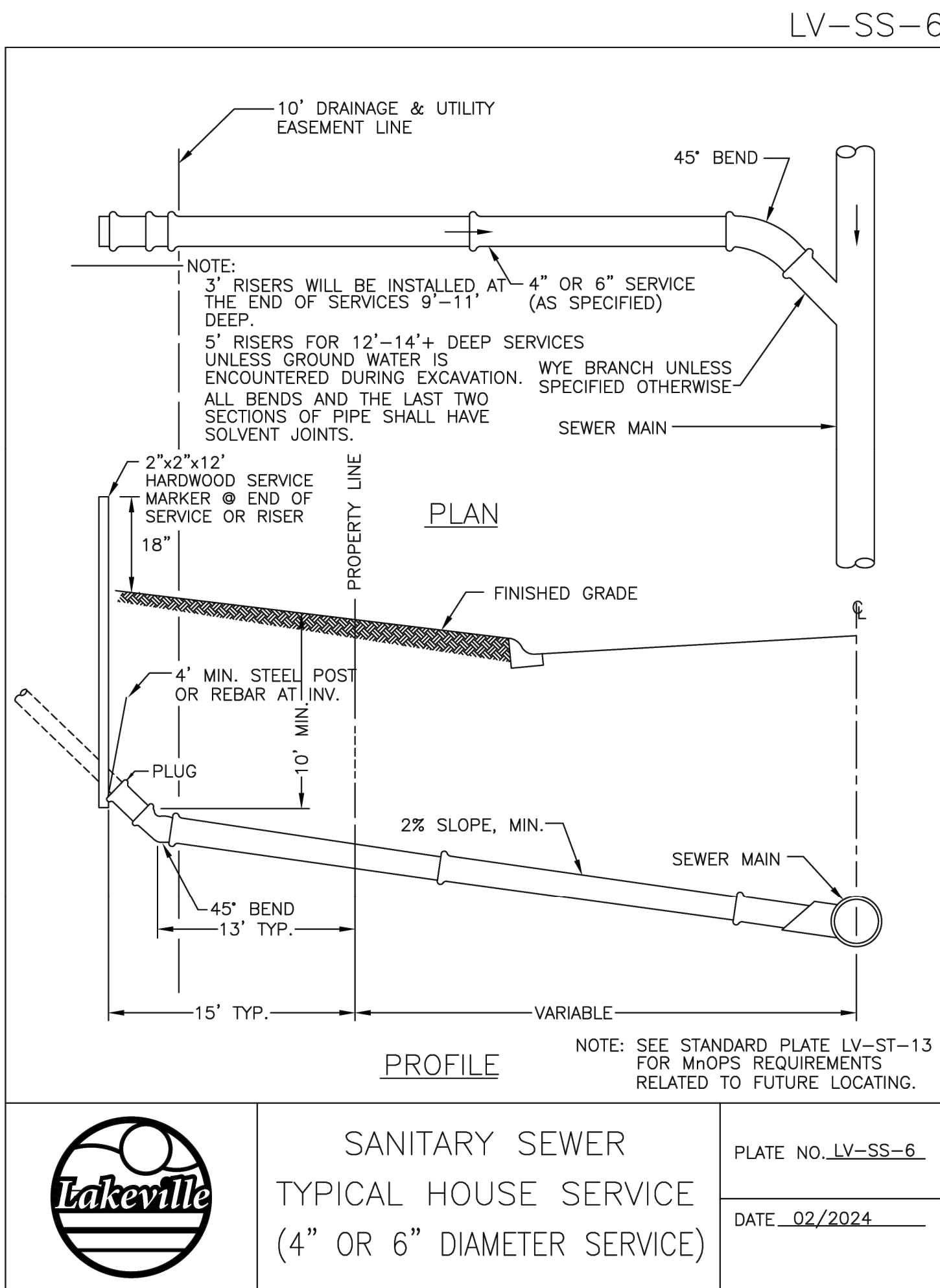


EXHIBIT G

NUMBER	ADDRESS	LOT & BLOCK	(Y)NORTHING	(X)EASTING	CODE	(Z)INVERT ELEVATION
1	XXXX JUREL WAY	LOT 1 BLK 1	N 177612.3758'	E 509522.2437'	213	1067.00
2	XXXX JUREL WAY	LOT 1 BLK 1	N 177603.3698'	E 509532.2864'	112	1070.14
3	XXXX JUREL WAY	LOT 1 BLK 1	N 177581.7477'	E 509547.5762'	115	1078.54
4	XXXX JUREL WAY	LOT 1 BLK 1	N 177566.8430'	E 509554.4415'	210	1070.00

STREET REMOVALS

NOTE:
PLANS SHALL BE GOVERNED BY CITY OF LAKEVILLE 2024 STANDARD SPECIFICATIONS FOR UTILITY & STREETS.

BENCH MARK
TNH NE QUAD OF JAGUAR PATH & KENWOOD TRAIL
EL=1087.16



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

July 30, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **KENWOOD HILLS 4TH ADDITION**

The Dakota County Plat Commission met on July 29, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 50 (Kenwood Trail) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

This residential site includes a replat of Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION. There was a pipeline easement through the common area of Lot 7 that has since been abandoned, and the HOA is proposing to add an additional housing unit in that location. Access to the site is from Jurel Way, a city street. Restricted access is shown along CSAH 50 per document 3286851.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on September 1, 2026.

Traffic volumes on CSAH 50 are 18,700 ADT and are anticipated to be 34,000 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". The signature is written in a cursive, flowing style.

Todd B. Tollefson
Secretary, Plat Commission

c:

EXHIBIT H



Memorandum

To: Kris Jenson, Planning Manager

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

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

Date: July 29, 2026

Subject: Kenwood Hills 4th Addition

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

BACKGROUND

Homestead Partners (AKA HP Holdings, LLC) has submitted a preliminary plat named Kenwood Hills 4th Addition. The proposed development is located within the existing Kenwood Hills subdivision along Jurel Way, west of and adjacent to Kenwood Trail (CSAH 50), and north of 185th Street (CSAH 60).

The preliminary plat consists of one (1) detached townhome lot within one (1) block. The proposed development will utilize existing public infrastructure and will become part of the existing Kenwood Hills Homeowner's Association.

The proposed 0.917-acre development will be completed by:

Developer:	Homestead Partners
Engineer:	Pioneer Engineering

SITE CONDITIONS

The parent parcel (PID No. 224163202070) consists of vacant land located within the existing Kenwood Hills subdivision. The property was previously encompassed by a pipeline easement which was released by CenterPoint Energy in 2024 following abandonment of the pipeline.

Existing residential development surrounds the site. The property contains existing landscaping and significant trees, with drainage generally flowing northeast to the southwest towards Kachina Court.

EASEMENTS

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

- Drainage and Utility Easement dedicated per Kenwood Hills 3rd Addition plat.

STREET AND SUBDIVISION LAYOUT

Kenwood Trail (CSAH 50)

Kenwood Hills 4th Addition is located west of and adjacent to Kenwood Trail. Kenwood Trail adjacent to the site is a four-lane divided urban roadway, with a continuous concrete center median. Dakota County controls the right-of-way requirements and access locations along Kenwood Trail. The current Dakota County Plat Review Needs Map indicates a half right-of-way requirement of 75-feet and designates this roadway as a four-lane divided urban roadway over its entire length adjacent to the plat.

Jurel Way

Jurel Way was constructed as part of the Kenwood Hills 3rd Addition and is identified as a minor collector roadway in the City's Transportation Plan. The roadway consists of a 32-foot-wide, two-lane urban street with an existing 5-foot-wide concrete sidewalk along the north side extending to Kenwood Trail (CSAH 50).

The proposed preliminary plat does not include construction of any new public or private streets. Access to the proposed detached townhome lot will be provided from the existing public street system via Jurel Way.

CONSTRUCTION ACCESS

Construction traffic associated with grading, utility, and street construction shall use the single rock construction entrance on Kenwood Trail for site access and egress.

Any damage to public streets, sidewalks, boulevards, or utilities resulting from construction activities shall be repaired by the Developer at the Developer's expense.

PARKS, TRAILS AND SIDEWALKS

No new public sidewalks or trails are proposed with this development. Existing sidewalks along Jurel Way will continue to serve the site.

The Park Dedication Fee has not been collected on the parent parcel and shall be satisfied through a cash contribution paid with the final plat at the rate in effect at the time of approval.

UTILITIES

SANITARY SEWER

Kenwood Hills 4th Addition is located within subdistrict OL-56110 of the Orchard Lake sanitary sewer district as identified in the City's Comprehensive Sanitary Sewer Plan. Wastewater will be conveyed via existing public sanitary sewer to the Metropolitan Council Environmental Services M649 Lakeville/Farmington Interceptor and continue to the Empire Wastewater Treatment Facility.

The proposed detached townhome lot will be served by the existing public sanitary sewer system within the Kenwood Hills development. Existing downstream public sanitary sewer facilities have sufficient capacity to serve the proposed development. The proposed sanitary sewer typical house service will connect into the existing public sanitary sewer main.

WATERMAIN

The proposed detached townhome lot will be served by the existing public watermain within the Kenwood Hills development. The proposed water service connection will connect to the existing public watermain, consistent with the City's Water Plan.

Final locations and sizes of all public watermain and sanitary sewer facilities will be reviewed and approved by City staff as part of the final construction plan review.

OVERHEAD LINES

There are no existing overhead utility lines or poles within the development area. All new utility services shall be installed underground.

DRAINAGE AND GRADING

Kenwood Hills 4th Addition is located within Subdistrict ML-010 of the Marion Lake Stormwater District, as identified in the City's Water and Natural Resources Management Plan.

Development of Kenwood Hills 4th Addition must include the grading necessary to accommodate the proposed detached townhome lot. Stormwater runoff generated by the development will be conveyed to the existing public stormwater management facilities within the Kenwood Hills development.

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 must certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

A National Pollutant Discharge Elimination System (NPDES) General Stormwater Permit shall be obtained if required by the Minnesota Pollution Control Agency. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Development of Kenwood Hills 4th Addition does not include the construction of a public storm sewer system. Existing public storm sewer infrastructure within the Kenwood Hills development will collect and convey stormwater runoff from the proposed development.

Drain tile construction is required in areas of non-granular soil for street sub cuts and residential lots. Any additional drain tile construction, including perimeter foundation drain tile determined to be necessary during construction, shall be installed and financed by the Developer.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcels and shall be paid with the final plat, at the rate in effect at the time of final plat approval.

FEMA FLOODPLAIN ANALYSIS

The site is shown as Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM No. 27037C0213E, effective December 2, 2011). Based on this designation, no portion of the plat is located within a Special Flood Hazard Area (SFHA).

WETLANDS

There are no wetlands located on the site. The developer is disturbing the wetland buffer area in the city owned outlot. The wetland buffer must be reestablished and actively managed to ensure that its native vegetation is established. A maintenance plan of establishment of the buffer must be submitted to the City for review and approval prior to a building permit being issued. A security of \$25,000 will be held with the final plat until the buffer is established and accepted by the City. Any natural areas signs removed during the process will be replaced by the developer.

TREE PRESERVATION

There are no significant trees located on the platted area. A tree preservation plan is not required.

Any trees outside the grading limits that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance (11-21-11).

EROSION CONTROL

The Developer is responsible for obtaining an MPCA Construction Permit for the site as well as developing a SWPPP (Stormwater Pollution Prevention Plan) for the site prior to construction. The SWPPP must be submitted and approved by the City prior to any site work. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. Changes made throughout construction should be documented in the SWPPP.

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

The MS4 Administration Fee has not been collected for the parent parcel and will be due with the final plat. The developer shall provide construction cost estimates prior to City Council consideration so the fee can be calculated.

RECOMMENDATION

Engineering recommends approval of the Kenwood Hills 4th Addition preliminary plat, grading plan, erosion control plan, and utility plan subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: July 22, 2026
Subject: Packet Material for the August 3, 2026 Planning Commission Meeting
Agenda Item: Highview Preliminary Plat
Action Deadline: August 31, 2026

BACKGROUND

Representatives of Lennar have submitted a preliminary plat application for a 34-lot, four-outlot single-family residential subdivision to be known as Highview. The proposed plat encompasses three parcels totaling approximately 20.14 acres. The development is located east of Holyoke Avenue, west of Highview Avenue, and north of Heritage Drive.

The City Council approved a comprehensive plan amendment and rezoning on February 2, 2026 to accommodate the proposed development and residential density.

The Highview preliminary plat plans have been reviewed by the Engineering Division, Environmental Resources, and the City's stormwater consultant, Barr Engineering.

On April 20, 2026, the City Council approved an interim ordinance temporarily pausing the acceptance and approval of certain new residential land-use applications. The interim ordinance does not apply to preliminary plat applications that were submitted to the city prior to its adoption. The Highview preliminary plat application was submitted on February 3, 2026, prior to adoption of the interim ordinance.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat
- D. Existing Conditions

- E. Site Plan
- F. Grading, Drainage, & Erosion Control Plan
- G. Sanitary Sewer & Water Plan
- H. Tree Preservation Plan
- I. Landscape Plan
- J. Ghost Plat

PLANNING ANALYSIS – PRELIMINARY PLAT

Existing Conditions. The property is currently vacant and has been preliminary graded. The site was formerly referred to as the Berean Baptist Church site, as the property was owned by the church for several years and was, at one time, proposed for development of a new church.

Consistency with the Comprehensive Plan. The Highview property is located within Planning District 4 of the 2040 Comprehensive Plan. The City Council approved a comp plan amendment to Low-Medium Density Residential (LMDR), which requires a density of 3-5 units per acre. The proposed plat has a net density of 3.7 units per acre.

The City Council approved a rezoning to RST-2, Single-and-Two Family Residential District in conjunction with the comprehensive plan amendment on February 2, 2026. The RST-2 zoning allows for single family, two-family and townhome development. The proposed residential development is consistent with the zoning designation and comprehensive plan guiding.

Adjacent Land Uses. The adjacent land uses and zoning are as follows:

North – Single family homes; zoned RS-3; guided LMDR

East – Single family home and open space; zoned RS-3 and P/OS; guided LMDR

South – Multi-family homes; zoned RM-2; guided LMDR

West – All Saints Church and open space; zoned RM-1 and P/OS; guided LMDR

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of Highview plat will be financed and constructed by the Developer.

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans (discussed above). Based on staff's review of the Highview preliminary plat against the applicable criteria, the proposed subdivision is not considered premature subdivision.

MUSA. The proposed plat area is located within the current MUSA. A sewer capacity report was done at the request of the city and paid for by the applicant. The parcels are near the end of

the line, and a study was required to add the proposed increase in units to the hydraulic sanitary sewer model to confirm compliance. The study confirmed the City's sanitary sewer system has the capacity to serve the site with the proposed land use and rezoning changes.

Density. The Highview preliminary plat consists of 34 single-family home lots on 20.14 acres. Excluding arterial street right-of-way (1.54 acres) and the outlots (9.41 acres) the net lot area is 9.19 acres, resulting in a net density of approximately 3.7 units per acre.

Outlots. The preliminary plat includes four proposed outlots totaling 9.47 acres. Outlots B and C are proposed to be deeded to the city for stormwater management purposes with the final plat. Outlots A and D will be owned and maintained by the property owner.

Lot Requirements. The following are the minimum requirements for single family home lots in the RST-2 District:

	Lot Area	Lot Width	Lot Depth
Interior Lot	7,500 SF	55 feet	-----
Corner Lot	9,520 SF	70 feet	-----
Buffer Yard Lots	-----	-----	150 feet

The proposed lots shown on the preliminary plat range from 7,501 square feet to 13,174 square feet in area. Lot widths range from 55 feet to 123 feet. Lot 1, Block 1, is subject to the buffer yard lot requirement and has a minimum lot depth of 150 feet. The proposed lots comply with the applicable minimum lot size and dimensional requirements.

Lot Setbacks. The following minimum setbacks are required for single family homes in the RST-2 District:

Front Yard	Rear Yard	Side Yard	
		Interior	ROW
25 ft garage face 20 ft building	30 feet 50 (buffer yard)	7 feet	20 feet, 30 feet (buffer yard)

The proposed lots shown on the preliminary plat have sufficient area to accommodate a single-family home.

Maximum Building Coverage. Single family residential lots in the RST-2 District are subject to a maximum building coverage of 40% of the lot area.

Garage Area. The minimum width of each garage must be 22 feet while the minimum area of the garage is 480 square feet, to comply with the requirements of Section 11-18-7.D. All calculations are based on interior dimensions.

Streets. The proposed preliminary plat is adjacent to Holyoke Avenue, a major collector roadway. A right-turn lane will be constructed adjacent to the development for access from

Holyoke Avenue. Holyoke Avenue is identified in the city's CIP for reconstruction under CP 25-05. Driveway access from Lot 1, Block 1 to Holyoke Avenue is prohibited.

Access to Heritage Drive is proposed with the development, which is identified as a minor collector roadway in the City's Transportation Plan. There is an undeveloped public right of way stub north of Heritage Drive, adjacent to Outlot C, Heritage Walk, that must be vacated prior to City Council consideration of the final plat.

The development also includes the construction of "Road 1", a local roadway with a sidewalk. Additional street information is outlined in the Engineering Division memorandum dated July 22, 2026.

All streets meet the minimum width and design requirements of the Subdivision Ordinance.

Tree Preservation. The Developer submitted a tree preservation plan identifying 1,833 diameter inches of significant trees on site. The plan proposes removal of 295 inches, or approximately 16.09%. This is below the 40% removal threshold for residential developments; therefore, tree replacement is not required for the proposed plat.

All designated 'save' trees that are damaged or removed during construction must be replaced per the requirements of the tree preservation ordinance.

Landscaping. The landscape plan identifies a minimum of two trees per lot, as required by city code. The landscape plan also proposes a row of coniferous trees along the rear yards that abut Highview Avenue to provide additional screening. The City Forester has approved the preliminary landscape plan.

Lot 1, Block 1 is required to provide rear yard buffer landscaping because it is adjacent to Holyoke Avenue. White Pine and Black Hills Spruce are proposed to be planted along the rear property line. The buffer yard screening must provide an effective minimal visual screen to a height of 10 feet. A security is required to be submitted with the final plat to guarantee installation of the buffer yard landscaping. A \$1,000 cash escrow must be submitted with the building permit application for Lot 1, Block 1 to guarantee installation of the buffer rear yard sod to the trail along Holyoke Avenue.

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

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage, erosion control, and utility plans have been submitted with the preliminary plat. These plans are discussed in greater detail in the Engineering Division's July 22, 2026, report, which is attached for review.

The Engineering Division recommends approval of Highview preliminary plat and development plans subject to the comments outlined in the engineering report.

Wetlands. A wetland delineation was completed for the site that determined there are two delineated wetland areas within the project boundary. No wetland impact is proposed to the

wetlands on the site. The developer is responsible for the establishment of the city outlots and wetland buffers.

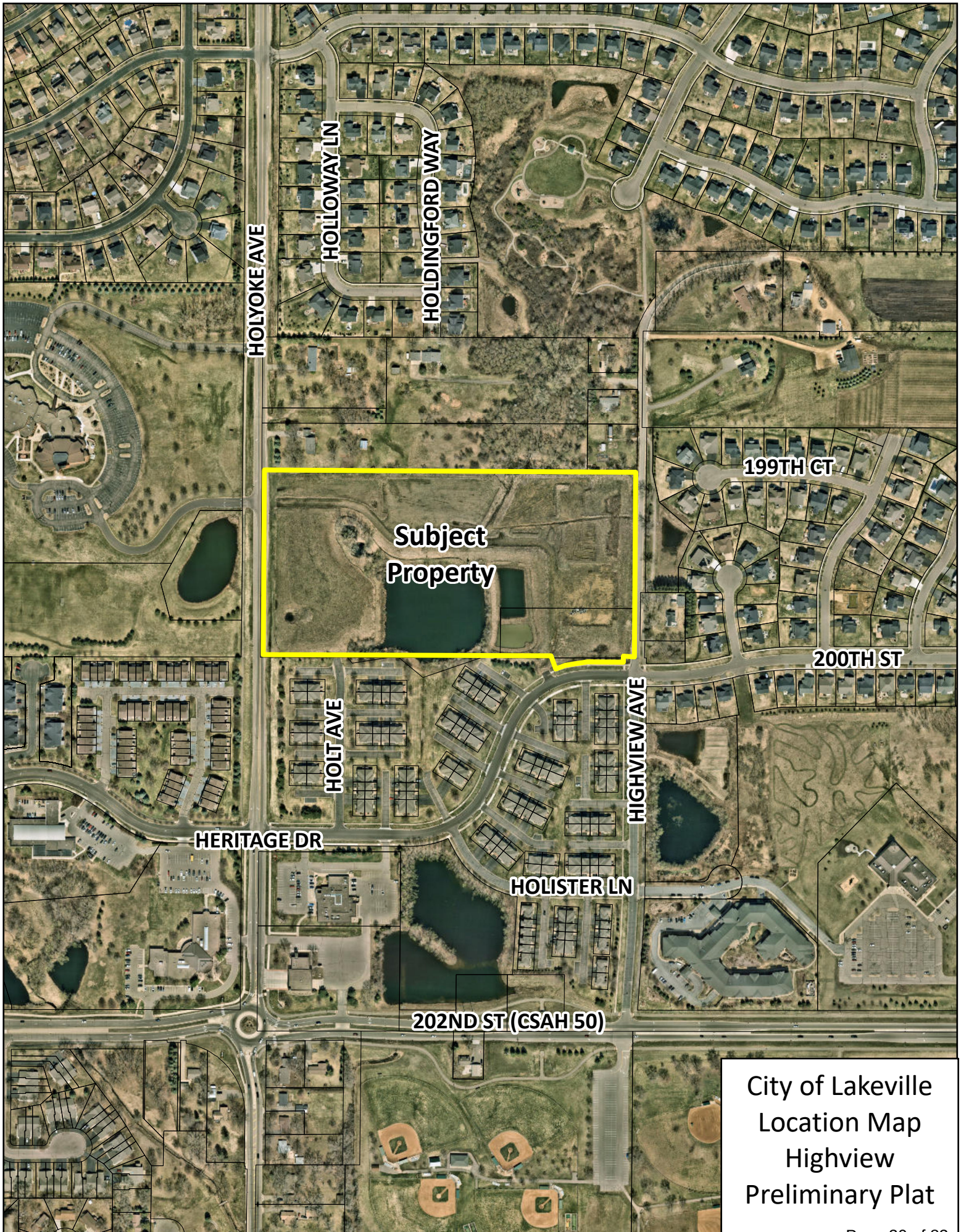
Park Dedication. The City's Parks, Trails, and Open Space Plan does not identify a park location in this area. The park dedication requirement will be satisfied through park dedication fees to be paid with the final plat.

Signs. A location for a monument sign is not shown on the preliminary plat. If a monument sign is proposed, it must be located on private property and comply with the requirements of City Code Section 11-23.

