



AGENDA

PLANNING COMMISSION MEETING

January 23, 2025 - 6:00 PM

City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via [Teams Meeting](#), Meeting ID: 288 995 085 506, Passcode: ZB6XQ6BL, or by calling Toll Number 1-323-433-2142; Conference ID: 465 329 689#. The Chair will allow for public comments and questions at the appropriate time.

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

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. January 9, 2025 Planning Commission Minutes
4. Announcements
5. Antlers Ridge 2nd Addition
Public hearing to consider the application of Tamarack Land Lake Marion Commons, LLC for the preliminary plat for 26 twinhome lots to be known as Antlers Ridge 2nd Addition and a conditional use permit for a shoreland impact plan within the Shoreland Overlay District of Lake Marion, located east of Kenrick Avenue and west of Kensfield Trail.
 - a. January 16, 2025 reports and exhibits
6. Airlake DEA
Public hearing to consider the application of Hat Trick Investments, LLC and Dakota Electric Association for a preliminary and final plat for a two outlot subdivision to be known as Airlake DEA, located east of Cedar Avenue (CSAH 23) and north of 225th Street.
 - a. January 16, 2025 reports and exhibits
7. Midwest ENT
Public hearing to consider a variance to exceed the number of wall signs permitted on one elevation in the Freeway Corridor District.
 - a. January 15, 2025 Planning report and exhibits
8. Staff Notices

Planning Commission Meeting Agenda
January 23, 2025

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9. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
January 9, 2025

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

Members Present: Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Amanda Tinsley, Alternate Mark Traffas, Ex-Officio Jeff Hanson.

Members Absent: Vice Chair Christine Zimmer, Jason Swenson, Patty Zuzek

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Recording Secretary.

3. Approval of the Meeting Minutes

The November 7, 2024 Planning Commission meeting minutes and the December 5, 2024 Planning commission work session minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated if the items are not tabled they will move forward to the January 21 City Council meeting.

5. Kenrick Corner Second Addition

Chair Majorowicz opened the public hearing to consider the applications for preliminary and final plat and the vacation of the drainage and utility easement by Mesenbrink Construction for the development of a 1.61 acre parcel to be known as Kenrick Corner Second Addition. The proposal includes development of a 9,600 square foot single story building and is platting Outlot A, Kenrick Corner Second Addition.

Jennifer Haskamp, on behalf of Mesenbrink Construction, presented an overview of the project.

Ms. Jenson presented the staff report, stating that the applicant is requesting a preliminary plat and easement vacation to allow the construction of a one-story multi-tenant commercial building on the site, which is zoned C-3, General Commercial District.

The structure will have a primarily black brick exterior. Two parking lots will serve each commercial space. Landscaping will be added to site along the parking lots to buffer headlights and coniferous trees added along the buffer to the north.

Chair Majorowicz opened the hearing to the public for comment.

There were no public comments.

Motion was made by Kaluza, seconded by Einck to close the public hearing at 6:10 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Traffas asked if there were any tenants identified at this time for either of the two spaces. Ms. Hanskamp indicated that the owner is in negotiations with potential tenants, but that agreements had not yet been finalized.

Motion was made by Kaluza, seconded by Tinsley to recommend to City Council approval of the Kenrick Corner Second Addition preliminary and final plat and the vacation of the drainage and utility easement, subject to the six stipulations listed below.

1. The recommendations listed in the December 13, 2024 engineering report.
2. The site and building shall be developed in accordance with the plans approved by the City Council.
3. Landscaping shall be installed consistent with the approved landscape plan. A security shall be submitted with the development contract to guarantee installation of the approved landscaping.
4. The park dedication fee of \$15,257.97 must be paid with the final plat.
5. If exterior mechanical equipment is to be placed on the site, it must be screened from view with landscaping and fencing if ground mounted or with fencing if roof mounted and over three feet in height.
6. If trash will be kept outside of the building, a trash enclosure must be shown on the plans and in compliance with the requirements of Section 11-18-11. The plans must be updated to reflect this information prior to City Council consideration.

Ayes: Tinsley, Kaluza, Majorowicz, Traffas, Einck

Nays: 0

6. City of Lakeville

Chair Majorowicz opened the public hearing to consider amendments to Title 11 (Zoning) of the City Code.

Community Development Director, Tina Goodroad, presented a summary of the text amendments proposed, nearly all of which have been discussed by the Planning Commission at a previous work session.

Chair Majorowicz opened the hearing to the public for comment.

There was no public comment.

Motions was made by Kaluza, seconded by Einck to close the public hearing at 6:18 p.m.

Voice vote was taken on the motion.

