



AGENDA
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING

October 2, 2024 - 6:00 PM
City Hall Council Chambers

1. Call to Order
2. Approval of the Minutes
 - a. August 7, 2024 Meeting Minutes
3. Citizen Comments
4. Discussion Items
 - a. Kenmore Park Playground Replacement
 - b. Operation of Drones in City Parks Review and Discussion
 - c. Lakeville Baseball Association Master Agreement
 - d. Crown Lakeville Apartments Preliminary Plat
 - e. Review of Recent Lakeville Area Active Adults Committee Meeting Minutes
5. Staff Report
 - a. Overview of New City Parks and Park Facilities Pages
6. Adjourn

**CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
August 7, 2024**

Committee Chair Weberg called the meeting to order at 6:00 p.m. in the City Council Chambers

Members Present: Holly Weberg, Daniel Volkosh, Lindsay Haneman, Monica Joubert, Shahid Nadeem

Members Absent: Surya Ganesan (alternate), Steven Henneberry, Erin Young

Staff Present: Parks and Recreation Director Joe Masiarchin, Recreation Manager Susan Johnson, Senior Administrative Assistant Stella Eskelson

1. Approval of June 5, 2024 minutes

A motion was made by Haneman, seconded by Volkosh to approve the July 17, 2024 minutes as written.

Ayes: unanimous

2. Citizen comments

No citizens were present.

3. Recreation Program Update

Recreation Manager Susan Johnson provided a preliminary review of summer Recreation programming and shared information on upcoming programs, classes and activities. Revenue and participation was down in comparison to 2023, a few factors contributed to this including reduced contractor offerings from Lynch and RevSports. Program offerings that saw growth included pickleball leagues, nature programs and sand volleyball leagues. Twenty additional teams signed up to play sand volleyball after a year hiatus due to the reconstruction of Antlers Park.

4. Sponsorship and Advertising Policy

With the construction of Grand Prairie Park, opportunities for long-term sponsorships have arisen. Currently, the city did not have a policy in place that would regulate these types of requests. Staff collaborated with the City attorney to implement a policy that would provide guidance for long-term sponsorship and advertising requirements. Sponsorship and advertising at special events, tournaments and other events would still be manager under the department's Temporary Sponsorship and Advertising Policy.

Committee Member Questions: Would this pertain to political signage? Staff does not anticipate requests for long-term political signage to be used at park facilities, these would be handled on a case-by-case basis and would fall under the Temporary Sponsorship and Advertising Policy that has already been implemented by the department.

How would the value of the sponsorships be determined? Requests for sponsorships would be developed and specific values would be pre-determined, similar to how the naming rights to Hasse Arena are managed.

What factors would constitute termination? This is being left open-ended as there could be a number of circumstances not yet actualized due to the new aspect of this policy.

The policy specifically mentions, youth athletic associations, are there other groups that would fall under this policy? Staff will modify the language to include more groups in the policy.

Motion was made by Haneman, seconded by Volkosh to approve the Sponsorship and Advertising Policy with minor changes outlined in these minutes to be made by city staff.

Ayes: unanimous

5. Staff Report and Park Bond Referendum Update

The construction of Grand Prairie Park continues, the completion timeline continues to shift due to weather. Significant soil corrections and site grading is nearing completion but has been slow due to the amount of groundwater at the site. Footings for the three structures (grandstand, field support building and main park building) will begin in late August and continue through mid-October. Playground and splashpad installation could begin in September, the contractor would like to have the poured in place fall material installed this fall.

Staff has been granted approval to move forward with switching most of the locks throughout that park system to electronic locks and electronic access software. Aronson Park was used as a pilot for this project and overall, the system has worked well. All park buildings and exterior locks at the Arts Center and Fine Arts Building will be moved to the electronic lock software. The John Hennen Pavilion will remain as is, key card access has been working well for this location. This project will also include door repairs and upgrades throughout the parks system. The project is anticipated to be completed in October.

Antlers Park has continued to be very busy; staff has implemented a number of procedure changes to accommodate the increased traffic at the park. Trash and recycling receptacles have been increased by 40%, no parking areas have been approved and painted, temporary signage has been placed throughout the park reminder park goes of city ordinances. The police department will also have staff on-site Friday evenings and Saturday/Sunday all day to assist with issues at the park. Staff has seen a reduction in neighbor concerns since implementing these changes.

The Live at the Lake Concert Series has four remaining performances this season, beer and wine sales are being piloted for the remaining dates. If this goes well, staff will continue to offer this at the concert series. Proceeds will go to supporting the concert series.

6. Other Business

Committee Chair Weberg inquired about the city's official paper as the Sun This Week will be offering strictly digital publications in the near future. Administration and the city attorney are reviewing options and will make a determination on what newspaper publication will be the city's official newspaper.

Motion was made by Haneman, seconded by Nadeem to adjourn the August 7, 2024 meeting.

Ayes: unanimous

5. Adjourn

Meeting 6:42 p.m.

DRAFT



Memorandum

To: Parks, Recreation and Natural Resources Committee

From: Joe Masiarchin, Parks and Recreation Director

Date: September 13, 2024

Subject: Kenmore Park Playground Replacement

The Kenmore Park playground is scheduled for replacement as part of our standard replacement timeline. Staff worked with St. Croix Recreation on the design of two concepts for the future playground.

Staff sent postcards to 54 immediate neighbors of the park and invited them to share their feedback on the two concepts and choose their preferred. Given the size and demographics of the neighborhood, a small mailing was determined to be more impactful than a social media invitation. Staff has utilized both type of communication for past resident surveys. So far, Option 1 in your packet has been the preferred concept based on neighborhood feedback. The survey will close on September 14, staff will share any significant changes with the committee at our meeting.

Replacement of the playground would occur later this year. Both concepts are included in your packet for feedback and review.

COLOR KEY

- CHARCOAL
- REDWOOD
- GRANITE
- ORANGE
- OLIVE/BLACK





KENMORE PARK SURVEY RESULTS

Option 1	Option 2	Comments
1	1	Thank you for the upgrade, our neighborhood greatly appreciates it!
1		Would love if it could be rubber mulch or something other than sand for the base.
1		
1		
1		Additional plantings for shade
1		Deciduous shade trees for long term cooler space with shade
1		I like having the swings facing west. It's the best view for the swingers. Also, fyi, a lot of parents don't love having the parking lot of HOM being so close and mention how easy it would be for someone to park down there and hide in the trees and nab a kid. Not much you could probably do about this unless you did a fence of some kind. I know many parents who won't let their kids play there alone because of this. They have to have an adult with them and maybe that's the way things are going nowadays. I used to send my kids to this park by themselves all the time. Glad the park is getting a makeover. There are kids at it just about every day, I'd say.
1		
1		
1		





Memorandum

To: Parks, Recreation and Natural Resources Committee

From: Joe Masiarchin, Parks and Recreation Director

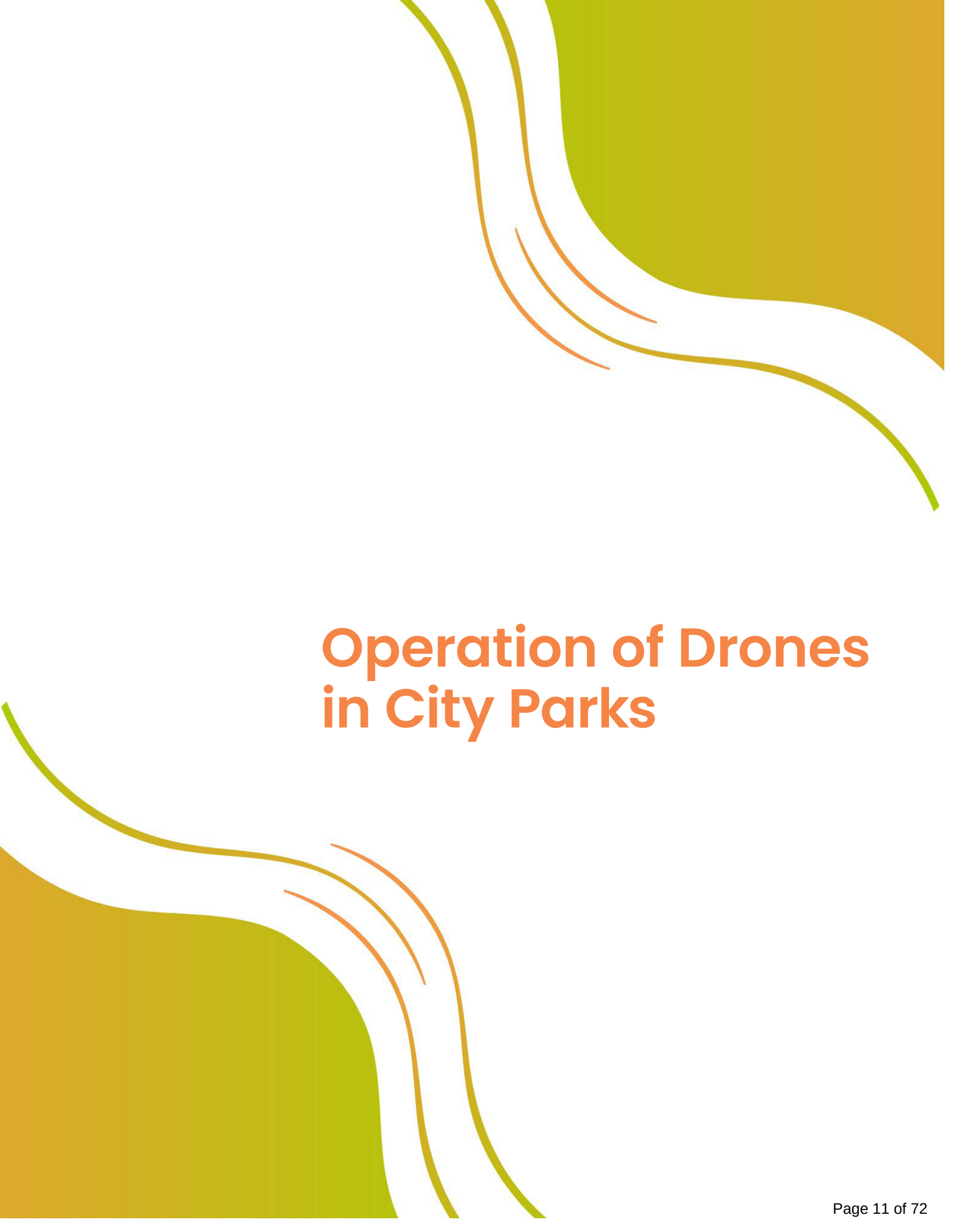
Date: September 13, 2024

Subject: Drone Policy

In recent years, Staff has received increased requests for drone operation in City parks. While drones are permitted under City Code, a formal process was not in place to issue permits for these requests.

Staff is proposing the adoption of the attached Operation of Drones in City Parks policy and application. The policy was developed through researching similar policies in surrounding communities and has been reviewed by the City attorney.

Staff is asking for a recommendation of approval of the Operation of Drones in City Parks policy by this committee.

The page features decorative wavy lines in shades of green and yellow. These lines are positioned in the top right and bottom left corners, creating a modern, organic frame around the central text.

Operation of Drones in City Parks

Rules and Regulations for Operation of Drones in City Parks

Policy and Definitions

The intent of this policy is to regulate the use and operation of drones within and over properties owned by the City of Lakeville. Drone use is regulated by City of Lakeville Ordinance:

7-1-4-8: Aircraft, Ultralight Vehicles, Parachutes, Model Rockets and Planes

Except with a permit from the city, in a city park no person may possess, land or take off in an aircraft or ultralight vehicle, parachute, ignite or set off a model rocket, or fly a model plane.

The Federal Aviation Administration (FAA) defines a drone, or unmanned aerial vehicle (UAV), as an aircraft that is operated without direct human intervention, either autonomously or by remote control.

Drones weighing more than 4 pounds are prohibited from taking off, landing or being operated in city parks. Drones weighing less than 4 pounds are required to be permitted by the City of Lakeville Parks and Recreation Department prior to landing or taking off in a city park.

This policy only pertains to recreational use of drones within and over city parks including:

- a. Photography/videography of private events
- b. Photography/videography of City sponsored public events (Live at the Lake, Art Festival)

This policy does not pertain to commercial use of drones, please refer to page 60 of the Lakeville Policy Manual for more information on commercial use of drones. This policy does not pertain to drones used by law enforcement agencies as allowed under Minn. Stat. Sec. 626.19.

Procedure

- a. A permit is required for the taking off, landing in, or operation of drones weighing 4 pounds or less within Lakeville City Parks.
- b. The City of Lakeville reserves the right to approve or deny any permit application at its discretion.
- c. Permit applications must be received at least seven days prior to the proposed date of flight. Permit processing time can take up to five days.
- d. Permit applications must be accompanied with the following:
 - Site plan including flight path
 - Intention of drone usage

Rules and Regulations for Operation of Drones in City Parks

Conditions of Use

- a. Drone operators must be 18 years of age or older.
- b. Drone operators may not disturb birds or wildlife or their natural habitats.
- c. No drone shall be flown directly over crowds.
- d. Permit holders, drone operator, crew, equipment and vehicles may not disrupt or impede vehicle or pedestrian traffic at any time.
- e. No drone shall be operated beyond the line of sight of the drone operator, unless the operator is assisted by a drone observer who keeps the drone in line of sight and who is in constant radio contact with the drone operator.
- f. Drone operators must abide by all FAA and State of Minnesota rules and regulations regarding drone operation.
- g. Drone operators must not create a nuisance.

Penalties and Revocation

- a. Penalty and violation fees may apply for a violation of any park ordinances.
- b. A permit may be revoked for any of the following reasons but not limited to:
 - Violation of any City ordinance, park rule or policy
 - When a Parks and Recreation staff member believes there are valid grounds for revocation (resident complaints, reckless operation, disruptive behavior, vandalism or causing damage within and above park property)

Application for Drone Operation Permit

Completed applications can be emailed to: **recreation@lakevillemn.gov**
After your application has been reviewed, you will be contacted by the Parks and Recreation Department. Please allow 3-5 days for processing.

Applications must be submitted at least seven days prior to flight.

Name of Operator:	DOB:
Mailing Address:	Company:
Preferred Phone Number:	Email Address:

Flight & Drone Information:

Park Location:	
Date(s) of flight:	
Time of flight:	Start: End:
Intent of Drone Usage:	
☐ Photography/videography of private event ☐ Photography/videography of City sponsored public event	
Drone Registration Number:	Make/Model: Weight:

Please include a site plan including flight path with your application.

Conditions of Use & Release of Liability Waiver:

Permit holders, Drone operator, crew, equipment, and vehicles may not disrupt or impede vehicle or pedestrian traffic at any time. Drone operators and crew may not disturb birds or wildlife or their natural habitat within the park or parkland. Any drone weighing more than 4 pounds is strictly prohibited within City of Lakeville Parks. Applicant shall indemnify the City and hold the City harmless from any liability to any person resulting from damage or injury occurring in connection with the permitted drone use caused by the applicant, its officers, employees, or agents or any person under applicant's control. Applicant shall limit all activities conducted on City property to the terms of the permit. Failure to abide by the terms of the permit or any other applicable laws, rules or regulations may result in revocation of the permit. The permit must be on the premises during drone operations and be presented to any City of Lakeville employee upon request. The City of Lakeville reserves the right to deny or cancel any permits at any time. The applicant has reviewed the FAA AirMap and understand any and all airspace restrictions impacting their flight.

I have read and understand the Conditions of Use and Release of Liability Waiver ☐ Yes

Applicant's Signature: _____ Date: _____



Memorandum

To: Parks, Recreation and Natural Resources Committee

From: Joe Masiarchin, Parks and Recreation Director

Date: September 27, 2024

Subject: Lakeville Baseball Association Master Agreement

Staff has been collaborating with the Lakeville Baseball Association (LBA) on the construction and future operation of the Grand Prairie Park grandstand and baseball field. After reviewing the original plans and specifications, LBA provided staff with recommended upgrades that would provide a more optimal facility. LBA pledged \$1-million to assist with funding the upgrades that exceeded the original design that was originally budgeted for.

Given this new partnership, the need for a master agreement between the City and LBA was identified. The draft agreement outlines usage, sponsorship, maintenance and other items deemed appropriate.

Staff is presenting this as a discussion item for committee feedback, representatives from LBA are still reviewing the agreement and City Council will make the final recommendation.

MASTER AGREEMENT

MASTER AGREEMENT (“Agreement”) made this ___ day of _____, 2024, by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation ("City"), and the **LAKEVILLE BASEBALL ASSOCIATION, INC.**, a Minnesota non-profit corporation (the "LBA").

RECITALS

A. The City owns and operates the following parks that include baseball fields (“Fields”) used by LBA for its programs:

Grand Prairie Park (“Grand Park”)
Quigley-Sime Park (“Quigley Park”)
King Park (“King Park”)

Collectively referred to herein as “Parks.”

B. LBA has previously requested upgrades to certain Fields within the Parks and has contributed financially to the construction, improvement, maintenance and operations of Fields within some of the Parks;

C. The parties have entered into prior agreements related to the financial participation of LBA related to the Parks and agreements related to sponsorship options for LBA to generate revenues for their financial contributions;

D. The parties desire to repeal prior agreements and enter into this Master Agreement to provide terms related to LBA’s financial contributions, maintenance responsibilities, sponsorship and naming rights, and use of the Fields within the Parks.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. LBA PAYMENTS.

A. LBA agrees to pay \$1,000,000.00 to the City for the installation of certain upgrades to the Field at Grand Prairie Park identified in Exhibit A (“Upgrades”) payable in \$100,000.00 annual payments paid to the City by November 1st of each year, beginning on November 1, 2024. The Upgrades would not otherwise be included in the Field improvement at Grand Prairie Park,

B. LBA will also pay \$250,000 to the City for the additional upgrades at Grand Prairie Park identified in Exhibit A (“Additional Upgrades”) payable in \$25,000.00 annual payments paid to

the City by November 1st of each year, beginning on November 1, 2024. The Upgrades would not otherwise be included in the Field improvement at Grand Prairie Park.

2. OWNERSHIP.

A. The Parks, Upgrades, Additional Upgrades and all improvements within the Parks will remain, at all times, in the sole possession, ownership and control of the City.

B. No interest in real estate is being created by the City on behalf of LBA under the terms of this Agreement. The City is not transferring control of the Parks, Fields, Upgrades or Additional Upgrades by entering into this Agreement.

3. FACILITY AND FIELD RESERVATIONS

A. Designated Representative. LBA shall appoint a designated representative to manage overall scheduling of LBA league games, tournaments and camps (“LBA Events”). The designated representative will be responsible for submitting a master game/tournament/camp schedule (“LBA Event Scheduled”) to the City for Field reservations.

B. Reservations. Reservations of Fields by LBA for LBA Events are subject to the following:

1. LBA reservations will be taken in order of the Group Priority established in the City’s Policy on use of Fields.

2. Submittal by LBA of field requests does not grant a permit or confirmation to conduct an LBA Event at a Park Field.

3. All requests for Fields must be submitted by the City’s published deadlines for Field requests and reviewed by the City for approval. City deadlines for Field requests will be established annually according to the activity season. These deadlines are sent via email to all returning field users and published on the City’s website.

4. Field permits issued by the City for LBA Events are not transferable or assignable.

5. LBA must promptly notify Lakeville Park and Recreation staff and receive approval by the City of any schedule changes or changes in fields, to allow other users to reserve fields not used by LBA.

6. The City reserves the right to cancel or relocate an LBA event due to poor weather conditions or adverse property conditions to protect the fields.

7. A field permit issued by the City does not grant LBA with any property rights to the Parks including but not limited to any possessory rights or rights to restrict access and use of any member of the general public on Park property.

8. LBA shall use the Grand Prairie Park field solely for baseball games. No practices are allowed at Grand Prairie Park.

9. LBA shall take all reasonable actions to protect the fields from excessive wear caused by heavy use or extreme weather conditions (drought, heavy rains).

10. LBA will be responsible for any additional services requested or required for their usage of fields, such as, but not limited to, portable toilets or extra trash cans.

11. In addition to providing player numbers, LBAs shall provide to the City additional documents that provide a scope of the organization's health such as: financial/treasury documents, previous years players numbers, or future plans, upon request by the City.

C. Tournaments. LBA may schedule tournaments for City resident and non-resident teams, subject to the terms of this Agreement. Tournament requests must be submitted with LBA Event Schedule by the City deadline for field requests.

1. LBA may host unlimited tournaments during LBA's baseball season, provided each of the Parks is allowed one weekend off each month for rest and rehabilitation.

2. Each LBA Tournament may last no more than four consecutive days.

D. LBA Camps. LBA may facilitate camps for LBA on Fields at Parks. Camps may only be attended by athletes registered to play for LBA. The City reserves the right to request participant rosters from LBA at its discretion. LBA shall provide resident and non-resident percentages for LBA Camps upon request by the City, together with any supporting documentation.

4. FEES.

A. LBA Scheduled Events. Except as otherwise provided under this Section 4, the City agrees to waive field and rental fees outlined in the Lakeville Parks and Recreation Fee Schedule for LBA Events during the term of this Agreement.

B. LBA Camps. LBA shall pay fees as provided in the Lakeville Parks and Recreation Fee Schedule.

C. LBA Youth Athletic Association. The Youth Athletic Association Participation Fee, which is specified in the Lakeville Parks and Recreation Fee Schedule will not be waived by the City.

D. Parking. LBA may not charge parking fees for any LBA scheduled events, except by separate written agreement with the City which agreement may require a reimbursement to the City of a portion of the parking fee.

E. LBA Ticketed Events. LBA shall not hold a ticketed event at the Parks, unless the ticketed event is approved by written agreement with the City which agreement may require a reimbursement to the City of a portion of the ticket fees.

5. NAMING RIGHTS/SPONSORSHIPS. LBA is granted authorization to pursue the sale of naming rights and sponsorships as provided below:

A. Grand Prairie Park. LBA is granted the authority to pursue the sale of naming rights and sponsorships for the elements within Grand Prairie Park as identified in Exhibit B, not to exceed 10 years from the date of this Agreement, unless otherwise noted in Exhibit B, after which, the naming rights and sponsorships may be sold by the City and any LBA signage installed may be removed by the City.

B. King Park and Quigley-Sime Park. LBA is granted the authority to pursue the sale of sponsorships Program that allows banners to be placed within King Park and Quigley-Sime Park (for purposes of this Subsection B, collectively “K and Q Parks.” LBA shall enter into sponsorship agreements for banners with sponsors not to exceed 10 years from the date of this Agreement, after which, the sponsorships may be sold by the City and any LBA banners installed may be removed by the City.

C. General Requirements.

1. Except as otherwise noted herein, LBA shall be responsible for all costs associated with naming/sponsorship rights, including signage.

2. All signage, naming rights agreements and sponsorship agreements must comply with City ordinances and policies concerning signage, including sponsorship signage, and the City Sponsorship and Advertising Policy for Park Facilities.

3. All naming rights and sponsorship agreements entered into by LBA must comply with the terms of this Agreement be in a form approved by the City. Copies of all naming and sponsorship Agreements must be promptly provided to the City upon execution.

4. The City has the right to remove any banner or signage that is not in compliance with the terms of this Agreement.

5. LBA, at its sole cost and expense, shall be responsible for naming rights/sponsorship solicitation, promotion and management of the naming/sponsorship programs provided under this Agreement, including the following:

- a. Placement and removal of the banners from the Parks.
- b. Storing banners during the off-season.
- c. Maintenance, repair and replacement of all banners placed in the Parks.
- d. Promptly repairing any damage to the fences, wind screens or other parts of the Fields caused by or attributed to the banners.
- e. All costs for damage caused within the Parks in connection with the use of the Parks for banners under the terms of this Agreement.
- f. LBA shall provide the City with an annual financial report to account for the revenues and expenditures of the Naming Rights and Sponsorship program. The report shall be provided by December 1st of each year.