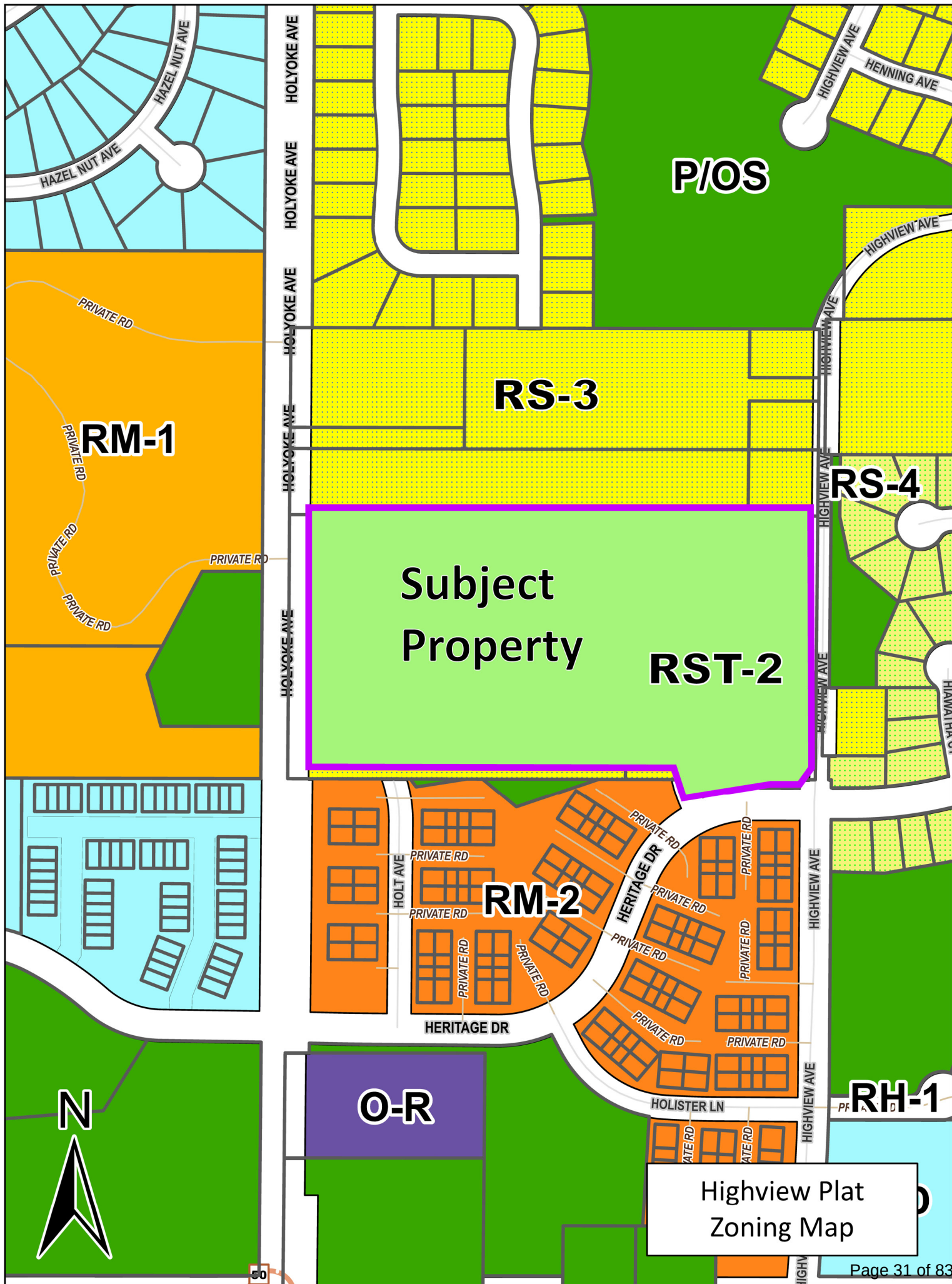
RECOMMENDATION

Community Development Department staff recommends approval of the Highview preliminary plat subject to the following stipulations:

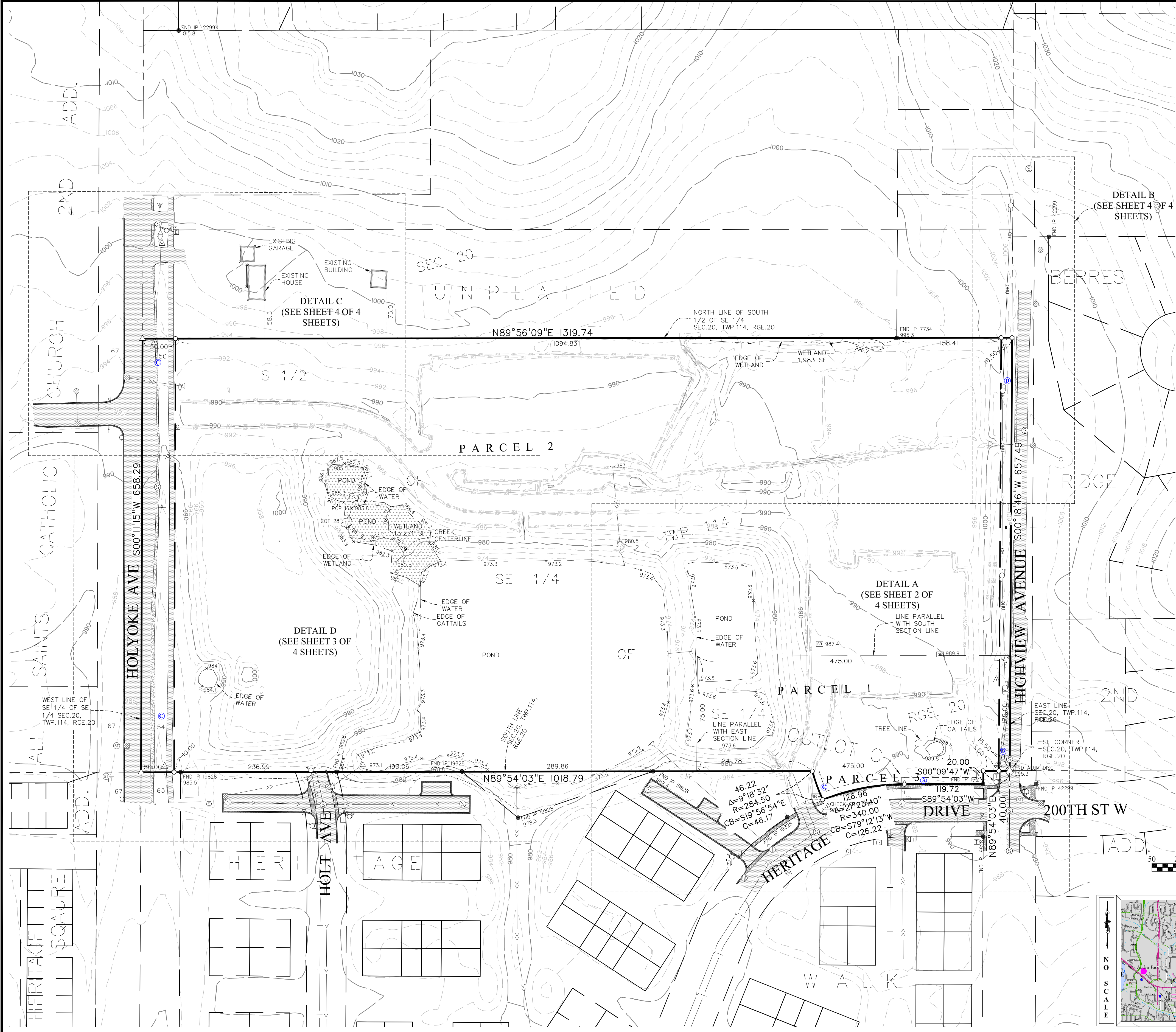
1. Implementation of the recommendations listed in the July 22, 2026 engineering report.
2. Park dedication shall be satisfied with a cash contribution paid with the final plat.
3. The Developer shall construct five-foot-wide concrete sidewalks as required by city code.
4. Outlots B & C shall be deeded to the City with the final plat.
5. Driveway access from Lot 1, Block 1 to Holyoke Avenue is prohibited.
6. A security is required to be submitted with the final plat to guarantee installation of the buffer yard landscaping
7. A \$1,000 cash escrow must be submitted with the building permit application for Lot 1, Block 1 to guarantee installation of the buffer rear yard sod to the trail along Holyoke Avenue.
8. The undeveloped public right of way stub north of Heritage Drive, adjacent to Outlot C, Heritage Walk, must be vacated prior to City Council consideration of the final plat.



City of Lakeville
Location Map
Highview
Preliminary Plat



Highview Plat
Zoning Map



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

PARCEL 1:
Commencing at the Southeast corner of Section 20; thence Westerly a distance of 475 feet along section line; thence North a distance of 175 feet; thence East parallel with said section line a distance of 475 feet to Easterly line of said Section; thence South along Easterly line a distance of 175 feet to point of beginning, all in Section 20, Township 114, Range 20, Dakota County, Minnesota.

PARCEL 2:
The South Half of the Southeast Quarter of the Southeast Quarter of Section 20, Township 114, Range 20, Dakota County, Minnesota, EXCEPTING a parcel commencing at the Southeast corner of Section 20; thence Westerly a distance of 475 feet along section line; thence North a distance of 175 feet; thence East parallel with said section line a distance of 475 feet to Easterly line of said Section; thence South along Easterly line a distance of 175 feet to point of beginning, all in Section 20, Township 114, Range 20, Dakota County, Minnesota.

PARCEL 3:
Outlot C, HERITAGE WALK, Dakota county, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** Address unassigned Holyoke Ave, Lakeville, MN 55044

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0211E, effective date of 11/2/2011.

4) **Parcel Area Information:**

Gross Area:	873,955 s.f.	~ 20.064 acres
Parcel 1 Area:	83,123 s.f.	~ 1.908 acres
Parcel 2 Area:	784,632 s.f.	~ 18.013 acres
Parcel 3 Area:	6,200 s.f.	~ 0.143 acres

R/W Area: 43,762 s.f. ~ 1.004 acres
Wet Area: ± 15,254 s.f. ~ ± 0.350 acres
Net Area: 680,976 s.f. ~ ±18,710 acres.

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 1914 H which has an elevation of: 959.11 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.

6) **Zoning Information:** The current Zoning for the subject property is RS-3 (Single Family Residential District) per the City of Lakeville's interactive GIS zoning map dated retrieved on 6/19/25. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 30 feet (Holyoke Drive), 30 feet (Highview Avenue), 20 feet (Heritage Drive)
Side: 10 feet
Height: 35 feet

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

4) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 251342079 for a list of utility operators in this area.

16) No evidence of recent earth moving work, building construction, or building addition observed in the process of conducting the fieldwork.

17) No proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

20) **Wetland Delineation:** The wetland delineation was performed by Midwest Natural Resources was flagged on 7/10/25. Sathre-Bergquist located the wetland flags on 8/7/25.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. ORTE750632 dated April 2nd, 2025.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

a) Item no.'s 1-8 are not survey related

b) Item no. 9 - Terms and conditions of and easements contained in Temporary Blanket Easement for Drainage and Utility Purposes dated August 28th, 2002, filed October 29, 2002, as Document No. 1952712.

c) **BLANKET EASEMENT OVER PARCEL 2**

d) Item no. 10 - Easements for utilities and drainage as shown on the recorded plat of HERITAGE WALK.

e) **SHOWN HEREON** ③

f) Item no. 11 - Subject to the right of way of Highview Avenue over and across the Easterly boundary of Parcels 1 and 2, as shown by available maps.

g) **SHOWN HEREON** ③

2) We have shown the right-of-way of Highview Avenue across the east part of the site and the right-of-way of Holyoke Avenue across the west part of the site. The right-of-way for each is shown based on the right-of-way shown in adjacent plats ALL SAINTS CATHOLIC CHURCH 2ND ADDITION and BERRES RIDGE 2ND ADDITION.

3) A retaining wall of unknown ownership along southerly line of Parcel 3 appears to partially fall inside subject property.

h) **SHOWN HEREON** ③

SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⚡ POWER POLE	FFE FIRST FLOOR ELEVATION
● PK NAIL MONUMENT FOUND	⚡ GUY WIRE	GFE GARAGE FLOOR ELEVATION
▲ PK NAIL MONUMENT FOUND	⊕ LIFT STATION	TOF TOP OF FOUNDATION ELEV.
○ PK NAIL W/ ALUMINUM DISC	⊕ SANITARY MANHOLE	LOE LOWEST OPENING ELEV.
⊕ SURVEY CONTROL POINT	⊕ SANITARY CLEANOUT	CONCRETE
⊕ A/C UNIT	⊕ STORM MANHOLE	BITUMINOUS
⊕ CABLE TV PEDESTAL	⊕ STORM DRAIN	BUILDING SETBACK LINE
⊕ ELECTRIC TRANSFORMER	⊕ CATCH BASIN	CONCRETE CURB
⊕ ELECTRIC MANHOLE	⊕ FLARED END SECTION	CONTOUR EXISTING
⊕ ELECTRIC METER	⊕ TREE CONIFEROUS	CONTOUR PROPOSED
⊕ ELECTRIC OUTLET	⊕ TREE DECIDUOUS	DT DRAIN TILE
⊕ YARD LIGHT	⊕ TELEPHONE PEDESTAL	ELC ELECTRIC UNDERGROUND
⊕ LIGHT POLE	⊕ UTILITY MANHOLE	— X — FENCE
⊕ FIBER OPTIC MANHOLE	⊕ UTILITY PEDESTAL	— GAS — GAS UNDERGROUND
⊕ FLAG POLE	⊕ UTILITY VAULT	OHU OVERHEAD UTILITY
⊕ FUEL PUMP	⊕ WATERMAIN MANHOLE	— TREE — TREE LINE
⊕ PROPANE TANK	⊕ WATER METER	— SANITARY SEWER — SANITARY SEWER
⊕ GAS METER	⊕ WELL	— TEL — TELEPHONE UNDERGROUND
⊕ GAS VALVE	⊕ CURB STOP	— RETAINING WALL — RETAINING WALL
⊕ GAS MANHOLE	⊕ GATE VALVE	— UTL — UTILITY UNDERGROUND
⊕ GENERATOR	⊕ HYDRANT	— WATERMAIN — WATERMAIN
⊕ HAND HOLE	⊕ IRRIGATION VALVE	— SATELLITE DISH — SATELLITE DISH
⊕ MAIL BOX	⊕ SIGN	⊕ WETLAND BUFFER SIGN
	⊕ SOIL BORING	

SCALE IN FEET

50 25 0 25 50 100

VICINITY MAP

NO SCALE

FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	To: U.S. Home Corporation, a Delaware corporation, and Old Republic National Title Insurance Company:	FILE NO.
DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA	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 - 5, 6a, 7a, 8, 11b, 16, and 17 of Table A thereof. The field work was completed on 5/28/25.	Colyn M. Tyette, PLS	5401-702
DRAWN						Minnesota License No. 62269	1
CHECKED							4
CMT							
DATE							
6-20-25							

SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

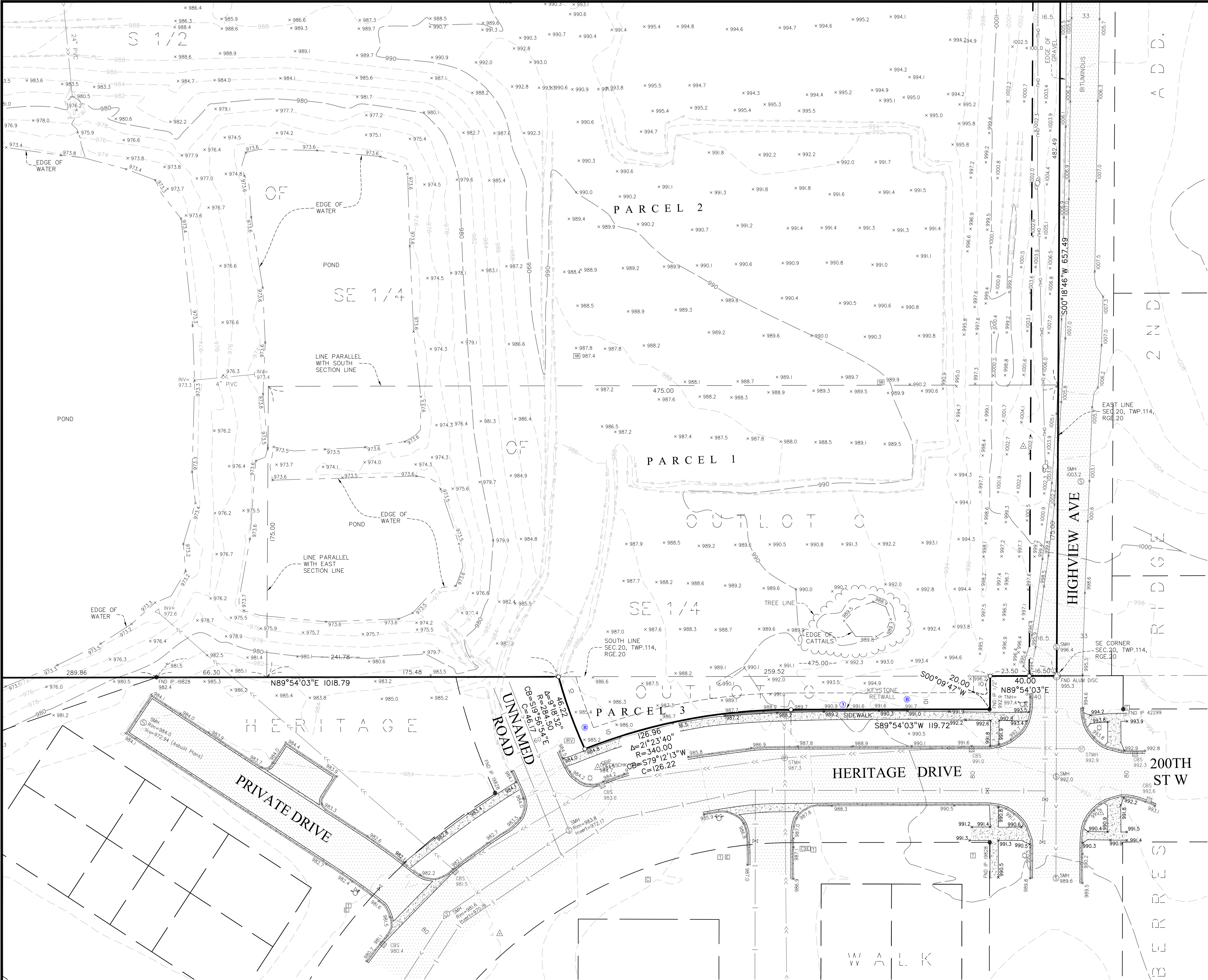
TWP.114-RGE.20-SEC.20
Dakota County

LAKEVILLE, MINNESOTA

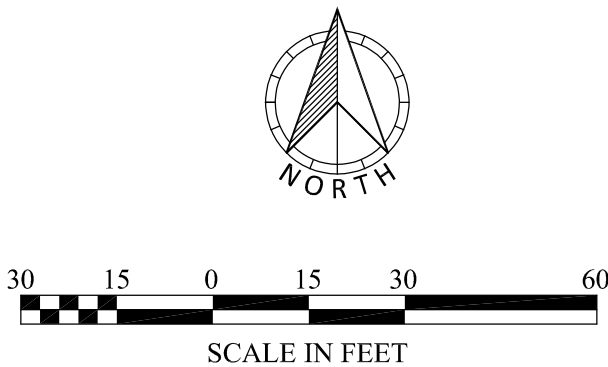
ALTA/NSNPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

Page 33 of 83



DETAIL A

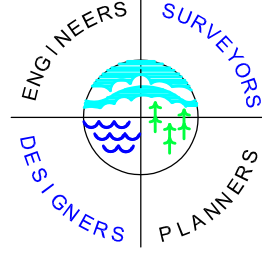


SURVEY LEGEND

- | | | |
|----------------------------|----------------------|-----------------------------|
| ● CAST IRON MONUMENT | ⊕ PIEZOMETER | W/E WALKOUT ELEVATION |
| ● IRON PIPE MONUMENT | ⊕ POWER POLE | FFE FIRST FLOOR ELEVATION |
| ● PK NAIL MONUMENT FOUND | ⊕ GUY WIRE | GFE GARAGE FLOOR ELEVATION |
| ▲ PK NAIL MONUMENT SET | ⊕ LIFT STATION | TOF TOP OF FOUNDATION ELEV. |
| ▲ PK NAIL MONUMENT FOUND | ⊕ SANITARY MANHOLE | LOE LOWEST OPENING ELEV. |
| ○ PK NAIL W/ ALUMINUM DISC | ⊕ SANITARY CLEANOUT | CONCRETE |
| △ SURVEY CONTROL POINT | ⊕ STORM MANHOLE | BITUMINOUS |
| △ A/C UNIT | ⊕ CATCH BASIN | — BUILDING SETBACK LINE |
| ⊕ CABLE TV PEDESTAL | ⊕ FLARED END SECTION | — CONCRETE CURB |
| ⊕ ELECTRIC TRANSFORMER | ⊕ TREE CONIFEROUS | — CONTOUR EXISTING |
| ⊕ ELECTRIC MANHOLE | ⊕ TREE DECIDUOUS | — CONTOUR PROPOSED |
| ⊕ ELECTRIC METER | ⊕ TELEPHONE PEDESTAL | — DRAIN TILE |
| ⊕ ELECTRIC OUTLET | ⊕ UTILITY MANHOLE | — ELEC UNDERGROUND |
| ⊕ YARD LIGHT | ⊕ UTILITY PEDESTAL | — FENCE |
| ⊕ LIGHT POLE | ⊕ UTILITY VAULT | — GAS UNDERGROUND |
| ⊕ FIBER OPTIC MANHOLE | ⊕ WATERMAIN MANHOLE | — OVERHEAD UTILITY |
| ⊕ FUEL PUMP | ⊕ WATER METER | — TREE LINE |
| ⊕ PROPANE TANK | ⊕ WELL | — SANITARY SEWER |
| ⊕ GAS METER | ⊕ CURB STOP | — STORM SEWER |
| ⊕ GAS VALVE | ⊕ GATE VALVE | — TEL |
| ⊕ GAS MANHOLE | ⊕ HYDRANT | — RETAINING WALL |
| ⊕ GENERATOR | ⊕ IRRIGATION VALVE | — UTILITY UNDERGROUND |
| ⊕ HAND HOLE | ⊕ SIGN | — WATERMAIN |
| ⊕ MAIL BOX | ⊕ SOIL BORING | — SATELLITE DISH |
| | | — WETLAND BUFFER SIGN |

FIELD CREW	NO.	BY	DATE	REVISION
DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA
DRAWN				
ABE				
CHECKED				
CMT				
DATE				
6-20-25				