Ayes: Unanimous

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Kaluza asked Ms. Goodroad to outline some examples of what the commercial recreation facilities might be. He stated he was in support of all the amendments.

Motion was made by Einck, seconded by Tinsley to recommend to City Council approval of the amendments to Title 11 (Zoning) of the City Code.

Ayes: Kaluza, Majorowicz, Traffas, Einck, Tinsley

Nays: 0

7. The Planning Commission recognized Frank Dempsey's 31 years of service and his retirement.

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

Respectfully submitted,

Dawn Erickson, Recording Secretary



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: January 16, 2025
Subject: Packet Material for the January 23, 2025 Planning Commission Meeting
Agenda Item: Antlers Ridge 2nd Addition

1. Preliminary plat
2. Conditional use permit for a Shoreland Impact Plan
3. Vacation of existing drainage and utility easements

ACTION DEADLINE: March 25, 2025

BACKGROUND

Tamarack Land Lake Marion Commons LLC (Tamarack Land) representatives have submitted applications and plans for Antlers Ridge 2nd Addition, which proposes the development of 26 twinhome lots on property located east of Kenrick Avenue and north of 205th Street. The proposed development includes applications for: 1) a preliminary plat of 26 twinhome lots, 2) a conditional use permit for a shoreland impact plan within the Shoreland Overlay District of Lake Marion, and 3) vacation of public drainage and utility easements. The public hearing for the vacation of easements will take place at the February 3, 2025 City Council meeting.

This is the second phase of a preliminary plat of 54 twinhome lots, which was approved by the City Council on July 17, 2023. The final plat for the first phase of 34 twinhomes was approved July 15, 2024. The proposed 2nd Addition includes six additional twinhome lots from what was originally approved, triggering a new preliminary plat review. The preliminary plat plans have been reviewed by the Engineering Division and Park and Recreation Department staff. The proposed parcel consists of Outlot B, Antlers Ridge, which was mass graded following preliminary plat approval of Antlers Ridge.

EXHIBITS:

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

- E. Preliminary Grading Plan
- F. Preliminary Utility Plans (2 pages)
- G. Preliminary Tree Preservation Plan (2 pages)
- H. Impervious Calcs
- I. Open Space
- J. Shoreland Calcs
- K. Phasing
- L. Ghost Plan of Marek Property
- M. Landscape Plan
- N. Easement Vacation

PLANNING ANALYSIS

Existing Conditions. The subject property, together with properties to the north, were at various times active gravel mining operations beginning approximately at the time Interstate 35 was constructed in the early 1960s. Mining on the subject property was evident in 1950 according to Dakota County aerial photos and remained active until approximately the late 1970s.

A large amount of structural fill material was imported to the site in the early 2000s for the purpose of site rehabilitation of the gravel mining grades in anticipation for future development of the property. Tamarack Land has received approval from the City of a grading permit to continue import of additional fill material to finalize the grading to allow the site to develop with streets and city sewer. Following completion of the import and grading of the fill material, construction on the site would be allowed to commence following approval of a final plat.

Surrounding Zoning and Land Uses. The property is zoned RST-2, Single and Two Family Residential District. The proposed project is surrounded by the following existing or planned land uses:

- North – RM-2, Medium Density Residential District and RST-2, Single and Two Family Residential District (Ideal Rental)
- South – RST-2, Single and Two Family Residential District and PUD, Planned Unit Development District (Antlers Ridge and Terra Products)
- East – RST-2, Single and Two Family Residential District (Antlers Ridge first phase)
- West – RM-2, Medium Density Residential District (Marek Towing and Kenrick Avenue)

In addition to connecting to phase 1 of Antlers Ridge, the subject site is adjacent to Terra Products garden center to the south and to the west is Marek Towing, both of which abut Kenrick Avenue. The Terra Products site was developed for the garden center use in 1985 and is zoned PUD, Planned Unit Development. The Marek Towing building was constructed in the 1950s. The Marek Towing property was zoned commercial between 1969 and 1999 until the property was re-guided and rezoned to CC, Corporate Campus in 2000 and RM-2, Medium Density Residential in 2010. The use of the property has been considered legal, non-conforming since 1969.

Consistency with the Comprehensive Plan. Consistency with the Comprehensive Plan was reviewed with phase one of the Antlers Ridge development. The property is located in Planning District No. 4 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 west half of the property is guided for Medium/High Density Residential (5-9 units per acre) and the east half of the property is guided for Low/Medium Density Residential (4-5 units per acre) in the 2040 Comprehensive Plan. The proposed Antlers Ridge 2nd Addition preliminary plat meets the recommended goals and objectives outlined in Planning District No. 4 of the 2040 Comprehensive Plan.