6. Temporary sponsorship banners associated with a specific event or tournament sponsored by LBA required issuance of a special permit by the City Parks and Recreation Department.

6. EQUIPMENT PROVIDED BY LBA. LBA will provide equipment at Grand Prairie Park at LBA's cost as provided in this Section. All equipment and plans for installation must be approved by the City Parks Director.

A. Concessions Building: Stand-alone shelving and replacement, as necessary, of refrigerators and freezers purchased by the City.

B. Bullpen: All items required to complete bullpens after construction including but not limited to: netting system and frame, home plate, pitching rubber, mound creation or portable pitching mound, artificial turf flooring or mats. Bullpen will be constructed with fencing, gates and ag-lime only.

C. Batting Cages: All items required to complete batting cages after construction including but not limited to: netting system and frame, home plate, pitching machine, artificial turf flooring or mats. Batting cages will be constructed with fencing, gates and ag-lime only.

D. Dugout: Stand-alone shelving.

E. Additional Equipment. Any and all additional equipment required for play such as but not limited to: L-Screens, baseballs, chalking machine, line marking chalk.

F. Ownership and Maintenance. LBA shall own and properly maintain the equipment identified in Paragraph 6 in good condition during the term of this Agreement.

7. FIELD MAINTENANCE.

A. Pre-Game Maintenance. LBA shall be responsible for pre-game set up for all LBA Events, which shall include the following: setting of bases, chalking field lines in Ag-lime, completing a field safety inspection of the entire field: turf condition, field moisture (too wet to play), infield dirt condition, infield/outfield transition inspection, base paths, dugouts, fencing, safety netting, warning tracks and transition to grass, pitching mound, home plate.

B. Post-Game Maintenance for All Fields. LBA shall be responsible for all post-game maintenance for all LBA events, as follows:

1. remove and store bases;
2. tarp pitching mound;
3. remove trash and debris from dugouts, bullpens, batting cages and stands and place in appropriate containers.

C. Maintenance at All Fields, Excluding Grand Prairie Park. LBA shall be responsible for the following maintenance for all fields for LBA Events, excluding Grand Prairie Park:

1. fill and repair surface impacts from play at home plate and pitching mound;
2. rake grass edge into infield a minimum of 1 foot;
3. level any holes or high spots;
4. rake pitching mound key leveling any holes or high spots.

D. Maintenance at Grand Prairie Park.

1. Tarp home plate
2. Unless otherwise approved by the City, LBA shall not perform infield maintenance other than what is needed to complete the game(s) scheduled for that day.
3. The City shall be responsible for managing the infield surface, pitching mound and home plate areas.

E. Maintenance Standards. All Field maintenance done by LBA must be done in coordination with the City of Lakeville Parks Superintendent or Supervisor to maintain City standards field maintenance standards.

F. Damage to Fields.

1. LBA shall not be responsible for damage to Fields or facilities within the Parks that may occur from normal wear and tear.

2. Damage to Fields or facilities within the Parks that occurs as a result of intentional or negligent treatment during use or maintenance by LBA, its officers, employees, members, agents, volunteers, participants, or invitees may be subject to the following, as determined by the City Park Director:

- a. LBA required attendance at a maintenance/best practices meeting for field/facility prior to further use by LBA of the Field or facility within the Parks.
- b. Reduction in allowed LBA reservations for a Field or facility within the Parks.
- c. Reimbursement for damages prior to future use by LBA of the Parks.
- d. Cancellation of LBA remaining Field reservations within the Parks.

8. CONCESSIONS/LIQUOR.

A. Authorization.

1. LBA is authorized to run and maintain the concessions facilities at the Grand Prairie Park Grandstand, King and Quigley-Sime Parks ("Concessions Facilities") for LBA Events and for third party scheduled events during the time period of the scheduled event.

2. Other renters may run concessions with the understanding that they will not have access to the Concessions Facilities.

3. LBA is authorized to sell malt beverages and wine at the Concessions Facilities during scheduled events. Prior to any sale of alcohol, LBA must obtain the appropriate liquor license for sale of alcohol at the Concessions Facilities.

B. Use of Concessions Facilities. Unless specifically agreed to in writing by the City, LBA shall use the Concession Facilities only for the purpose of preparing, storing, and selling to the public food, beverages and merchandise; and engaging in such other activities incidental thereto. LBA shall not use or occupy the Concession Facilities or knowingly permit the Concession Facilities to be used or occupied: (i) contrary to any statute, rule, order, ordinance, requirement or regulation applicable thereto; (ii) in any manner which would cause structural injury to the improvements, cause the value or usefulness of the Concession Facilities or any part thereof substantially to diminish (reasonable wear and tear excepted); (iii) which would adversely affect the City's activities on property owned by the City adjacent to the Concession Facilities; or (iv) which would constitute a public or private nuisance or waste. LBA shall promptly upon discovery of any such prohibited use take all necessary steps to compel the discontinuance of such use and shall immediately notify the City of such use.

C. Hours. Any time limit to sales or is reference to sales during the time period for the event sufficient.

D. LBA Obligations.

1. LBA shall obtain any necessary permits or licenses for sale of food and beverage products and merchandise at the Concessions Facilities and shall maintain such permits and licenses in good standing during the term that LBA is authorized to operate the Concessions Facility.

2. LBA shall be solely responsible for security of the Concessions Facilities, including the inventory and any loss, damage or destruction.

3. LBA shall comply with all procedures and policies set by the City pertaining to the Concessions Facilities.

4. LBA shall not sell tobacco or products containing THC at the Concessions Facilities.

5. LBA shall not serve food or beverages in glass containers.

6. LBA shall not sell any beverages contrary to a City beverage policy or any contract maintained by the City. In order to minimize conflicts regarding food, beverage and merchandise issues, LBA agrees to meet with City representatives prior to preparing the annual product list and periodically thereafter.

7. LBA shall not provide food, beverages or merchandise to City employees at a discount or without charge.

8. LBA shall not store, keep, dispose of, transport or generate at the Concession Facilities or the Parks any hazardous substances or other dangerous materials.

9. LBA shall not make any alterations to the Concessions Facilities or the surrounding areas without the prior written approval of the City.

10. LBA shall not erect, install or maintain any signs, advertising media, product logo displays or other signs in connection with its use of the Concessions Facilities, except as authorized under this Agreement or by prior written approval of the City.

11. Designated Representative. LBA shall appoint a designated representative to manage LBA use of Concessions Facilities and act as the City's primary contact for use of Concessions Facilities.

12. Repair, maintenance, cleaning of the Concessions Facilities or is this addressed in park policies.

- a. Keep the Concessions Facilities in good order and condition.
- b. Keep the Concessions Facilities and the surrounding areas reasonably free from trash and rubbish.
- c. LBA shall reimburse the City for any cleaning costs incurred by the City as a result of LBA's failure to comply with the cleaning obligations.

E. Ownership and Maintenance. All equipment and property owned by LBA shall remain the property of LBA. LBA shall be solely responsible for maintaining and cleaning of its property and for any City property used by LBA.

F. Assumption of Risks. LBA assumes all risk of loss or damage of LBA's property within the Concession Facilities, including any loss or damage caused by water leakage, fire, windstorm, explosion, theft, vandalism or other cause. The City shall not be liable to LBA or those claiming through LBA, for injury, death or property damage occurring on, in, or about the Concessions Facilities, except as may be caused by the willful misconduct or negligence of the City. Nothing herein shall be deemed to be a waiver of any limits of liability granted the City under statutory or common laws.

G. Discrimination. LBA will not discriminate against any party seeking to retain LBA's services based on race, color, creed, religion, ancestry, gender, national origin, affectional preference, disability, age, marital status, status with regard to public assistance, or status as a disabled veteran. LBA will include similar nondiscrimination provisions in all subcontracts into which it enters for performance of its obligations hereunder.

H. Insurance. LBA shall obtain and keep in force during the term of this Agreement the insurance required by the City for rental of the Concessions Facilities and the serving of liquor at the Concessions Facilities.

I. Termination. Either party may terminate this Section 7 of the Agreement upon 30 days' notice to the other party. The City may terminate this Section 7 or any portion thereof immediately upon a breach by LBA under Section 7.

J. LBA's Obligations Upon Termination. Upon termination of this Section 7, LBA will immediately cease all sales of food, beverage and merchandise at the Concessions Facilities and promptly remove all LBA property from the Concessions Facilities. Any LBA property that is not removed from the Concessions Facilities within 30 days shall be deemed abandoned by the City and the City may remove LBA property from the Concessions Facilities.

K. Food Trucks and Other Providers. The rights to serve food and beverages at the Parks is not exclusive to LBA. Food trucks are allowed in designated areas, with prior approval of the Lakeville Parks and Recreation Department.

9. VEHICLES/PARKING

A. Unless expressly provided in a permit, all motorized vehicles, including Golf carts, UTV's and other recreational vehicles are prohibited within the Parks, including park trails and parkways designated for public transportation. This prohibition shall not apply to the use of motorized wheelchairs and scooters by handicapped individuals.

B. Any vehicle pass that has been provided to LBA must be clearly displayed on the dashboard of each vehicle in the designated area. Any vehicles not properly displaying the appropriate vehicle pass are prohibited any may result in the issuance of a warning and/or citation and/or towed from City property.

10. DECOMMISSIONING. The Parks or any improvements contained within the Parks, including the Upgrades or Additional Upgrades may be decommissioned based on the City's determination that the Upgrades or Additional Upgrades have reached the end of their useful life or required repairs become financially burdensome to the City or the City determines that a Park is needed for another public use. If the Upgrades at Grand Prairie Park are decommissioned prior to LBA's final payment of provided under Section 1, no further payments will be made by LBA.

11. MISCELLANEOUS.

A. LBA must have all users of equipment in the Grand Prairie Park press box, including but not limited to the sound, system, video screen and scoreboard, trained by the City or designated LBA members in the use of the equipment prior to use.

B. Access to the Parks and the facilities located within the Parks access may only be provided by the Lakeville Parks and Recreation Department. LBA may not allow others to use LBA access to the Parks and the facilities located within the Parks.

C. LBA's use of the Parks is limited to the hours that the Parks are opened as designated by the City.

D. LBA shall obtain and keep in force during the term of this Agreement the insurance required by the City for rental of the Parks and Fields.

12. NOTICES. All notices, offers, consents or other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall be considered as properly given or make if delivered personally or by messenger or delivered by mail, and addressed to the address of the intended recipients at the following addresses:

TO CITY: City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044
Attn: City Administrator

TO LBA: Lakeville Baseball Association, Inc.

Attn:_____

Either party may change its address by giving notice in writing stating its new address to the other party.

13. COMPLIANCE WITH LAWS. LBA shall comply with all federal, state and local laws and City policies in connection with its use of the Parks as provided under this Agreement.

14. INDEMNIFICATION. LBA shall defend, indemnify and hold harmless the City, its employees, agents, contractors and invitees against all claims, demands, causes of action, fines penalties, damages (including consequential damages), losses, liabilities, judgments, and all related costs and expenses (including reasonable attorneys' fees) for injury, death, disability or illness of any person, or damage to property, occurring on or about the Parks, arising from LBA's operations on City property, or any acts, omissions, or negligence of LBA or LBA's officers, agents, members, employees, volunteers, invitees, or visitors. Notwithstanding the foregoing, LBA shall not be obligated to indemnify the City for claims, demands and actions arising out of or caused by the negligence or willful misconduct of City employees or agents.

15. ASSIGNABILITY. The rights and obligations of LBA under this Agreement shall not be assignable or transferable

16. AUDITS. Under Minnesota Statutes § 16C.05, subdivision 5, LBA's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the City and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

17. GOVERNMENT DATA PRACTICES. LBA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either LBA.

18. MODIFICATIONS/AMENDMENTS. Any alterations, variations, modifications, amendments or waivers of the provisions of this Agreement shall only be valid when they have been reduced to writing, approved by the City and LBA.

19. WAIVER. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

20. GOVERNING LAW. This Agreement shall be construed in accordance with governed by the laws of the State of Minnesota.

21. COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

22. TERM; TERMINATION.

A. Except as otherwise provided in this Agreement, this Agreement shall terminate on November __, 203__, unless otherwise extended or amended by the parties.

B. This Agreement may be terminated by either party in the event of a material breach by the other party upon 30 days' notice to the other party.

23. ENTIRE AGREEMENT. This Agreement, and any documents referenced or incorporated herein, represent the entire integrated agreement between LBA and the City and supersedes all prior negotiations, representations, or agreements, either written or oral.

*[Remainder of page intentionally left blank]
[Signature pages to follow]*

THIS AGREEMENT executed by the parties hereto the day and year first above written.

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

AND _____
Ann Orlofsky, City Clerk

DRAFT

**LAKEVILLE BASEBALL ASSOCIATION,
INC.**

By: _____

Name: _____

Its: _____

DRAFT

EXHIBIT A

Grand Prairie Park Upgrades

Upgrades:

Block dugouts with metal roof
Double batting cage
Batter's eye
Integrated covered grandstand and press box
PA System
Dedicated field maintenance garage
Single Point Entry Pavement/Landscaping

Additional Upgrades:

Scoreboard
Batters Eye
Flagpole

DRAFT

EXHIBIT B

GRAND PRAIRIE PARK NAMING AND SPONSORSHIP ELEMENTS

1. Grandstand Naming Rights
 - a. City will pay up to \$5,000 for the ID Sign and Grandstand Sign
2. Beer Garden Naming Rights
3. Concessions Stand Naming Rights
4. Left Field Observation Deck Naming Rights
5. Right Field Observation Deck Naming Rights
6. Scoreboard Naming Rights
7. Left Field Dugout Sponsor
8. Right Field Dugout Sponsor
9. Field (Grounds Crew) Naming Rights
10. Batting Cage #1 Sponsor
11. Batting Cage #2 Sponsor
12. Press Box Sponsor
13. Warmup Mound #1
14. Warmup Mound #2
15. Batters Eye
16. Stadium Seats – sponsorships limited to 5 years



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: September 24, 2024
Subject: Packet Material for the October 3, 2024 Planning Commission Meeting

Agenda

- Item:**
1. Preliminary plat of one lot to be known as Crown Lakeville Apartments;
 2. Conditional use permit to allow the following in the RH-2, Multiple Family Residential District:
 - a. Construction of more than one principal building on one lot of record; and
 - b. Construction of multiple family residential buildings that are greater than 48 feet in height; and
 - c. An exception to the exterior material requirements.

Action Deadline: November 15, 2024

BACKGROUND

Crown LMN, LLC has submitted applications and plans for a preliminary plat and conditional use permits for Crown Lakeville Apartments, which proposes one lot and one outlot two multi-family apartment buildings on about 10 acres of land located north of 210th Street (CSAH 70) and west of Keokuk Avenue. The property currently includes a single-family home and is heavily wooded.

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

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Existing Conditions

- D. Preliminary Plat
- E. Site Plan
- F. Grading Plan
- G. Utility Plan
- H. Tree Preservation Plan
- I. Tree Inventory
- J. Landscape Plan
- K. East Building Elevation Plans (2 pages)
- L. East Building Floor Plans (5 pages)
- M. West Building Elevation Plans (2 pages)
- N. West Building Floor Plans (3 pages)
- O. Plat Commission Letter dated June 23, 2023

PLANNING ANALYSIS

PRELIMINARY PLAT

Comprehensive Plan. The property is located in Planning District No. 6 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The subject property is guided HDR, High Density Residential in the 2040 Comprehensive Land Use Plan. The proposed Crown Lakeville Apartments preliminary plat meets the recommended goals and objectives outlined in Planning District No. 6 of the 2040 Comprehensive Plan.

Zoning and Surrounding Uses. The subject property is zoned RH-2, Multiple Family Residential District. The proposed preliminary plat is surrounded by the following land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Large lot single family home	Low/Medium Density Residential	RST-2, Single and Two-Family Residential District
South	210 th Street (CSAH 70), large lot single family home, vacant parcel	210 th Street right of way and Commercial	RAO, Rural Ag Overlay District, C-3, General Comm. District
East	Authentix multi-family development, wetlands, vacant parcel	High Density Residential, Commercial	Undesignated (Right-of-Way
West	Large lot single family home	Rural Density Residential	RA, Rural Agricultural District

Lots and Blocks. The proposed lot exceeds the minimum lot area and lot width requirements of the RH-2 District.

	Minimum	Proposed
Lot Area	20,000 Square Feet	319,199 square feet
Lot Width Requirements	100 feet	655 feet

Development Density. Section 11-62-13.B.1 of the Zoning Ordinance requires multiple family uses to provide a minimum of 1,675 square feet of net lot area per dwelling unit. The area Lot 1, Block 1 is 7.27 acres or 319,199 square feet. Based on 182 dwelling units, the lot area per unit for the proposed multiple family use is 1,753 square feet per dwelling unit, which complies with the Zoning Ordinance.

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

Capital Improvement Program (CIP). All proposed improvements necessary for the development of Crown Lakeville Apartments will be privately funded by the developer.

Streets. Crown Lakeville Apartments abuts 210th Street (CSAH 70) and will have a driveway access from 210th Street as well as a future private drive connection along the north side of 210th Street to Keokuk Avenue. The Dakota County Plat Commission met at its June 21, 2023 meeting to review the Crown Lakeville Apartments preliminary plat under the terms of the Contiguous Plat Ordinance (plats adjacent to County Roads) and recommended approval of the preliminary plat (Exhibit O). The required right of way for 210th Street will be dedicated with the final plat.

Grading, Drainage, Erosion Control and Utilities. City sanitary sewer and water is currently available to the site, which is within the current MUSA. All public utilities will be constructed by the developer to serve the proposed preliminary plat following final plat approval. Grading and utility plans have been submitted with the Crown Lakeville Apartments preliminary plat plans. Grading, drainage, erosion control, utility, and tree preservation review comments are addressed in the engineering report prepared by Alanna Sobotka, Civil Engineer and Mac Cafferty, Environmental Resources Manager, dated September 24, 2024. A copy of the engineering report is attached for reference.

Park Dedication. The 2015 Parks Trails, and Open Space plan identifies a neighborhood park service area primarily south of this site, in an area not yet available to be served by municipal utilities. Park dedication will be satisfied with a cash fee in effect at the time of final plat approval.

Wetlands. A wetland delineation was completed for the site. The majority of the wetland area on site will be located within Outlot A and deeded to the City with the final plat. See the September 24, 2024 Engineering report for additional information.

Tree Preservation. The tree preservation plan (Exhibit H) identifies 519 significant trees on the entire 9.94 acre site. Due to the high-density residential development proposed, 495 trees (4.6%) will be removed with the residential development, with 24 trees remaining, most all of which are within the wetland on site. See the September 24, 2024 Engineering report for additional information.

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

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

CONDITIONAL USE PERMIT: CONSTRUCTION OF MULTIPLE FAMILY RESIDENTIAL BUILDINGS THAT ARE GREATER THAN 48 FEET IN HEIGHT.

Multiple family buildings within the RH-2 District are limited to a height of four stories or 48 feet, whichever is less. The Zoning Ordinance defines building height as “the distance measured from the mean ground level to the mean height of the roof. Exhibits K and M show the exterior elevations of each building, including the height. Due to the topography of the site and that each building includes underground parking, the mean ground level is below that of the first floor of each apartment building. Both buildings have a building height of 48 feet when measured from the first-floor level. However, given the varying ground levels around each building, in part to provide access to the underground parking areas, both buildings exceed the 48 feet height maximum.

Exhibit K shows that the east building’s average grade is 93 feet (for the purposes of measuring building height, the first-floor grade is marked at 100 feet, and all other measurements based off that elevation) and that the parapet height is 148 feet. Based on the Zoning Ordinance definition, the building height is 55 feet. The plan shows that the roof deck is 43 feet, 7 inches, which is 4 feet, 5 inches below the parapet. Parapet walls less than three feet above the limiting height of the building are exempt from building height limits, which does not apply to this building.

Exhibit M shows that the west building’s average grade is 92 feet 4 inches, that the parapet height is 147 feet, which is a building height of 54 feet, 8 inches. The roof height is 142 feet 7 ½ inches, 4 feet and 4 ½ inches below the parapet height.

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

traffic impacts, public utilities, and performance standards are addressed below. The Crown Lakeville Apartments site is over three miles from Airlake Airport and therefore is not in conflict with airport zoning regulations.

Section 11-17-7.E also requires that for each additional 10 feet above the maximum building height allowed within the RH-2 District, the front and side yard setbacks are increased by five feet. The table below reflects the required 30 foot setback of the RH-2 District plus the additional five feet required for the front and side yard setbacks due to the additional building height. The locations of the proposed multiple family buildings within the lot meets or exceeds the minimum setbacks required by the Zoning Ordinance.

	Front (South)	Rear (North)	Side (West)	Side (East)
Required	35 feet.	30 feet.	35 feet.	35 feet
Proposed	100+ feet.	30 feet.	70+ feet.	75+ feet

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

A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided. The site's primary access is to 210th Street (CSAH 70), which is designated as a minor arterial street in the City's Transportation Plan. The street is designed and has sufficient capacity to serve the Crown Lakeville Apartments. See the September 24, 2024 Engineering report for more information.

B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title. The site has one access point from 210th Street (CSAH 70) which provides access to the parking area as well as two of the three underground parking garages. The third garage access point is at the northeast side of the west building.

C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles. A sidewalk will extend from the existing trail along the north side of 210th Street (CSAH 70) into the site, providing connections to the sidewalks that run along the front of each building to the various entrances. Due to the outdoor amenity space at the northwest corner of the east building, a separate sidewalk is provided along the north side of the east building. There is also a sidewalk and crosswalk connection between the two buildings near their main access doors.

D. Adequate off-street parking and off-street loading shall be provided in compliance with chapters 19 and 20 of this title. The east building has 94 units and the west building 88 units for a total of 182 units and an average of 1.7 bedrooms per unit. Section 11-19-13 requires multiple family dwellings to provide 2.0 parking stalls per dwelling unit if there are less than 2.0 bedrooms per dwelling unit. Based on 182 dwelling units, 364 parking spaces are required. Underground parking provides 227 spaces with another 160 surface stalls for a total of 377 parking spaces, which exceeds the parking requirements for the site. Of the 377 parking spaces, nine ADA accessible

spaces are located within the underground garages with another eight spaces provided in the surface parking lot. The breakdown of surface and garage parking shown on the submitted plans is summarized below:

East Building Garage Spaces	103
West Building Garage Spaces	114
Surface Parking Spaces	160
Total	377

The proposed off-street parking areas and drive aisles are setback more than 15 feet from the property line adjacent to 215th Street (CSAH 70) and at least five feet from the side and rear property lines. Section 11-19-7.I.1 of the Zoning Ordinance requires off-street parking stalls to have minimum dimensions of 9 feet by 20 feet and drive aisles at least 24 feet in width. The proposed surface parking spaces are 9 feet by 20 (9 feet by 18 feet next to the sidewalk) and the driveway aisles are 26 feet in width, which meets ordinance requirements. Section 11-19-7.I.3 requires that parking spaces within multi-family structures be a minimum of 9 feet wide by 18 feet deep with access aisles at least 24 feet in width. Plans submitted indicate that the proposed parking stalls and aisles within the underground structures meet these minimum requirements. The east building garage stalls are a minimum 9 feet by 18 feet. The parking area is surrounded by perimeter concrete curb as required by Section 11-19-7.I.15 of the Zoning Ordinance.