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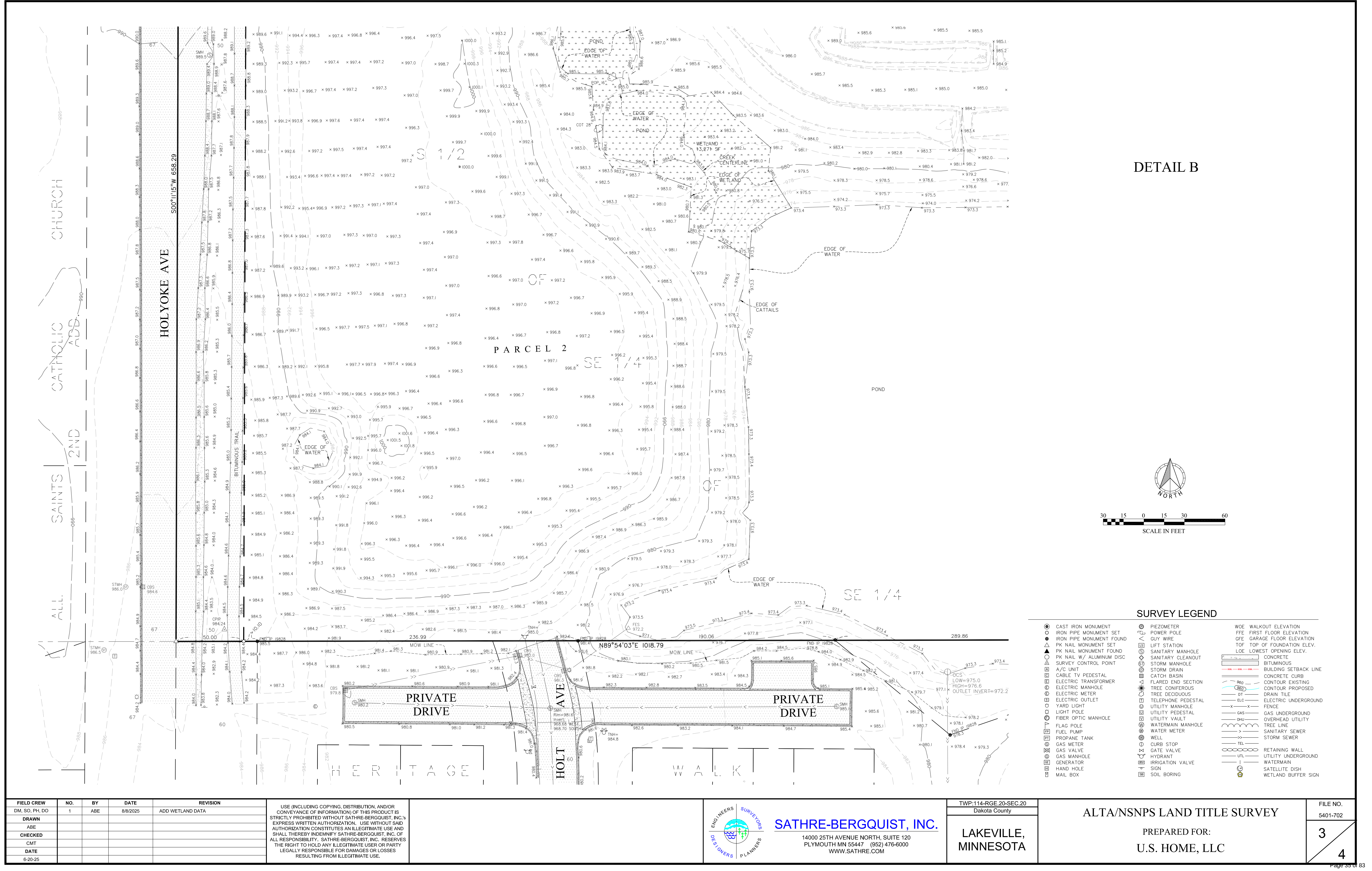
TWP:114-RGE-20-SEC.20
Dakota County

**LAKEVILLE,
MINNESOTA**

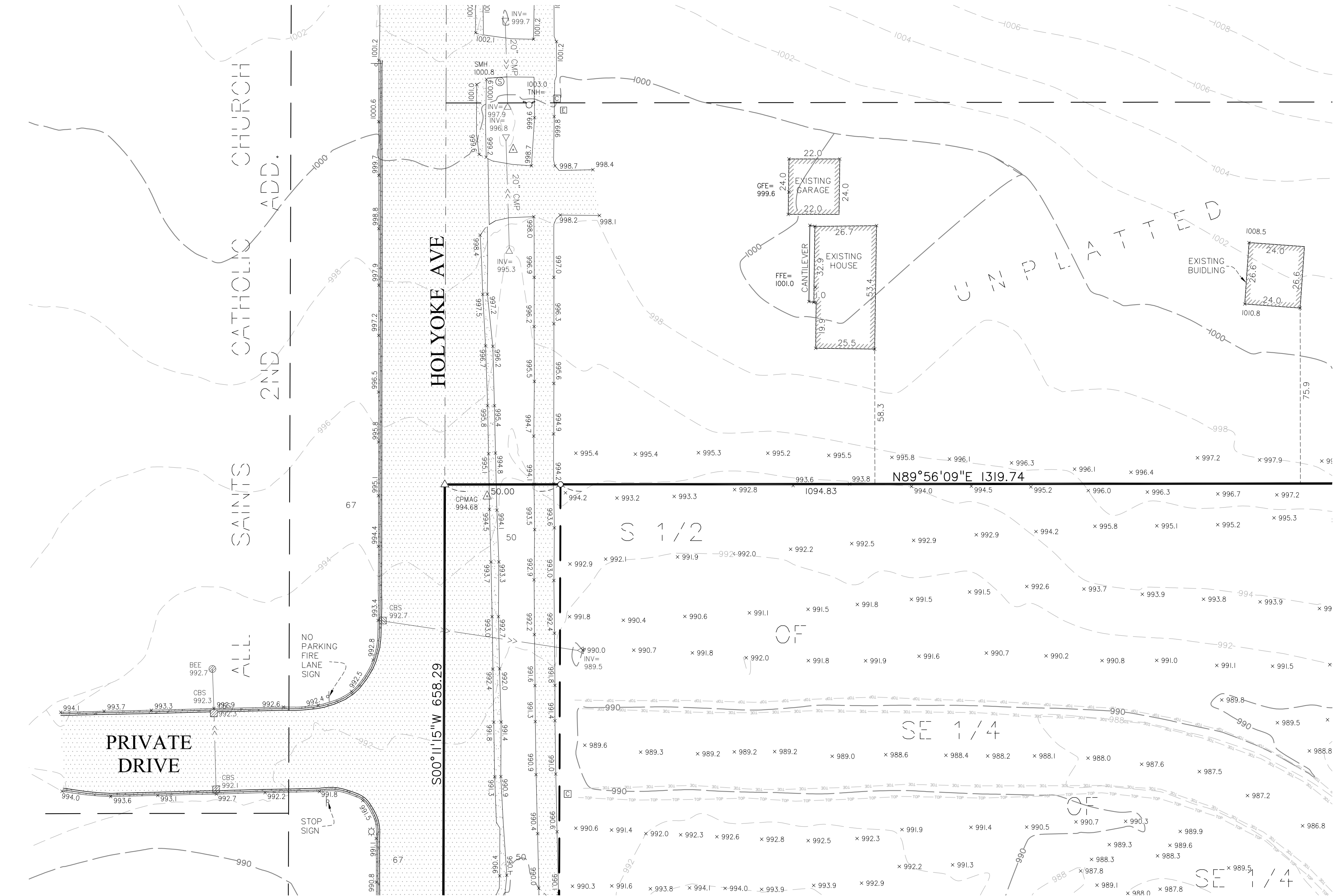
ALTA/NSNPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

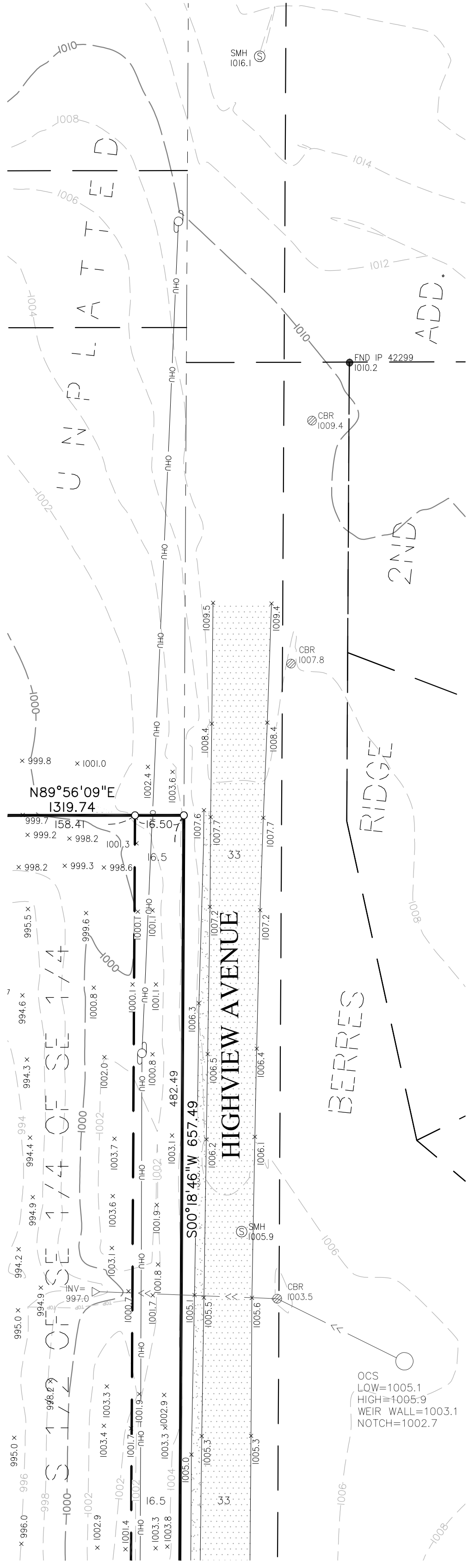
FILE NO. 5401-702
2
4



DETAIL C

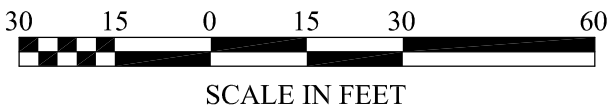


DETAIL D



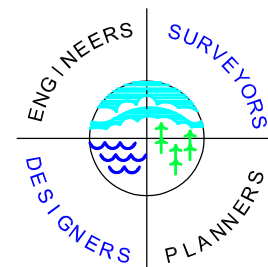
SURVEY LEGEND

- | | | |
|----------------------------|----------------------|-----------------------------|
| ● CAST IRON MONUMENT | ● PIEZOMETER | WOE WALKOUT ELEVATION |
| ○ IRON PIPE MONUMENT SET | ● POWER POLE | FFE FIRST FLOOR ELEVATION |
| ● IRON PIPE MONUMENT FOUND | — GUY WIRE | GFE GARAGE FLOOR ELEVATION |
| ▲ PK NAIL MONUMENT SET | □ LIFT STATION | TOF TOP OF FOUNDATION ELEV. |
| ▲ PK NAIL MONUMENT FOUND | ○ SANITARY MANHOLE | LOE LOWEST OPENING ELEV. |
| ○ PK NAIL W/ ALUMINUM DISC | ○ SANITARY CLEANOUT | |
| △ SURVEY CONTROL POINT | ○ STORM MANHOLE | — CONCRETE |
| □ A/C UNIT | ○ STORM DRAIN | — BITUMINOUS |
| □ CABLE TV PEDESTAL | ○ CATCH BASIN | — BUILDING SETBACK LINE |
| □ ELECTRIC TRANSFORMER | ○ FLARED END SECTION | — CONCRETE CURB |
| □ ELECTRIC MANHOLE | ○ TREE CONIFEROUS | — CONTOUR EXISTING |
| □ ELECTRIC METER | ○ TREE DECIDUOUS | — CONTOUR PROPOSED |
| □ ELECTRIC OUTLET | ○ TELEPHONE PEDESTAL | — DRAIN TILE |
| ○ YARD LIGHT | ○ UTILITY MANHOLE | — ELC ELECTRIC UNDERGROUND |
| ○ LIGHT POLE | □ UTILITY PEDESTAL | — FENCE |
| ○ FIBER OPTIC MANHOLE | □ UTILITY VAULT | — GAS GAS UNDERGROUND |
| □ FLAG POLE | ○ WATERMAIN MANHOLE | — OHU OVERHEAD UTILITY |
| □ FUEL PUMP | ○ WATER METER | — TREE LINE |
| □ PROPANE TANK | ○ WELL | — SANITARY SEWER |
| ○ GAS METER | ○ CURB STOP | — STORM SEWER |
| ○ GAS VALVE | ○ GATE VALVE | — RETAINING WALL |
| ○ GAS MANHOLE | ○ HYDRANT | — UTL UTILITY UNDERGROUND |
| ○ GENERATOR | ○ IRRIGATION VALVE | — WATERMAIN |
| □ HAND HOLE | ○ SIGN | — SATELLITE DISH |
| □ MAIL BOX | ○ SOIL BORING | — WETLAND BUFFER SIGN |



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DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA
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Dakota County

LAKEVILLE,
MINNESOTA

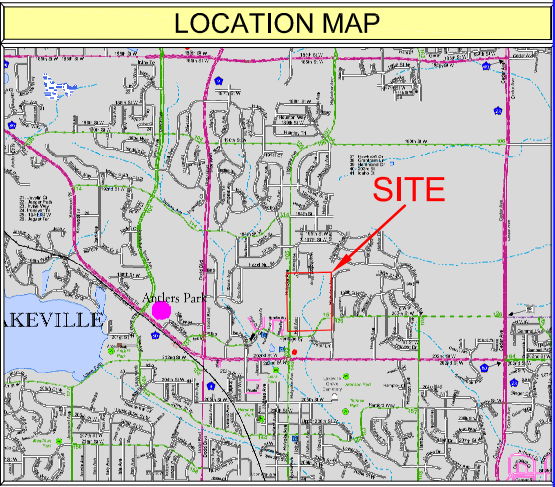
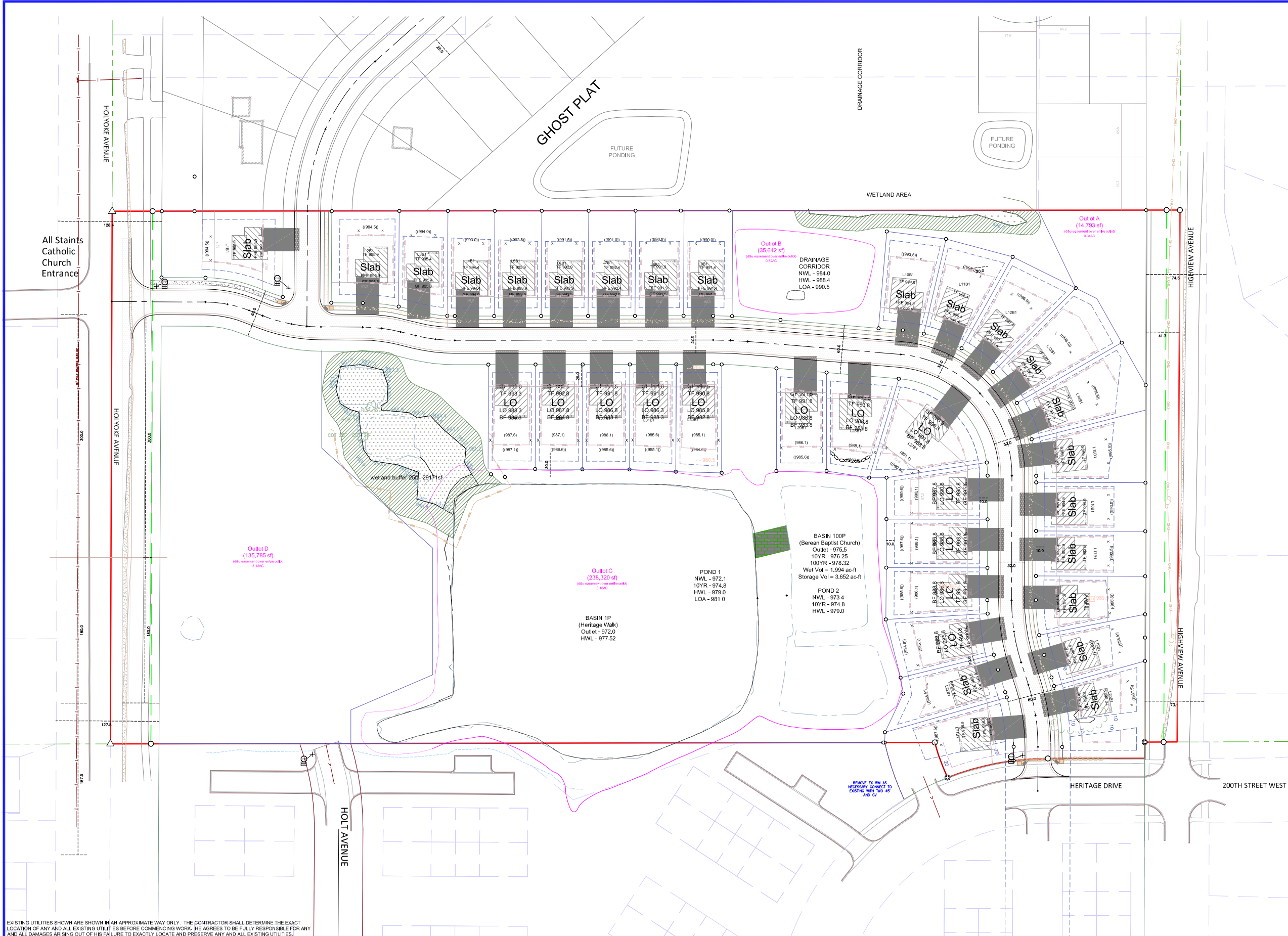
ALTA/NSNPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

FILE NO.

5401-702

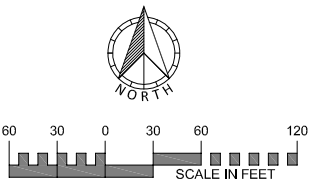
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SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
SW	Preliminary Sewer & Watermain Plan
SS	Preliminary Storm Sewer Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey
L	Landscape Plan

Notes:
Lots: RST-2
34 Single Family Lots
Lot Width: 55' Interior
70' Corner
Lot Area: 7,500sf Interior
9,520sf Corner
Front Yard Setback: 25' Garage / 20' Living
Side Yard Setback: 7/7'
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'
50' Setback from Holyoke Ave Right of Way

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16355 38th Ave N, Suite 100 Plymouth, MN 55446 CONTACT: ELISHA SCROGUM PHONE: (612) 865-7770 EMAIL: ELISHA.SCROGUM@LENNAR.COM



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
DRAWN	2	CAW	05/5/26	REVISE LAYOUT
RSM	3	CAW	06/17/26	CITY COMMENTS
CHECKED	4	CAW	06/29/26	REVISE QUANTITIES
DATE	4	DS	07/17/26	CITY COMMENTS
06/17/25				

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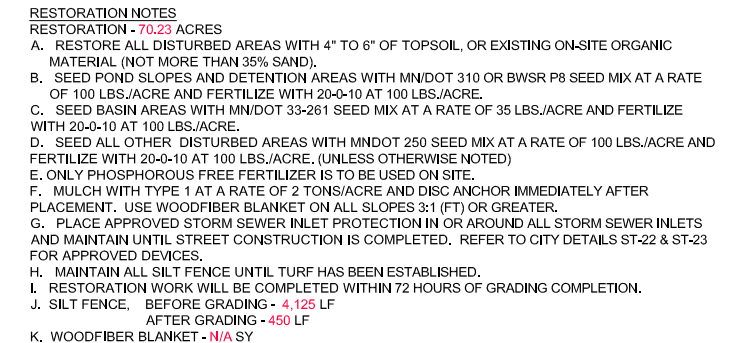
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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

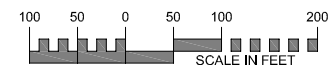
CITY PROJECT NO.
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LAKEVILLE,
MINNESOTA

SITE PLAN HIGHVIEW LENNAR	
FILE NO. 5401-702	SP1 SP2



NOTES:

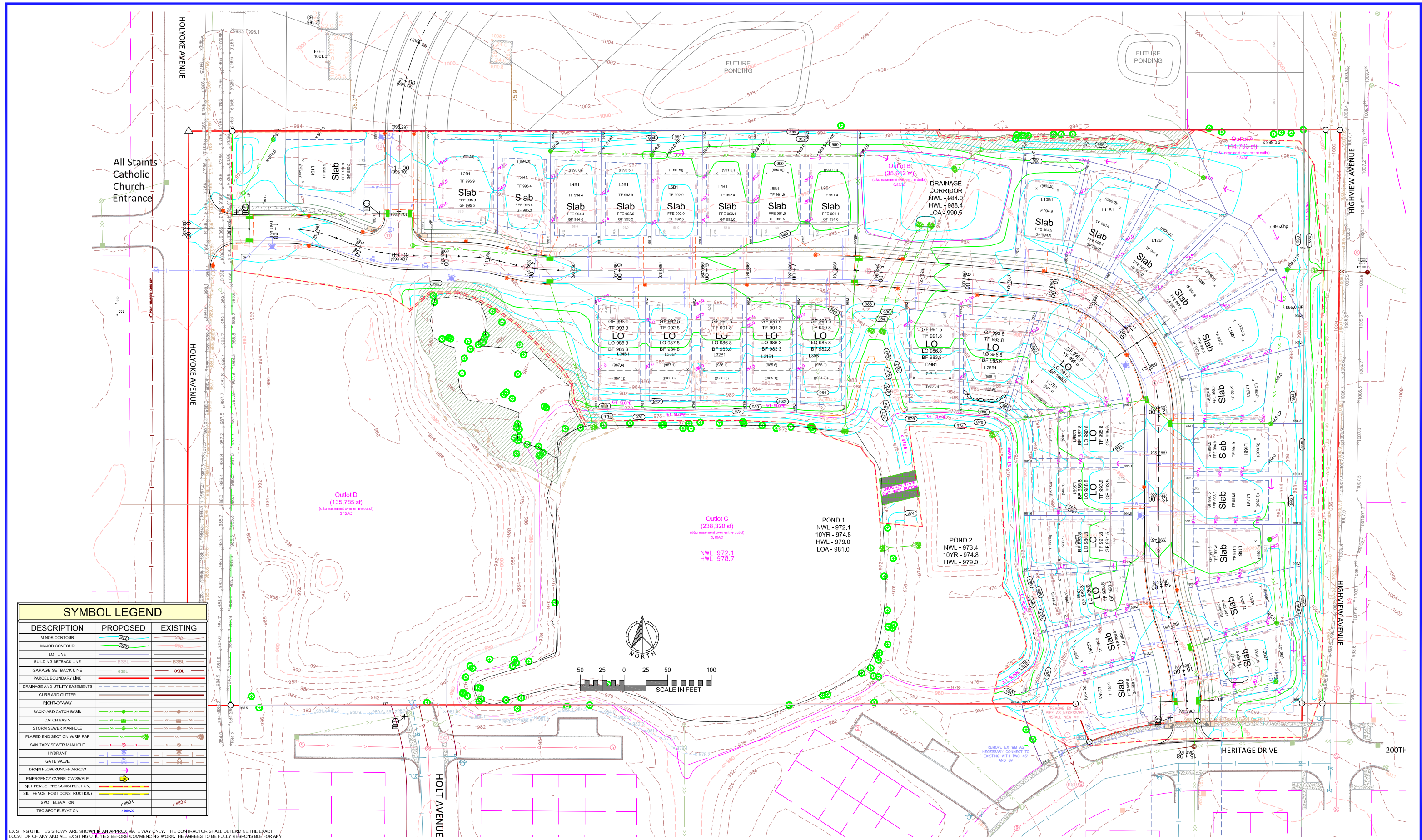
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 9" POWER FOUNDATION WALL, AND A 9" TOP FOOT FOR EACH TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.
4. **NOMENCLATURE:** GF - GARAGE FLOOR, TF - TOP FOUNDATION, BF - BASEMENT FLOOR.