Based on changing demographic characteristics of the community, the 2040 Comprehensive Plan encourages development of a variety of home styles. Inclusion of the proposed twinhomes in the Antlers Ridge development provides a desirable land use transition from the single-family homes to the east of Antlers Ridge phase one and the attached townhomes to the south. The preliminary plat is consistent with the land use and housing policies of the 2040 Comprehensive Plan.

Consistency with the Capital Improvement Plan (CIP). The development costs associated with the Antlers Ridge 2nd Addition development are not programmed in the 2025-2029 CIP. City streets, sanitary sewer, and water utility improvements for the preliminary plat of Antlers Ridge 2nd Addition will be financed and constructed by the developer.

PRELIMINARY PLAT

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans (discussed above). Staff review of the Antlers Ridge 2nd Addition preliminary plat against these criteria finds that it is not a premature subdivision.

MUSA. The subject site is within the current Municipal Urban Service Area (MUSA). Sewer and water utilities are available to the subject site with adequate capacity to serve the proposed preliminary plat.

Lot Requirements.

The proposed lots shown on the preliminary plat have sufficient area to accommodate twinhomes. The RST-2 District requires at least 5,000 square feet per unit. The Antlers Ridge 2nd Addition preliminary plat has an average of 6,825 square feet per unit, which exceeds the per unit requirements of the RST-2 District.

Outlots. There are two outlots totaling 0.35 acres in the Antlers Ridge 2nd Addition preliminary plat. Both Outlot A (0.05 acres) and Outlot B (0.30 acres) will be conveyed by the Developer to the adjacent property owner, Marek Holdings LLC, for future development.

Density. The Antlers Ridge 2nd Addition preliminary plat consists of 26 twin home lots on 4.46 acres. This results in a gross density of 5.83 units per acre. Excluding the future development outlots, the overall net density is 6.33 units per acre.

Twinhome Setbacks. Section 11-57-15.B.2 and 3 of the Zoning Ordinance establishes the minimum setback requirements for twinhome dwellings within the RST-2 District shown in

the table below. The preliminary plat plans comply with the setback requirements of the Zoning Ordinance.

Right of Way	20 feet 25 feet to garage face
Base Lot	30 feet
Wetland buffer	20 feet
Between Buildings	14 feet

Building Plans. The twinhome dwellings proposed for construction will be reviewed for compliance with Zoning Ordinance requirements in conjunction with the final plat and prior to issuance of building permits. The exterior materials and garage size must comply with the requirements of Section 11-57-19 of the Zoning Ordinance.

Access. The preliminary plat abuts Kenrick Avenue. The required right-of-way for Kenrick Avenue was dedicated with the Antlers Ridge final plat. Ingress and egress from the Antlers Ridge neighborhood is accessible from Kensfield Trail and 203rd Street.

Streets. The preliminary plat includes construction of 203rd Street, which will be a 32-foot-wide residential street constructed within a 60-foot-wide right-of-way that will end in a temporary cul-de-sac. Barricades and a “Future Street Extension” sign must be placed at the west terminus of the street.

Sidewalks/Trails. A five-foot-wide concrete sidewalk will be constructed along the south side of 203rd Street, extending to the temporary cul-de-sac. When 203rd Street is extended to Kenrick Avenue in the future, the sidewalk would be extended as well.

Easements. Section 10-4-4.A of the Subdivision Ordinance requires dedication of drainage and utility easements at the perimeter of the development, abutting streets, and including any areas necessary as determined by the specific development. The preliminary plat indicates dedication of the required easements for all of the two-family dwelling lots. The need to oversize any easements for overland drainage or public utilities or any open space lot/outlot retained by the HOA is to be subject to review and approval of the City Engineer and will be included on the final plat.

The parent parcel, Outlot B, Antlers Ridge, includes a 10-foot-wide drainage and utility easement along the south and west property lines. A public hearing for the vacation of those easements will be held at the City Council meeting on February 3, 2025. If approved, these easements would be vacated in conjunction with the recording of the final plat. Any new easements, permanent or temporary, will be added at the time of final plat.

Utility Plan. The developer has submitted a sanitary sewer and water utility plan for the preliminary plat. All utility issues are subject to review and approval of the City Engineer and are described in the January 16, 2025, engineering report.

Grading and Erosion Control Plan. The developer has submitted plans for grading, drainage, erosion and sediment control with the preliminary plat and are addressed in the January 16, 2025, engineering report.

Landscaping. A landscape plan has been submitted for the Antlers Ridge 2nd Addition development, including landscaping around the foundations of the units. Landscaping is also proposed off-site as replacement trees due to grading on the Terra Products property near the southwest area of the preliminary plat. Written permission from Terra Products will be required prior to grading and installation of the landscaping on their property.