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

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

G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title. The landscape plan (Exhibit J) includes a row of overstory trees between 215th Street and the access drive to the site, within the parking lot islands, and scattered around the remainder of the site. Prior to City Council consideration of the preliminary plat, the plant schedule must be updated to reflect that all conifers must be a minimum of eight feet in height at the time of planting and identify minimum shrub heights in accordance with Zoning Ordinance requirements, not container size as shown.

H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title. In conjunction with the final plat submittal, a photometric plan must be submitted and demonstrate compliance with Section 11-16-17 of the Zoning Ordinance. All exterior lighting shall be downcast and not glare onto other residential properties. The lighting plan must show the

location, height, type, and illumination pattern of all exterior lighting, demonstrating that the intensity of exterior lighting is limited to one foot-candle measured at the right of way or property line.

I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title. It is not anticipated that the multiple family development will generate noise above and beyond what can be expected by any residential development.

J. The site drainage system shall be subject to the review and approval of the city engineer. See the September 24, 2024 Engineering report for more information.

K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment. See the section below for information regarding the CUP requested for the proposed exterior materials.

L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title. Each underground garage includes a refuse room, as does each floor of both apartment buildings. There are no exterior waste enclosures proposed for the site.

M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title. At this time, no signs are proposed with the project. Should the Developer decide to add signs in the future, they will be subject to Section 11-23 of the Zoning Ordinance and a permit must be issued prior to the installation of any signs, permanent or temporary, on the site.

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

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

P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district. This standard does not apply to the Crown Lakeville Apartments development.

Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable. Provided the site is developed in compliance with the stipulations of this report, the use will be in compliance with all applicable performance standards.

CONDITIONAL USE PERMIT: AN EXCEPTION TO THE EXTERIOR MATERIALS PROVISIONS.

Section 11-17-9.G states that exceptions to the provisions may be granted as a CUP subject to the applicant demonstrating that the proposed building materials maintains the quality in design and materials intended by the Zoning Ordinance, that the proposed building design and materials are compatible and in harmony with other structures within the district, and that the justification for deviation from the requirements shall not be based on economic considerations.

Section 11-62-19.B of the Zoning Ordinance requires multiple family buildings to include a variation in building materials to be distributed throughout the building elevations and coordinated into the architectural design. Each building is required to have a minimum of 50% of the combined area of all elevations of the structure have an exterior finish of brick, stucco, and/or natural or artificial stone. Windows and doors are excluded from the building elevation calculations.

The submitted building elevation plans (Exhibits K and M) identify the type of all exterior finish materials and include a schedule indicating the percent of the total area of the exterior of the principal buildings using required materials. Both buildings have 52% brick exterior for the building when the exposed portions of the underground garage are excluded. Due to the topography of the site and the west building having a dual-level underground garage, more of the garage exterior is exposed than would typically be seen. Including the integrally colored rock face block proposed for the garage levels, the total area of brick on the west building is 46% while the east building is 47%.

Staff's review of the request for an exception to the exterior materials provisions finds that the design and materials of the proposed buildings are compatible and consistent with other multiple family structures in the RH-2 District or subject to RH-2 standards. Staff also notes that providing the additional underground garage level, which led to this CUP request, provides each unit in the west building an underground parking space, thereby reducing the number of required surface parking spaces, which in turn provided space for amenity area including a playground, pool, and splash pad available to the residents. It is staff's opinion that the CUP for an exception to the exterior materials requirement is justified.

SITE PLAN

Floor Area Ratio. Section 11-62-13.B.2 of the Zoning Ordinance limits the floor area ratio for the proposed multiple family buildings to 0.7 as the subject site abuts property zoned RST-2 District to the north. The gross floor area of the proposed buildings is currently 231,357 square feet and the current area of Lot 1 is 319,199 square feet, for a FAR of 0.72, which exceeds the Zoning Ordinance maximum. Prior to City Council consideration, the site and buildings must be adjusted to meet the FAR of 0.7.

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

	Min Floor Area Required	Proposed Floor Area	# of Units	% of Total Units
1 Bedroom	700sf.	783 sf.	54	30%
2 Bedroom	800sf.	1,011-1,067 sf.	128	70%

The proposed dwelling units comply with the minimum floor area requirements specified in Section 11-17-13.B of the Zoning Ordinance.

Amenity Area. The site plan indicates an amenity area attached to the east building, which includes a patio, pool, playground, and splash pad and is enclosed with a decorative black metal fence. Section 11-21-5.A of the Zoning Ordinance requires details regarding fencing for the patio and pool area to be submitted for review and approval by the Zoning Administrator, including compliance with Section 11-21-5.G of the Zoning Ordinance related to pools.

Findings of Fact in consideration of the conditional use permits are attached.

RECOMMENDATION

Community Development Department staff recommends approval of the preliminary plat and conditional use permits for Crown Lakeville Apartments, subject to the following stipulations:

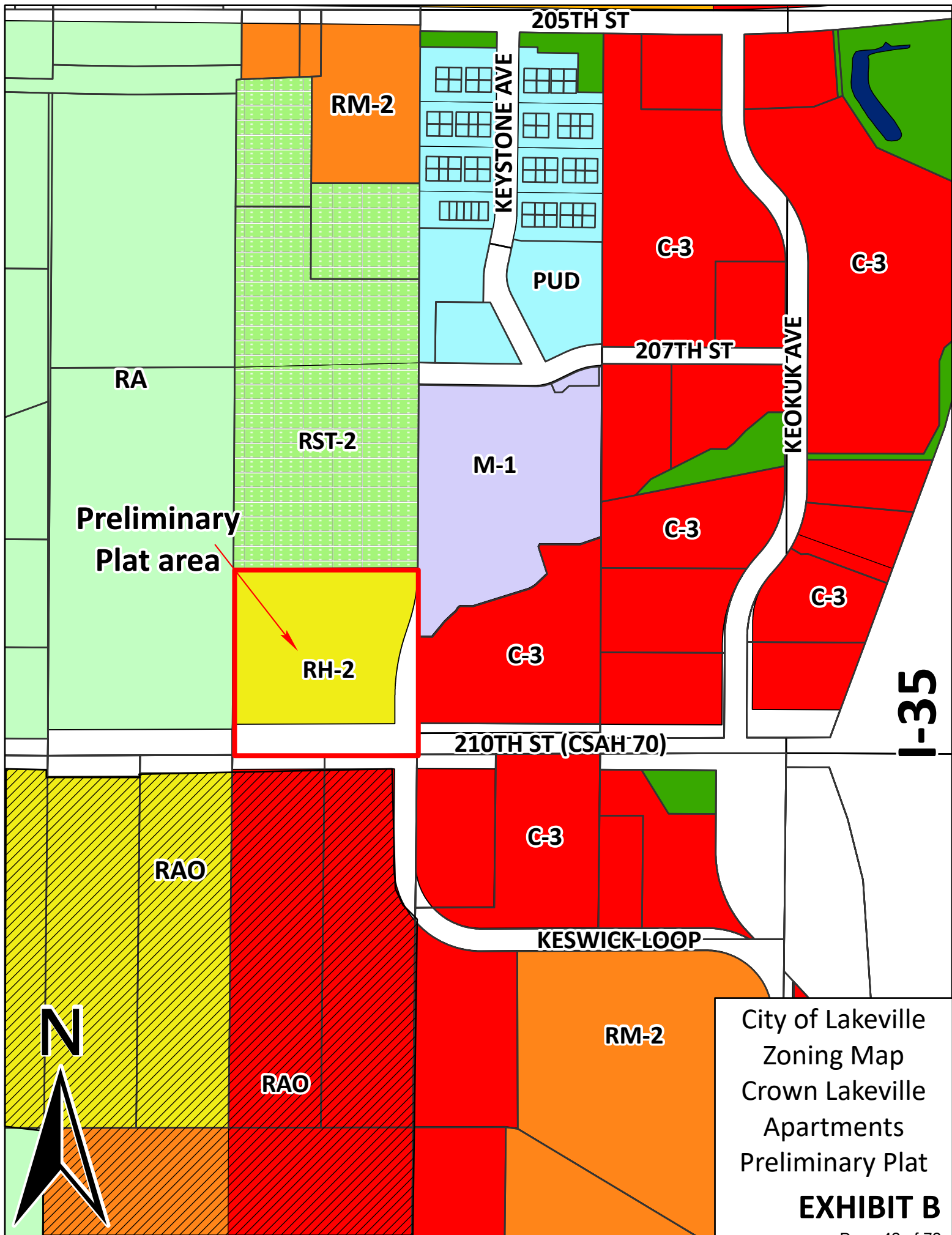
1. Implementation of the recommendations listed in the September 24, 2024 engineering report.
2. Park dedication must be paid at the time of final plat approval.
3. All landscaped areas shall be irrigated and the developer shall submit a financial security to guarantee installation of the approved landscaping at the time of final plat approval.
4. All signs shall comply with the Zoning Ordinance requirements. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
5. Snow storage shall not take place in required parking spaces.
6. Details about the fence surrounding the amenity area must be submitted to the Zoning Administrator prior to installation, to confirm compliance with Section 11-21.5 of the Zoning Ordinance.
7. A site lighting plan shall be submitted prior to issuance of a building permit. Site lighting shall not exceed one foot candle at the property line adjacent to public right-of-way. All exterior light fixtures shall be down-cast design so as not to glare onto public right-of-way and adjacent properties.

7. Prior to City Council consideration, the plant schedule on the landscape plan must be amended to show a minimum planting size of eight feet for all conifers and to identify minimum shrub heights in accordance with Zoning Ordinance requirements, not container size as shown.
8. Prior to City Council consideration, the site plan must be modified to meet the Floor Area Ratio (FAR) of 0.7.

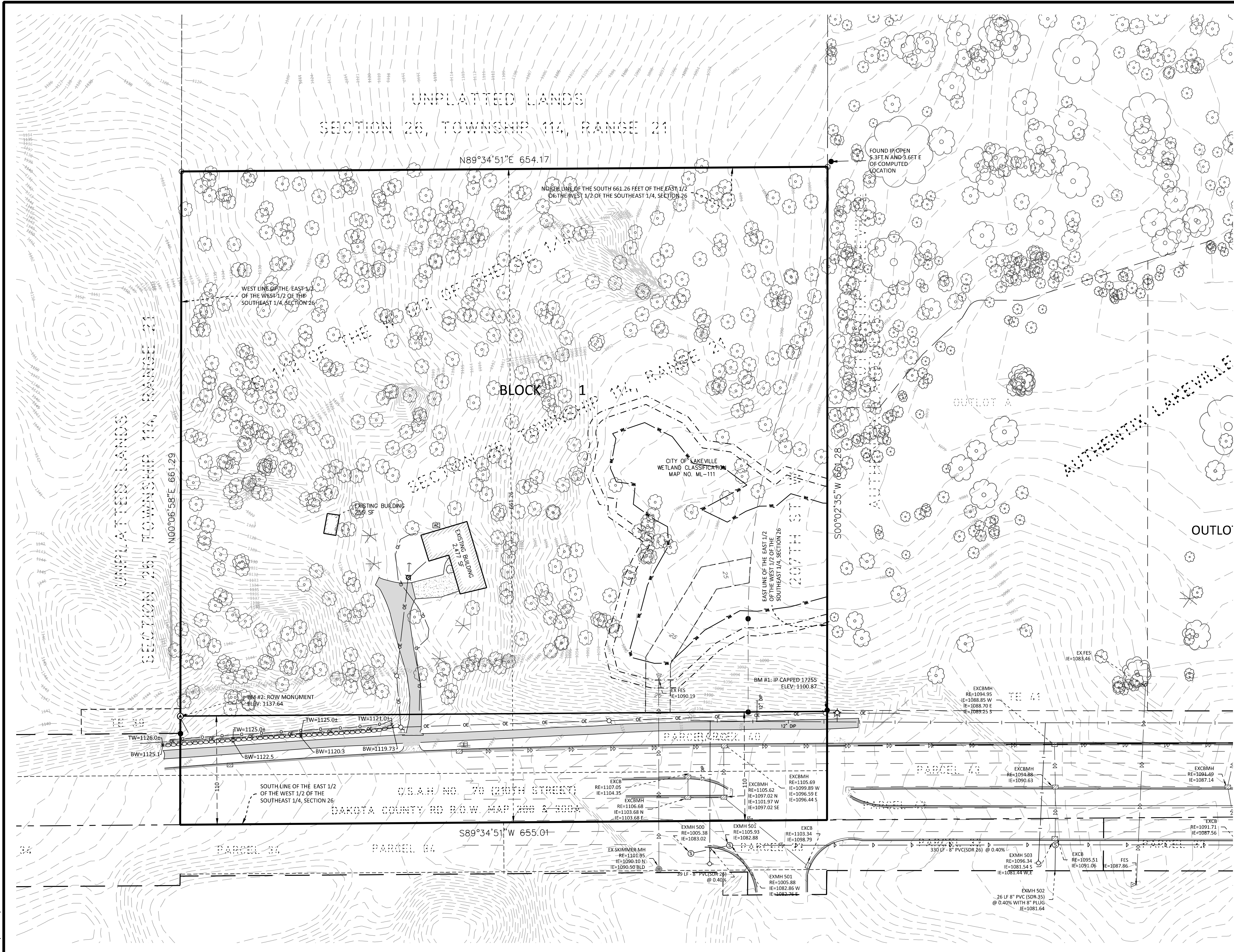


City of Lakeville
Location Map
Crown Lakeville
Apartments
Preliminary Plat

EXHIBIT A



24.15 (LWS TECH) | ALEA STUTZ | 9/18/2024 1:21:46 PM
L:\PROJECTS\52908\CADD\CIVIL\DWG\2018-C2.01-EXCND.DWG C2.01-EXCND.DWG C2.01-EXCND.DWG C2.01-EXCND.DWG



LEGEND		
● FOUND MONUMENT	⊕ WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT MARKED LS 47481	⊕ SANITARY SEWER	--- SETBACK LINE
⊕ ELECTRIC METER	⊕ FLARED END SECTION	--- RESTRICTED CURB
⊕ LIGHT	⊕ ELECTRIC TRANSFORMER	--- CONCRETE CURB
⊕ AIR CONDITIONER	⊕ TELEPHONE PEDESTAL	--- BUILDING LINE
⊕ GUY ANCHOR	⊕ GAS METER	--- BUILDING CANOPY
⊕ HANDICAP STALL	⊕ OVERHEAD WIRE	--- BITUMINOUS SURFACE
⊕ UTILITY POLE	⊕ CHAIN LINK FENCE	--- CONCRETE SURFACE
⊕ POST	⊕ IRON FENCE	--- LANDSCAPE SURFACE
⊕ SIGN	⊕ WIRE FENCE	--- DECIDUOUS TREE
	⊕ WOOD FENCE	--- CONIFEROUS TREE

DESCRIPTION

THAT PART OF OUTLOT A, AUTHENTIX LAKEVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY, MINNESOTA LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE SOUTH 89 DEGREES 56 MINUTES 33SECONDS EAST ASSUMED BEARING ALONG THE SOUTH LINE OF SAID OUTLOT A A DISTANCE OF 324.31 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, 455.62 FEET TO THE NORTH LINE OF SAID OUTLOT A AND THERE TERMINATING.

TOGETHER WITH THE SOUTH 661.26 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 114, RANGE 21, DAKOTA COUNTY, MINNESOTA.

PROPERTY SUMMARY

- SUBJECT PROPERTIES ADDRESSES ARE 11813 210TH ST W AND 11655 210TH ST W, ITS PROPERTY IDENTIFICATION NUMBERS ARE 22119000010 AND 220260081010.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 12.839 ACRES OR 559,274 SQUARE FEET.
- THE SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT (22119000010) AND RH-2, MULTIPLE FAMILY RESIDENTIAL (220260081010), PER ZONING MAP FOUND ON THE CITY OF LAKEVILLE WEBSITE DATED JULY 2021.
- THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

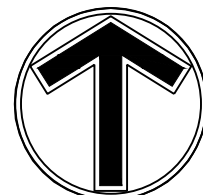
- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS 1980 T, REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1	FOUND IP CAPPED 17255	ELEV.=1100.87
BENCHMARK #2	FOUND DAKOTA COUNTY ROW MON.	ELEV.=1137.64

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF SOUTH 89 DEGREES 34 MINUTES 51 SECONDS FOR THE SOUTH LINE OF EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 114, RANGE 21. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION.
- FIELD WORK WAS COMPLETED ON 12/14/2022.
- THE LOCATION OF THE WETLAND HAS BEEN SHOWN ON THE SURVEY AS DELINEATED BY WESTWOOD PROFESSIONAL SERVICES ON 05/2015, AND REAPPROVED IN 2019.

EXHIBIT C



0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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

Print Name: _____

Date _____ License # _____

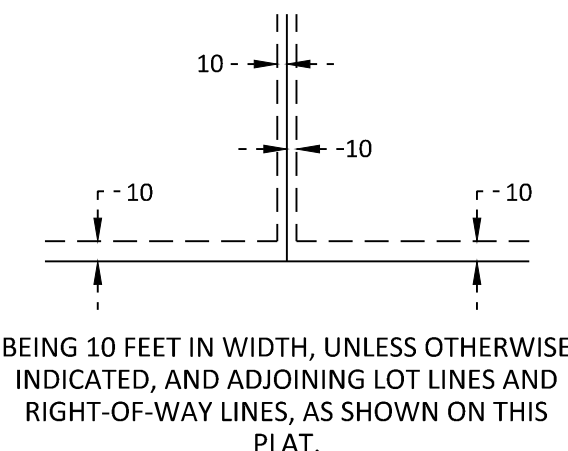
PRELIMINARY
04/26/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO.
52908

www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN

SHEET
C2.01
REV.



LEGEND

● FOUND MONUMENT		BOUNDARY LINE	- - - - -	EASEMENT LINE
● FOUND CAST IRON MONUMENT	— — — — —	RIGHT-OF-WAY LINE	- · - · - ·	SETBACK LINE
Ⓐ FOUND RIGHT-OF-WAY MONUMENT	·····	TIE LINE	△	RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 43933	(100.00)	SECTION LINE	~~~~~	TREE LINE
✕ GATE VALVE / HYDRANT		DEED DISTANCE	=====	CONCRETE CURB
⑤ SANITARY MANHOLE	b	SANITARY SEWER	/ / / / /	BUILDING LINE
④ CLEAN OUT	db	STORM SEWER	- - - - -	BUILDING CANOPY
⑥ STORM MANHOLE	ue	UNDERGROUND ELECTRIC	[REDACTED]	BITUMINOUS SURFACE
Ⓢ STORM CATCH BASIN	ut	UNDERGROUND GAS	[REDACTED]	CONCRETE SURFACE
△ FLARED END SECTION	ug	OVERHEAD ELECTRICAL WIRE	☼	DECIDUOUS TREE
△ TRANSFORMER	oe	CHAIN LINK FENCE	* * *	CONIFEROUS TREE
□ LIGHT	o	WOOD FENCE	x 999.9	SPOT ELEVATION
✓ GUY ANCHOR	d	WIRE FENCE	- .922 -	CONTOUR
⚡ UTILITY POLE	x	WET LAND	ST.# 999.9	SOIL BORING
■ GUARD POST	wl	RETAINING WALL	(HH)	REGULAR PARKING STALL COUNT
▲ SIGN	=====	BLOCK RETAINING WALL	↗ ↘	TRAFFIC MARKERS
⊠ GAS METER	○○○○○○	STONE RETAINING WALL		
Ⓞ GAS MANHOLE	○○○○○○	POND / WATER LINE		
ⓔ ELECTRIC MANHOLE	• • • • •	FEMA FLOOD ZONE LINE		
Ⓜ ELECTRIC METER				
Ⓣ TELEPHONE PEDESTAL				
Ⓛ CABLE TV BOX				
Ⓢ COMMUNICATIONS MANHOLE				

THE SOUTH 661.26 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 114, RANGE 21, DAKOTA COUNTY, MINNESOTA.

TOTAL SITE AREA:	432,853 S.F. (GROSS)
LESS OUTLOTS:	41,611 S.F.
LESS RIGHT-OF-WAY:	72,043 S.F.
	319,199 S.F. (NET)

LOT 1, BLOCK 1: 319,199 S.F.
OUTLOT A: 41,611 S.F.

PROPOSED DENSITY: 14 UNITS PER ACRE (GROSS)
23 UNITS PER ACRE (NET)

ZONE: RH-2

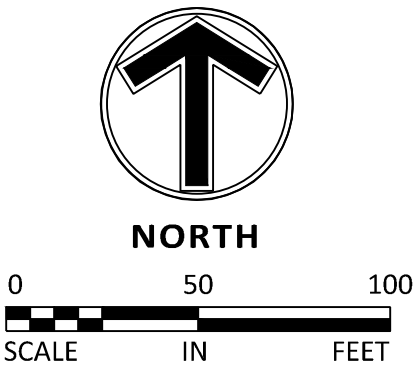
FRONT YARD: 30'

REAR YARD: 30'

SIDE YARD: 15'

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

A map showing the location of the 'SITE' (indicated by a hatched rectangle) at the intersection of 210TH ST W and REOKUK AVE. 205TH ST W runs horizontally above the site. Highway 35 is shown as a vertical line to the right of Reokuk Ave. Highway 70 is shown as a horizontal line below the site. A north arrow and 'N.T.S.' (Not To Scale) are located in the upper left corner.

[illegible]

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

Print Name: Mark R. Salo

Date 07/01/2024 License # 43933

DATE ISSUED
04\26\2024

DRAWN BY
DJT

DESIGNED BY

CHECKED BY
MRS

PROJECT NO.
52908



PRELIMINARY PLAT

CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MINNESOTA

SHEET

C3.00

OF 1

REV.