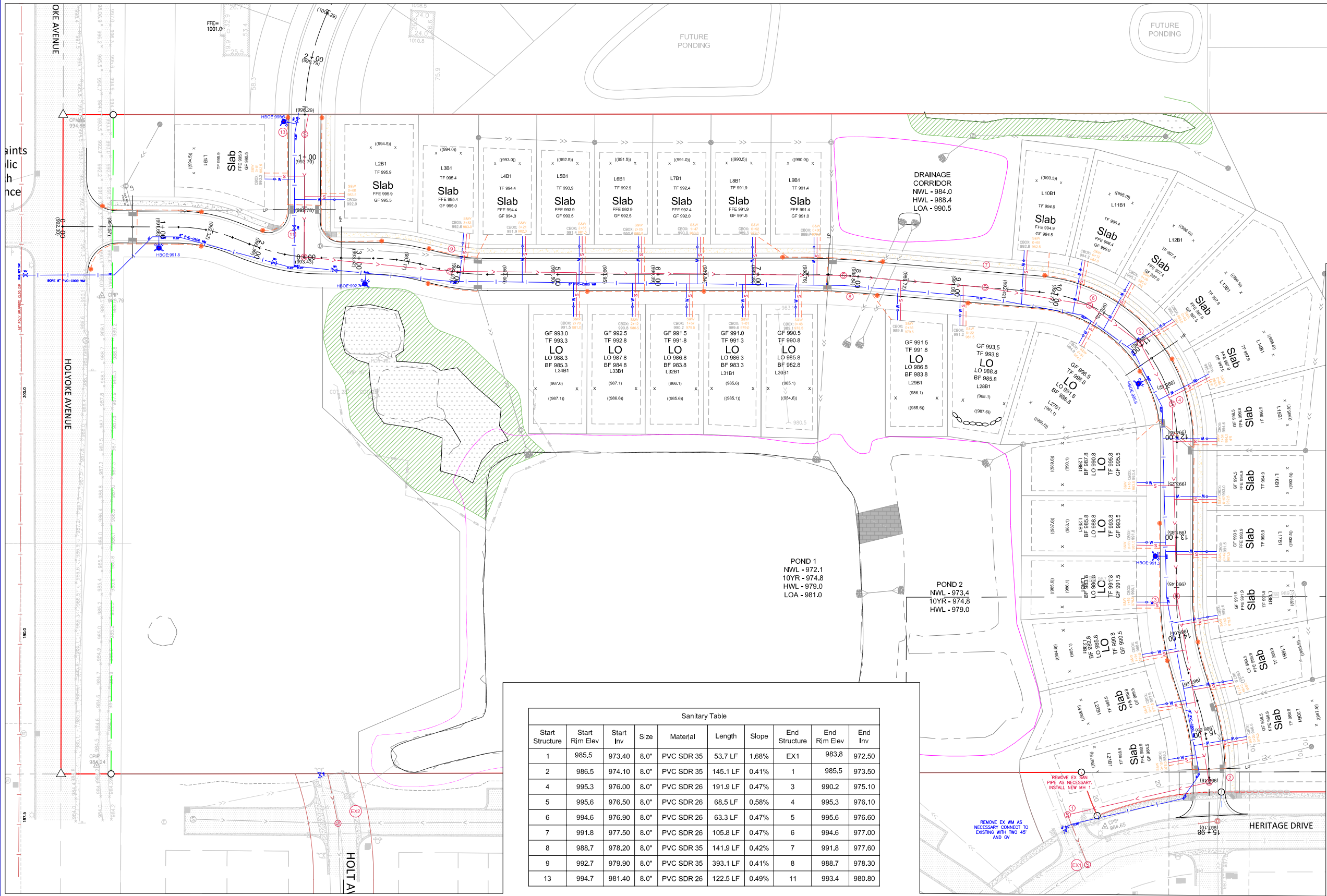
ON-SITE BMPs

1. **EXISTING** NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. **SKIMMERS** - THE PONDS **EXISTING** OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. **RIP RAP** - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. **INLET PROTECTION** - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. **SLOPE STABILIZATION** - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. **BIOROLLS** - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. **INFILTRATION/RETENTION AREAS** - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. **STREET SWEEPING** - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. **PHOSPHOROUS FREE FERTILIZER** - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. **DITCH CHECKS** SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOW IN THE EROSION CONTROL PLANS.

FILE NO.	5401-702
GP1	GP2



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Layout-BB					1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT					GP2 GP2		
DRAWN					2	CAW	05/5/26	REVISE LAYOUT							
RSM					3	CAW	06/17/26	CITY COMMENTS							
CHECKED					4	CAW	06/29/26	REVISE QUANTITIES							
CAW					4	DS	07/17/26	CITY COMMENTS							
DATE															
06/17/25															



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
DRAINILE WICLEANOUTS		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

GENERAL NOTES:

*S&W (T)
X-XXX
XXX.X
X'R
INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
INDICATES SERVICE ELEVATION
INDICATES RISER HEIGHT (IF NEEDED)
INSTALL SERVICES UNDER STORM (SUS*)
INDICATES SERVICES TO BE INSTALLED UNDER STORM WITH MINIMUM SEPARATION OF 18" OR PROVIDE MINIMUM OF 12" AND 4" OF INSULATION BETWEEN STORM AND SERVICES.

- ALL WATERMAIN FITTINGS TO BE EPOXY COATED AND AMERICAN MADE.
- REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
- ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
- WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
- ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
- ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
- ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
- ALL SEWER AND WATER SERVICES ARE EXTENDED 15 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
- THE CITY OF LAKEVILLE'S "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
- INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. PER CITY ENGINEER.
i. POLY WRAP ALL HYDRANT BARRELS
ii. BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
- ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR18).
ALL 14"-24" WATERMAIN SHALL BE PVC C905 (DR18).
- MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVIEWED & ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
- USE GATOR WRAP OR APPROVED EQUAL WITH ALL SANITARY SEWER MANHOLES.
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- SOLID REINFORCED CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS PROVIDING A MINIMUM OF 4" AND MAXIMUM OF 12" ADJUSTMENT WITH 6" RINGS FOR ADJUSTMENTS OF 8" OR GREATER.
- ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
- SANITARY SEWER PIPE MATERIAL SHALL BE:
SDR-35 FOR DEPTHS UP TO 18'
SDR-26 FOR DEPTHS UP TO 28'
SDR-18, AWWA C900, C905 FOR DEPTHS 28' TO 32'
POLYBOND LINED DIP, ASTM A746 FOR DEPTHS OVER 32FT
- WATER SERVICE MATERIAL SHALL BE 1" SEAMLESS COPPER WATER TUBE, TYPE K, WITH SOLID CORE TRACER WIRE AND 1.5" OR LARGER WHEN FIRE SPRINKLERS ARE REQUIRED OR DESIGN DICTATES. WATER SERVICE TAPS SHALL BE MADE ONLY TO EPOXY COATED DIP OR STAINLESS STEEL FITTINGS (SADDLES).
- ALL SANITARY SEWER WYES SDR-26 OR SCH 40, OR EPOXY LINED DIP TEES. SERVICES SHALL BE PVC SDR 26.
- SOLID CORE 8 GAUGE WIRE SHALL BE BLUE FOR WATERMAIN AND GREEN FOR SANITARY SEWER.

Sanitary Table								
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev
1	985.5	973.40	8.0"	PVC SDR 35	53.7 LF	1.68%	EX1	983.8
2	986.5	974.10	8.0"	PVC SDR 35	145.1 LF	0.41%	1	985.5
4	995.3	976.00	8.0"	PVC SDR 26	191.9 LF	0.47%	3	990.2
5	995.6	976.50	8.0"	PVC SDR 26	68.5 LF	0.58%	4	995.3
6	994.6	976.90	8.0"	PVC SDR 26	63.3 LF	0.47%	5	995.6
7	991.8	977.50	8.0"	PVC SDR 26	105.8 LF	0.47%	6	994.6
8	988.7	978.20	8.0"	PVC SDR 35	141.9 LF	0.42%	7	991.8
9	992.7	979.90	8.0"	PVC SDR 35	393.1 LF	0.41%	8	988.7
13	994.7	981.40	8.0"	PVC SDR 26	122.5 LF	0.49%	11	993.4

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DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
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CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
LAKEVILLE,
MINNESOTA

PRELIMINARY SANITARY SEWER &
WATERMAIN PLAN
HIGHVIEW
LENNAR

FILE NO.
5401-702
SW1
SW4

COPOLYMER BARRIER FENCE
(48" HEIGHT)

METAL T-POST OR 2"x2"
WOOD STAKE

6" MINIMUM

- NOTES:
1. TREE FENCE TO BE PLACED MIN. 1 FOOT PER CALIPER IN. OF TREE DIAMETER FROM TREE
 2. ANCHOR POST MAX. 10' SEPARATION
 3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MIN. TWO ATTACHMENTS PER POST

TREE FENCE DETAIL
NO SCALE

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

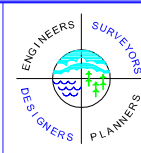
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
DRAWN	2	CAW	05/5/26	REVISE LAYOUT
RSM	3	CAW	06/17/26	CITY COMMENTS
CHECKED	4	CAW	06/29/26	REVISE QUANTITIES
DATE	4	DS	07/17/26	CITY COMMENTS
06/17/25				

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

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

LAKEVILLE,
MINNESOTA

TREE SURVEY
HIGHVIEW
LENNAR

FILE NO.
5401-702

TS1
TS2

Tag No.	Common Name	DBH	Notes	Saved	Removed	Tree Classification
907	River Birch	11,7,5		x		Hardwood deciduous
908	Scotch Pine	13	36' in height	x		Coniferous
909	Scotch Pine	9	19' in height	x		Coniferous
910	Green Ash	13	treated for emerald ash borer in 2025	x		Hardwood deciduous
911	Box Elder	13		x		Common
912	Green Ash	11	infected by emerald ash borer	x		Hardwood deciduous
913	Cottonwood	11		x		Common
914	Cottonwood	6		x		Common
915	Willow	12,8		x		Common
916	Willow	7		x		Common
917	Willow	8		x		Common
918	Cottonwood	8		x		Common
919	Willow	8,8		x		Common
920	Willow	7		x		Common
921	Cottonwood	14		x		Common
922	Cottonwood	6		x		Common
923	Cottonwood	6		x		Common
924	Cottonwood	6			x	Common
925	Cottonwood	8			x	Common
926	Cottonwood	7			x	Common
927	Cottonwood	8			x	Common
928	Cottonwood	9			x	Common
929	Cottonwood	7			x	Common
930	Willow	9			x	Common
931	Willow	7			x	Common
932	Willow	8			x	Common
933	Willow	9			x	Common
934	Willow	10			x	Common
935	Willow	7		x		Common
936	Willow	6		x		Common
937	Willow	6		x		Common
938	Willow	6		x		Common
939	Willow	7		x		Common
940	Willow	10,8,6		x		Common
941	Willow	7		x		Common
942	Willow	11		x		Common
943	Cottonwood	10		x		Common
944	Cottonwood	12		x		Common
945	Cottonwood	11		x		Common
946	Willow	7,6		x		Common
947	Cottonwood	8		x		Common
948	Cottonwood	6		x		Common
949	Willow	7		x		Common
950	Cottonwood	8		x		Common
951	Cottonwood	7		x		Common
952	Willow	6		x		Common
953	Willow	9		x		Common
954	Willow	8		x		Common
955	Willow	10		x		Common
956	Red Cedar	12	12' in height	x		Coniferous
957	Red Maple	27			x	Hardwood deciduous
958	American Elm	8			x	Common
959	Green Ash	11	infected by emerald ash borer	x		Hardwood deciduous
960	Red Maple	28,13,13,12,10	grown in fence		x	Hardwood deciduous
961	Siberian Elm	7			x	Common
962	Red Maple	12,7,6				Hardwood deciduous
963	Cottonwood	33		x		Common
964	Cottonwood	31	decay at base	x		Common
965	Willow	12		x		Common
966	Willow	8		x		Common
967	Willow	8		x		Common
968	Willow	12		x		Common
969	Willow	14		x		Common
970	Willow	14		x		Common
971	Siberian Elm	7		x		Common
972	Red Oak	14		x		Hardwood deciduous
973	Red Oak	7		x		Hardwood deciduous
974	Red Oak	6		x		Hardwood deciduous
975	Red Oak	7		x		Hardwood deciduous
976	Red Oak	14,11		x		Hardwood deciduous
977	Willow	6		x		Common
978	Siberian Elm	9		x		Common
979	Siberian Elm	6		x		Common
980	Siberian Elm	10		x		Common
981	Cottonwood	14		x		Common
982	Siberian Elm	13		x		Common
983	Siberian Elm	6		x		Common
984	Siberian Elm	11		x		Common
985	Siberian Elm	12		x		Common
986	Willow	10		x		Common
987	Willow	10		x		Common
988	Cottonwood	28		x		Common

Tag No.	Common Name	DBH	Notes	Saved	Removed	Tree Classification
989	Cottonwood	10		x		Common
990	Siberian Elm	7		x		Common
991	Siberian Elm	11		x		Common
992	Siberian Elm	6		x		Common
993	Siberian Elm	6		x		Common
994	Colorado Blue Spruce	7	22' in height	x		Coniferous
995	Colorado Blue Spruce	8	22' in height	x		Coniferous
996	Cottonwood	13		x		Common
997	Box Elder	9		x		Common
998	Cottonwood	7		x		Common
999	Green Ash	18	treated for emerald ash borer in 2025	x		Hardwood deciduous
1000	Green Ash	18	treated for emerald ash borer in 2025	x		Hardwood deciduous
2106	Box Elder	17		x		Common
2107	Box Elder	16		x		Common
2146	Cottonwood	33		x		Common
2167	Cottonwood	16		x		Common
2168	Cottonwood	15,13		x		Common
2170	Cottonwood	12		x		Common
2171	Cottonwood	14,10		x		Common
2172	Willow	15,14,14,12,11,11		x		Common
2173	Cottonwood	23		x		Common
2174	Cottonwood	7		x		Common
2175	Cottonwood	15		x		Common
2176	Cottonwood	21		x		Common
2177	Cottonwood	18		x		Common
2178	Cottonwood	13		x		Common
2179	Crabapple	8		x		Common
2180	Box Elder	17,13,10		x		Common
2181	Cottonwood	30		x		Common
2182	Box Elder	7		x		Common
2183	Cottonwood	22		x		Common
2203	Cottonwood	12		x		Common
2204	Cottonwood	14		x		Common
14951	Willow	6		x		Common
14952	Willow	7		x		Common
14953	Willow	10		x		Common
14954	Willow	6		x		Common
14955	Sugar Maple	9			x	Hardwood deciduous
14956	Sugar Maple	10			x	Hardwood deciduous
14957	Sugar Maple	12			x	Hardwood deciduous
14958	Siberian Elm	12			x	Common
14959	Siberian Elm	8			x	Common
14960	Sugar Maple	10			x	Hardwood deciduous
14961	Siberian Elm	6			x	Common
14962	Sugar Maple	11			x	Hardwood deciduous
14963	Box Elder	34		x		Common
14964	Siberian Elm	18,15		x		Common
14965	Scotch Pine	16	25' in height	x		Coniferous
14966	Scotch Pine	12	22' in height	x		Coniferous
14967	Box Elder	8		x		Common
14968	Cottonwood	13		x		Common
14969	Cottonwood	24		x		Common
14970	Box Elder	6		x		Common
14971	Cottonwood	18		x		Common
14972	Cottonwood	12		x		Common
14973	Cottonwood	14		x		Common
14974	Cottonwood	14		x		Common
14975	Cottonwood	8,6		x		Common
14976	Crabapple	18		x		Common

Total Trees	140	116	24
Trees Saved	116		
Trees Removed	24		

Percent Saved	82.9%
Percent Removed	17.1%

Tree classification	Total significant tree diameter inches on site	Total significant tree diameter inches removed
Common	1526	129
Coniferous	65	0
Hardwood deciduous	310	166
Heritage trees	0	0
TOTAL	1,883	295

Removal Threshold	Allowable removal of significant diameter inches
40% removal threshold	753.2
70% removal threshold	1,318.1

Table 3: If at any point the calculation in this table goes below zero, all remaining significant tree inches require replacement according to the replacement schedule.

Determine the rate of required tree replacement	With a 40% removal threshold	With a 70% removal threshold
Subtract total significant common diameter inches removed from threshold	624.2	1,189.1
Common inches that require replacement	0.0	0.0
then subtract total significant conifer diameter inches from the above result	624.2	1,189.1
Conifer inches that require replacement	0.0	0.0
finally subtract total significant hardwood deciduous diameter inches from the above result	458.2	1,023.1
Hardwood deciduous inches that require replacement	0.0	0.0

Determine the rate of required tree replacement	With a 40% removal threshold	With a 70% removal threshold
Tree replacement required for common trees (1/8 diameter inches)	0.0	0.0
Tree replacement required for conifer trees (1/4 diameter inches)	0.0	0.0
Tree replacement required for hardwood deciduous (1/2 diameter inches)	0.0	0.0
Significant tree replacement required for heritage trees (100% diameter inches)	0.0	0.0
Total significant tree replacement required (diameter inches). Not including credits.	0.0	0.0

Total inches of heritage trees preserved on site.	0.0
Total preserved significant inches located within an approved significant woodland. (Not including inches from heritage trees, as they are already counted above)	

Table 6: The larger of the two totals shown in Table 5 is computed into credit first. The smaller total is then computed using the remaining required replacement after the larger credit has been subtracted.

Neither credit may account for more than 50% of the required replacement.

Determine required tree replacement including credits.	With a 40% removal threshold	With a 70% removal threshold
Credits from the larger of the two above totals (diameter inches)	0.0	0.0
Remaining required tree replacement in diameter inches	0.0	0.0
Credits from the smaller of the two above totals (diameter inches)	0.0	0.0
Final required tree replacement (diameter inches)	0.0	0.0

Table 7: Use this table to estimate the number of trees you will need to plant to meet the required tree replacement total from Table 6. You must plant a total amount of caliper inches equal to the diameter inches required.

Replacement tree type	Caliper inches	Quantity	Total caliper inches
Shade tree	2.5		0
Conifer	2.5		0
Ornamental (Ornamental trees may not make up more than 15% of required replacement inches)			0
Total tree replacement caliper inches reached			0
You have not met the required tree replacement for the 40% removal threshold.			You have not met the required tree replacement for the 70% removal threshold.

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DRAWN	2	CAW	05/5/26	REVISE LAYOUT
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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180



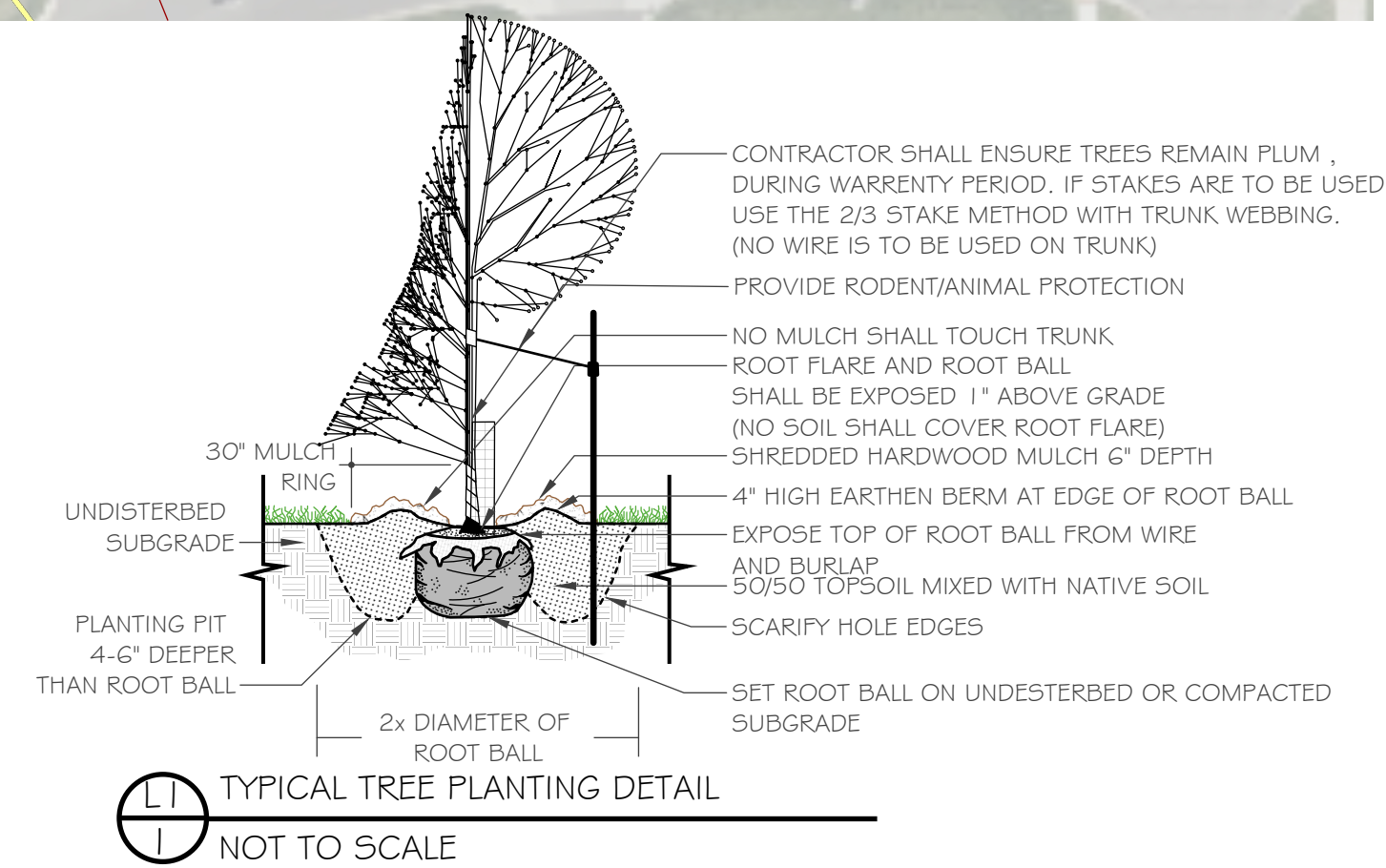
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

LAKEVILLE,
MINNESOTA

TREE SURVEY
HIGHVIEW
LENNAR

FILE NO.
5401-702
TS2
TS2





Memorandum

To: Heather Botten, Senior Planner

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

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

Date: July 22, 2026

Subject: Highview

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

BACKGROUND

Lennar has submitted a preliminary plat named Highview. The proposed subdivision is located east of and adjacent to Holyoke Avenue, west of and adjacent to Highview Avenue, and north of and adjacent to Heritage Drive.

The parent parcels are identified as PID Nos. 220200084011, 220200084012, and 223217500030, and is currently zoned RS-3, Single-Family Residential requesting rezoning to RST-2, Single- and Two- Family Residential.

The preliminary plat consists of thirty-four (34) single family lots and four (4) outlots on 20.06 acres.

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

- Outlot A: Future development; to be retained by the Developer (0.34 acres)

- Outlot B: Stormwater management basin and wetland; to be deeded to the City (0.82 acres)
- Outlot C: Stormwater management basin and wetland; to be deeded to the City (5.18 acres)
- Outlot D: Future Development; to be retained by the developer (3.12 acres)

The proposed development will be completed by:

Developer: Lennar
Engineer/Surveyor: Sathre-Bergquist

SITE CONDITIONS

The site consists of undeveloped land that previously had streets subcut and preliminary grading and establishment of stormwater basins with existing wetlands and drainage features identified. Existing topography generally drains to the existing stormwater management areas located within the site.