All landscaped areas, including common open space, must have an inground irrigation system with an automatic controller. With the final plat, the Developer must provide information that the landscaping meets the requirements of Section 11-57-19.G of the Zoning Ordinance for minimum landscape value based on project value including building construction, site preparation, and site improvements. All landscaping shall be warranted for one year and guaranteed by financial security in the development contract at the time of final plat.

Park Dedication. The Parks, Trails, and Open Space Plan does not identify the need for park land within the Antlers Ridge 2nd Addition preliminary plat. The public park accessible to the Antlers Park neighborhood is located in the southeast quadrant of 205th Street and Kensington Boulevard. The developer shall submit cash in lieu of land at the time of final plat approval.

Satisfaction of the park dedication requirements is subject to the recommendation of the Parks, Recreation, and Natural Resources Committee at their January 22, 2025 meeting.

Tree Preservation Plan. A tree preservation plan was submitted with the preliminary plat of Antlers Ridge. The tree inventory identifies 888 significant trees with 322 save trees, or 36% of the total. Tree removal has been completed in conjunction with the site grading.

Wetlands. A wetland delineation was completed and submitted with the Antlers Ridge preliminary plat. The identified wetland was deeded to the City as part of the Antlers Ridge final plat.

Homeowners Association. Documents establishing a homeowner's association (HOA), in accordance with Section 11-57-17.B of the Zoning Ordinance, must be reviewed and approved by the City Attorney. Those documents, along with a deed conveying all common area lots to the HOA, must be recorded and proof of such submitted to Community Development staff prior to the release of building permits for the development.

Signs. No subdivision identification monument signs are proposed with the Antlers Ridge preliminary plat.

CONDITIONAL USE PERMIT

Shoreland Impact Plan. Antlers Ridge 2nd Addition preliminary plat is located within the Shoreland Overlay District of Lake Marion. Section 11-102-17 of the Zoning Ordinance requires the developer to submit a shoreland impact plan and a conditional use permit application to allow development within the shoreland overlay district. The shoreland impact plan includes requirements that the plans address steep slopes, erosion control, access to public utilities, stormwater management, and site development best management practices. The shoreland overlay district includes all land within 1,000 feet of the Lake Marion ordinary high water level (OHWL) of 983.1 feet. While none of the Antlers Park 2nd Addition twinhomes

are proposed to be abutting the lake, the shoreland development requirements for environmental protections and impervious surface area apply to this development. Overall impervious surface area at full development of Antlers Ridge (1st and 2nd Addition) is projected to be 23.7%, which is in compliance with the 25% maximum impervious surface area allowed for residential developments.

Community Development Department and Engineering Division staff have reviewed the Shoreland Impact Plan and have determined that Zoning Ordinance and Subdivision Ordinance requirements have been met. The Department of Natural Resources (DNR) was notified of the public hearing with the initial preliminary plat. The DNR responded with no comments.

Conditional use permits in the Shoreland Overlay District are subject to the procedures set forth in Chapter 4 of the Zoning Ordinance. Conditional use permit approval requires adoption and approval of findings of fact in consideration of the Shoreland Impact Plan. Evaluation criteria include thorough evaluation of the water body (Lake Marion) and the topographic, vegetation, and soils conditions on the site to ensure prevention of soil erosion, that visibility of structures and other facilities from the public water is limited, and that the site has adequate water supply and sanitary sewer service. Draft findings of fact are attached to this report.

RECOMMENDATION

The Antlers Ridge 2nd Addition preliminary plat is consistent with the land use and housing policies of the Comprehensive Plan and complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. Findings of fact supporting the approval of the conditional use permit have been drafted for consideration by the Planning Commission. City staff recommends approval of the preliminary plat and conditional use permit subject to the following stipulations:

1. The site shall be developed in accordance with the plans approved by the City Council.
2. Five-foot-wide concrete sidewalks shall be constructed on the south side of 203rd Street.
3. Park dedication shall be subject to the recommendations of the Parks, Recreation, and Natural Resources Committee to be satisfied at the time of final plat.
4. A homeowner's association must be established for ownership and maintenance of Lot 19, Block 1 and Lot 9, Block 2.
5. HOA documents must be submitted for review and provide proof of recording of the HOA documents and deeds conveying the common area lots to the HOA, prior to building permits issued for the attached townhomes
6. Twinhomes must meet the exterior materials requirements of Section 11-57-19 of the Zoning Ordinance.