24.15 (LWS TECH) | ALEA STUTZ | 9/25/2024 10:48:47 AM
L:\PROJECTS\52908\CADD\DWG\DWG\3.01 SITE.DWG C3.01 SITE PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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

Print Name: MARK ANDERSON
Date License # 23450

PRELIMINARY
04/26/2024
DESIGN REVIEW

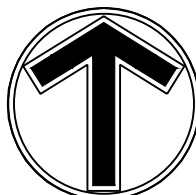
PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
EJC
CHECKED BY
MCA
PROJECT NO.
52908



EXHIBIT E



0 50 100
SCALE IN FEET

SITE PLAN
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN

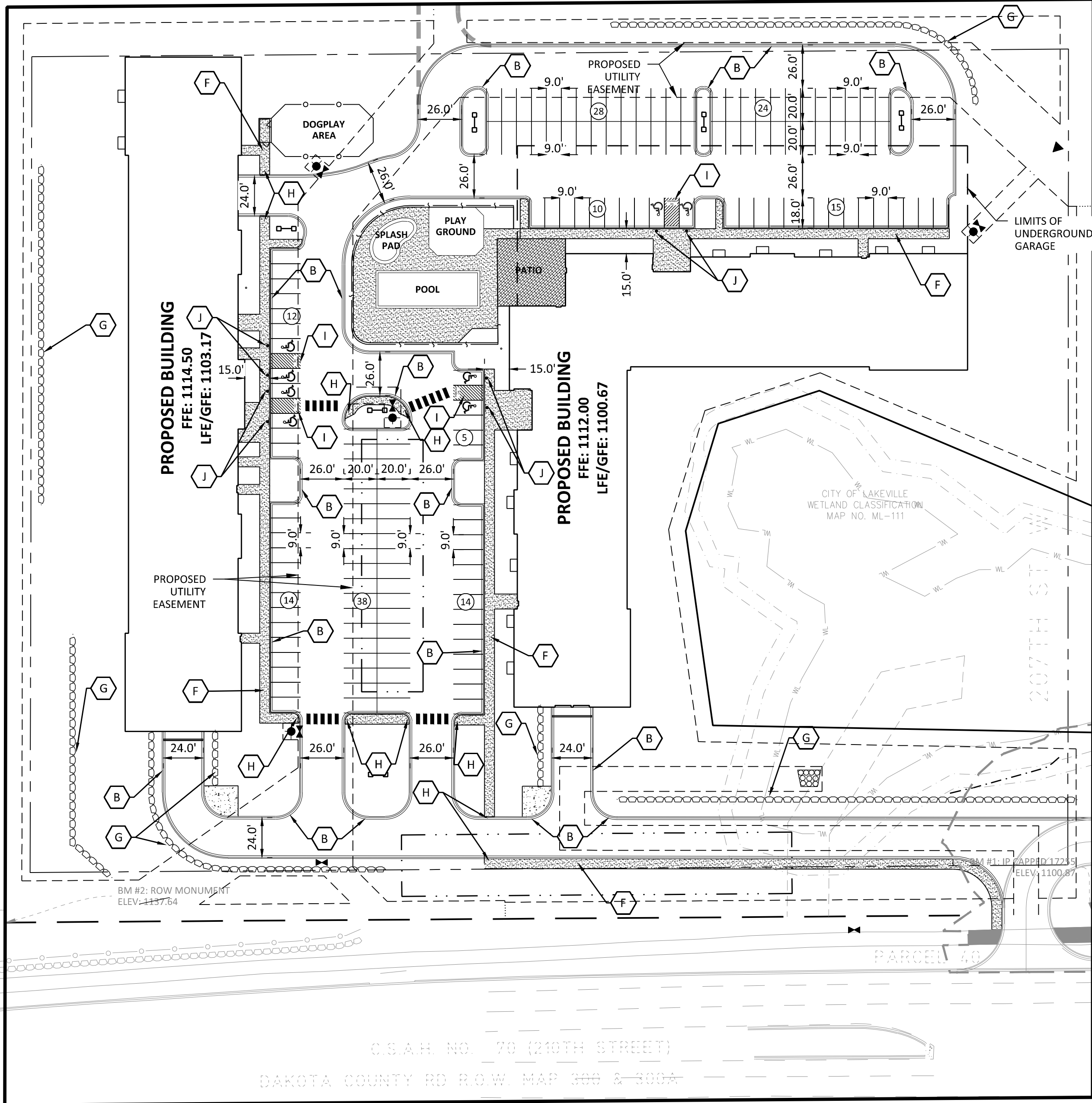
SHEET
C3.01
REV.

PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND	PATIO PAVERS
		TREE LINE	
		SAW CUT LINE	
		SIGN	
		BOLLARD	
		PARKING STALL COUNT	
		KEY NOTE	
		LIGHT POLE (BY OTHERS) (LOCATIONS TO BE DETERMINED)	
		DECORATIVE FENCE	

DEVELOPMENT SUMMARY			
AREA		BUILDING SETBACKS	
GROSS SITE AREA	9.94 AC	PERIPHERY OF BASE LOT	30 FT
LESS DELINEATED WETLAND	0.63 AC	BUILDING TO BACK OF CURB OF PRIVATE DRIVES	30 FT
LESS WETLAND BUFFER	0.48 AC	BUILDING TO PARKING AREAS	15 FT
LESS COUNTY ROW	1.64 AC		
NET SITE AREA	9.31 AC	MINIMUM LOT SIZE	20,000 SF
FLOOR TO AREA RATIO (FAR) = FLOOR AREA		ZONING	
231,357 SF/SITE AREA 9.70 AC	0.55	EXISTING ZONING	RH-2
MAX ALLOWABLE FAR	0.70	PROPOSED ZONING	RH-2
LOT SUMMARY		BUILDING REQUIREMENTS	
EAST BUILDING	94 UNITS	MAXIMUM BUILDING HEIGHT	45 FT
WEST BUILDING	88 UNITS		
TOTAL	182 UNITS		
PARKING SUMMARY			
INDOOR PARKING	210		
INDOOR ADA PARKING	9		
OUTDOOR PARKING	152		
OUTDOOR ADA PARKING	8		
TOTAL PARKING	379		
REQUIRED PARKING	(182 UNITS X 2 SPACES/UNIT) = 364 SPACES		
OUTDOOR ADA PARKING REQUIRED	7 SPACES		
OUTDOOR ADA PARKING PROVIDED	8 SPACES		

- ### DEVELOPMENT NOTES
- SITE DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

- ### KEY NOTES
- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS) (NOT USED)
 - B-612 CONCRETE CURB AND GUTTER
 - B-618 CONCRETE CURB AND GUTTER (NOT USED)
 - CONCRETE APRON (NOT USED)
 - FLAT CURB SECTION (NOT USED)
 - CONCRETE SIDEWALK
 - SEGMENTAL BLOCK RETAINING WALL
 - ADA ACCESS LOCATION
 - ACCESSIBLE STALL STRIPING
 - ACCESSIBLE PARKING SIGN
 - TRANSFORMER (NOT USED)



WETLAND
BUFFER LINES,
17.5' MIN.
25' AVG

24.15 (LWS TECH) | ALEA STUTZ | 9/18/2024 8:42:48 AM
L:\PROJECTS\52908\CADD\DWG\52908-C4.01-GRADE.DWG.C4.01 GRADING PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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

Print Name: MARK ANDERSON

Date License # 23450

PRELIMINARY
04/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
EJC
CHECKED BY
MCA
PROJECT NO.
52908

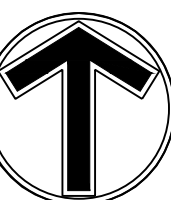


EXHIBIT F

GRADING PLAN

CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MN



NORTH

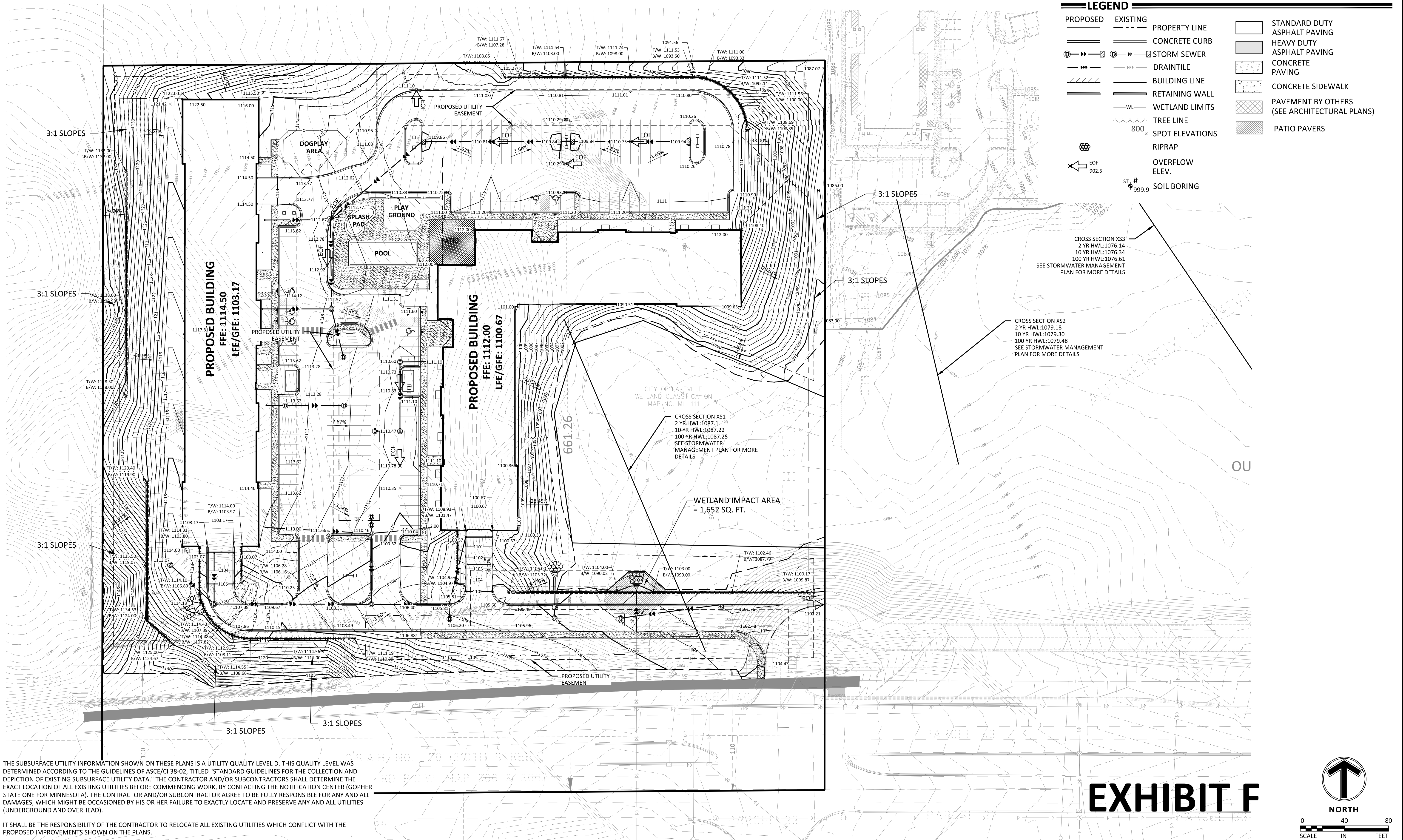
0 40 80
SCALE IN FEET

SHEET

C4.01

REV.

LEGEND			
PROPOSED	EXISTING	PROPERTY LINE	STANDARD DUTY ASPHALT PAVING
CONCRETE CURB	CONCRETE CURB	CONCRETE PAVING	CONCRETE PAVING
STORM SEWER	STORM SEWER	CONCRETE SIDEWALK	CONCRETE SIDEWALK
DRAINTILE	DRAINTILE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
BUILDING LINE	BUILDING LINE	PATIO PAVERS	PATIO PAVERS
RETAINING WALL	RETAINING WALL		
WETLAND LIMITS	WETLAND LIMITS		
TREE LINE	TREE LINE		
800' X SPOT ELEVATIONS	800' X SPOT ELEVATIONS		
RIPRAP	RIPRAP		
OVERFLOW ELEV.	OVERFLOW ELEV.		
SOIL BORING	SOIL BORING		



24.15 (LWS TECH) | 9/13/2024 2:42:49 PM
L:\PROJECTS\52908\CADD\CIVIL\52908-C6.01-UTIL.DWG C6.01 UTILITY PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

Print Name: _____

Date: _____ License # 23450

PRELIMINARY
04/26/2024

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
EJC

CHECKED BY
MCA

PROJECT NO.
52908



UTILITY PLAN

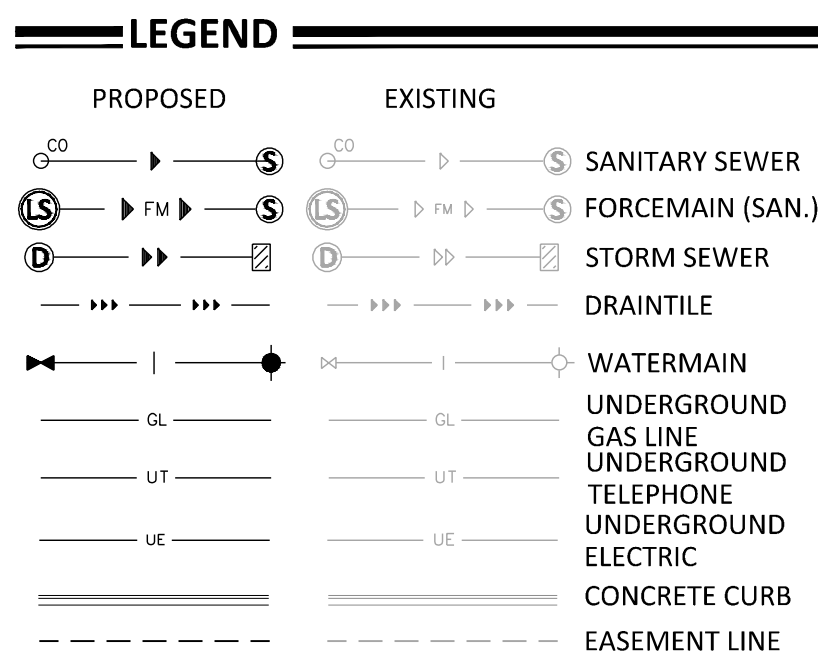
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS

LAKEVILLE, MN

SHEET

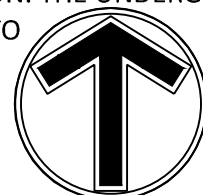
C6.01

REV.



UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - ALL WATERMAIN TO BE PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL
- THE GEOTECHNICAL ENGINEER SHALL REVIEW THE SITE EXCAVATION CONDITIONS FOR THE UNDERGROUND SYSTEMS TO DETERMINE IF GROUNDWATER IS PRESENT AT THE SYSTEM BOTTOM ELEVATION. THE UNDERGROUND STORAGE SYSTEMS 13P AND 14P SHALL BE INSTALLED WITH AN IMPERMEABLE LINER DUE TO THE EXISTING SEASONALLY HIGH GROUNDWATER BEING WITHIN 3FEET OF THE SYSTEM.
- THE BORINGS IN THE CURRENT GEOTECHNICAL REPORT DO NOT EXTEND TO THE DEPTH OF THE UNDERGROUND SYSTEM 13P, ADDITIONAL BORINGS WILL BE CONDUCTED PRIOR TO CONSTRUCTION TO VERIFY THE UNDERLYING SOILS. IF CHALLENGING SOIL CONDITIONS EXIST, DEWATERING OR SHORING MAY BE REQUIRED TO CONSTRUCT THE UNDERGROUND SYSTEM



NORTH

0 40 80
SCALE IN FEET

EXHIBIT G

24.15 (LWS TECH) | ALEA STUTZ | 6/28/2024 3:06:16 PM
L:\PROJECTS\52908\CAD\CIVIL\SHEETS\52908-10-TREE.DWG\10.1 TREE PRESERVATION PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS
© 2021 Sambatek					

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

Print Name: _____ WORKMAN

Date _____ License # 59119

PRELIMINARY
04/26/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

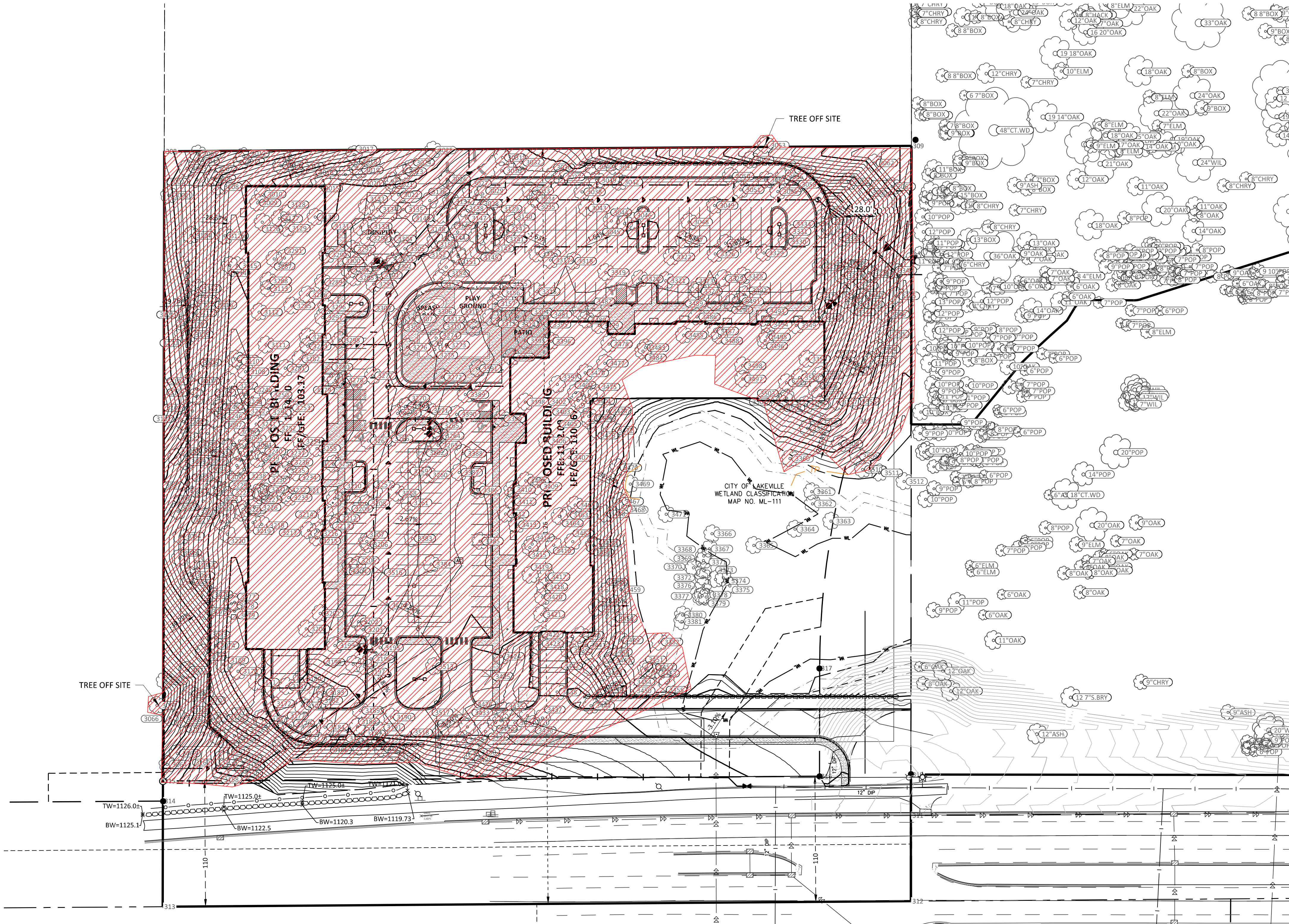
DRAWN BY
JRW
DESIGNED BY
JRW
CHECKED BY
MCA
PROJECT NO.
52908



TREE PRESERVATION PLAN
CROWN LMN, LLC
CROWN LAKEVILLE APARTMENTS
LAKEVILLE, MN



SHEET
L-0.01
REV.



LEGEND

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDGING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

TREE REMOVAL

LAKEVILLE LANDSCAPE CODE

1. Responsibility Of Subdividers And Builders: Subdividers and builders shall be required to replace the significant trees which were indicated on the tree preservation plan to be saved but ultimately were destroyed or damaged. The subdivider and builder shall be required to replace each of the significant trees destroyed or damaged with two (2) replacement trees. Replacement trees must consist of nursery stock and be no less than the following sizes:
a. Deciduous trees: No less than two and one-half inches (2 1/2") in diameter.
b. Coniferous trees: No less than eight feet (8') high as measured from the top of the ball to the bottom of the leader branch.

SUMMARY:
TOTAL TREES ON SITE: 519 TREES (6,349 INCHES)
TOTAL TREES REMOVED: 495 TREES (6,127 INCHES)
TOTAL TREES PRESERVED: 24 TREES (222 INCHES)