EASEMENTS

There are no public easements with the city that are required to be vacated with the preliminary plat. Perimeter drainage and utility easements shall be provided with the preliminary and final plat in accordance with city ordinance requirements. The unused right of way adjacent to Heritage Drive shall be vacated prior to the final plat.

STREET AND SUBDIVISION LAYOUT

Holyoke Avenue

The development is located east of and adjacent to Holyoke Avenue, a major collector roadway, as identified in the City's Transportation Plan. Holyoke Avenue is currently constructed as a two-lane undivided rural roadway. A right-turn only lane will be constructed adjacent to the development for access from Holyoke Avenue with security for the improvements held with the final plat. Holyoke Avenue is identified in the city's CIP for reconstruction under CP 25-05.

Road 1

The development includes construction of Road 1, a local roadway. Road 1 is designed as a 32-foot-wide urban roadway with sidewalk facilities consistent with City standards. The Developer will dedicate the required right-of-way as shown on the preliminary plat.

Holt Avenue

Development includes the construction of Holt Avenue, a local roadway. Holt Avenue is designed as a 32-foot-wide urban roadway with sidewalk facilities consistent with City

standards. The Developer will dedicate the required right-of-way as shown on the preliminary plat.

Heritage Drive

The development is located north of and adjacent to Heritage Drive, a minor collector roadway, as identified in the City's Transportation Plan. Heritage Drive is currently constructed as a two-lane undivided urban roadway. Access to Heritage Drive is proposed with the development.

Highview Avenue

The development is located west of and adjacent to Highview Avenue, a local roadway. Highview Avenue is currently constructed as a two-lane undivided rural roadway. The developer shall dedicate the necessary right of way with the final plat.

CONSTRUCTION ACCESS

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

PARKS, TRAILS AND SIDEWALKS

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

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

UTILITIES

SANITARY SEWER

The site is located within subdistrict SC-10760 of the South Creek sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

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

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

WATERMAIN

The site includes the extension of 8-inch public watermain through the site to provide water service to the subdivision. Watermain sizing and alignment are consistent with the City's Comprehensive Water System Plan.

DRAINAGE AND GRADING

Haven at Lake Marion is located within subdistrict SC-073 of the South Creek stormwater district as identified in the City's Water and Natural Resources Management Plan.

Development includes the revised grading of two (2) publicly owned and maintained stormwater management basins and drainage corridor that were previously constructed to collect and treat runoff generated from the site. The basins and drainage corridor will be located within Outlots B and C, which will be deeded to the City with the final plat. The stormwater management system shall be designed consistent with City requirements with the final plat.

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

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

STORM SEWER

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

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

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

RESIDENTIAL BUFFER YARD REQUIREMENTS

Highview Avenue is classified as a major collector roadway per the City's Transportation Plan. Buffer yards, including berming and/or plantings of a sufficient density to provide a visual screen and buffer a minimum of ten feet in height, shall be provided adjacent to this roadway

consistent with the Zoning Ordinance. A certified as-built grading plan of required berms must be approved by the City prior to installation of buffer plantings.

FEMA FLOODPLAIN ANALYSIS

The site is generally shown on the Flood Insurance Rate Map (Map No. 27037C0211E) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the lots are not located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation conducted for the 19.6-acre Lennar Berean site identified two delineated wetland areas—Wetland 1 (0.30 acres) and Wetland 2 (0.03 acres)—as well as Channel 1, which spans 210 linear feet. The site also features existing stormwater management ponds and five temporary/incidental ponded areas. Following a technical field review, the City of Lakeville approved the Wetland Boundary/Type decision on October 10, 2025, under LGU Project No. 25-01-09 in full compliance with the Minnesota Wetland Conservation Act (WCA).

No wetland impact is proposed to the wetlands on the site. The developer is responsible for the establishment of the city outlots and wetland buffers. A maintenance plan for the establishment of the buffer areas and the city outlots must be submitted and reviewed prior to final plat. Securities will be held until the wetland buffers and outlots are fully established. The developer is also responsible to ensure that Wetland 2 has a stabilized outlet and any erosion caused by previous grading of the site is addressed.

TREE PRESERVATION

The Tree Preservation Plan identifies a total of 1,833 diameter inches of significant trees located within the project boundaries. As a Residential District, the allowable tree removal threshold is 40%, or 753.2 inches. The plan proposes to remove 295 diameter inches, which is beneath the removal threshold. This means that there is no replacement requirement for the planned removal of trees for the project under the Tree Preservation Plan as there are no heritage trees on site. The tree preservation plan shows a total of 1,538 diameter inches of significant trees to be preserved.

All trees identified for preservation shall be protected with appropriate tree protection fencing and measures installed prior to, and maintained throughout, construction. Any preserved trees that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance.

EROSION CONTROL

The Developer is responsible for obtaining an MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. The SWPPP must be submitted and approved by the City prior to any site work. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. Changes made throughout construction should be documented in the SWPPP.

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

RECOMMENDATION

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

To: City of Lakeville Planning Commission and City Council

Re: Request to Deny the Proposed Lennar "Highview" Development (20.06 Acres)

Dear Commissioners and Councilmembers,

I am writing as a Lakeville resident to formally submit comments regarding Lennar's proposed Comprehensive Plan amendment and residential development for the approximately 20.06-acre parcel located east of Holyoke Avenue.

When our family chose to move to Lakeville, one of the qualities that attracted us to our neighborhood was the natural space and privacy surrounding our home. Like many of my neighbors, I am concerned about the continued loss of remaining open land and the increasing pace and density of residential development in our community. We were initially concerned with the potential development of the church and now are even more concerned with the proposed Lennar development.

The City of Lakeville's Comprehensive Plan exists to guide orderly growth while balancing residential development with transportation, utilities, parks, schools, and quality of life. The City's own planning documents recognize that growth should be carefully managed and coordinated with supporting infrastructure.

I respectfully ask the Planning Commission and City Council to evaluate whether this proposal is consistent with those guiding principles.

School Capacity

As a parent, I am especially concerned about the impact additional residential development will have on Lakeville Area Schools.

The School Board approved new elementary and middle school attendance boundary adjustments for the 2026-2027 school year in January 2026, following previous boundary changes in 2024, to address enrollment and capacity needs. These repeated adjustments demonstrate that the district continues to experience enrollment pressures as Lakeville grows.

While I understand that school enrollment is ultimately the responsibility of the school district, residential growth and school capacity are undeniably connected. Frequent attendance boundary changes disrupt friendships, school communities, transportation routines, and the stability that families value. Before approving additional housing in this attendance area, I urge the city to carefully consider whether existing Lakeville schools are prepared to accommodate continued growth. The Lakeville Area School District stated that even with recently approved facility improvements, space will remain tight and additional classroom space is necessary to accommodate continued enrollment growth.

As a Lakeville family with children attending school, we strongly encourage halting additional residential structures until school capacities can sustain the additional growth.

Traffic and Infrastructure

Traffic and roadway capacity are also significant concerns.

Roads including Holyoke Avenue, Highview Avenue, Heritage Drive, and 202nd Street are already experiencing increasing traffic volumes. Additional housing will inevitably add vehicle trips and place greater demands on nearby intersections and neighborhood streets.

The City's Comprehensive Planning and Engineering documents emphasize that transportation infrastructure should be planned alongside future development. Responsible growth requires that roadway capacity, utilities, and public infrastructure keep pace with residential expansion. I respectfully request that the city ensures there is clear evidence demonstrating that existing transportation infrastructure can safely and adequately accommodate the additional traffic generated by this development.

Consistency with Lakeville's Long-Term Vision

My request is to ensure that new development occurs only when it aligns with the City's long-term planning objectives and when supporting infrastructure is in place. Given the continued enrollment pressures within Lakeville Area Schools and ongoing transportation concerns, I do not believe this proposal demonstrates that the necessary community impacts have been sufficiently addressed.

In recent months, Lakeville temporarily paused acceptance of residential development applications to evaluate future growth and long-term planning. This reveals that the city itself recognizes a need to slow and evaluate future growth. I feel that this existing application for this land should be reevaluated to adhere with the pause in residential development.

This parcel serves as an important transition between existing residential neighborhoods and surrounding open space. Developing the property would permanently alter the character of the neighborhood and the expectations of current residents who invested in this area based on its existing land use pattern. I respectfully ask the Commission and Council to consider not only whether housing is needed, but whether this specific location is appropriate given the surrounding neighborhood.

For these reasons, I respectfully request that the Planning Commission recommend denial, and that the City Council deny the development approvals for the proposed Lennar Highview development.

Thank you for your time and your thoughtful consideration of these comments.

Respectfully,

Sarah Humpal
8342 199th Court West

To: City of Lakeville Planning Commission and City Council

Re: Request to Deny the Proposed Lennar "Highview" Development (20.06 Acres)

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I respectfully ask the Planning Commission and City Council to evaluate whether this proposal is consistent with those guiding principles.

School Capacity

As a parent, I am especially concerned about the impact additional residential development will have on Lakeville Area Schools.

The School Board approved new elementary and middle school attendance boundary adjustments for the 2026-2027 school year in January 2026, following previous boundary changes in 2024, to address enrollment and capacity needs. These repeated adjustments demonstrate that the district continues to experience enrollment pressures as Lakeville grows.

While I understand that school enrollment is ultimately the responsibility of the school district, residential growth and school capacity are undeniably connected. Frequent attendance boundary changes disrupt friendships, school communities, transportation routines, and the stability that families value. Before approving additional housing in this attendance area, I urge the city to carefully consider whether existing Lakeville schools are prepared to accommodate continued growth. The Lakeville Area School District stated that even with recently approved facility improvements, space will remain tight and additional classroom space is necessary to accommodate continued enrollment growth.

Traffic and Infrastructure

Traffic and roadway capacity are also significant concerns.

Roads including Holyoke Avenue, Highview Avenue, Heritage Drive, and 202nd Street are already experiencing increasing traffic volumes. Additional housing will inevitably add vehicle trips and place greater demands on nearby intersections and neighborhood streets.

The City's Comprehensive Planning and Engineering documents emphasize that transportation infrastructure should be planned alongside future development. Responsible growth requires that roadway capacity, utilities, and public infrastructure keep pace with residential expansion. I respectfully request that the city ensure there is clear evidence demonstrating that existing transportation infrastructure can safely and adequately accommodate the additional traffic generated by this development.

Consistency with Lakeville's Long-Term Vision

My request is to ensure that new development occurs only when it aligns with the City's long-term planning objectives and when supporting infrastructure is in place. Given the continued enrollment pressures within Lakeville Area Schools and ongoing transportation concerns, I do not believe this proposal demonstrates that the necessary community impacts have been sufficiently addressed.

In recent months, Lakeville temporarily paused acceptance of residential development applications to evaluate future growth and long-term planning. This reveals that the city itself recognizes a need to slow and evaluate future growth.

This parcel serves as an important transition between existing residential neighborhoods and surrounding open space. Developing the property would permanently alter the character of the neighborhood and the expectations of current residents who invested in this area based on its existing land use pattern. I respectfully ask the Commission and Council to consider not only whether housing is needed, but whether this specific location is appropriate given the surrounding neighborhood.

For these reasons, I respectfully request that the Planning Commission recommend denial, and that the City Council deny the development approvals for the proposed Lennar Highview development.

Thank you for your time and your thoughtful consideration of these comments.

Sincerely,

Brianna Colton
8454 199th Court West



Memorandum

To: Planning Commission

From: Kris Jenson, Planning Manager

Date: July 24, 2026

Subject: Packet Material for the August 6, 2026 Planning Commission Meeting

Agenda Item: A Conditional Use Permit to allow motor vehicle fuel sales with convenience grocery and/or prepared food in the I-1, Light Industrial District.

Application Action Deadline: September 9, 2026

INTRODUCTION

Kwik Trip has submitted an application for a conditional use permit for motor vehicle fuel sales with convenience grocery and/or prepared food in the I-1, Light Industrial District. The proposed site is located at the southeast corner of 215th Street (CSAH 70) and Jacquard Avenue. The lot will be platted as part of the Interstate South Logistics Park Fourth Addition, the final plat for which is on the August 3, 2026 City Council meeting for consideration.

The plans have been reviewed by the Engineering Division and the Parks and Recreation Department.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Site Dimension Plan
- D. Site Circulation Plan
- E. Grade Plan
- F. Storm Sewer Plan
- G. Utility Plan
- H. Landscape Plan
- I. Photometric Site Plan
- J. Color Elevations
- K. Exterior Materials
- L. Gas Canopy Elevations
- M. Diesel Canopy Elevations

Surrounding Land Uses and Zoning:

North – 215th Street (CSAH 70), Northfield Clinic (OP)

South – 217th Street, Amazon XL warehouse (I-1)

East – Undeveloped parcel (I-1)

West – Jacquard Avenue, Stormwater pond (OP)

CONDITIONAL USE PERMIT

A conditional use permit is required for the proposed development to allow motor vehicle fuel sales with convenience grocery and/or prepared food. The site review is based on the criteria for this use outlined primarily in Section 11-37, Motor Vehicle Fuel Facilities.

Area. Motor vehicle fuel sales uses in the I-1 District requires a minimum lot area of four acres and frontage on a principal arterial roadway. The site is 4.47 acres in area and is directly adjacent to 215th Street (CSAH 70) which is classified as a Principal Arterial Roadway in the City's Transportation Plan.

Hours. The I-1 District does not limit the hours of operation except as may be required by the city council. Restricted hours of operation are not proposed as part of this conditional use permit.

Architectural Standards. The proposed building has four-sided design, with two colors of earth tone brick and glass making up at least 90% of each building elevation, with EIFS for the remaining area. Up to 10% of the building façade may contain a contrasting color; the proposed Kwik Trip building has a narrow red stripe at the roofline.

Canopy. A protective canopy structure is proposed for both sets of fuel pumps. Both canopies exceed the minimum 20-foot setback requirement, have a clearance of greater than 14 feet, and a maximum height of 18 feet. The canopy fascia may not exceed three feet in height. The architectural design, colors, and character of the canopy are consistent with the principal building on the site.

Canopy lighting consists of undermounted lights, which may not extend below the bottom face of the canopy. The submitted sign plan indicates an eight-inch-tall LED stripe on the canopy face. The stripe is permitted provided that the source light is shielded per Section 11-37-3.E.6.b(3).

Signage is allowed on a detached canopy provided it does not exceed 20% of the canopy façade facing a public right of way. Sign sizes and locations will be confirmed as part of the sign permit review.

Fuel Pumps. All pump islands exceed the minimum setback of 30 feet from any property line, and must be elevated at least six inches (6") above the traveled surface of the site.

Dust Control and Drainage. The entire site, other than that taken up by a building, structure, or plantings, is surfaced with asphalt or concrete. The site must also be in compliance with the oil/grit separator standards included in Section 11-37-3.H of the Zoning Ordinance.

Landscaping. About 40% of the site is green space, including landscaped areas and the stormwater pond on the south side of the site. A mix of overstory and ornamental trees are proposed around the perimeter of the site and within the three parking lot islands. Shrubs and perennials are also included within the islands and along the parking areas the face Jacquard Avenue. The City Forester has reviewed the landscape plan and found it in compliance with ordinance requirements.

Exterior Lighting. A Photometric Plan, submitted with the conditional use permit application, demonstrates that light levels on the site are less than 115 foot-candles and that light levels at the right of way line do not exceed one foot-candle, in compliance with Section 11-16-17 of the Zoning Ordinance. The plan also indicates that there are recessed LED downlights within the roof overhang, which complies with the requirement that all building lighting be downward facing.

Circulation and Loading. Exhibit D shows site circulation for semi-trucks to access the diesel pumps, underground fuel tanks, and loading zone on the east side of the building. The loading zone is separate from parking spaces and drive aisles.

Parking. The 9,176 square foot building requires a minimum of 41 parking spaces. A 10% reduction in the gross floor area is permitted to account for hallways, bathrooms, etc. Parking requirements were calculated as follows:

C-Store space: $9,176 \text{ sq. ft.} - 917.6 \text{ sq. ft.} = 8,258.4 \text{ sq. ft.} / 200 = 41.29 = 41 \text{ spaces.}$

A total of 42 spaces are proposed on site. All spaces and drive aisles meet the size and dimension requirements of the Zoning Ordinance.

Pedestrian Traffic. A sidewalk will be constructed along the east side of Jacquard Avenue to the driveway access. A sidewalk connection is provided to the building across a raised walkway. The site also includes a defined walkway from the truck pump islands to the store. Along the south and west sides of the store there is a sidewalk at least nine feet wide that is protected from the adjacent parking spaces by bollards spaced every six feet. The bollards must be at least three feet in height.

Noise. Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in Section 11-16-25 of the Zoning Ordinance and compliance with this requirement will be monitored as part of the City's zoning enforcement process.

Outside Sales and Service. All outside display and sales areas must be located adjacent to the building and identified on the site plan. A maximum of 200 square feet of outdoor display area is permitted. Display areas are not permitted between the fuel pumps. The site plan must be modified to define outdoor display areas.

Propane sales limited to twenty (20) pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meet all state uniform building and fire codes. Freezers for ice products may only be located at the front of the building subject to the requirements of Section 11-37-3.0

Litter Control. The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles must be provided at a convenient location

on site to facilitate litter control. Compliance with this requirement will be monitored as part of the City's zoning enforcement process.

A trash enclosure is included directly adjacent to the building, using the same exterior materials. The gate is of a maintenance-free material.

Signs. A sign plan was submitted as part of the CUP application. Signs are proposed on the building and canopy elevations and for a monument sign in the northwest corner of the site. Permits must be issued prior to the installation of any signs on site.

Prepared Food. Convenience/deli food is to be for takeout only, there shall be no provisions for seating or consumption on the premises, and the total area may not exceed 15% of the gross floor area. This will be confirmed as part of the building permit review.

SITE ANALYSIS

Zoning. The property is zoned I-1, Light Industrial District. At the July 23 Planning Commission meeting an ordinance amendment was recommended for approval which would allow motor vehicle fuel sales within the I-1 District as a conditional use. The City Council will take action on the proposed ordinance amendments at their August 3 meeting and is expected to approve the amendment.

Mechanical Equipment Screening. Any ground level mechanical equipment must include landscape screening.

Snow Storage. Snow storage must be maintained outside any required parking spaces and must occur on private property. Any excess snow shall be hauled off site.

Grading, Drainage, Erosion Control and Utilities. Grading, drainage, erosion control, and utility plans have been submitted with the Kwik Trip application. A stormwater pond will be constructed on site and will require a stormwater maintenance agreement be approved in conjunction with the conditional use permit.

Grading, drainage, erosion control, and utility issues are addressed in the engineering review memo prepared by Chloe Anderson, Project Engineer and Mac Cafferty, Environmental Resources Manager dated July 24, 2026. A copy of the engineering report is attached for your review. The Engineering Division recommends approval of the Kwik Trip CUP, subject to the comments outlined in the engineering report.

Wetlands. There are no wetlands located on the site.

Tree Preservation. There are no significant trees on the site to be developed.

RECOMMENDATION

Community Development Department staff recommends approval of the Kwik Trip conditional use permit, subject to the following stipulations:

1. Implementation of the recommendations listed in the July 24, 2026 engineering memo.

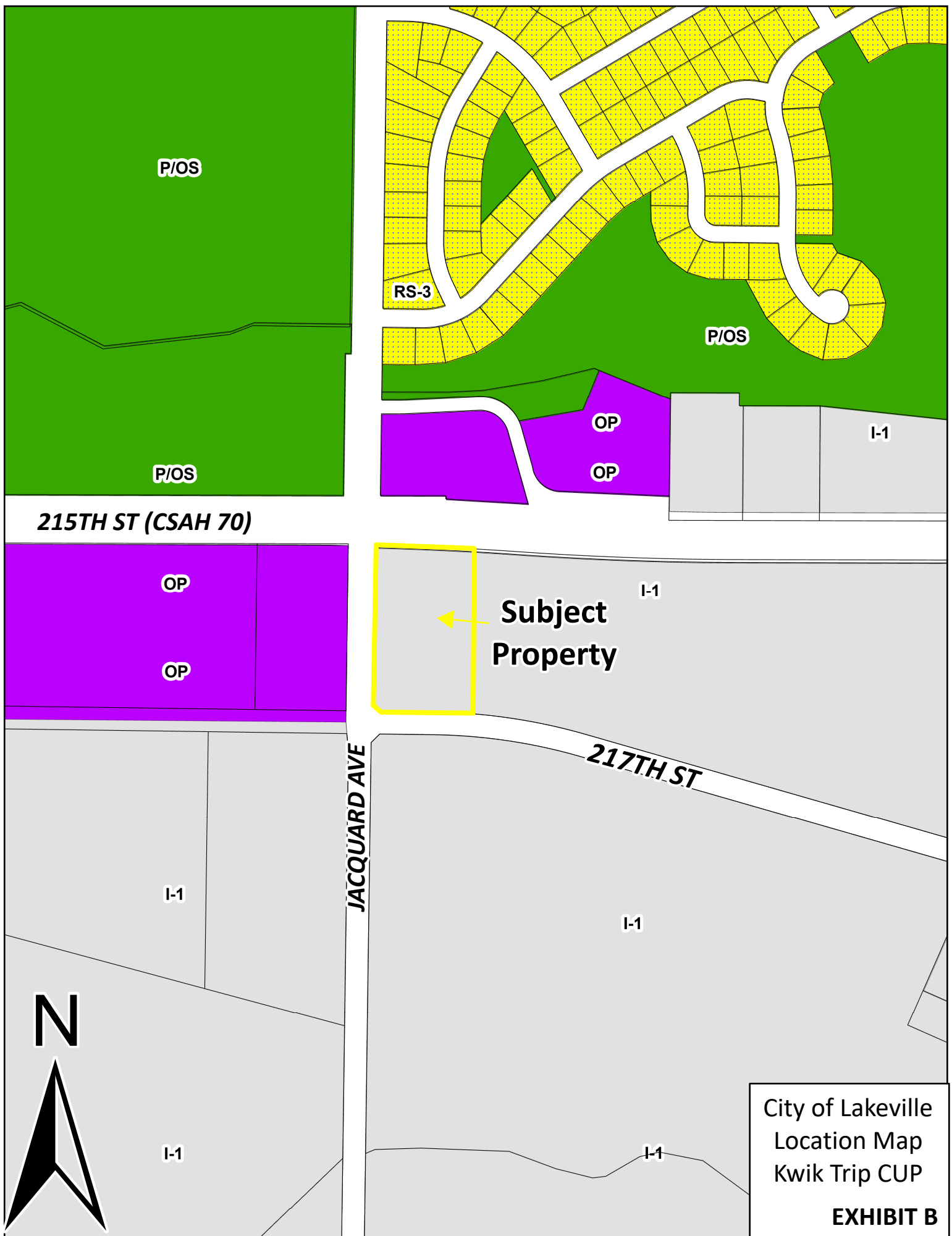
2. The site and buildings on Lot 1, Block 1, Interstate South Logistics Park Fourth Addition shall be developed consistent with the plans approved by the City Council.
3. All signs shall comply with Zoning Ordinance requirements. A comprehensive sign plan shall be submitted for staff review prior to the issuance of any sign permits. A sign permit must be issued by the City prior to the installation of any signs.
4. Site and building lighting shall be installed consistent with a lighting plan and photometric plan approved with the building permit applications and in compliance with Zoning Ordinance requirements. Parking lot lighting shall be down-cast cut-off type fixtures only. Building lighting shall be down-cast only as required by the Zoning Ordinance.
5. The motor fuel canopy shall meet Zoning Ordinance requirements.
6. Drainage from all fueling areas shall be directed to an oil/grit separator in compliance with Zoning Ordinance requirements.
7. Outdoor sales and services shall only be allowed in compliance with Zoning Ordinance requirements.
8. Three-foot-tall bollards shall separate the sidewalk adjacent to the motor fuel convenience store from the parking lot.
9. Snow storage shall not occur within required parking spaces and shall not infringe upon vehicle site circulation or sight visibility.
10. The trash enclosure gates shall be constructed of a durable maintenance free material.
11. The area available for convenience/deli food may not exceed 15% of the gross floor area of the building and seating may not be provided within the building.