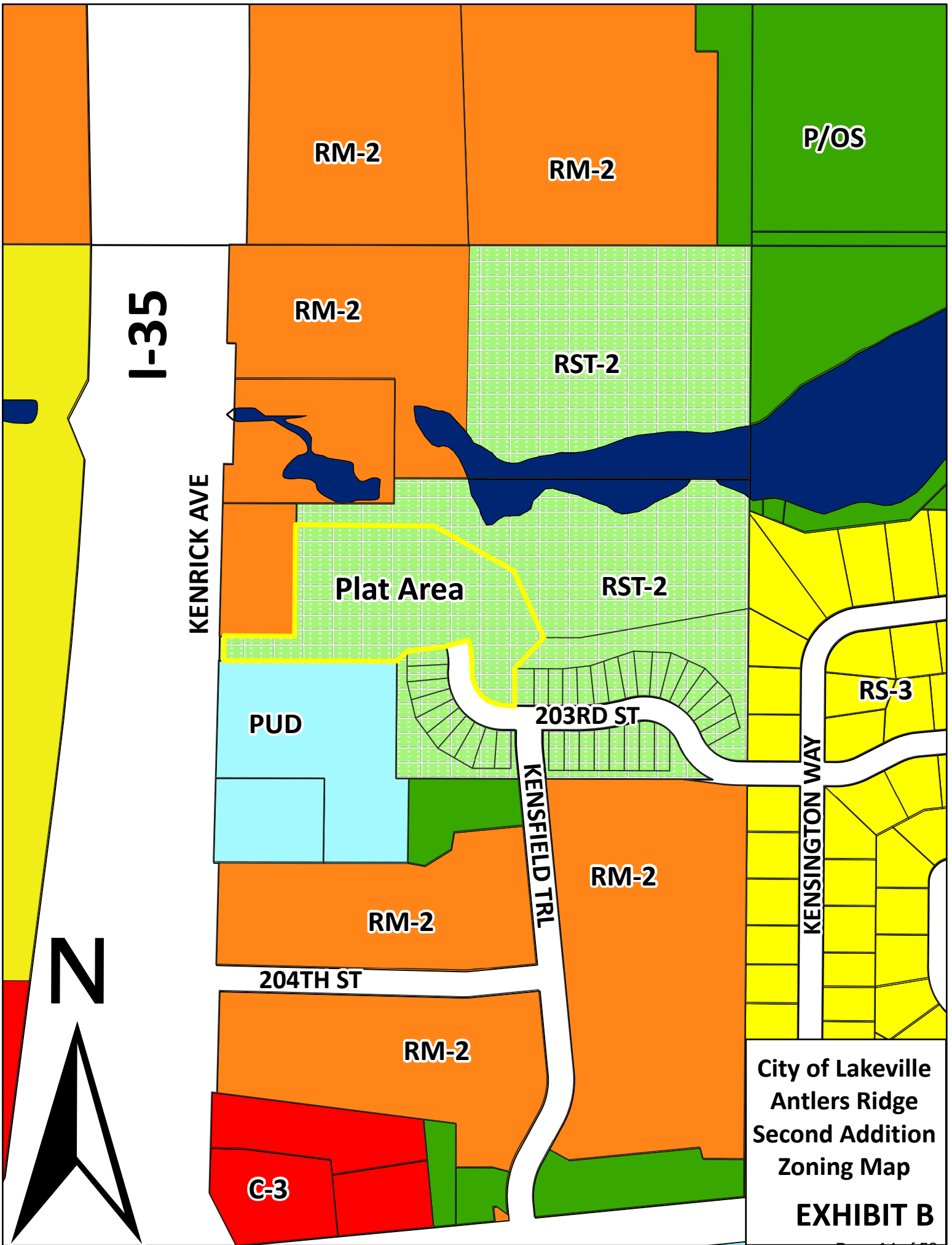
7. The developer must submit dimensioned floor plans for the detached townhome units to verify compliance with the minimum requirements for above grade floor area established by Section 11-17-13.D of the Zoning Ordinance.
8. The developer shall provide details to verify compliance with the landscape requirements of Section 11-57-19 of the Zoning Ordinance.
9. Implementation of the recommendations listed in the engineering report dated January 16, 2025 and any subsequent correspondence.