Page 49 of 72

24.15 (LWS TECH) | ALEA STUTZ | 6/28/2024 3:05:16 PM
LA PROJECTS\52908\CADD\DWG\SHEETS\52908-10-TREE.DWG\10.02 TREE LIST

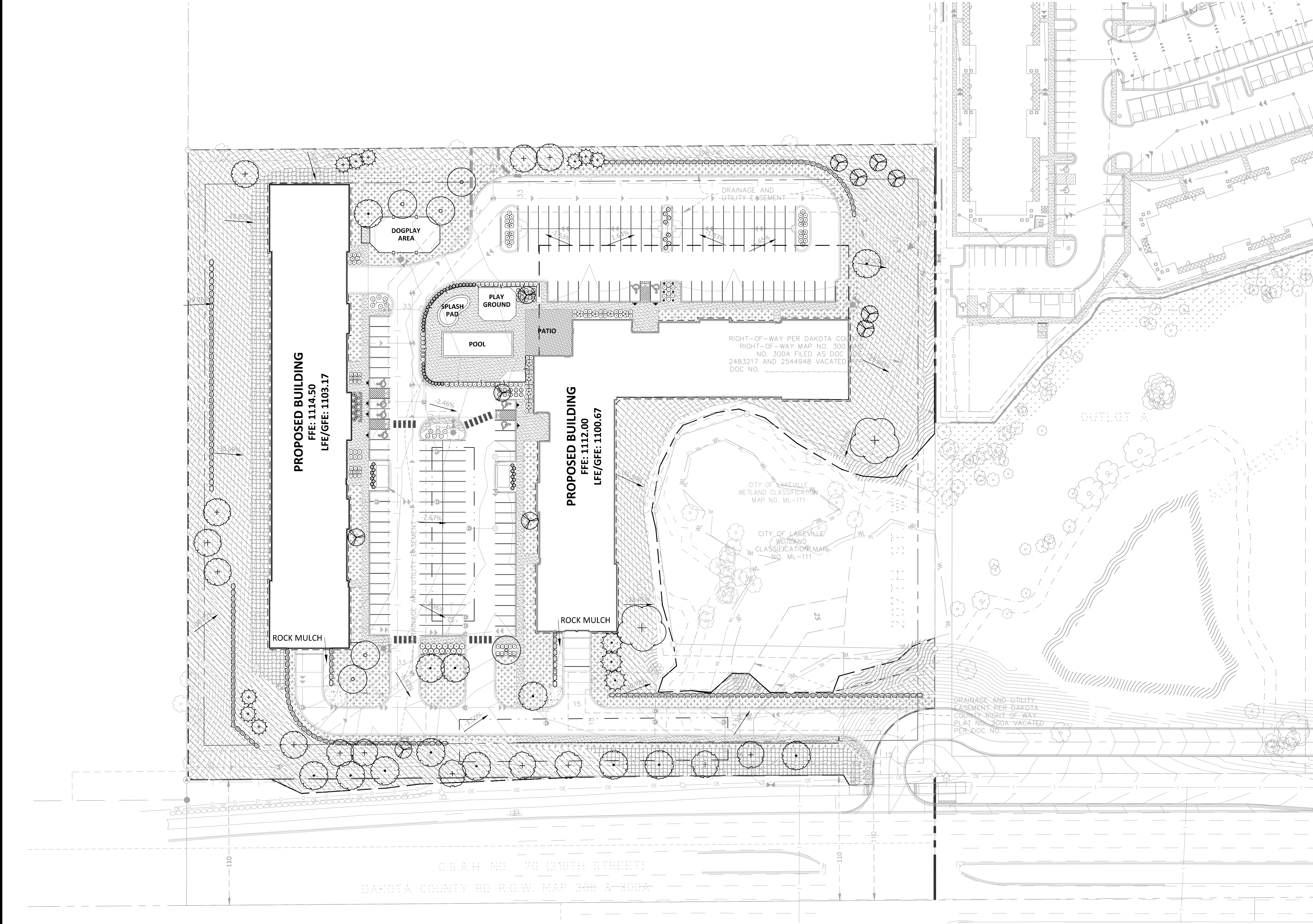
Tag	DBH	Species Common	Species Latin	STATUS
3001	10	White Oak	(Quercus alba)	Remove
3002	20	Red Oak	(Quercus rubra)	Remove
3003	7	Box Elder	(Acer negundo)	Remove
3004	8	White Oak	(Quercus alba)	Remove
3005	7	Box Elder	(Acer negundo)	Remove
3006	6	White Oak	(Quercus alba)	Remove
3007	19	White Oak	(Quercus alba)	Remove
3008	15	Box Elder	(Acer negundo)	Remove
3009	7	American Elm	(Ulmus americana)	Remove
3010	9	Box Elder	(Acer negundo)	Remove
3011	8	American Elm	(Ulmus americana)	Remove
3012	8	White Oak	(Quercus alba)	Remove
3013	19	White Oak	(Quercus alba)	Remove
3014	22	Red Oak	(Quercus rubra)	Remove
3015	7	Box Elder	(Acer negundo)	Remove
3016	8	White Oak	(Quercus alba)	Remove
3017	6	Hackberry	(Celtis occidentalis)	Remove
3018	13	White Oak	(Quercus alba)	Remove
3019	10	American Elm	(Ulmus americana)	Remove
3020	16	Box Elder	(Acer negundo)	Remove
3021	12	Black Cherry	(Prunus serotina)	Remove
3022	12	Box Elder	(Acer negundo)	Remove
3023	8	Box Elder	(Acer negundo)	Remove
3024	8	Hackberry	(Celtis occidentalis)	Remove
3025	10	Box Elder	(Acer negundo)	Remove
3026	16	White Oak	(Quercus alba)	Remove
3027	11	Hackberry	(Celtis occidentalis)	Remove
3028	17	Red Oak	(Quercus rubra)	Remove
3029	13	Red Oak	(Quercus rubra)	Remove
3030	22	Red Oak	(Quercus rubra)	Remove
3031	6	Box Elder	(Acer negundo)	Remove
3032	28	Red Oak	(Quercus rubra)	Remove
3033	16	Red Oak	(Quercus rubra)	Remove
3034	11	Hackberry	(Celtis occidentalis)	Remove
3035	6	American Elm	(Ulmus americana)	Remove
3036	12	Red Oak	(Quercus rubra)	Remove
3037	14	White Oak	(Quercus alba)	Remove
3038	10	Hackberry	(Celtis occidentalis)	Remove
3039	20	Red Oak	(Quercus rubra)	Remove
3040	8	Black Cherry	(Prunus serotina)	Remove
3041	7	Black Cherry	(Prunus serotina)	Remove
3042	9	Box Elder	(Acer negundo)	Remove
3043	7	Hackberry	(Celtis occidentalis)	Remove
3044	9	American Elm	(Ulmus americana)	Remove
3045	12	Box Elder	(Acer negundo)	Remove
3046	17	Red Oak	(Quercus rubra)	Remove
3047	7	Box Elder	(Acer negundo)	Remove
3048	14	Black Cherry	(Prunus serotina)	Remove
3049	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3050	7	American Elm	(Ulmus americana)	Remove
3051	9	White Oak	(Quercus alba)	Remove
3052	15	Black Cherry	(Prunus serotina)	Remove
3053	13	Quaking Aspen	(Populus tremuloides)	Remove
3054	19	Box Elder	(Acer negundo)	Remove
3055	8	Black Cherry	(Prunus serotina)	Remove
3056	12	Box Elder	(Acer negundo)	Remove
3057	11	Box Elder	(Acer negundo)	Remove
3058	9	Black Cherry	(Prunus serotina)	Remove
3059	13	Box Elder	(Acer negundo)	Remove
3060	9	Red Oak	(Quercus rubra)	Remove
3061	19	White Oak	(Quercus alba)	Remove
3062	10	Box Elder	(Acer negundo)	Remove
3063	19	White Oak	(Quercus alba)	Remove
3064	16	Red Oak	(Quercus rubra)	Remove
3065	12	White Oak	(Quercus alba)	Remove
3066	21	Red Oak	(Quercus rubra)	Preserve
3067	7	White Oak	(Quercus alba)	Remove
3068	18	Red Oak	(Quercus rubra)	Remove
3069	6	Hackberry	(Celtis occidentalis)	Remove
3070	28	Red Oak	(Quercus rubra)	Remove
3071	17	Red Oak	(Quercus rubra)	Remove
3072	10	White Oak	(Quercus alba)	Remove
3073	14	White Oak	(Quercus alba)	Remove
3074	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3075	6	Box Elder	(Acer negundo)	Remove
3076	6	American Elm	(Ulmus americana)	Remove
3077	17	White Oak	(Quercus alba)	Remove
3078	6	American Elm	(Ulmus americana)	Remove
3079	6	Box Elder	(Acer negundo)	Remove
3080	7	Box Elder	(Acer negundo)	Remove
3081	10	Box Elder	(Acer negundo)	Remove
3082	11	White Oak	(Quercus alba)	Remove
3083	21	Red Oak	(Quercus rubra)	Remove
3084	6	Box Elder	(Acer negundo)	Remove
3085	21	Red Oak	(Quercus rubra)	Remove
3086	18	Quaking Aspen	(Populus tremuloides)	Remove

3087	10	White Oak	(Quercus alba)	Remove
3088	6	Ironwood	(Ostrya virginiana)	Remove
3089	6	Ironwood	(Ostrya virginiana)	Remove
3090	14	White Oak	(Quercus alba)	Remove
3091	6	Ironwood	(Ostrya virginiana)	Remove
3092	16	Quaking Aspen	(Populus tremuloides)	Remove
3093	6	Black Cherry	(Prunus serotina)	Remove
3094	12	Quaking Aspen	(Populus tremuloides)	Remove
3095	12	Quaking Aspen	(Populus tremuloides)	Remove
3096	10	Quaking Aspen	(Populus tremuloides)	Remove
3097	13	Quaking Aspen	(Populus tremuloides)	Remove
3098	7	White Oak	(Quercus alba)	Remove
3099	14	White Oak	(Quercus alba)	Remove
3100	16	Basswood	(Tilia americana)	Remove
3101	13	Red Oak	(Quercus rubra)	Remove
3102	13	Red Oak	(Quercus rubra)	Remove
3103	15	Red Oak	(Quercus rubra)	Remove
3104	9	White Oak	(Quercus alba)	Remove
3105	13	White Oak	(Quercus alba)	Remove
3106	16	Red Oak	(Quercus rubra)	Remove
3107	17	Red Oak	(Quercus rubra)	Remove
3108	17	Red Oak	(Quercus rubra)	Remove
3109	16	Red Oak	(Quercus rubra)	Remove
3110	18	Cottonwood	(Populus deltoides)	Remove
3111	23	Red Oak	(Quercus rubra)	Remove
3112	15	Red Oak	(Quercus rubra)	Remove
3113	13	Red Oak	(Quercus rubra)	Remove
3114	14	Red Oak	(Quercus rubra)	Remove
3115	14	Red Oak	(Quercus rubra)	Remove
3116	11	White Oak	(Quercus alba)	Remove
3117	6	American Elm	(Ulmus americana)	Remove
3118	8	White Oak	(Quercus alba)	Remove
3119	12	Red Oak	(Quercus rubra)	Remove
3120	19	Cottonwood	(Populus Deltoides)	Remove
3121	9	White Oak	(Quercus alba)	Remove
3122	19	Red Oak	(Quercus rubra)	Remove
3123	13	Red Oak	(Quercus rubra)	Remove
3124	27	Red Oak	(Quercus rubra)	Remove
3125	7	Box Elder	(Acer negundo)	Remove
3126	16	White Oak	(Quercus alba)	Remove
3127	17	White Oak	(Quercus alba)	Remove
3128	8	Black Cherry	(Prunus serotina)	Remove
3129	15	White Oak	(Quercus alba)	Remove
3130	11	White Oak	(Quercus alba)	Remove
3131	20	White Oak	(Quercus alba)	Remove
3132	6	Ironwood	(Ostrya virginiana)	Remove
3133	8	Hackberry	(Celtis occidentalis)	Remove
3134	16	White Oak	(Quercus alba)	Remove
3135	14	White Oak	(Quercus alba)	Remove
3136	7	White Oak	(Quercus alba)	Remove
3137	9	Hackberry	(Celtis occidentalis)	Remove
3138	10	Hackberry	(Celtis occidentalis)	Remove
3139	19	Red Oak	(Quercus rubra)	Remove
3140	6	Box Elder	(Acer negundo)	Remove
3141	8	White Oak	(Quercus alba)	Remove
3142	23	Red Oak	(Quercus rubra)	Remove
3143	21	Red Oak	(Quercus rubra)	Remove
3144	6	Hackberry	(Celtis occidentalis)	Remove
3145	16	Red Oak	(Quercus rubra)	Remove
3146	8	Hackberry	(Celtis occidentalis)	Remove
3147	19	Red Oak	(Quercus rubra)	Remove
3148	10	Hackberry	(Celtis occidentalis)	Remove
3149	10	Black Cherry	(Prunus serotina)	Remove
3150	7	White Oak	(Quercus alba)	Remove
3151	13	Hackberry	(Celtis occidentalis)	Remove
3152	8	Hackberry	(Celtis occidentalis)	Remove
3153	11	Hackberry	(Celtis occidentalis)	Remove
3154	27	Red Oak	(Quercus rubra)	Remove
3155	15	Red Oak	(Quercus rubra)	Remove
3156	6	White Oak	(Quercus alba)	Remove
3157	10	Hackberry	(Celtis occidentalis)	Remove
3158	8	American Elm	(Ulmus americana)	Remove
3159	16	Red Oak	(Quercus rubra)	Remove
3159	16	Red Oak	(Quercus rubra)	Remove
3160	17	Red Oak	(Quercus rubra)	Remove
3161	15	Red Oak	(Quercus rubra)	Remove
3162	10	Red Oak	(Quercus rubra)	Remove
3163	17	Red Oak	(Quercus rubra)	Remove
3164	16	Red Oak	(Quercus rubra)	Remove
3165	15	Red Oak	(Quercus rubra)	Remove
3166	12	Red Oak	(Quercus rubra)	Remove
3167	13	Red Oak	(Quercus rubra)	Remove
3168	6	American Elm	(Ulmus americana)	Remove
3169	19	Red Oak	(Quercus rubra)	Remove
3170	6	Hackberry	(Celtis occidentalis)	Remove
3171	9	American Elm	(Ulmus americana)	Remove
3172	6	American Elm	(Ulmus americana)	Remove

3173	17	Red Oak	(Quercus rubra)	Remove
3174	6	White Oak	(Quercus alba)	Remove
3175	13	Red Oak	(Quercus rubra)	Remove
3176	9	Red Oak	(Quercus rubra)	Remove
3177	6	Red Oak	(Quercus rubra)	Remove
3178	17	Red Oak	(Quercus rubra)	Remove
3179	8	White Oak	(Quercus alba)	Remove
3180	16	Red Oak	(Quercus rubra)	Remove
3181	11	White Oak	(Quercus alba)	Remove
3182	14	White Oak	(Quercus alba)	Remove
3183	12	White Oak	(Quercus alba)	Remove
3184	13	White Oak	(Quercus alba)	Remove
3185	8	White Oak	(Quercus alba)	Remove
3186	14	Basswood	(Quercus alba)	Remove
3187	6	American Elm	(Ulmus americana)	Remove
3188	20	Red Oak	(Quercus rubra)	Remove
3189	6	American Elm	(Ulmus americana)	Remove
3190	23	Red Oak	(Quercus rubra)	Remove
3191	17	White Oak	(Quercus alba)	Remove
3192	17	Red Oak	(Quercus rubra)	Remove
3193	14	White Oak	(Quercus alba)	Remove
3194	18	White Oak	(Quercus alba)	Remove
3195	14	White Oak	(Quercus alba)	Remove
3196	16	White Oak	(Quercus alba)	Remove
3197	6	American Elm	(Ulmus americana)	Remove
3198	13	White Oak	(Quercus alba)	Remove
3199	7	Hackberry	(Celtis occidentalis)	Remove
3200	14	White Oak	(Quercus alba)	Remove
3201	10	American Elm	(Ulmus americana)	Remove
3202	18	White Oak	(Quercus alba)	Remove
3203	6	Black Cherry	(Prunus serotina)	Remove
3204	6	Black Cherry	(Prunus serotina)	Remove
3205	7	Black Cherry	(Prunus serotina)	Remove
3206	10	White Oak	(Quercus alba)	Remove
3207	16	White Oak	(Quercus alba)	Remove
3208	8	American Elm	(Ulmus americana)	Remove
3209	12	Hackberry	(Celtis occidentalis)	Remove
3210	10	Hackberry	(Celtis occidentalis)	Remove
3211	6	White Oak	(Quercus alba)	Remove
3212	9	White Oak	(Quercus alba)	Remove
3213	6	Ironwood	(Ostrya virginiana)	Remove
3214	14	Red Oak	(Quercus rubra)	Remove
3215	6	Black Cherry	(Prunus serotina)	Remove
3216	8	White Oak	(Quercus alba)	Remove
3217	23	Red Oak	(Quercus rubra)	Remove
3218	23	Red Oak	(Quercus rubra)	Remove
3219	6	Ironwood	(Ostrya virginiana)	Remove
3220	7	Ironwood	(Ostrya virginiana)	Remove
3221	19	Cottonwood	(Populus Deltoides)	Remove
3222	6	Ironwood	(Ostrya virginiana)	Remove
3223	6	Ironwood	(Ostrya virginiana)	Remove
3224	20	Cottonwood	(Populus Deltoides)	Remove
3225	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3226	19	Cottonwood	(Populus Deltoides)	Remove
3227	6	White Oak	(Quercus alba)	Remove
3228	13	Cottonwood	(Populus Deltoides)	Remove
3229	10	Black Cherry	(Prunus serotina)	Remove
3230	13	Cottonwood	(Populus Deltoides)	Remove
3231	12	Cottonwood	(Populus Deltoides)	Remove
3232	15	Cottonwood	(Populus Deltoides)	Remove
3233	9	American Elm	(Ulmus americana)	Remove
3234	15	White Oak	(Quercus alba)	Remove
3235	18	Cottonwood	(Populus Deltoides)	Remove
3236	6	Ironwood	(Ostrya virginiana)	Remove
3237	17	Cottonwood	(Populus Deltoides)	Remove
3238	12	Cottonwood	(Populus Deltoides)	Remove
3239	10	Cottonwood	(Populus Deltoides)	Remove
3240	7	White Oak	(Quercus alba)	Remove
3241	12	Red Oak	(Quercus rubra)	Remove
3242	14	Cottonwood	(Populus Deltoides)	Remove
3243	13	Red Oak	(Quercus rubra)	Remove
3244	16	Cottonwood	(Populus Deltoides)	Remove
3245	6	Ironwood	(Ostrya virginiana)	Remove
3246	14	Red Oak	(Quercus rubra)	Remove
3247	11	Red Oak	(Quercus rubra)	Remove
3248	6	Ironwood	(Ostrya virginiana)	Remove
3249	9	Red Oak	(Quercus rubra)	Remove
3250	12	Red Oak	(Quercus rubra)	Remove
3251	6	White Oak	(Quercus alba)	Remove
3252	7	Black Cherry	(Prunus serotina)	Remove
3253	22	Red Oak	(Quercus rubra)	Remove
3254	20	Red Oak	(Quercus rubra)	Remove
3255	14	White Oak	(Quercus alba)	Remove
3256	17	White Oak	(Quercus alba)	Remove
3257	11	White Oak	(Quercus alba)	Remove
3258	12	White Oak	(Quercus alba)	Remove
3259	9	Hackberry	(Celtis occidentalis)	Remove

3260	7	Box Elder	(Acer negundo)	Remove
3261	13	Hackberry	(Celtis occidentalis)	Remove
3262	10	White Oak	(Quercus alba)	Remove
3263	8	Red Oak	(Quercus rubra)	Remove
3264	9	Green Ash	(Fraxinus pennsylvanica)	Remove
3265	6	Hackberry	(Celtis occidentalis)	Remove
3266	13	White Oak	(Quercus alba)	Remove
3267	12	Basswood	(Tilia americana)	Remove
3268	6	Hackberry	(Celtis occidentalis)	Remove
3269	6	Hackberry	(Celtis occidentalis)	Remove
3270	7	White Oak	(Quercus alba)	Remove
3271	13	Basswood	(Tilia americana)	Remove
3272	11	White Oak	(Quercus alba)	Remove
3273	19	White Oak	(Quercus alba)	Remove
3274	16	White Oak	(Quercus alba)	Remove
3275	6	Box Elder	(Acer negundo)	Remove
3276	13	White Oak	(Quercus alba)	Remove
3277	6	Box Elder	(Acer negundo)	Remove
3278	22	Red Oak	(Quercus rubra)	Remove
3279	7	White Oak	(Quercus alba)	Remove
3280	6	White Oak	(Quercus alba)	Remove
3281	14	American Elm	(Ulmus americana)	Remove
3282	20	Red Oak	(Quercus rubra)	Remove
3283	11	White Oak	(Quercus alba)	Remove
3284	17	White Oak	(Quercus alba)	Remove
3285	10	White Oak	(Quercus alba)	Remove
3286	17	White Oak	(Quercus alba)	Remove
3287	6	Red Oak	(Quercus rubra)	Remove
3288	15	Red Oak	(Quercus rubra)	Remove
3289	20	White Oak	(Quercus alba)	Remove
3290	12	White Oak	(Quercus alba)	Remove
3291	18	Black Cherry	(Prunus serotina)	Remove
3292	16	White Oak	(Quercus alba)	Remove
3293	12	Hackberry	(Celtis occidentalis)	Remove
3294	12	White Oak	(Quercus alba)	Remove
3295	12	Hackberry	(Celtis occidentalis)	Remove
3296	10	White Oak	(Quercus alba)	Remove
3297	9	American Elm	(Ulmus americana)	Remove
3298	11	White Oak	(Quercus alba)	Remove
3299	8	American Elm	(Ulmus americana)	Remove
3300	9	White Oak	(Quercus alba)	Remove
3301	13	Hackberry	(Celtis occidentalis)	Remove
3302	12	White Oak	(Quercus alba)	Remove
3303	12	Hackberry	(Celtis occidentalis)	Remove
3304	11	Black Cherry	(Prunus serotina)	Remove
3305	17	Hackberry	(Celtis occidentalis)	Remove
3306	17	White Oak	(Quercus alba)	Remove
3307	6	Ironwood	(Ostrya virginiana)	Remove
3308	11	Hackberry	(Celtis occidentalis)	Remove
3309	11	White Oak	(Quercus alba)	Remove
3310	12	Hackberry	(Celtis occidentalis)	Remove
3311	9	White Oak	(Quercus alba)	Remove
3312	10	Hackberry	(Celtis occidentalis)	Remove
3313	15	Red Oak	(Quercus rubra)	Remove
3314	9	Black Cherry	(Prunus serotina)	Remove
3315	6	Box Elder	(Acer negundo)	Remove
3316	6	American Elm	(Ulmus americana)	Remove
3317	6	Black Cherry	(Prunus serotina)	Remove
3318	10	Box Elder	(Acer negundo)	Remove
3319	6	Box Elder	(Acer negundo)	Remove
3320	6	Box Elder	(Acer negundo)	Remove
3321	9	Red Oak	(Quercus rubra)	Remove
3322	9	Black Cherry	(Prunus serotina)	Remove
3323	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3324	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3325	8	American Elm	(Ulmus americana)	Remove
3326	10	Box Elder	(Acer negundo)	Remove
3327	10	American Elm	(Ulmus americana)	Remove
3328	10	Green Ash	(Fraxinus pennsylvanica)	Remove
3329	8	Box Elder	(Acer negundo)	Remove
3330	6	Black Cherry	(Prunus serotina)	Remove
3331	6	Green Ash	(Fraxinus pennsylvanica)	Remove
3332	9	Box Elder	(Acer negundo)	Remove
3333	31	Red Oak	(Quercus rubra)	Remove
3334	7	Box Elder	(Acer negundo)	Remove
3335	10	Box Elder	(Acer negundo)	Remove
3336	22	White Oak	(Quercus alba)	Remove
3337	10	Black Cherry	(Prunus serotina)	Remove
3338	10	Black Cherry	(Prunus serotina)	Remove
3339	6	Box Elder	(Acer negundo)	Remove
3340	13	Black Cherry	(Prunus serotina)	Remove
3341	7	Black Cherry	(Prunus serotina)	Remove
3342	7	Black Cherry	(Prunus serotina)	Remove
3343	6	White Oak	(Quercus alba)	Remove
3344	22	Red Oak	(Quercus rubra)	Remove
3345	12	Black Cherry	(Prunus serotina)	Remove
3346	26	Red Oak	(Quercus rubra)	Remove

24.15 (LWS TECH) | ALEA STUTZ | 8/21/2024 4:12:07 PM
L:\PROJECTS\52908\CADD\DWG\DWG\101 LANDSCAPE PLAN



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1.	04/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL
2.	07/26/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
3.	08/27/2024	TPK	MCA	MCA	REVISED PRELIMINARY PLAT SUBMITTAL PER CITY COMMENTS
4.	09/18/2024	TPK	MCA	MCA	CITY COMMENT REVISIONS

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

Print Name: _____ WORKMAN

Date _____ License # 59119

PRELIMINARY
04/26/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JRW

DESIGNED BY
JRW

CHECKED BY
MCA

PROJECT NO.
52908



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			TREE PROTECTION FENCE TP
SANITARY SEWER			TREE TO BE REMOVED
FORCEMAIN (SAN.)			SIGN
WATERMAIN			PIPE BOLLARD
YARDRAIN			RIPRAP
LIMITS OF DISTURBANCE			

LAKEVILLE LANDSCAPE CODE

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

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

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

CALCULATIONS
ONE TREE PER 40 FT OF ROW
SCREENING SHRUBS

REQUIRED: 16

PROPOSED: 16

PLANT SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
TREES						
○	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		6
+	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		7
•	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		13
+	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		7
+	SAT	Salix alba 'Tristis' / Golden Weeping Willow	B & B	2.5"Cal		2
CONIFERS						
+	BF	Abies balsamea / Balsam Fir	B & B		8'	9
+	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	B & B		6'	53
+	BS	Picea glauca densata / Black Hills Spruce	B & B		8'	3
ORN. TREES						
○	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"Cal		5
○	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		QTY
SHRUBS						
○	YD	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	5 gal			8
+	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal			44
○	BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal			9
+	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			8
○	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			39
+	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			22
○	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			39
+	SIW	Spiraea japonica 'Walburne' / Magic Carpet Japanese Spirea	5 gal			16
○	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal			38
○	LB	Syringa x 'Bloomerang' / Lilac	5 gal			15
GRASSES						
○	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
○	35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed			
○	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed			
○	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
○	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

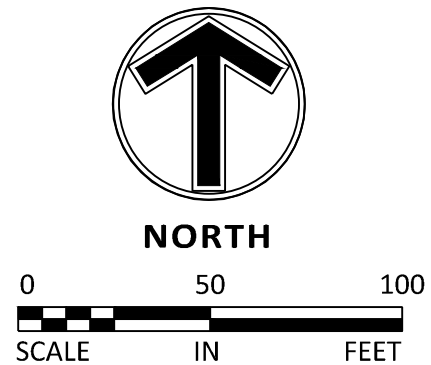


EXHIBIT J

LANDSCAPE PLAN	
CROWN LMN, LLC CROWN LAKEVILLE APARTMENTS	
LAKEVILLE, MN	

SHEET
L-1.01
REV.



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minneapolis,
[763] 591.0996

Crown Lakeville
Apartments

EAST BUILDING
210th Street West Lakeville
Minnesota

Preliminary Plat
Submittal

4/26/2024

Not for
Construction

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.