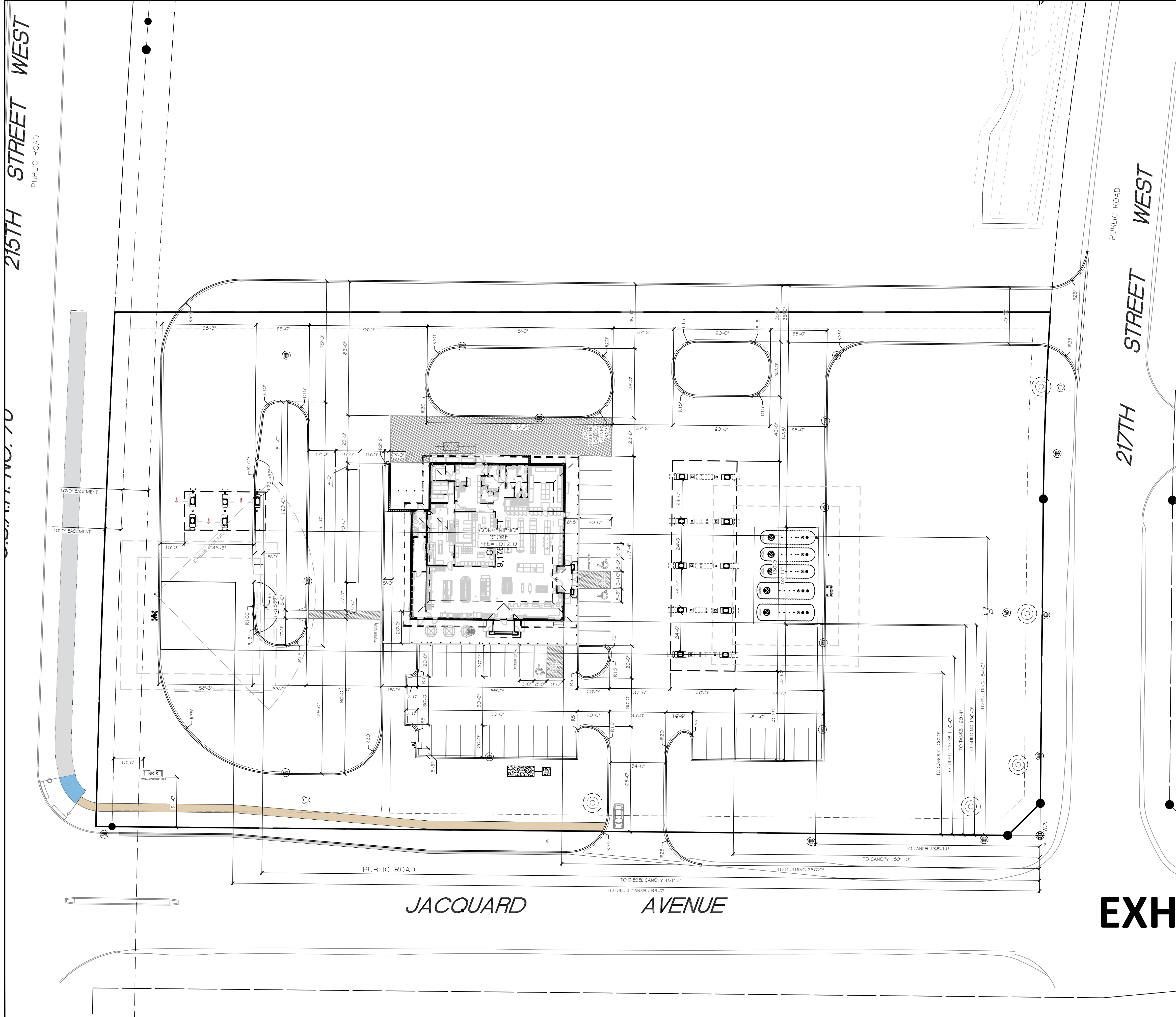
Findings of Fact for the conditional use permit are attached.



City of Lakeville
Location Map
Kwik Trip CUP

EXHIBIT A





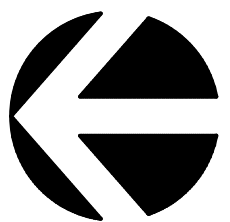
CONSTRUCTION NOTE:
CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:
1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY: SUNDE LAND SURVEYING 9001 EAST BLOOMINGTON FREEWAY BLOOMINGTON, MN 55420 952-881-2455
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES, CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C., SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS, EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR 15 - OCT 31 USE: TK-26UV NOV 1 - DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

SITE DATA:
ZONING DISTRICT: LIGHT INDUSTRIAL (I-1)
TOTAL SITE AREA: 1.66,609.56 SF (4.43 ACRES)
EX. IMPERVIOUS: 0%
EX. PERVIOUS: 100%
PARKING REQUIREMENTS: 1/200 SF OF FLOOR AREA = 9,176 / 200 = 45.88 STALLS
PARKING PROVIDED: 42 STALLS
20 SRV. FNTS + DIESEL
BUILDING HEIGHTS: 24.5'
CONVENIENCE STORE CANOPY: 20.0'
BUILDING SETBACKS: 40'
FRONT: 30' ON SIDE ABUTTING A STREET, 10' ALL OTHERS
REAR: 30'
SIDE: 30'
PROPOSED GREEN AREA: 76,622 SF (41%)
PROPOSED HARD COVER: 108,742 SF
PAVED AREA: 88,946 SF
BUILDING AREA: 9,176 SF



Know what's below.
Call before you dig.



NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2 SCALE- 1"= 60'

EXHIBIT C

**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitearc.net mail@insitearc.net

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.
Date 2-2026
Signed Robert J. Mueller

SITE DIMENSION PLAN

CONVENIENCE STORE 1939

LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
-	12DEC25	INTERNAL REVIEW
-	09JAN26	ISSUE FOR SUBMITTAL
-	02FEB26	SUBMITTAL SET
-	20FEB26	SITE REDESIGN
-	04MAR26	COMMENTS
-	25JUN26	ISP 2
-	22JUL26	ISP 3

DRAWN BY: _____
SCALE: _____ GRAPHIC
PROJ. NO. 25-1939
DATE 12/12/2025
SHEET C181



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FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
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Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net

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.

Date 2-2026  No. 19306
Signed _____
Robert J. Mueller

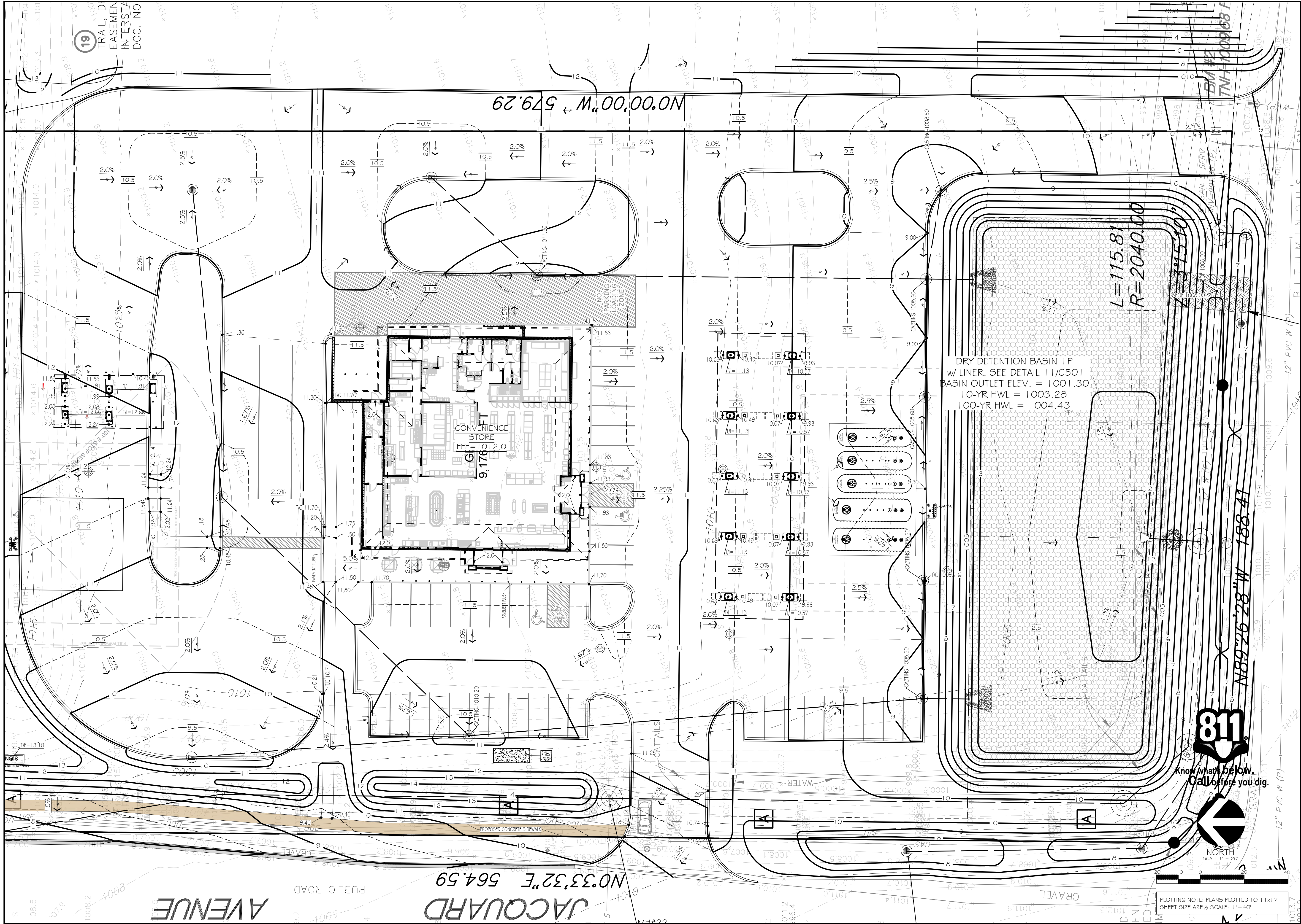
SITE CIRCULATION PLAN

CONVENIENCE STORE 1939

LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
-	12DEC25	INTERNAL REVIEW
-	09JAN26	ISSUE FOR SUBMITTAL
-	02FEB26	SUBMITTAL SET
-	20FEB26	91TE REDESIGN
-	04MAR26	COMMENTS
-	25JUN26	15P 2
-	22JUL26	15P 3

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	25-193
DATE	12/12/202
SHEET	C180



Kwik Trip

Kwik Star

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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.

Date 2-2026
Signed *Robert J. Mueller*
Robert J. Mueller

GRADE PLAN

CONVENIENCE STORE 1939

LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
1	12/20/25	INTERVAL REVIEW
2	03/JAN/26	ISSUE FOR SUBMITTAL
3	02/FEB/26	SUBMITTAL SET
4	20/FEB/26	SITE REDESIGN
5	04/MAR/26	COMMENTS
6	25/JUN/26	ISP 2
7	22/JUL/26	ISP 3

DRAWN BY

SCALE

PROJ. NO.

DATE

SHEET

GRAPHIC

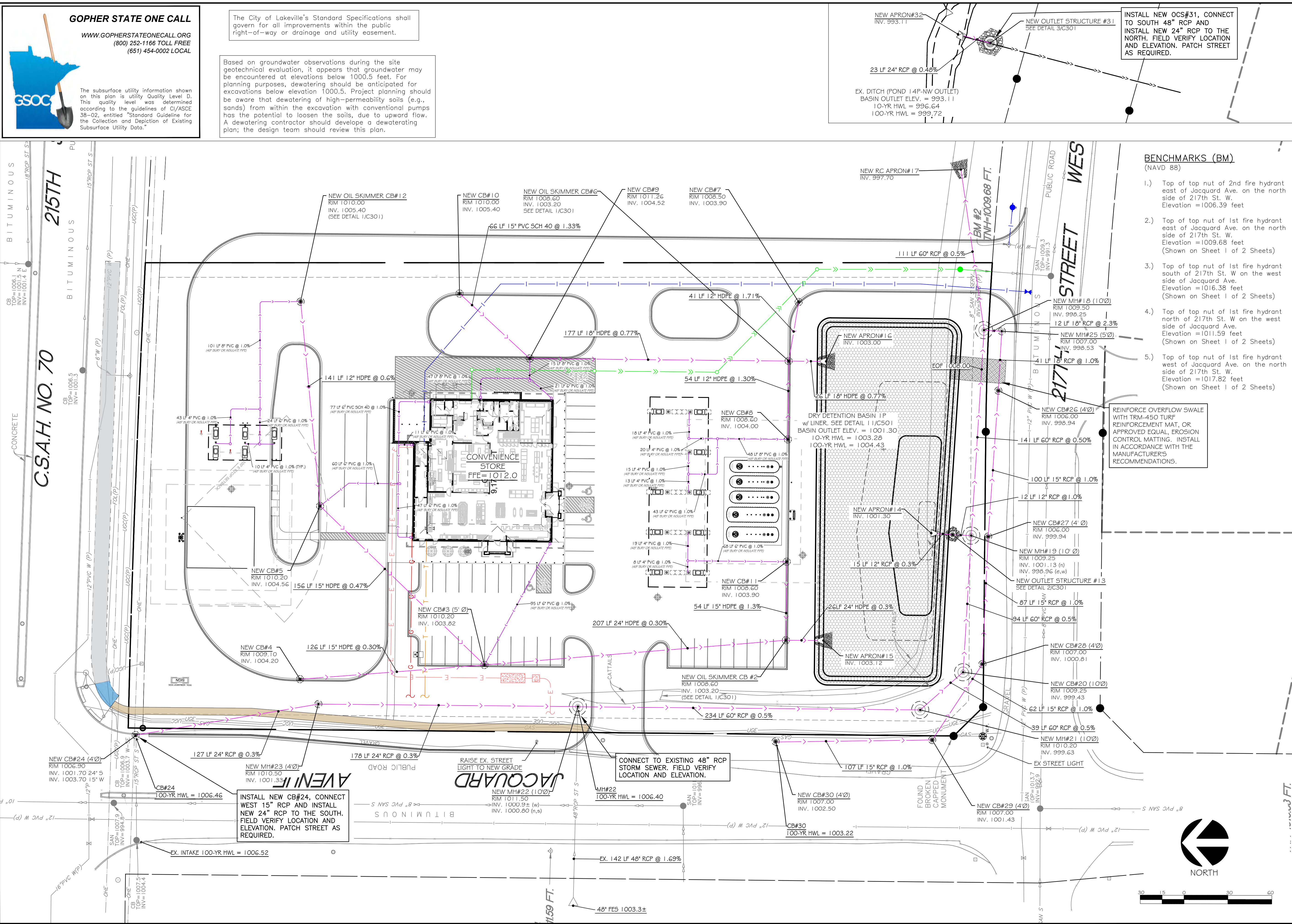
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12/12/2025

C201

EXHIBIT E

Page 66 of 83





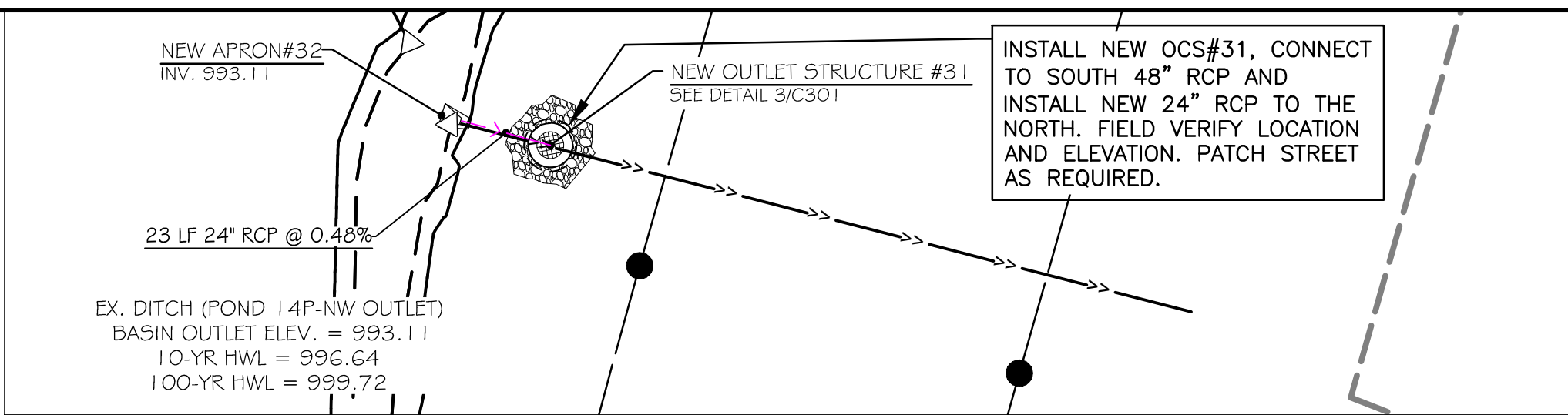
GOPHER STATE ONE CALL

WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

The City of Lakeville's Standard Specifications shall govern for all improvements within the public right-of-way or drainage and utility easement.

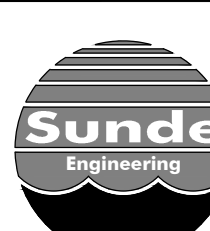
Based on groundwater observations during the site geotechnical evaluation, it appears that groundwater may be encountered at elevations below 1000.5 feet. For planning purposes, dewatering should be anticipated for excavations below elevation 1000.5. Project planning should be aware that dewatering of high-permeability soils (e.g., sands) from within the excavation with conventional pumps has the potential to loosen the soils, due to upward flow. A dewatering contractor should develop a dewatering plan; the design team should review this plan.



- BENCHMARKS (BM)**
(NAVD 88)
- Top of top nut of 2nd fire hydrant east of Jacquard Ave. on the north side of 217th St. W. Elevation = 1006.39 feet
 - Top of top nut of 1st fire hydrant east of Jacquard Ave. on the north side of 217th St. W. Elevation = 1009.68 feet (Shown on Sheet 1 of 2 Sheets)
 - Top of top nut of 1st fire hydrant south of 217th St. W. on the west side of Jacquard Ave. Elevation = 1016.38 feet (Shown on Sheet 1 of 2 Sheets)
 - Top of top nut of 1st fire hydrant north of 217th St. W. on the west side of Jacquard Ave. Elevation = 1011.59 feet (Shown on Sheet 1 of 2 Sheets)
 - Top of top nut of 1st fire hydrant west of Jacquard Ave. on the north side of 217th St. W. Elevation = 1017.82 feet (Shown on Sheet 1 of 2 Sheets)



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LACROSSE, WI 54602-2107
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FAX (608) 781-8960



SUNDE ENGINEERING
1800 NEBBY AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sunde.com

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

Brian H. Mordstok
Brian H. Mordstok
DATE: 07/22/26 REG. NO.: 23468

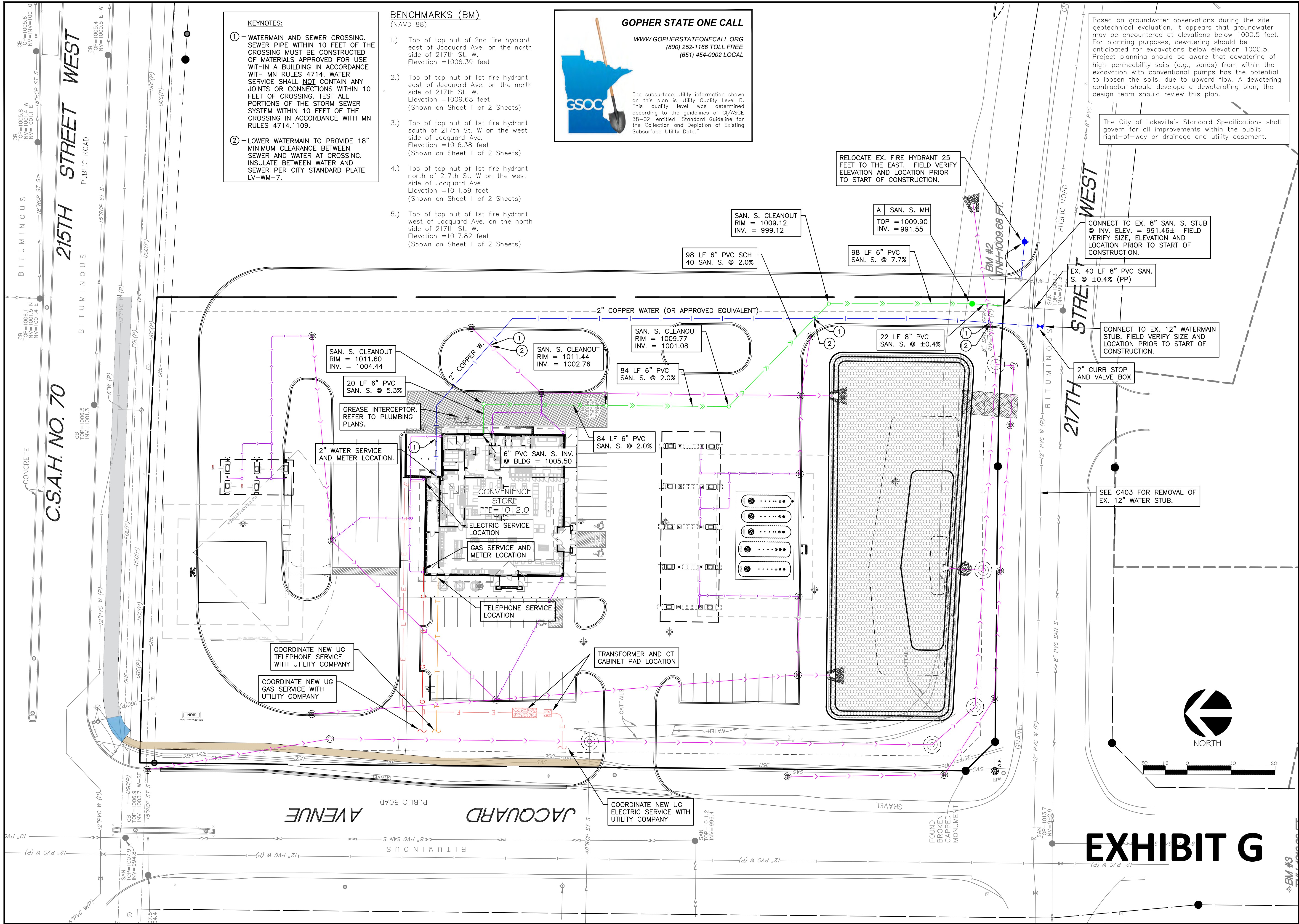
STORM SEWER PLAN

CONVENIENCE STORE 1939

LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
-	12/12/2025	INTERNAL REVIEW
-	01/09/2026	ISSUE FOR SUBMITTAL
-	02/02/2026	SUBMITTAL SET
-	02/20/2026	SITE REDESIGN
-	03/04/2026	COMMENTS
-	06/25/2026	ISP2
-	07/22/2026	ISP3

DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO.: 25-1939
DATE: DECEMBER 12, 2025
SHEET: **C300**



Kwik Trip

Kwik Star

KWIK TRIP, Inc.
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(952) 881-1913 FAX
www.sundeenv.com

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

Brian H. Mordstock
Brian H. Mordstock
DATE: 07/22/26 REG. NO.: 23468

UTILITY PLAN

CONVENIENCE STORE 1939

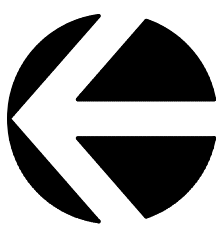
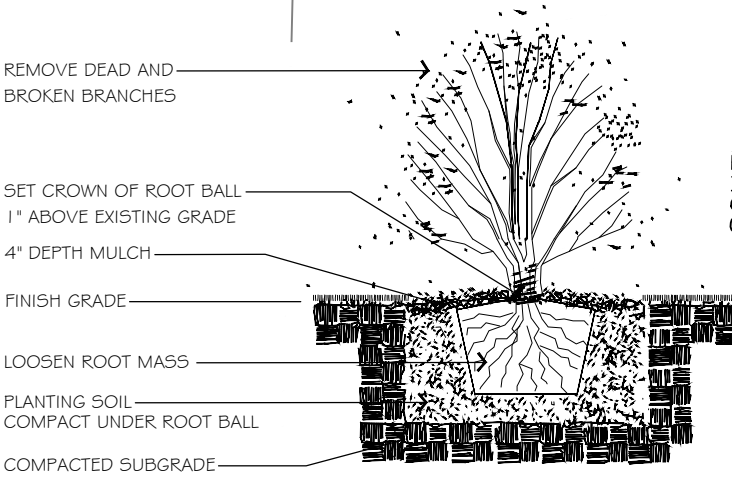
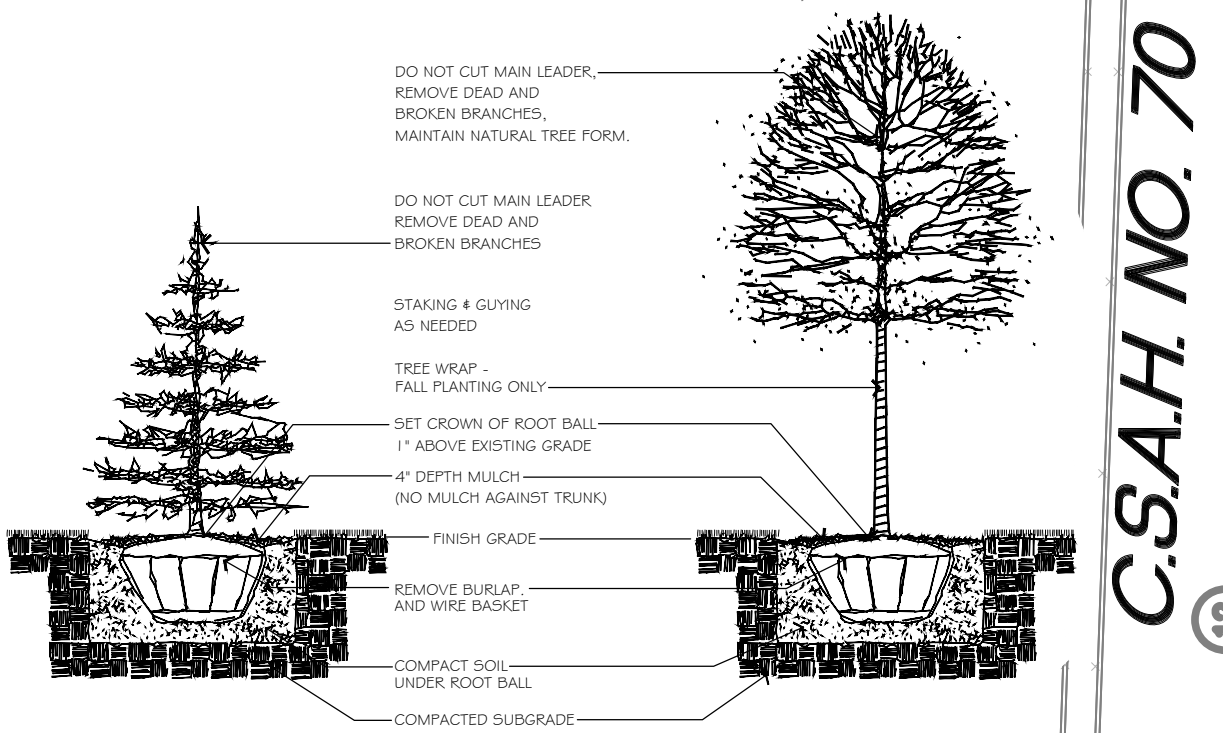
LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
-	1/21/2025	INTERNAL REVIEW
-	01/09/2026	ISSUE FOR SUBMITTAL
-	02/02/2026	SUBMITTAL SET
-	02/20/2026	SITE REDESIGN
-	03/04/2026	COMMENTS
-	06/25/2026	ISP2
-	07/12/2026	ISP3

DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO.: 25-1939
DATE: DECEMBER 12, 2025
SHEET: **C400**

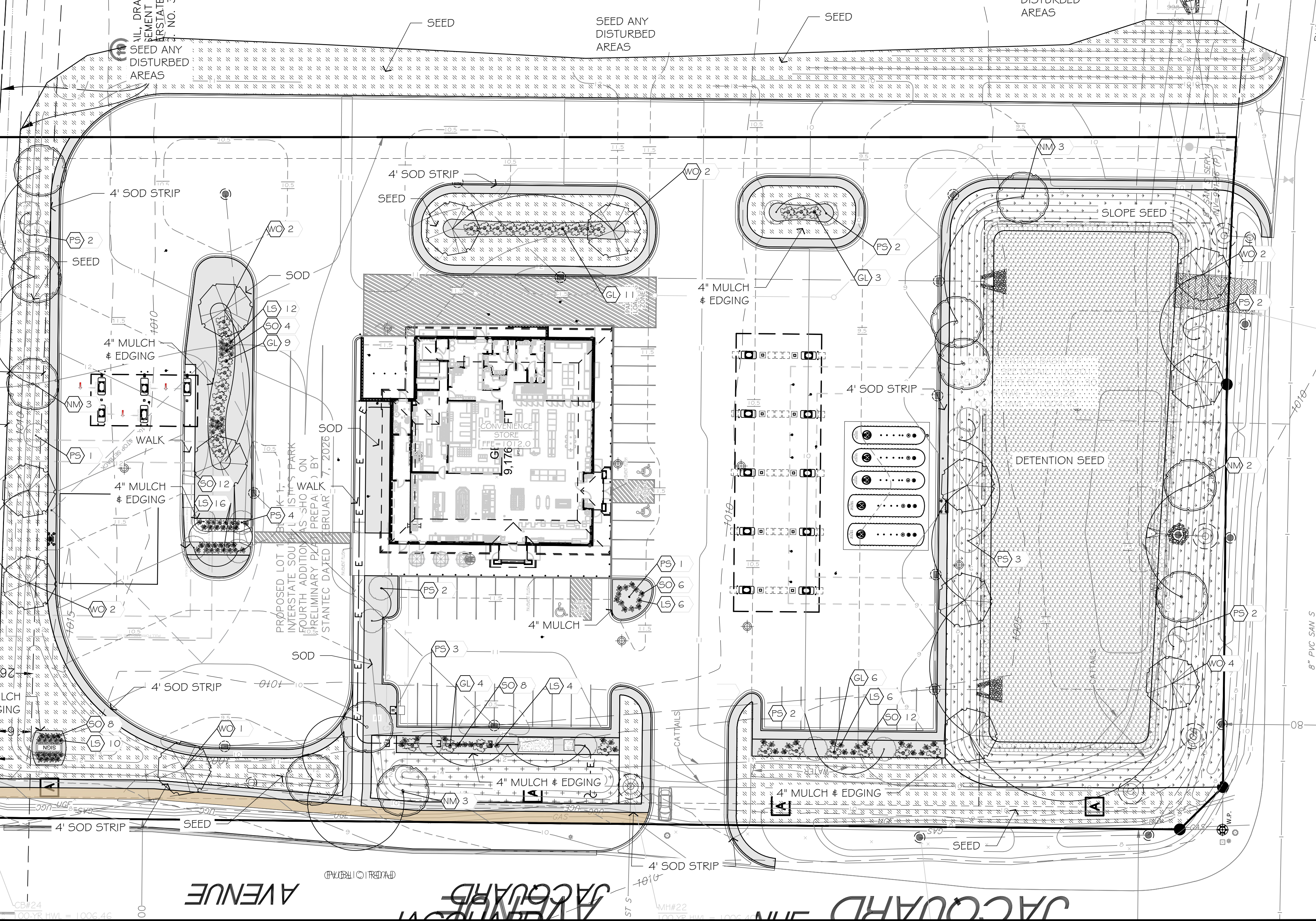
KWIK TRIP PLY A.M.

PLANT MATERIAL					HEIGHT' X WIDTH'
QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME		
OVERSTORY TREES					
WO	13	2.5' CAL	B4B	WHITE OAK Quercus alba	50' x 50'
NM	11	2.5' CAL	B4B	NORTHWOOD MAPLE Acer rubrum 'Northwood'	50' x 35'
UNDERSTORY TREES					
PS	24	2" CAL	B4B	PINK SPIRES CRAB Malus 'Pink Spires'	15' x 12'
SHRUBS					
GL	11	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC Rhus aromatica 'Gro-Low'	2' x 7'
PERENNIALS					
LS	54	#1 CONT	pot	LAVENDER STARDUST DAYLILY Hemerocallis 'Lavender Stardust'	2' x 3'
SO	50	#1 CONT	pot	STELLA DE ORO DAYLILY Hemerocallis 'Stella de Oro'	2' x 3'
EDGING - 88 LF MULCH - 47 CY SOD - 1,381 SY					
SEED SPEC: FALL SEEDING IS PREFERABLE (AUG. 20 TO OCT. 20). SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15. NO SUMMER SEEDING.					
2,134 SY	PRAIRIE NURSERY, DETENTION BASIN, WET PRAIRIE SEED MIX (MIX #50062 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.				
1,902 SY	STORM BASIN SLOPES: UPLAND MIX, MNDOT TALL ROADSIDE MIX (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES. - MIX #36-241 / 36-411 SEED NORTHWEST TALLGRASS ROADSIDE - MIX #36-241 / 36-211 SEED SOUTHERN TALLGRASS ROADSIDE				
304 SY	DITCH RESTORATION: MNDOT STATE SEED MIX #2757.608 - ROADSIDE MIXES (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES. APPROVED BY PROJECT MANAGER: - MIX #36-311 SEED NORTHEAST ROADSIDE - MIX #36-241 / 36-411 SEED NORTHWEST SHORTGRASS ROADSIDE - MIX #36-221 / 36-411 SEED SOUTHERN SHORTGRASS ROADSIDE				
3,723 SY	TURF GRASS: BLUE GRASS MIX, MNDOT MIX 2575.608 25-151 SEED RESIDENTIAL TURFGRASS (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.				



PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2" SCALE - 1"=60'

- NOTES:
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
 - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
 - REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
 - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
 - USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET
 - LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
 - SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
 - WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
 - LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', 'BLACK DIAMOND' EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
 - ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
 - IF SPECIFIED: ALL GRAVEL MULCH SHALL BE 1" DIA. WASHED 'RIVER ROCK'. INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/ OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
 - LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
 - GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.



**Kwik
TRIP**

**Kwik
Star**

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1626 OAK STREET
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FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net

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.
Date 2-2026
Signed Robert J. Mueller

LANDSCAPE PLAN

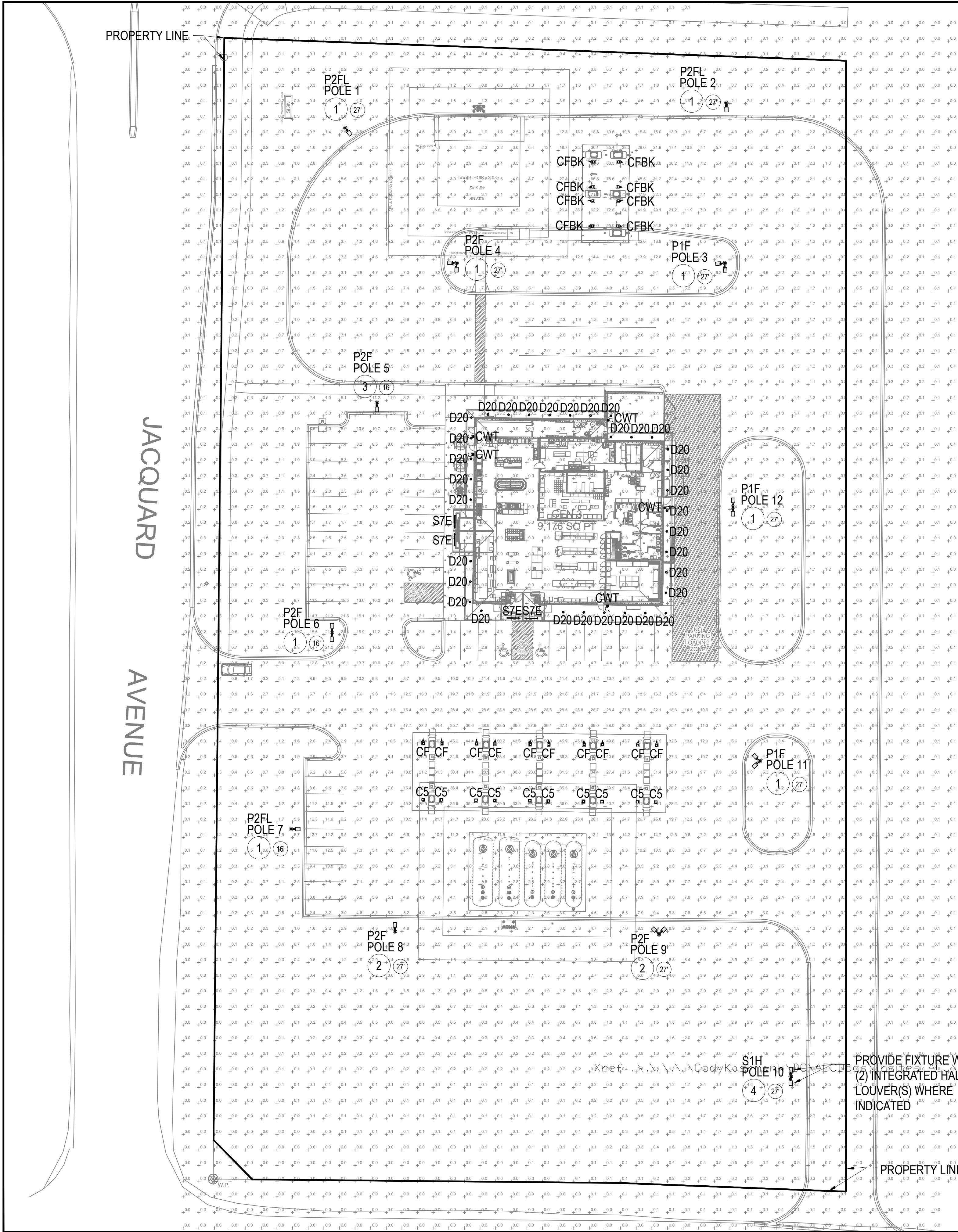
CONVENIENCE STORE 1939

LAKEVILLE, MINNESOTA

NO.	DATE	DESCRIPTION
1	12DEC25	INTERNAL REVIEW
2	09JAN26	ISSUE FOR SUBMITTAL
3	02FEB26	SUBMITTAL SET
4	20FEB26	SITE REDSIGN
5	04MAR26	COMMENTS
6	25JUN26	ISP 2
7	22JUL26	ISP 3

DRAWN BY	GRAPHIC
SCALE	
PROJ. NO.	25-1939
DATE	12/12/2025
SHEET	C700

EXHIBIT H



GENERAL NOTES:

- 1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
- 2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
- 3. POLES THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

FIXTURE QUANTITIES

D20 - 33
S7E - 4
CF - 10
C5 - 10
CFBK - 8
S1H - 2
P1F - 6
P2F - 8
P2FL - 3
CWT - 5

PROVIDE (3) 16" POLES AND (9) 27" POLES.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 5.8 FC
MAXIMUM: 83.8 FC
MINIMUM: 0.0 FC

FIXTURE SYMBOLS:

- LED DOWN LIGHT MOUNTED UNDER FUEL CANOPIES
- LED FORWARD THROW LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- WALL MOUNTED FIXTURE
- POLE HEIGHT

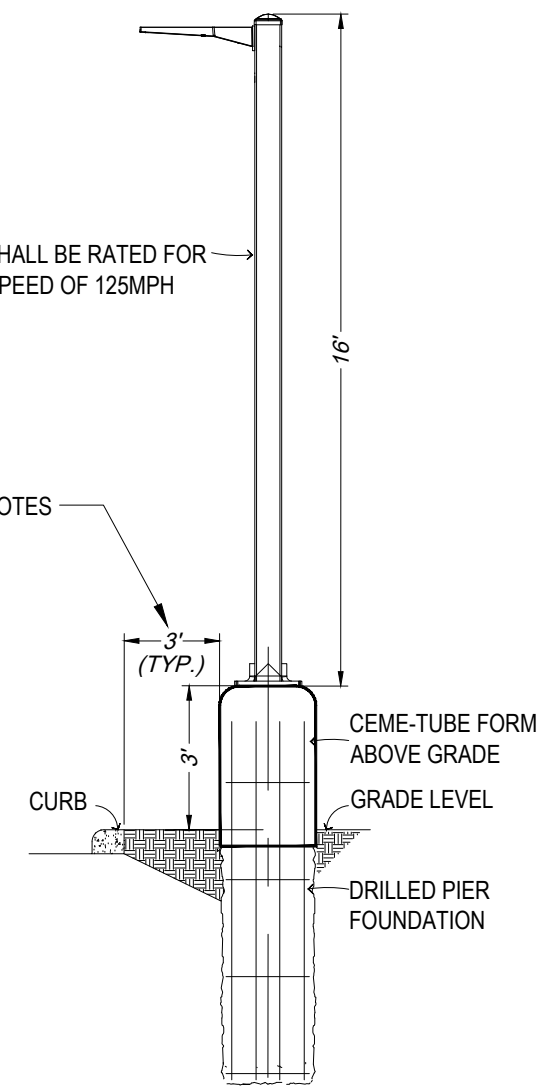
KEYED NOTES:

- 1. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
- 2. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB AND 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
- 3. CONTRACTOR SHALL POLE MOUNT FIXTURE 4'-0" FROM BACK OF CURB TO EDGE OF POLE BASE TO AVOID UNDERGROUND UTILITIES.
- 4. CONTRACTOR SHALL POLE MOUNT FIXTURE 8'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

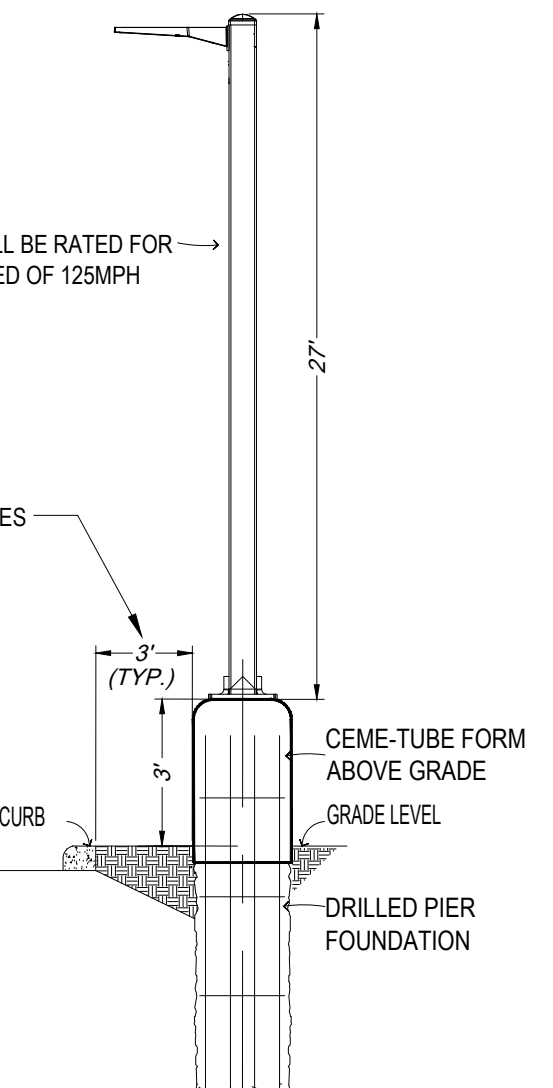
FIXTURE TYPES:

- D20 - RECESSED LED DOWNLIGHT GOTHAM EV08-35/30-AR-WD-120-TRW
- S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-1000LM-FST-MVOLT-50K-90CRI
- CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.
- C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY
- CFBK - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK MOUNTED UNDER DIESEL CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

- S1H - LSI LIGHTING: SLM-LED-18L-SIL-FT-50-70CRI-H [INTEGRATED HALF LOUVER]
- P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-50-70CRI-WHT
- P2F - LSI LIGHTING: MRS-LED-30L-SIL-FT-UNV-50-70CRI-WHT
- P2FL - LSI LIGHTING: MRS-LED-30L-SIL-FT-UNV-50-70CRI-WHT-IL
- CWT - TWS LED ALO @2400LM S1W12 @30K MVOLT



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE
DETAIL APPLIES TO POLES 5 THRU 7



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE
DETAIL APPLIES TO POLES 1 THRU 4, 8 THRU 12



PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE. 1"=60'

Kwik Trip

Kwik Star

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insites
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763.383.8400
insitearc.net mail@insitearc.net

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

Date 2-2026 Reg. No. 63354
Signed Amy A. Sullivan

PHOTOMETRIC SITE PLAN
CONVENIENCE STORE 1939
LAKEVILLE, MN

NO.	DATE	DESCRIPTION	BY	CHKD	DATE
1	02/20/26	WEEKLY REVIEW SIGNATURE	KT		
2	02/20/26	ISSUE FOR SUBMITTAL			
3	02/20/26	SUBMITTAL SET			
4	02/20/26	SITE DESIGN			
5	04/MAR/26	COMMENTS			
6	25/JUN/26	ISP 2			
7	22/JUL/26	ISP 3			
DRAWN BY					
SCALE			GRAPHIC		
PROJ. NO.			25-1939		
DATE			2/2/2026		
SHEET			C800		