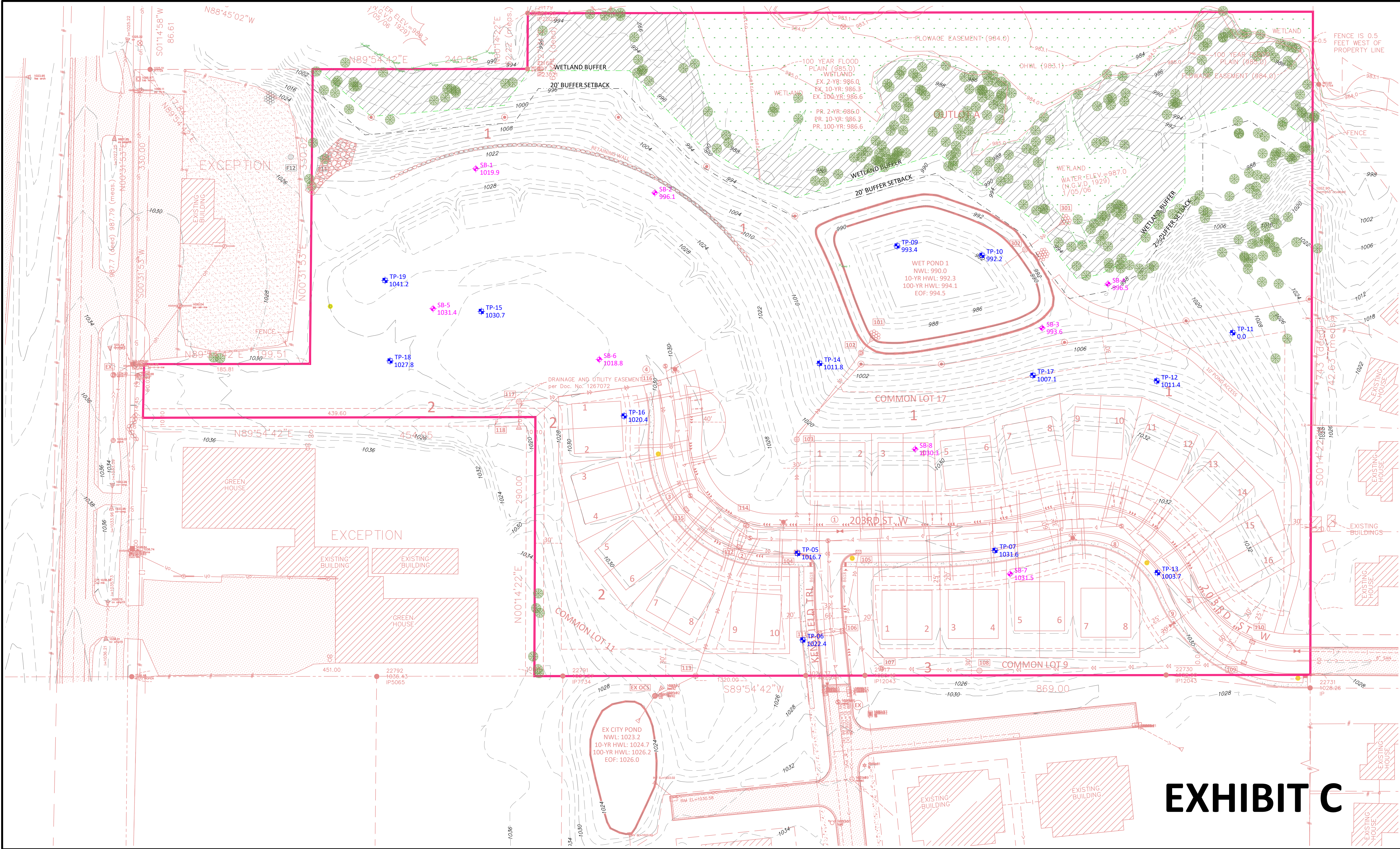
City of Lakeville
Antlers Ridge
Second Addition
PrePlat & CUP
Location Map

EXHIBIT A

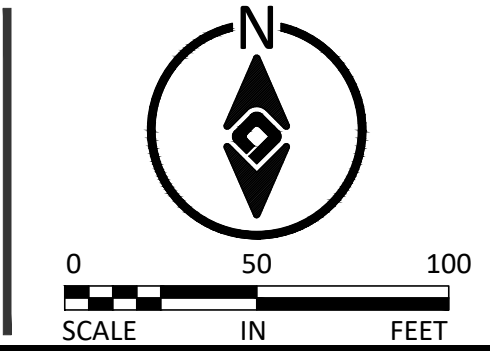
Source: Esri, Maxar, Earthstar Geograph



City of Lakeville
Antlers Ridge
Second Addition
Zoning Map
EXHIBIT B



SUBMITTALS & REVISIONS		
Rev. Date	By	Description
10/29/24	NRH	PRELIMINARY PLAT AMENDMENT SUBMITTAL
12/09/24	NRH	REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT
01/08/25	NRH	REVISED PRE-PLAT PER CITY COMMENTS