Signed
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

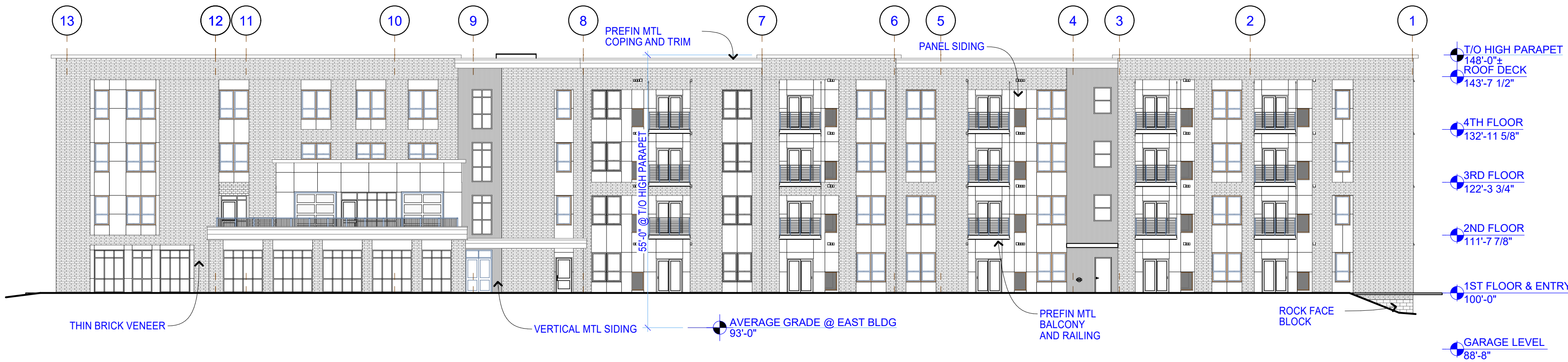
DRAWING TITLE

EAST BUILDING
EXTERIOR ELEVATIONS

DRAWING INFORMATION
PROJECT NO: 21.12.06
DRAWN BY: DLK, MDK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

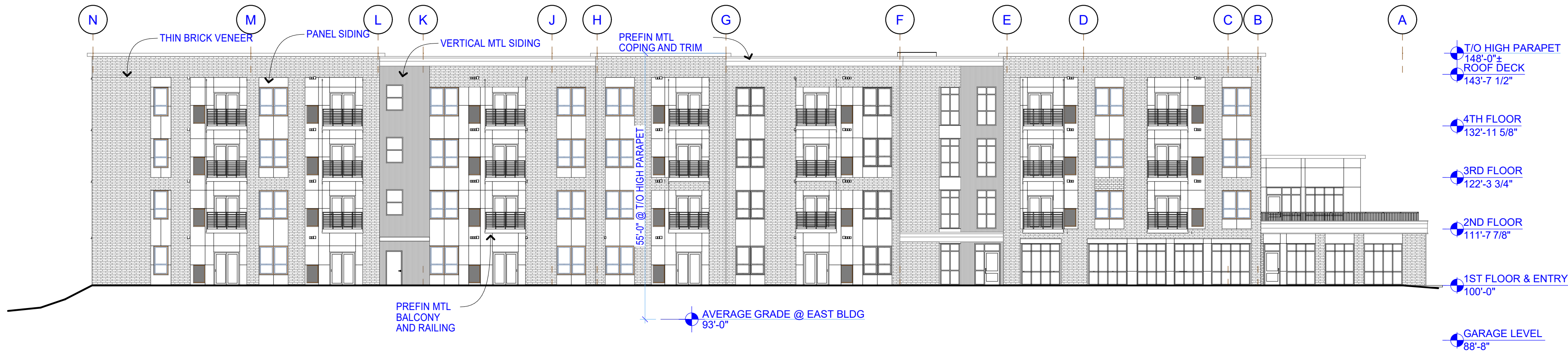
SD501

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



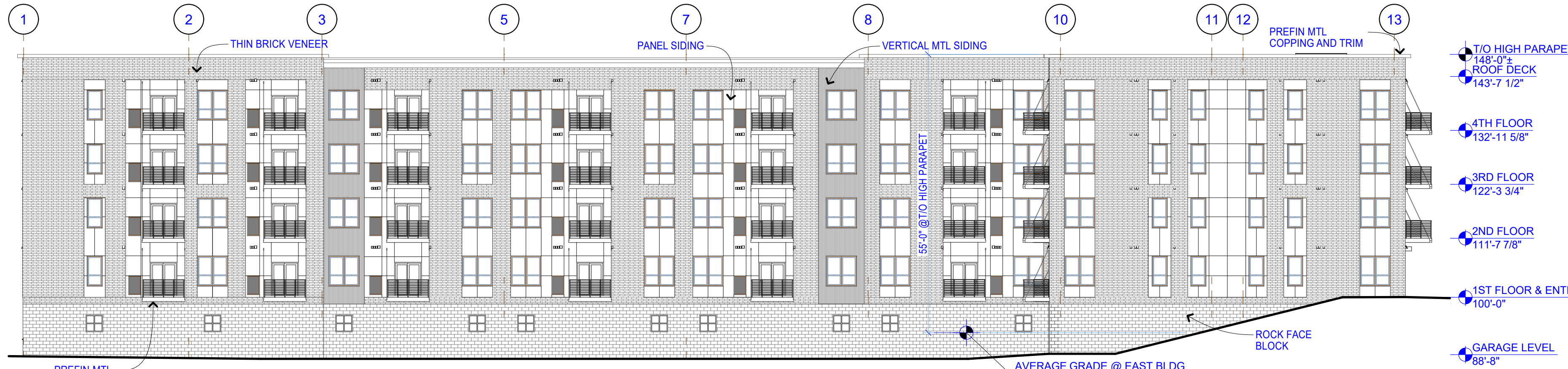
5 EAST BLDG - WEST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



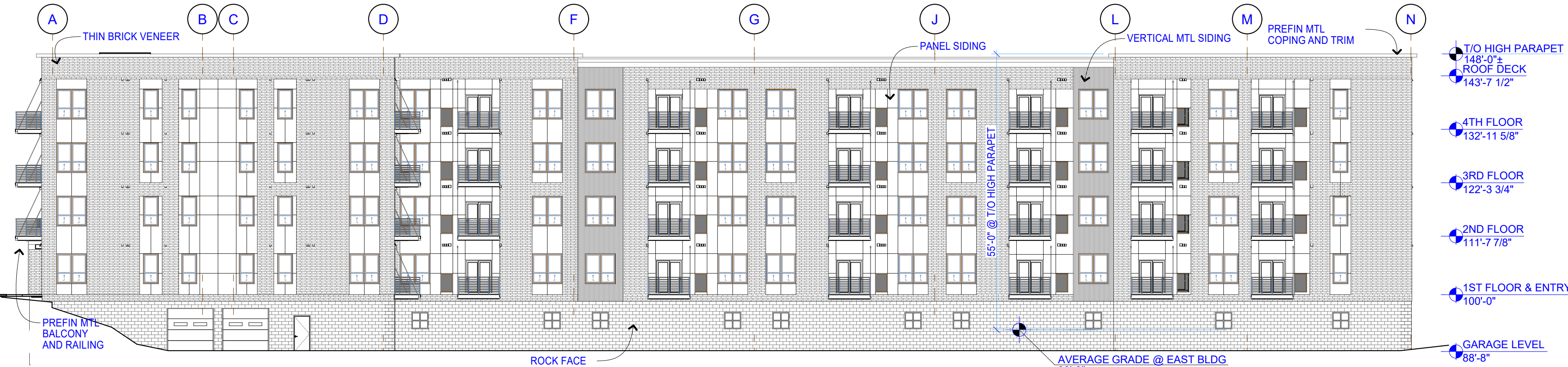
6 EAST BLDG - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



7 EAST BLDG - EAST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



8 EAST BLDG - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

East Building	West	North	East	South	Total	Notes
Brick Veneer	5,383	4,522	5,250	5,250	20,405	
Other Exterior Materials	7,694	7,675	10,309	10,376	36,054	1
Elevation Face Area including Exposed Garage Walls	10,110	8,993	12,742	12,650	44,495	
% Brick	53%	50%	44%	44%	47%	1, 2
Elevation Face Area less Exposed Garage Walls	10,079	8,993	10,006	10,006	39,084	
% Brick	53%	50%	52%	52%	52%	1, 2

Notes:
1. Face area calculations do not include windows, entrance doors, garage doors, or roof areas per 11-62-19.B.2
2. Variance requested to exclude integrally-colored rock face block exposed garage walls from face area calculation

EXHIBIT K



2 RENDERED WEST ELEVATION
SD502



3 PERSEPCTIVE RENDER
SD502

VERTICAL
METAL
SIDING

STAIRWAYS

BONE VELOUR THIN BRICK
50% OF FACADE

PANEL SYSTEM
SURROUNDS WINDOWS/PATIOS

DARK SPLITFACE CMU
EXPOSED GARAGE LEVEL/FOUNDATION

12 MATERIAL KEY
SD502



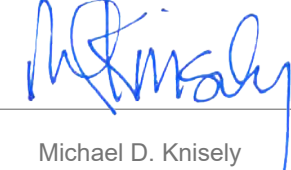
**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

Crown Lakeville
Apartments
EAST BUILDING
210th Street West Lakeville
Minnesota

Preliminary Plat
Submittal
4/26/2024

Not for
Construction

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.

Signed 
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

3D VISUALIZATION

DRAWING INFORMATION
PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD502

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

M. Kinal

Date 4/26/2024 Reg No 2692

No.	Description	Date

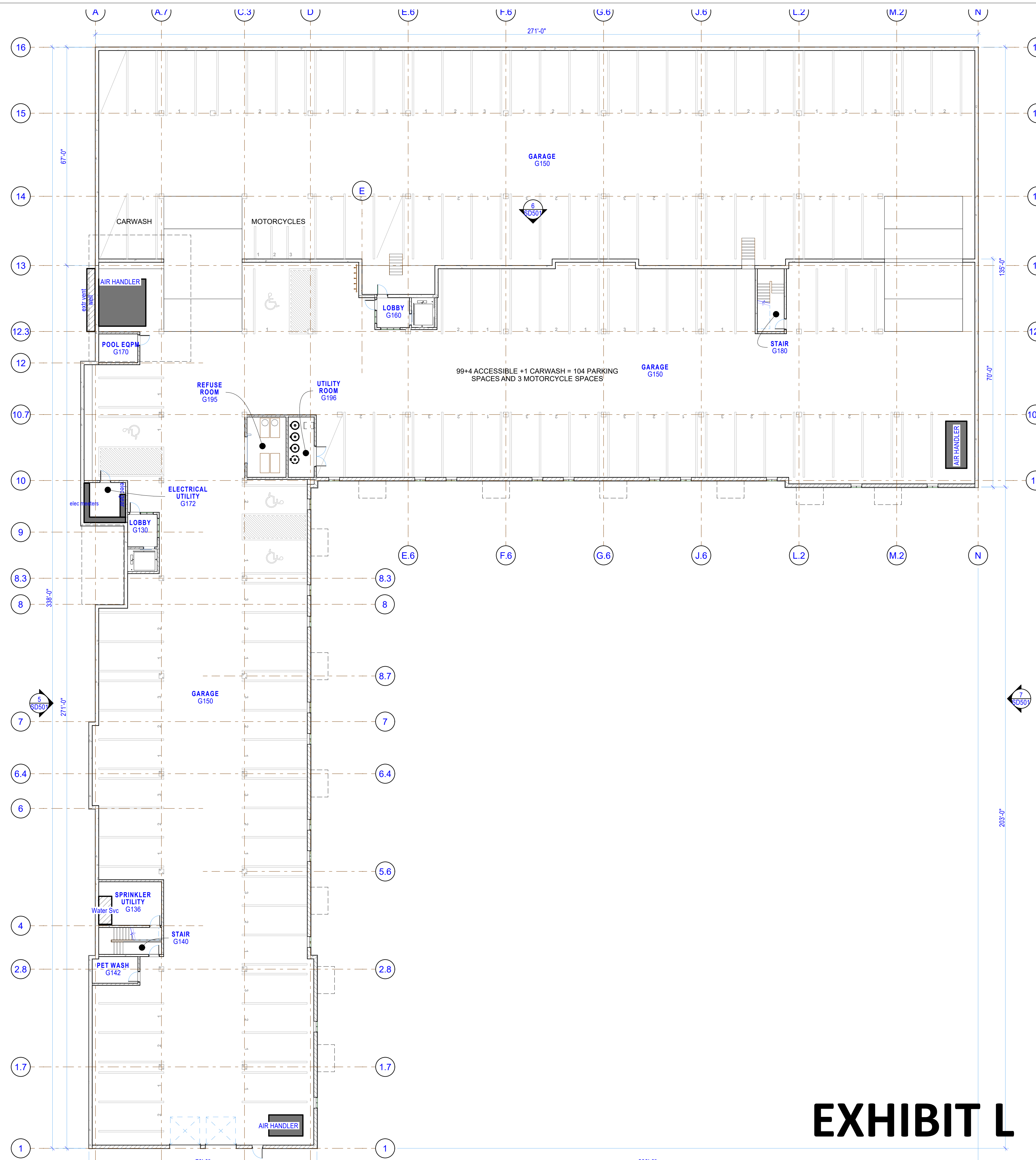
DRAWING TITLE

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD 100

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.

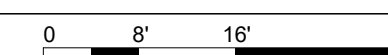


EAST BLDG GARAGE LEVEL PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

EXHIBIT L





EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

Signed Michael D. Knisely
Printed Name Michael D. Knisely
Date 4/26/2024 Ren No 26926

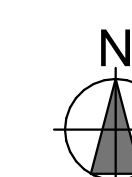
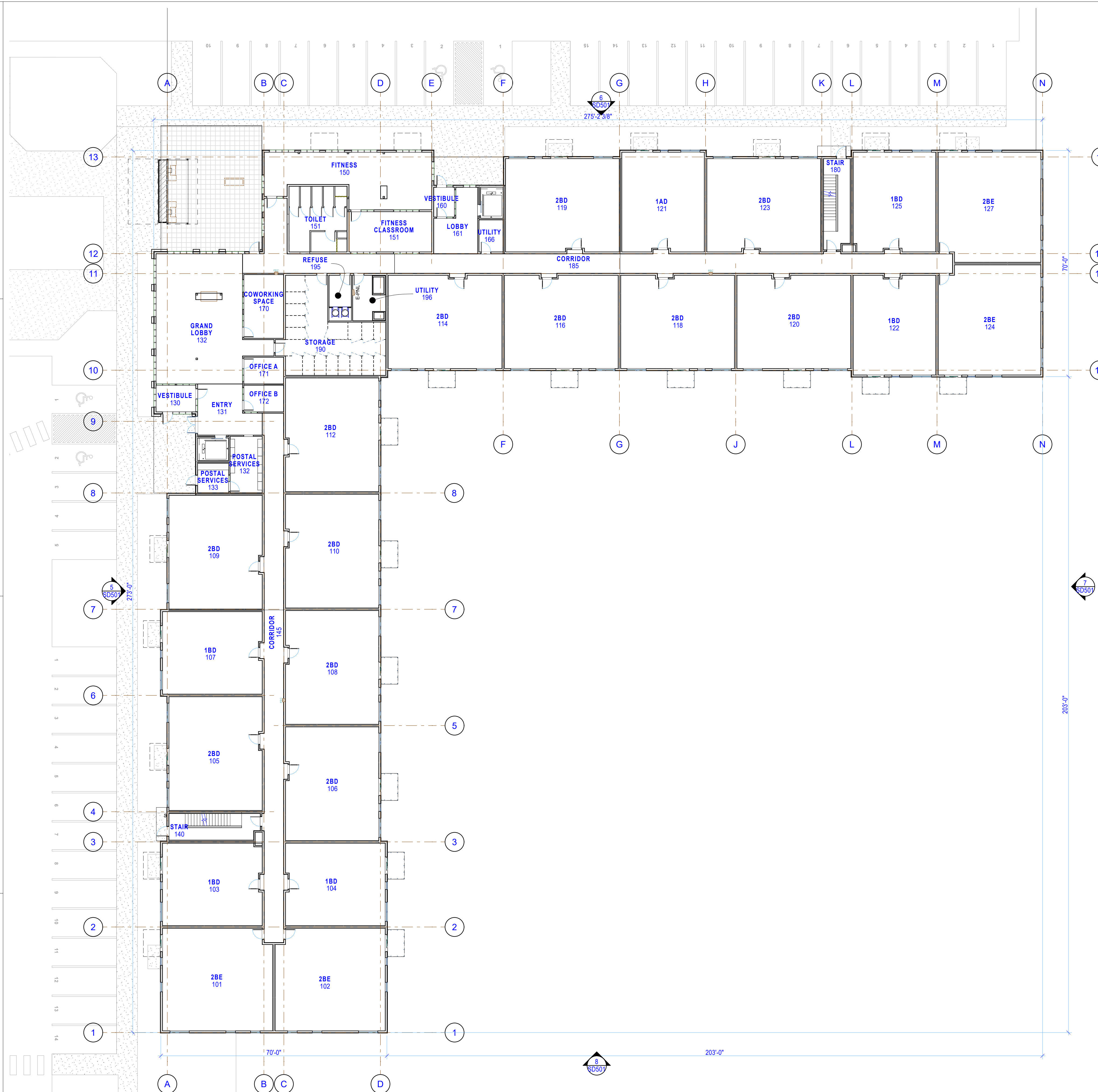
No.	Description	Date

EAST BLDG - 1ST
FLOOR PLAN

PROJECT NO:	21.12.06
DRAWN BY:	MDK, DLK
CHECKED BY:	MDK
CAD/BIM PUBLISH DATE:	4/25/2024

SD101

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



GENERAL NOTES

EAST BLDG 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

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.

Signed Michael D. Knisely
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

EAST BLDG - 2ND
FLOOR PLAN

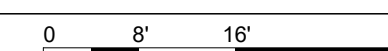
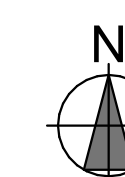
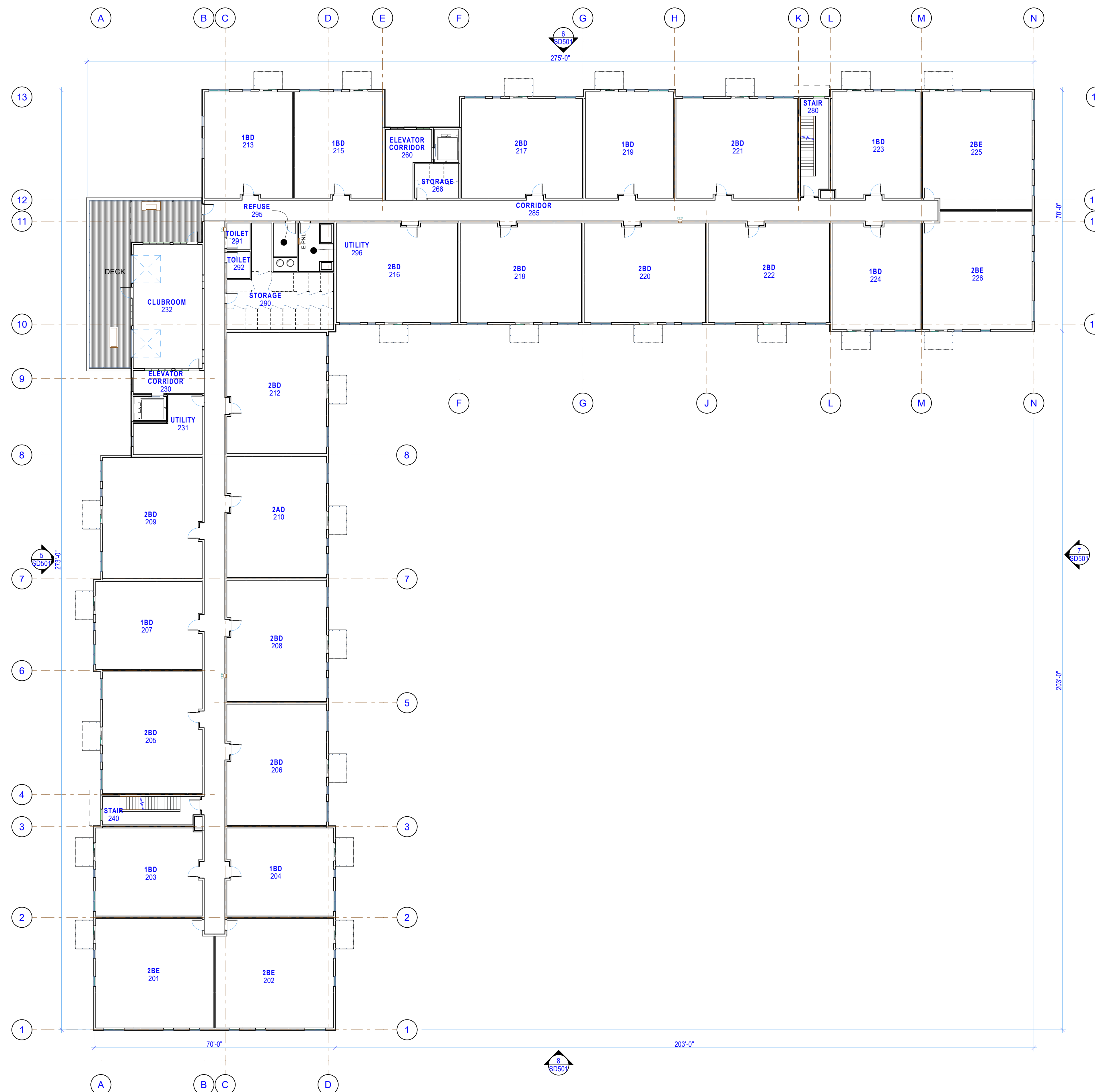
DRAWING INFORMATION

DRAWING INFORMATION

PROJECT NO:	21.12.06
DRAWN BY:	MDK, DLK
CHECKED BY:	MDK
CAD/BIM PUBLISH DATE:	4/25/2024

SD102

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



GENERAL NOTES

8
SD102

EAST BLDG 2ND FLOOR PLAN

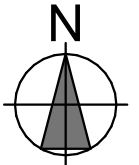
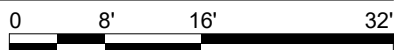
SCALE: 1/16" = 1'-0"

GENERAL NOTES

8
SD103

EAST BLDG 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

Crown Lakeville
Apartments

EAST BUILDING
210th Street West Lakeville
Minnesota

Preliminary Plat
Submittal

4/26/2024

Not for
Construction

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.

Signed: *Michael D. Knisely*
Printed Name: Michael D. Knisely
Date: 4/26/2024 Reg No.: 26926

No.	Description	Date

DRAWING TITLE

EAST BLDG - 3RD
FLOOR PLAN

DRAWING INFORMATION
PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD103

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



EAST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

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.