EXHIBIT I



FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



FRONT ELEVATION

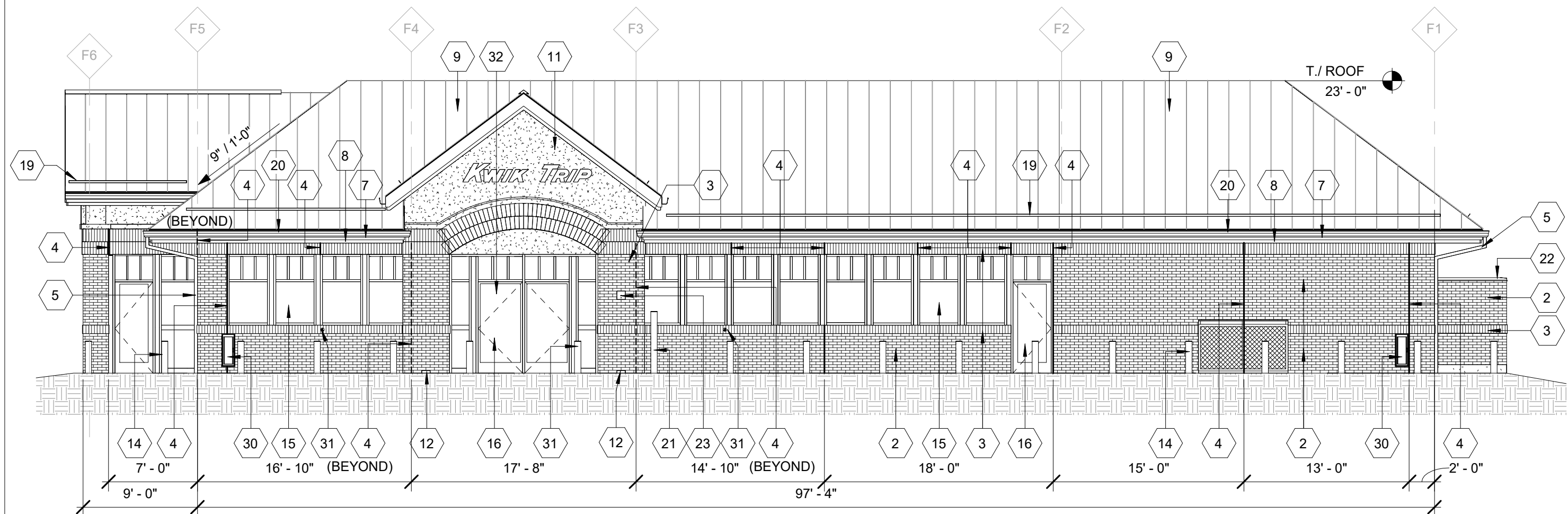
EXHIBIT J

**Kwik
TRIP**

**Kwik
STAR**

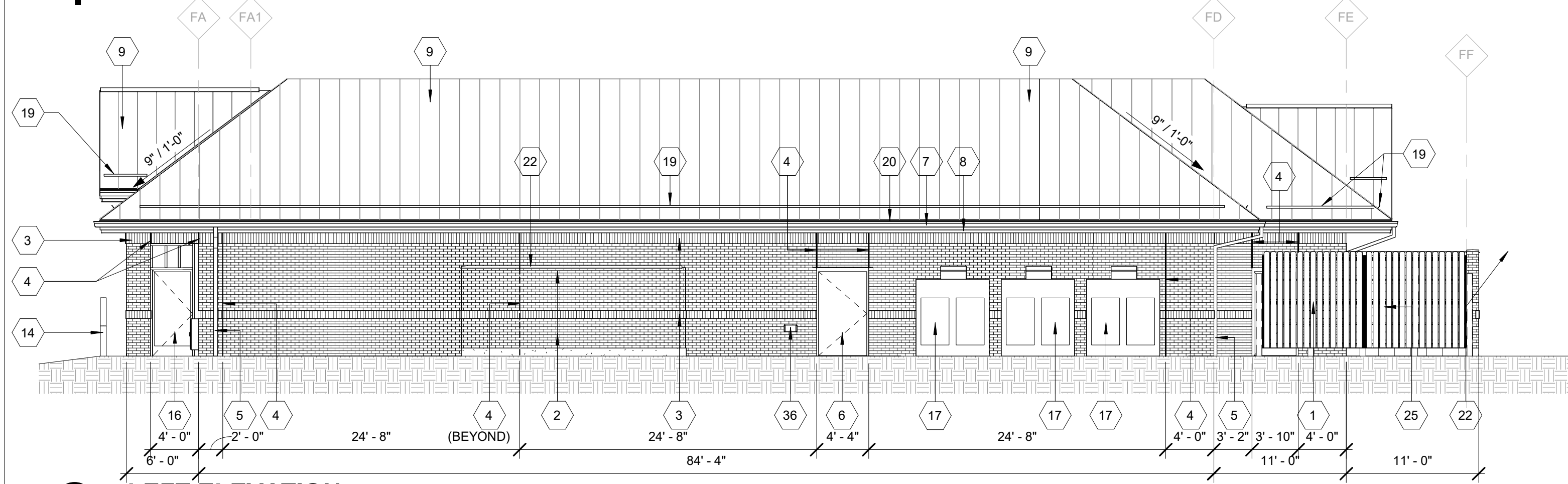
KWIK TRIP, Inc.
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EXTERIOR ELEVATIONS
LEFT HAND GEN 3



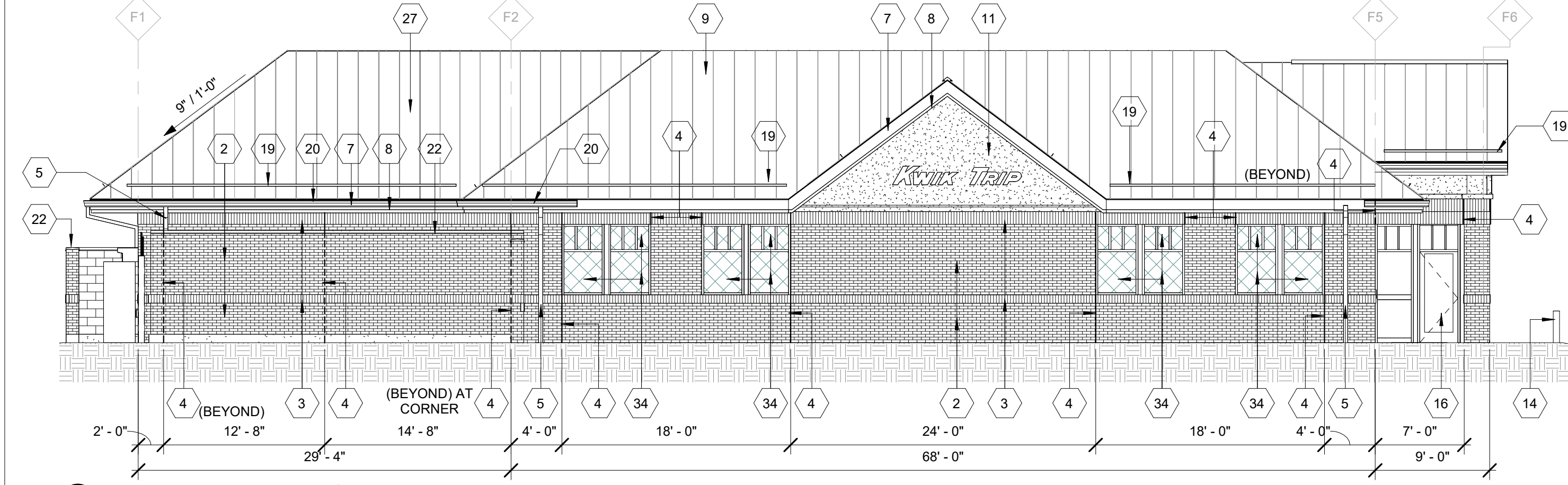
1 FRONT ELEVATION

1/8" = 1'-0"



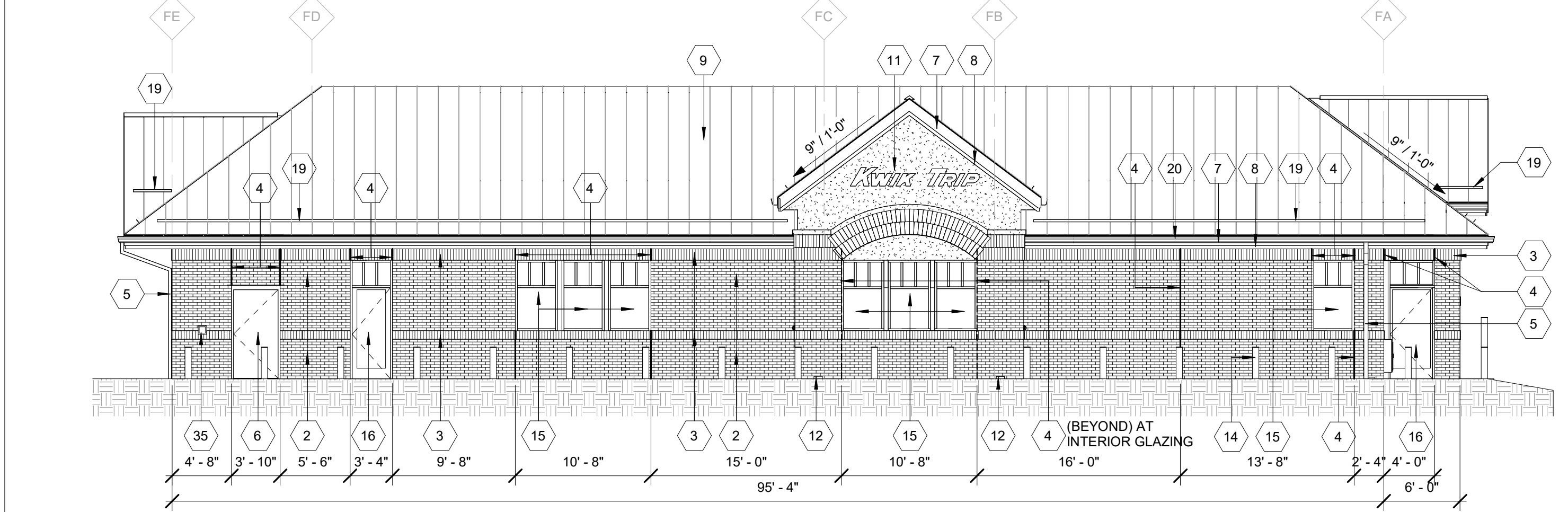
2 LEFT ELEVATION

1/8" = 1'-0"



3 REAR ELEVATION

1/8" = 1'-0"



4 RIGHT ELEVATION

1/8" = 1'-0"

Material			
	Area	%	Grade
Brick	715	56	A
EIFS	125	09	C
Glass Storefront	440	35	A
Total	1,280		

Material			
	Area	%	Grade
Brick	850	96	A
EIFS	0	0	
Glass Storefront	35	4	A
Total	885		

Material			
	Area	%	Grade
Brick	870	73	A
EIFS	110	09	C
Glass Storefront	220	18	A
Total	1,200		

Material			
	Area	%	Grade
Brick	840	73	A
EIFS	105	09	C
Glass Storefront	205	18	A
Total	1,150		

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA - ALMOND.
8	ALUMINUM FASCIA - RED.
9	PREFINISHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS.
12	CAST ALUMINUM BRICK VENT - ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX 825.
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH w/ WALL.
14	6" BOLLARD w/ 40" PLASTIC SLEEVE. SEE SHEET A124.
15	ALUMINUM STOREFRONT FRAMING w/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER STORAGE
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDCP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	VTR. SEE PLUMBING PLANS.
28	NOT USED
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SE EELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR - (RED).
34	ALUMINUM STOREFRONT FRAMING w/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC.
35	CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
36	RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.

Exterior Door Color Code

BAC Blend-a-Color	02	32	64	120
W1 White	-	12	1	-
B1 Black	-	24	1	-
R2 Maroon	-	19	-	-
R3 Magenta	-	26	1	1

EXTERIOR COLOR SCHEDULE

MATERIAL	MANUFACTURER	COLOR
BOLLARDS	--	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	--	ALMOND
SOFFIT	UNA-CLAD	ALMOND
METAL ROOF	UNA-CLAD	HEMLOCK GREEN GREY
MORTAR	--	
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	DIRTY MARTINI SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN
BRICK LINTEL PAINT	TOTAL WALL	MORNING MIST (OR EQUAL)

EXTERIOR ELEVATION NOTES

- A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLE'S AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROAD AND SEALANT AT LOOSE LINTELS.

Kwik
TRIP

Kwik
STAR

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PH. (608) 781-8988
FAX (608) 781-8960

PROJECT TITLE:
G3-LH-SV
Kwik Trip, Inc.
PROJECT LOCATION:
Lakeville MN

JOB #:	
DATE:	3/19/2026
DRAWN BY:	CD Set
REVISIONS	
NO.	DATE

SHEET TITLE
Exterior Elevations

SHEET NO.
A200

EXHIBIT K



CANOPY ELEVATION



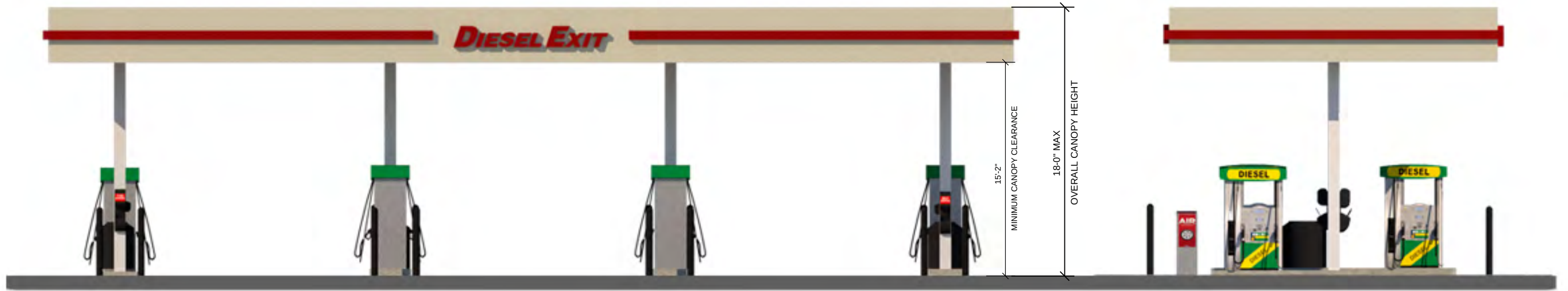
CANOPY PERSPECTIVE

EXHIBIT L

Kwik Trip
Kwik Star

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La Crosse WI 54602-2107
PH. (608) 781-8988

10 MPD Canopy



CANOPY EXIT ELEVATION

CANOPY END ELEVATION



CANOPY PERSPECTIVE

EXHIBIT M

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Kwik Star

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3-Lane Diesel Canopy

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION

On August 6, 2026, the Lakeville Planning Commission met at its regularly scheduled meetings to consider the application of Kwik Trip for a conditional use permit to allow a motor vehicle fuel sales use with convenience grocery and or prepared food in the I-1, Light Industrial District. The Planning Commission conducted a public hearing on the 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 property is located in Comprehensive Planning District No. 6, the property is guided for warehouse/light industrial uses.
2. The property is zoned I-1, Light Industrial District.
3. The legal description of the property will be, upon the recording of the Interstate South Logistics Park Fourth Addition final plat:

Lot 1, Block 1, Interstate South Logistics Park Fourth 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 proposed motor vehicle fuel facility is consistent with uses allowed in industrial areas of the City. The building meets the requirements of the I-1, District as well as those within Chapter 37 of the Zoning Ordinance relating to motor vehicle fuel facilities, which is consistent with the policies and provisions of Planning District 6 of the Comprehensive Land Use Plan.

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

Finding: A motor vehicle fuel facility in the I-1 District will be compatible with existing and future land uses in the area provided compliance with the stipulations outlined in the conditional use permit.

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

Finding: The proposed motor vehicle fuel sales use in the I-1 District conforms to the performance standards set forth in the Zoning Ordinance required for a conditional use permit for a motor vehicle fuel facility.

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

Finding: The proposed motor vehicle fuel facility will be served with existing public services and will not overburden the City's service capacity.

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

Finding: Traffic generation from the motor vehicle fuel facility can be accommodated by Jacquard Path and 217th Street.

5. The Planning Commission report dated July 24, 2026 prepared by Kris Jenson, Planning Manager, is incorporated herein.

RECOMMENDATION

Dated: August 6, 2026

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report by Kris Jenson, Planning Manager, dated July 24, 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 Jorgensen, City Forester

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

Date: July 24, 2026

Subject: Kwik Trip Site Plan Report

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

BACKGROUND

Kwik Trip, Inc. has submitted a site plan application named Kwik Trip Site Plan. The proposed site plan is located east of and adjacent to Jacquard Avenue, south of and adjacent to 215th Street (CSAH 70), and north of and adjacent to 217th Street W. The parent parcel consists of Lot 1 Block 1, Interstate Logistics Park Fourth Addition, zoned I-1, Light Industrial District.

The site plan proposes construction of a fuel station and convenience store on 4.28 acres.

The proposed development will be completed by:

Developer: Kwik Trip, Inc.
Engineer/Surveyor: Sunde Engineering

SITE CONDITIONS

The site is undeveloped. A majority of the property was mass graded with the development of Interstate South Logistics Park Third Addition. The land generally slopes from the north to the south.

The site is bounded by 215th Street (CSAH 70) to the north, Jacquard Avenue to the east, and 217th Street W to the south. Existing public infrastructure is available adjacent to the site, including watermain, sanitary sewer, and storm sewer facilities.

STREET AND SUBDIVISION LAYOUT

215th Street (CSAH 70)

The site is located south of and adjacent to 215th Street, a Principal Arterial roadway as identified in the City's Comprehensive Transportation Plan. 215th Street adjacent to the site is a four-lane divided rural roadway. There are no improvements proposed to this street with the subject site plan.

Jacquard Avenue

Kwik Trip is located east of and adjacent to Jacquard Avenue, a major collector as identified in the City's Comprehensive Transportation Plan. Jacquard Avenue is constructed adjacent to the site as a 40-ft wide rural roadway with paved shoulders within a 100-foot right-of-way. Jacquard Avenue provides a signalized access intersection to 215th Street for the industrial development area. The site proposes the addition of driveway access from Jacquard Avenue.

217th Street

The site is located north of and adjacent to 217th Street W, a minor collector roadway as identified in the City's Transportation Plan. 217th Street W has been constructed as 40-ft wide rural section roadway to promote infiltration and stormwater treatment within 80-ft of right-of-way. One driveway access point is proposed from 217th Street W.

Private Driveway

The site proposes a private driveway access from 217th Street W, east of the site. This access is situated partially across Outlot A, Interstate South Logistics Park Fourth Addition.

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

Development includes the grading and restoration of public trails. Bituminous trails will be constructed along the south side of 215th Street (CSAH 70) (10-foot wide) with a future City and County Capital Improvement project. The Developer will be responsible for 100% of the grading and restoration for the trail segment along the plat's frontage.

Development includes the grading and installation of concrete sidewalk (8-foot wide) along Jacquard Avenue connecting 215th Street (CSAH 70) to the proposed site access along Jacquard Avenue. The sidewalk shall be ADA compliant and accessible.

The City's Parks, Trails, and Open Space Plan does not designate a park within this site. A Park Dedication Fee is not applicable to this site as it has been collected on the parent parcel previously.

UTILITIES

SANITARY SEWER

Kwik Trip is located within sub-district SC-10180 and SC-10410 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.

A private sanitary sewer service will be extended from the sanitary sewer within 217th Street for development within Lot 1, Block 1, Interstate South Logistics Park Fourth Addition.

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

WATERMAIN

The site proposes extension of private watermain from an existing stub along 217th Street to provide domestic service for the development.

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

DRAINAGE AND GRADING

The site is located within subdistrict SC-199 of the South Creek District of the City's Comprehensive Water and Natural Resources Management Plan.

Development includes the construction of one (1) dry detention basin. The private basin will treat runoff generated from the proposed site. The basin will outlet east of the site to the adjacent Outlot A, Interstate South Logistics Park Fourth Addition. A stormwater maintenance agreement (SMA) will be required and shall be signed prior to the recording of the site improvement performance agreement. The stormwater system shall provide water quality treatment, volume reduction, and rate control of the stormwater runoff generated from the proposed site improvements and is in compliance with City Ordinance requirements.

The site contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required by the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by

grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Kwik Trip proposes the construction of private storm sewer systems. The privately-owned and maintained storm sewer will be located within Lot 1, Block 1, Interstate South Logistics Park Fourth Addition and will collect and convey stormwater runoff generated from within the development to the stormwater management basin.

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

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

The development is shown on the Flood Insurance Rate Map (FIRM #27037C0194E effective 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

There are no wetlands within the project area.

TREE PRESERVATION

There are no significant trees located within the project area. A tree preservation plan is not required.

EROSION CONTROL

The Developer is responsible for obtaining an MPCA Construction Permit for the site prior to construction. The SWPPP has been reviewed by the city and revisions are needed prior to any grading on the site. The SWPPP will need to be submitted and approved by City staff prior to start of any activity on the site. Changes made throughout construction should be documented in the SWPPP.

Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures require 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 site plan, calculated as follows:

\$120,260.00	x 2%	= \$2,405.20
Project Grading Cost Kwik Trip	MS4 Admin Fee	MS4 Admin Fee Kwik Trip

SECURITIES

The Developer shall provide a Letter of Credit as security for the Developer-installed improvements relating to Kwik Trip. Construction costs are based upon estimates submitted by the Developer's engineer on July 30, 2026.

CONSTRUCTION COSTS

Sanitary Sewer Connection	\$ 5,000.00
Watermain Connection	5,000.00
Storm Sewer	349,807.00
Streets	10,732.00
Grading, Drainage, Erosion Control and Restoration	156,227.00
SUBTOTAL - CONSTRUCTION COSTS	\$ 537,646.00

OTHER COSTS

Developer's Design (3.0%)	\$ 16,129.38
Developer's Construction Survey (2.5%)	13,441.15
City's Legal Expense (0.5%)	2,688.23
City Construction Observation (5.0%)	26,882.30
Developer's Record Drawing (0.5%)	2,688.23
Landscaping	64,921.00
Lot Corners/Iron Monuments	100.00
SUBTOTAL - OTHER COSTS	\$126,850.29
TOTAL PROJECT SECURITY	\$664,496.29

The Developer shall post a security to ensure the final placement of iron monuments at property corners with the site plan. The security is \$100.00 per lot for a total of \$100.00. The City shall hold this security until the Developer's Land Surveyor certifies that all irons have been placed following site grading, street and utility construction.

CASH FEES

The Developer shall submit the final plat and construction drawings in an electronic format. The electronic format shall be in .pdf and either .dwg/.dxf or .shx format.

The Developer shall also pay a cash fee for City Engineering Administration. The fee for City Engineering Administration will be based on three percent (3.00%) of the estimated construction cost, or \$16,129.38.

CASH REQUIREMENTS

MS4 Administration Fee	\$2,405.20
City Engineering Administration (3.00%)	16,129.38
TOTAL - CASH REQUIREMENTS	\$18,534.58

RECOMMENDATION

Engineering recommends approval of the Kwik Trip site plan, grading and erosion control plan, and utility plan, subject to the requirements and stipulations within this report.



Memorandum

FYI

To: Planning Commission
From: Kris Jensen, Planning Manager
Date: July 30, 2026
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

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

- Kenwood Meadows preliminary plat
- Spirit of Brandtjen Farm Commercial 8th Addition preliminary plat

The following items were approved by the City Council at the July 20, 2026 City Council meeting.

- Lakeville 35 Logistics Center South Addition final plat
- Authentix Lakeville Second Addition final plat
- EB First Addition final plat