ATERRA
LAND SERVICES

18219 70th PI N, Maple Grove MN 55311
763.360.1307 | nate@aterraland.com

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


PRELIMINARY

Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001

DRAWN:
NRH

CHECKED:
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION

LAKEVILLE, MN

TAMARACK DEVELOPMENT, LLC

EXISTING CONDITIONS

SHEET	PAGE #	REV.
C1.02	2	-

INTERSTATE 35

KENRICK AVENUE

OWNER: IDEAL RENTAL PROPERTIES LLC
ADDRESS: 14478 320TH ST NEW PRAGUE MN 56071
Primary Use: COMMERCIAL
ZONED: RM-2, MEDIUM DENSITY RESIDENTIAL DISTRICT

OWNER: MAREK HOLDINGS LLC
ADDRESS: 20152 KENRICK AVE LAKEVILLE MN 55044
Primary Use: COMMERCIAL-PREFERRED
ZONED: RM-2, MEDIUM DENSITY RESIDENTIAL DISTRICT

OUTLOT B
13221sf
0.3035ac

OWNER: SILVER PELLIZZER INC
ADDRESS: 1280 SYLVAN DALE RD MENDOTA HEIGHTS MN 55118
Primary Use: COMMERCIAL-PREFERRED
ZONED: PUD, PLANNED UNIT DEVELOPMENT DISTRICT

427 DRAINAGE AND UTILITY EASEMENT
OVER ALL OF LOT 9
OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

COMMON LOT 19
48712sf
1.1183ac

203RD STREET WEST

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: CITY OF LAKEVILLE
ADDRESS: 20195 HOLYOKE AVE LAKEVILLE MN 55044
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER: TAMARACK LAND-LAKE MARION COMMONS LLC
ADDRESS: 712 VISTA BLVD STE 303 WACONIA MN 55387
Primary Use: RESIDENTIAL
ZONED: RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

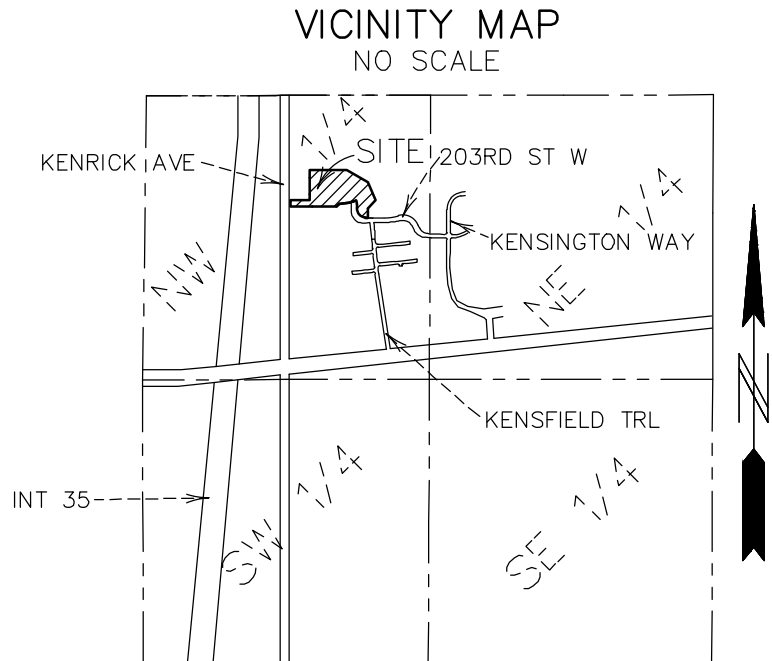
SULLIVAN'S FIRST
ADDITION TO
MARION HEIGHTS

ADDITION

SECOND

VILLAGE

MARION



SECTION 25, TWP. 114, RGE. 21
DAKOTA COUNTY, MINNESOTA

- * Ownership and addresses information per Dakota County GIS
- * Zoning information per the City of Lakeville Zoning map.

TOTAL GROSS AREA	4.46	ACRES
TOTAL LOT AREA	3.48	ACRES
NUMBER OF LOTS	28	
NUMBER OF OUTLOTS	2	
TOTAL OUTLOT AREA	0.35	ACRES
TOTAL RIGHT OF WAY AREA	0.63	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	6.81	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	8.04	LOTS/ACRE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Outlot B, ANTLERS RIDGE according to the recorded plat thereof, Dakota County, Minnesota.