Signed Michael D. Knisely
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

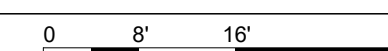
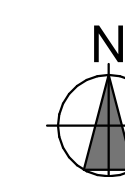
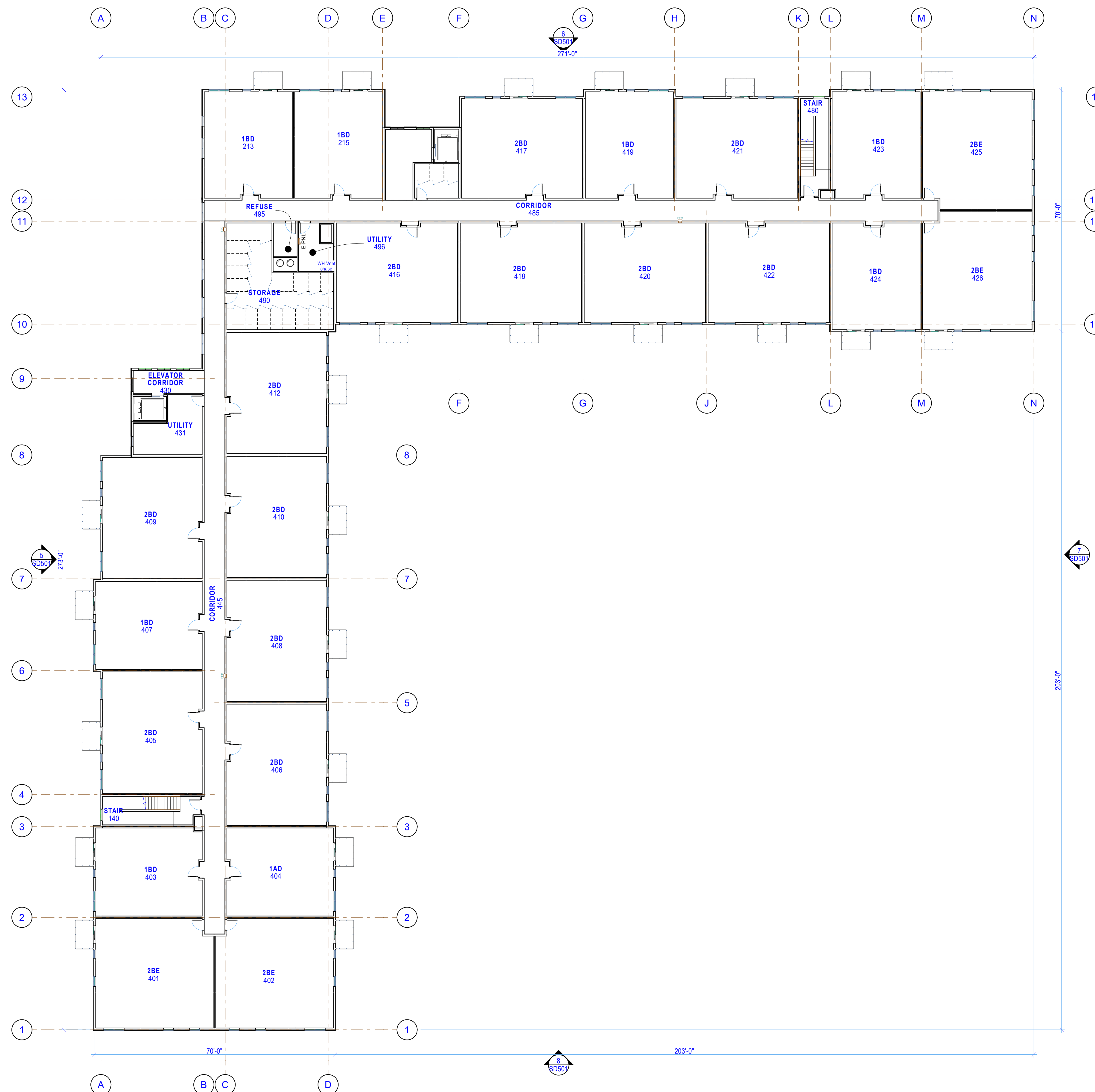
EAST BLDG - 4TH
FLOOR PLAN

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY: MDK, DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 4/25/2024

SD104

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



GENERAL NOTES

8
SD104

EAST BLDG 4TH FLOOR plan

SCALE: 1/16" = 1'-0"



WEST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

Signed Michael D. Knisely
Printed Name Michael D. Knisely
4/26/2024 26926
Date Reg No

No.	Description	Date

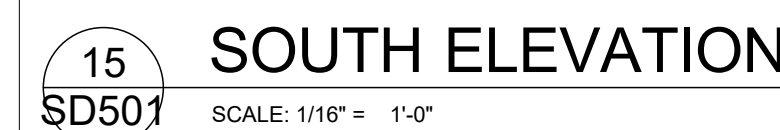
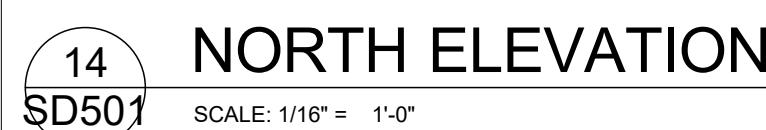
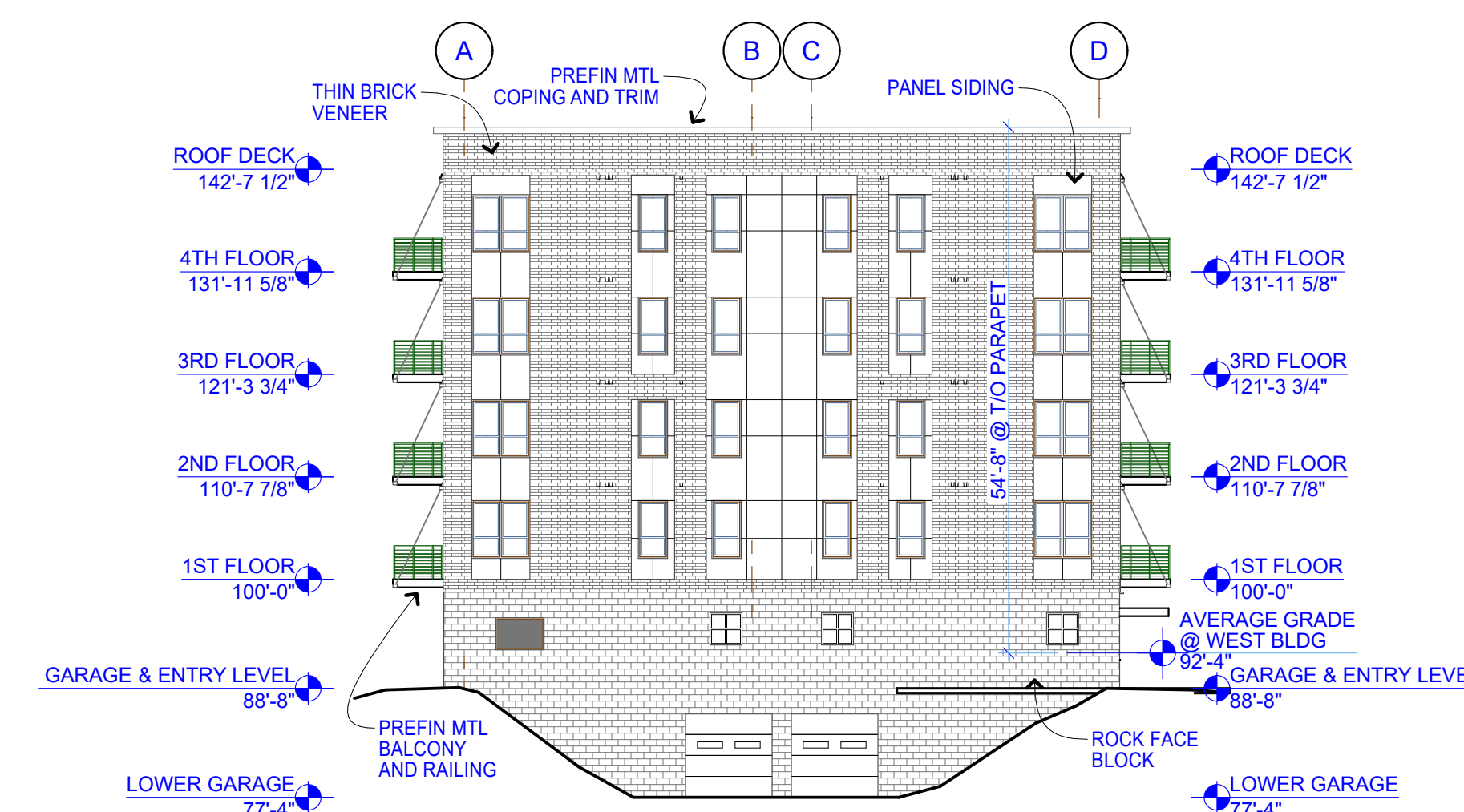
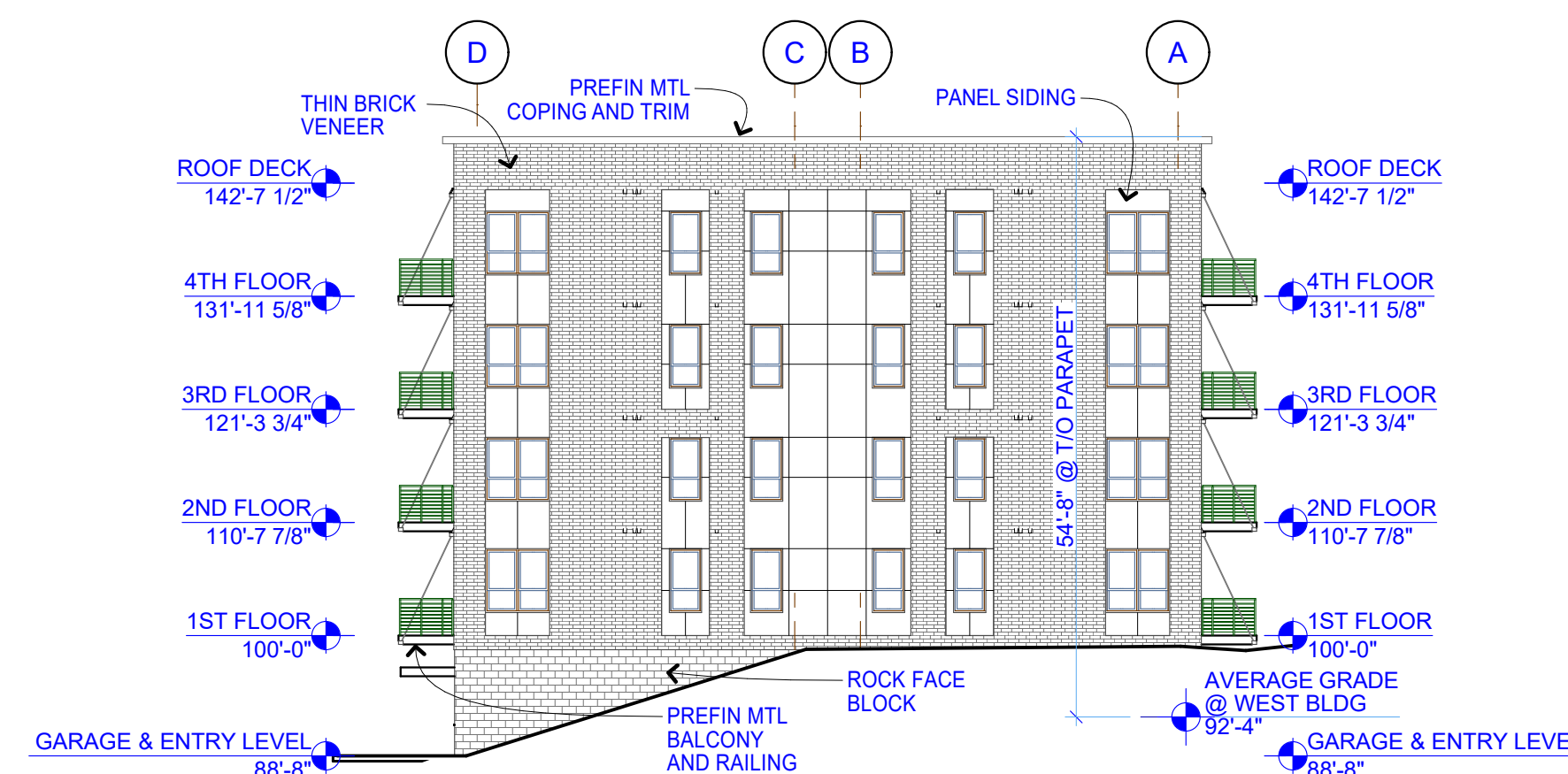
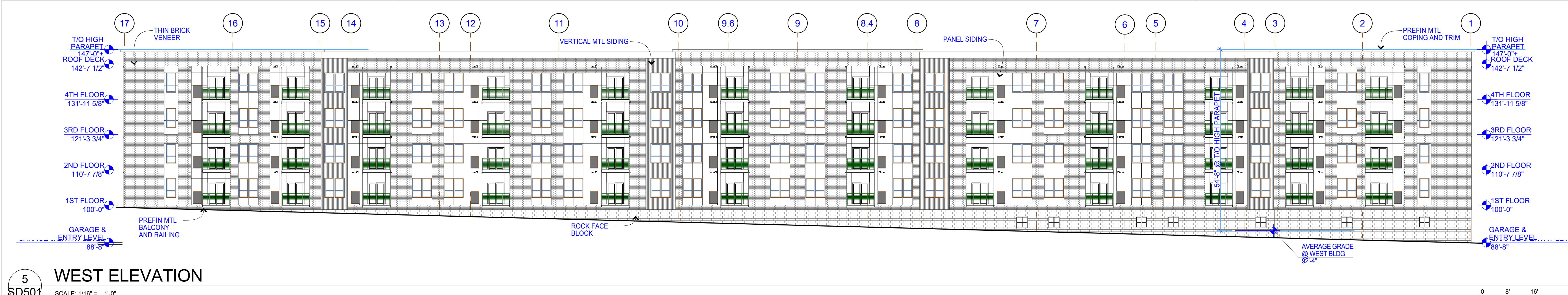
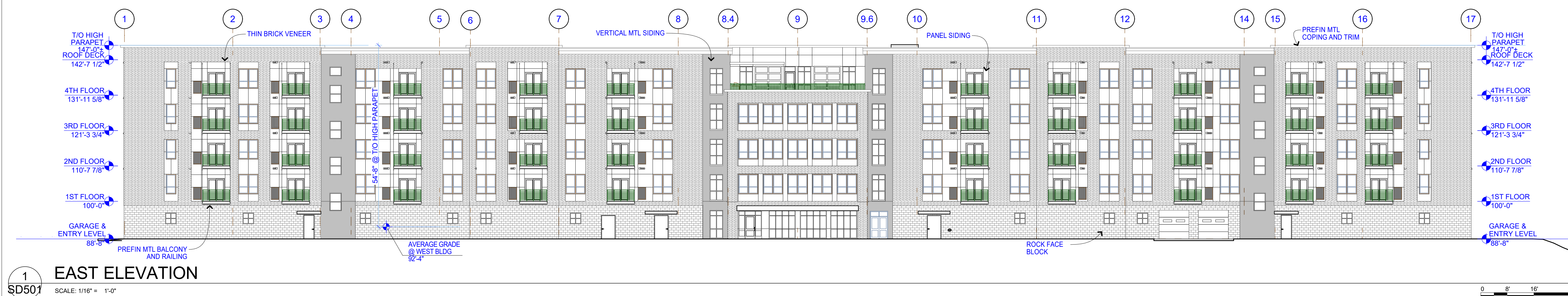
DRAWING TITLE

DRAWING INFORMATION

PROJECT NO:	21.12.06
DRAWN BY:	DLK, MDK
CHECKED BY:	MDK
CAD/BIM PUBLISH DATE:	4/25/2024

SD501

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



West Building	West	North	East	South	Total	Notes
Brick Veneer	8,847	1,741	7,169	1,741	17,498	
Other Exterior Materials	7,171	993	6,939	993	16,096	
Elevation Face Area including Exposed Garage Walls	16,403	2,929	17,946	3,863	41,141	
% Brick	45%	62%	43%	48%	46%	
Elevation Face Area less Exposed Garage Walls	14,018	2,734	14,108	2,734	33,594	
% Brick	49%	64%	51%	64%	52%	

Notes:

1. Face area calculations do not include windows, entrance doors, garage doors, or roof areas per 11-62-19.B.2
2. Variance requested to exclude integrally-colored rock face block exposed garage walls from face area calculation

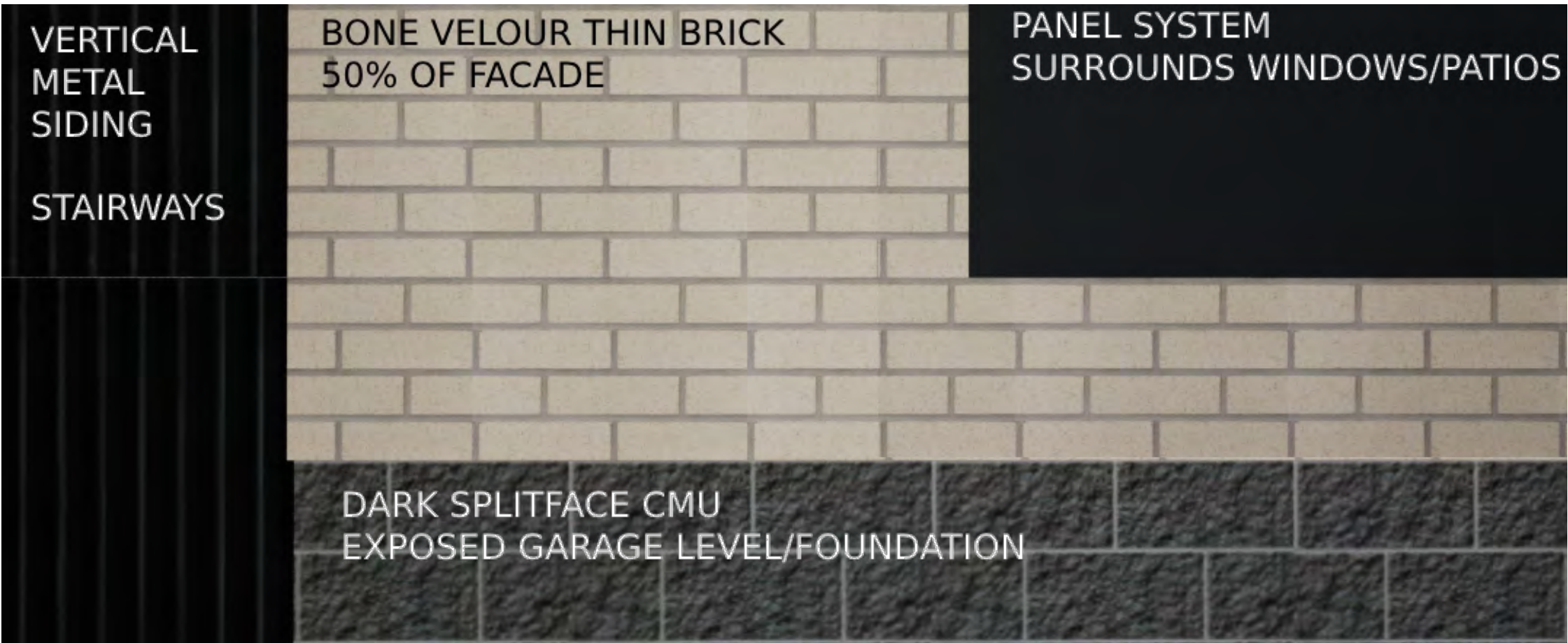
EXHIBIT M



1
SD502
RENDERED EAST ELEVATION



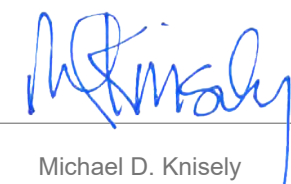
9
SD502
PERSPECTIVE RENDER



15
SD502
MATERIAL KEY

Not for
Construction

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.

Signed 
Printed Name Michael D. Knisely
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

WEST BUILDING 3D
VISUALIZATION

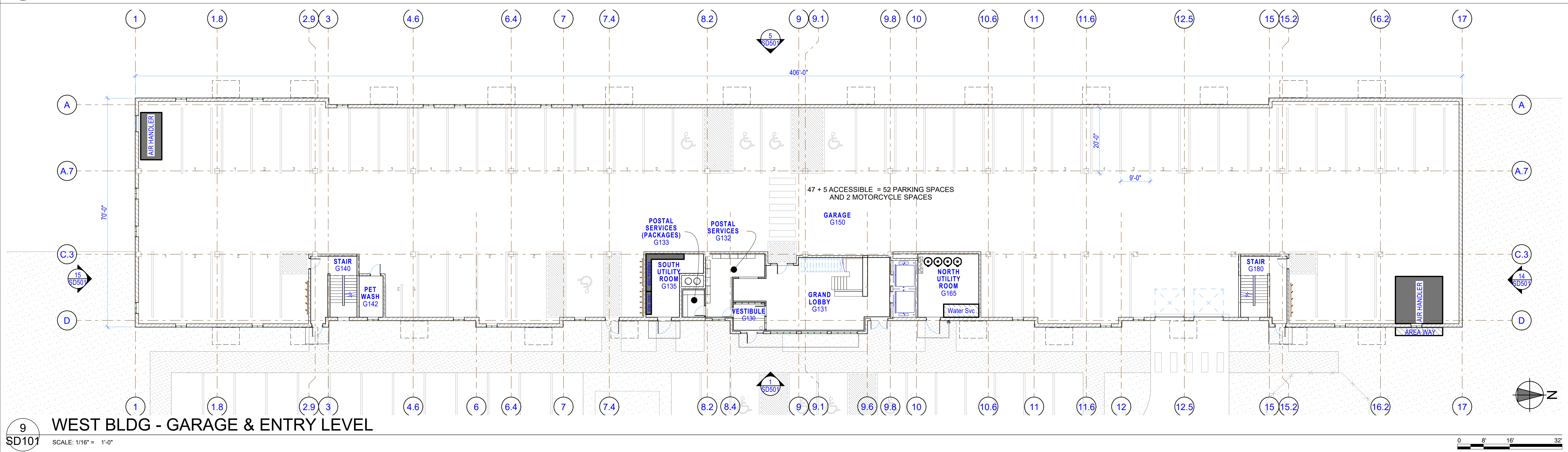
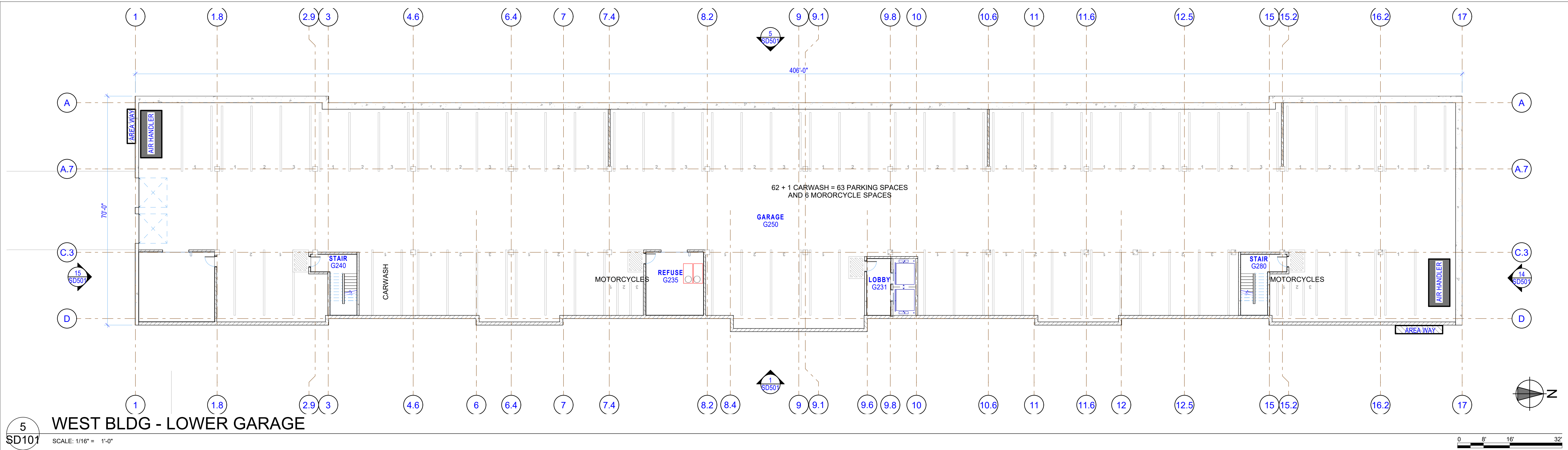
DRAWING INFORMATION

PROJECT NO: 21.12.06

DRAWN BY:

CHECKED BY:

CAD/BIM PUBLISH DATE: 4/25/2024



GENERAL NOTES

EXHIBIT N



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

**Crown Lakeville
Apartments**
WEST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**
4/26/2024

Not for
Construction

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.

Michael D. Knisely
Signed Michael D. Knisely
Printed Name
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

WEST BLDG -
GARAGES & ENTRY

DRAWING INFORMATION

PROJECT NO: 21.12.06

DRAWN BY:

CHECKED BY:

CAD/BIM PUBLISH DATE: 4/25/2024

SD101



WEST BUILDING
210th Street West Lakeville
Minnesota

4/26/2024

Not for Construction

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.

Signed _____
Michael D. Knisely
Printed Name _____
4/26/2024 _____
Date _____ Reg No. _____
26926

No.	Description	Date

DRAWING TITLE

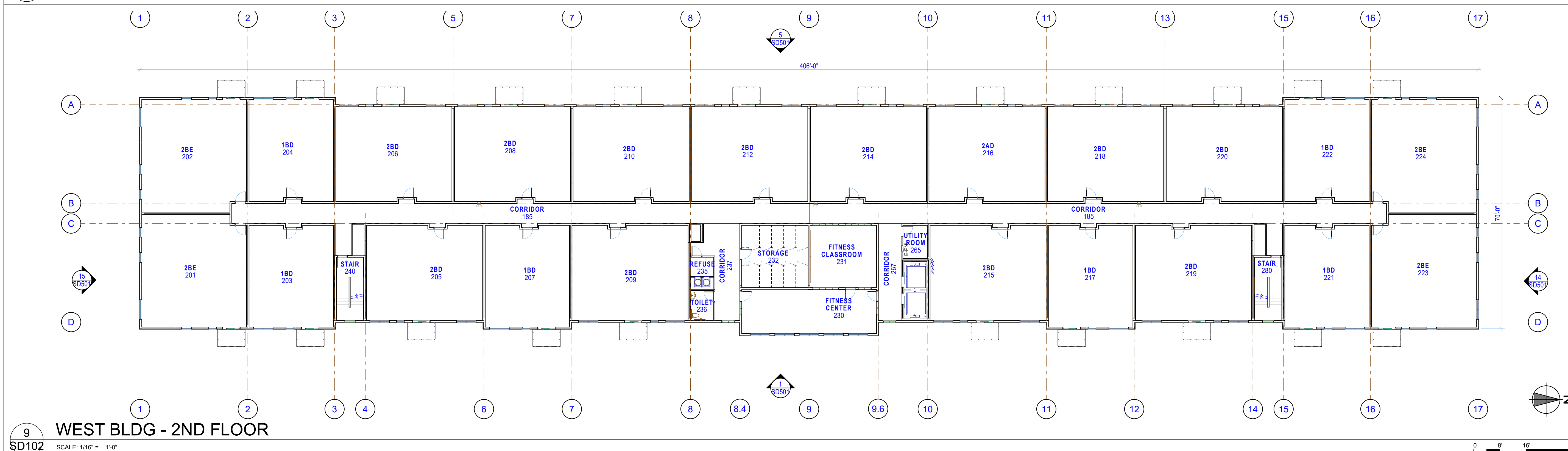
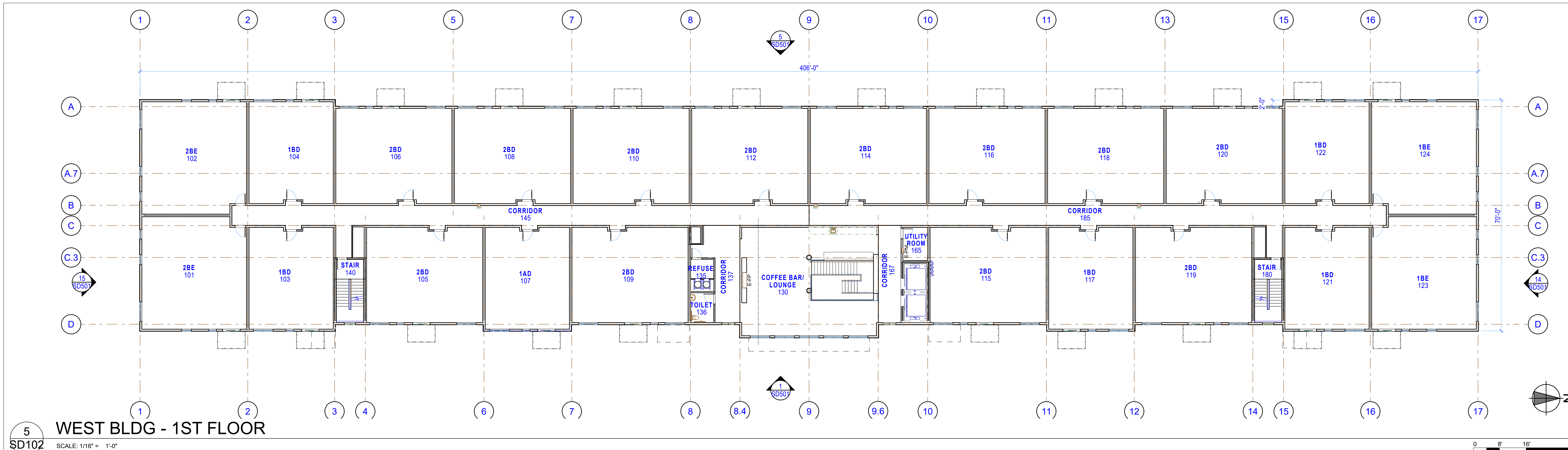
WEST BLDG - 1ST &
2ND FLOOR PLANS

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD102

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



GENERAL NOTES



**DISTYLE
DESIGN
ARCHITECTS**
620 Mendelsohn Ave. N, Suite 118
Minneapolis, Minnesota,
[763] 591.0996

**Crown Lakeville
Apartments**
WEST BUILDING
210th Street West Lakeville
Minnesota

**Preliminary Plat
Submittal**

4/26/2024

Not for
Construction

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.

Signed
Michael D. Knisely
Printed Name
Date 4/26/2024 Reg No. 26926

No.	Description	Date

DRAWING TITLE

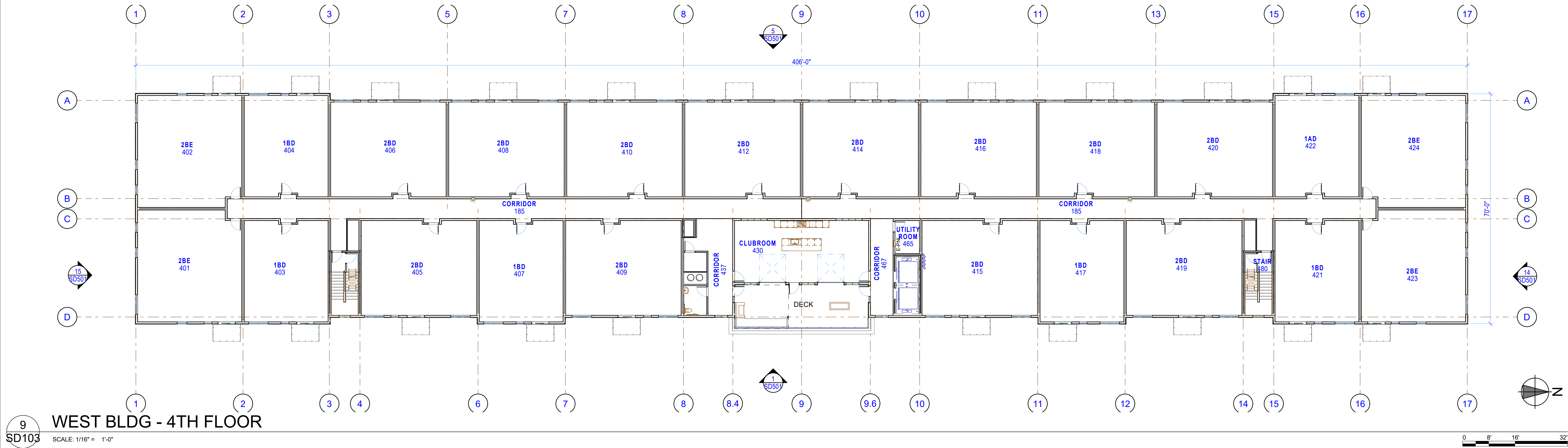
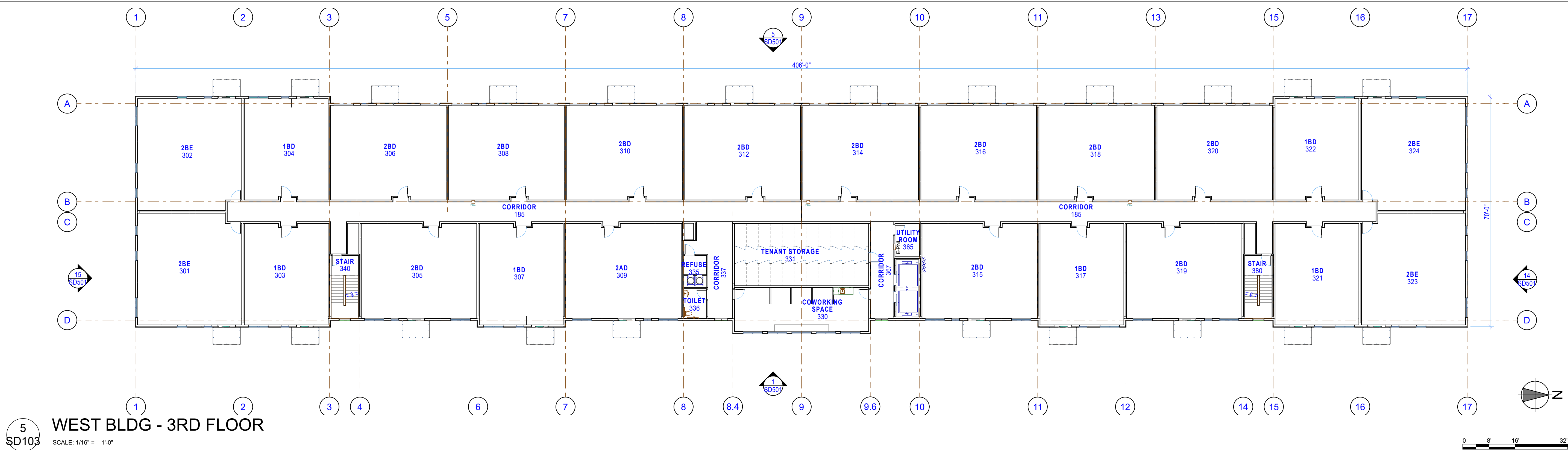
**WEST BLDG - 3RD &
4TH FLOOR PLANS**

DRAWING INFORMATION

PROJECT NO: 21.12.06
DRAWN BY:
CHECKED BY:
CAD/BIM PUBLISH DATE: 4/25/2024

SD103

COPYRIGHT 2024 DISTYLE DESIGN ARCHITECTS, P.C.



GENERAL NOTES



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

June 23, 2023

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **LAKEVILLE CROWN APARTMENTS**

The Dakota County Plat Commission met on June 21, 2023, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (210th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed site includes two apartment buildings with access at CSAH 70/Keswick Loop. The plat meets the future right-of-way needs along CSAH 70. As discussed, the County will look into the possibility of releasing the existing highway easement for 207th Street as the future connection is no longer needed.

Restricted access should be shown along all of CSAH 70 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

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

Traffic volumes on CSAH 70 are 6,700 ADT and are anticipated to be 8,200 ADT by the year 2040.

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

Sincerely,

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

Todd B. Tollefson
Secretary, Plat Commission

c: Steve Tronsky, Sambatek

EXHIBIT O

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CROWN LMN, LLC
CONDITIONAL USE PERMIT**

FINDINGS OF FACT AND RECOMMENDATION

On October 3, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Crown LMN, LLC for a conditional use permit to allow construction of more than one principal building on one lot of record, construction of multiple family residential buildings that are greater than 48 feet in height, and an exception to the exterior material requirements, all within the RH-2, Multiple Family Residential District. The Planning Commission conducted a public hearing on the proposed conditional use permits preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

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

Lot 1, Block 1, Crown Lakeville Apartments

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:
 - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**
Finding: The multiple family building use of the property is consistent with the 2040 Comprehensive Land Use Plan and District 6 recommendations of the Comprehensive Plan.
 - b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The multiple family buildings on a single parcel are compatible with existing land uses in the area given compliance with the stipulations listed in the September 24, 2024 planning report.

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

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

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

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

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

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

- 5. The planning report dated September 24, 2024 prepared by Kris Jenson, Planning Manager is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council hereby approve the conditional use permit conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated September 24, 2024.

DATED: October 3, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Parks, Recreation and Natural Resources Committee

From: Joe Masiarchin, Parks and Recreation Director

Date: September 13, 2024

Subject: Review of Active Adults Committee Meeting Minutes

Members of the Lakeville Area Active Adults Committee approached staff with the recommendation that the committee's meeting minutes be reviewed by this committee. Staff agrees that since the LAAA committee is a subcommittee of the Parks, Recreation and Natural Resources Committee that this would be appropriate.

Staff is not seeking a recommendation and is providing the minutes as an informational item.

LAKEVILLE AREA ACTIVE ADULTS

Advisory Committee Minutes

May 14,2024. Meeting following the monthly luncheon at the Heritage Center.

Members Present: Jean, Diane, Patricia, Cindy, Bobbie, Wayne, Edie, Bridget.
Dorothy is excused.

Meeting began at 1:30 pm.

1. Staff Report

- a. Karen Blankenship was not reinstated to the Committee after 13 years as a volunteer and resided on the Advisory Committee. Karen was a very strong member of the Committee having participated in all the projects for all these years and gave a presense of the history of the Committee. She will be missed immensely.
- b. We welcome Wayne Stang as he will be the 8th member of the Committee. He will hold the Alternate position for 1 year.
- c. Patricia and Jean will remain on the Committee as well as Bobbie who now has a two year appointment.
- d. The Active Adults financial sheet balance is \$22,082.52, an increase of \$706.95 from the April balance.
- e. As of May 1, we have 1518 members with 58 new members in March.

2. Program and Activity Update

- a. Stability Ball - 7 enrolled.
- b. Cannabis presentation was a small group, about 12 attended.
- c. History Series Part 2 now has 7 enrolled.
- d. Chair Yoga, 8:00 am , now looking for another time slot.
- e. Many activities listed in the newsletter, craft activities, outdoor sports, fraud prevention Classes, and puzzle palooza.
- f.Collaborating with Farmington, AppleValley, Rosemount for more day trips.
- g. Many sign-ups for activities and members are not paying. The policy is that a payment is necessary at the time of sign-up to secure your reservation.

3. UPCOMING EVENTS

- a. Spring Tea - May 23.Time is 1 - 2:00. List is full at 48, and there is a waitlist! Jean, Bobbie, Patricia, Elaine. Will help with set up. Senior Helpers is the sponsor. It will be held in the Atrium.

- b. Spring into Summer (ice cream social) June 20. Highview Hills and The Pillars is the sponsor. Ice cream bars will be served.
- c. Gift Card Bingo and root beer floats. Spero is the sponsor July 9. Wayne/Cindy 2:00. This is the Committee's participation as part of PanOProg celebration. The July luncheon is cancelled
- d. Peach Pie and Comedy Group. Senior helpers and one other sponsor for August 20. Sponsored.
- e. End of summer Safety Summer Event TBD, partnering with Highview Hills and the Lakeville Fire department.
- f. End of summer pickleball round robin and potluck - TBD.
- g. Fall senior dance, Denim and Lace, October 25 for 3-5. Collaborating with Apple Valley, Rosemount and Farmington Senior Center.

4. Luncheon Menus and Entertainment for 2024.

No change from previous month's minutes list. The Advisory Committee hosts each month with sign-ups, registrations, decorations and serving and clean up and entertainment support.

5. Unfinished Business

a. Line Dance Update. For the Wednesday group there will be no change in the room location until the fall.

b. Open House - April 30, again a huge success! 12 new members and 8 renewals. Signups/interest sheets for all the programs will be followed-up by each leader of the program. Approximately 150-200 attended the open house. Promotions were in the city FaceBook page, banners around the building, city hall marquee and the local newspaper. All Advisory Committee members hosted the membership table, gave tours, helped with prize drawing sign ups and set-up and clean-up. Refreshments of cookies and lemonade and water were served.

c. International Day of Living Together in Peace Day - May 11. Bobbie, Jean, Cindy volunteered at Casperson Park representing the Senior Center. They handed out sidewalk chalk for sidewalk artwork. **Next year - need a canopy** for the table placement and in a better location at the event.

d. Sculpture Garden in front - May 16, Jeannie H. and Cindy will plant some annuals around the existing perennials. Jeannie will maintain the plants with watering over the summer and fall months. Cindy suggested donating a double shepherd's hook for a hanging plant. Fencing around the Sculpture Garden may be required to deter any issues with children climbing on the sculpture.

e. Volunteer Appreciation Lunch - May 28 - All LAAA volunteers will be honored with a luncheon and entertainment. The theme this year is Baseball Grand Slam! Entertainment is Nate Hance, providing piano music and other entertainment. Postcards were sent to all volunteers and recipients were to respond by May 20 for their attendance. This event is honoring all 2023 volunteers.

f. PanOProg Bake Sale July 12 and 13 from 9-3. The Committee will not be providing concessions this year. We will be asking members to contribute to the Bake Sale and deliver their items on Thursday by 2:00, the day before the sale, Cindy, Bobby, and Jean will then do the set-up and pricing for the Friday morning start.

g. Bridget has plans to review program and event rosters per paid attendance and participation. Reminders for updating membership are advised for group /program leaders.

h. Environmental - Nature Awareness programs have been posted on the wall by the coffee area.

i. We need to make sure any entertainment group is served first at each luncheon so they can be available for 'show time'.

5. New Business

a. Additional Programs??? Are there new or additional programs that members are requesting? From the interests at Open House, do we need another book club (#5), another music/jam group, another Mahjong group. LAAA - Keeping our awareness about listening to what our members are requesting.

Next LAAA Advisory Committee meeting is Tuesday June 11 at 1:30 pm at the Heritage Center.

Meeting adjourned at 3:00 pm.

Minutes submitted by Edie Bonne

LAKEVILLE AREA ACTIVE ADULTS

Advisory Committee Minutes

June 11, 2024, following the luncheon AT THE HERITAGE CENTER

Members Present: Jean, Wayne, Diane, Patricia, Dorothy, Cindy, Bobby, Edie, and Bridget. Meeting began at 1:00pm.

1. Staff Report

- a. Active Adults financial sheet - balance is \$20,445.29, down \$1,637.23 from May balance. Neal's catering sent 3 invoices - Mar, Apr, May, see financial sheet.
- b. As of June 1, we have 1560 members with 42 new members in May!
- c. Today's luncheon Red Hats entertained - worked well they were served first. Neal's Healthy Meals catered with pulled pork, beans, cole slaw, watermelon and apple crisp.

2. Program and Activity Update.

- a. Spring Tea was very successful with 45 sign-ups. Next year we will hold it in the Heritage Room to accommodate more sign-ups. Senior Helpers would like to sponsor again. Thank you to all volunteers who assisted in the Tea.
- b. Volunteer Appreciation Luncheon and entertainment by Nate Hance was a great success. 15 full tables in the Heritage Room. Next year we would like some comedy or singing groups. Theme was baseball - hot dogs and many toppings, peanuts, cracker jacks!!!
- c. Chair Yoga - no time changes for now and the numbers are slowly increasing.
- d. Drum Fit is increasing in numbers, we may need twice a month.
- e. Women's Golf has 99 members; Men's Golf has 70 members, Pickleball has 238 members,
- f. Puzzle Palooza - 4 tables with 4 members - Prize went to the first group that finished a 300 piece puzzle.

3. Upcoming Events

- a. Spring into Summer (ice cream social) June 20, 1:00 - 3:00. Jean, Cindy, Edie to assist.
- b. Senior Scams -Lakeville police department. June 17, 1:00 pm.
- c. Gift Card Bingo and Root beer floats on July 9 - POP event. Spero to sponsor. Open to the public. \$1:00 per card. 8 games of Bingo, and \$25.00 prize per game. Bobby and Jean to assist. Free root beer floats!
- d. Summit Orthopedics June 24. Hip and Knee Arthritis. 2:30 pm.
Landmark Travel presentation. June 12.
- d. Making Military cards. June 26, 1-3 pm. Greeting message cards to be sent to deployed personnel. Ten people create at least 100 cards of encouragement and thanks for their service. Wayne will get cards to have some golf members assist with additional cards.
- d. Peach Pie and Comedy Group - August 20. National Peach Day. Neal's Catering to provide the peach dessert. Heritage Room, no tables needed, just chair seating. Need advisory members to volunteer.
- d. End of Summer Summit. TBD partnering with Highview Hills and Lakeville Fire Department.
- d. End of Summer Pickleball Round Robin and potluck. Date TBD.

- d. Fall Senior Dance named "Denim and Lace". October 25 from 3-5 pm.
Collaborating with Apple Valley Senior Center.

4. Luncheon Menus and Entertainment for the remaining 2024 months

- a. July - no luncheon – Pan-O-Prog event with Bingo/Root Beer Floats
- b. August: Pizza Party - Tuesday, August 13 , 11:30 at Antlers Park. Pizza, Coca Cola, and Diet Coke. Bridgett to order pizzas. Regular luncheon sign up And fee. Advisory group to meet on Monday August 12 at 1:00 to cut up melon And review the Antler's Park pavilion. Jamtastics to perform
- c. September - Meatloaf, mashed potatoes, salad, carrots: Kevin Doely ventriloquist.
- d. October - Chili, baked potato, toppings, and ice cream
- e. November - Traditional baked turkey meal. Turkey Bingo entertainment.
- f. December - Traditional baked ham meal. Classic Voices entertainment.

5. Unfinished Business

- a. Butterfly Garden - Jeannie H. donated annuals to complete the space. Cindy donated a double shepherd's hook to finish out the flower space. LAAA to purchase a Watering hose for Jeannie to maintain the garden.
- b. POP Bake Sale on July 12 & 13. Donations are to come in by Thursday at 1:00. Sign-up sheets for donations and set-up are posted.
- c. Frank Sachs is planning some new presentations around pre and post election time .

6. New Business

- a. Bridget is getting quotes for additional security cameras for inhouse rooms and back parking lot. Also, a new audio system for the Heritage Room in the 2025 budget.
- b. Golf and pickleball leaders are not to be subsidized for their efforts. The Committee decided it must be fair across all program leaders.
- c. There is a need for a Grand Piano cart so that it can be moved as needed - pricing will need to be considered and researched for additional funds to be used. Perhaps this cost could be split between the two budgets.
- d. Wayne suggested we create a 'Recognition Board' for recognizing members who have volunteered their time to the Center. Criteria and placement will need to be decided before we carry this forward. Everyone decided this was a good goal to have.

7. Next LAAA Advisory Committee is Tuesday, August 13 at 1:30 pm at place TBD. There will be no July meeting.

Meeting adjourned at 2:50PM.
Minutes submitted by Edie Bonne