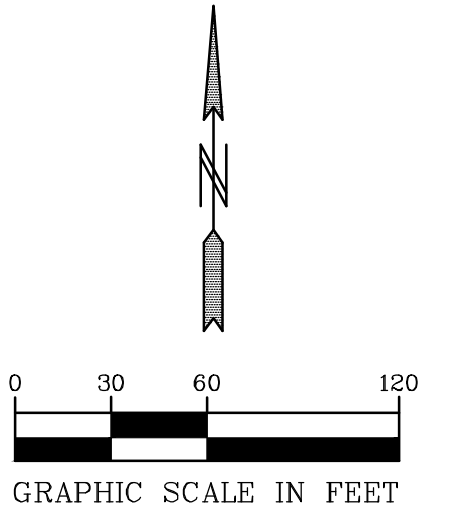


EXHIBIT D

00-SURV-123011-BASE 11-22-24.DWG

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

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

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

Name

Peter J. Hawkinson
Reg. No. 42299 Date 3-16-2023

Revisions

1. 5/31/2023 Revisions per City Comments
2. 10/21/2024 Revised Preliminary Plat
3. 10/24/2024 Revised Preliminary Plat
4. 11/25/2024 Revised Preliminary Plat

Date

3-14-23

Designed

NH

Drawn

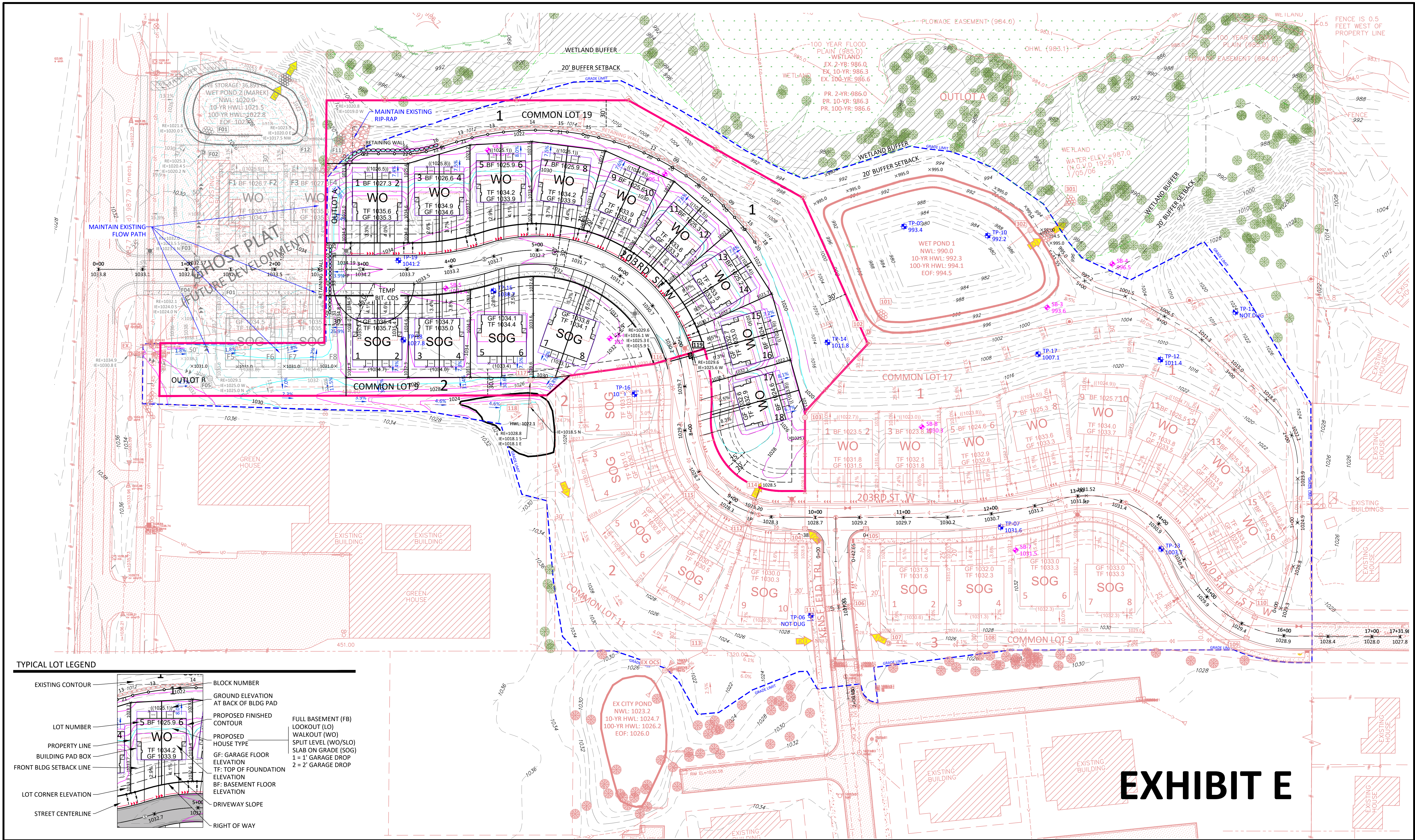
KSO/NJK

PRELIMINARY PLAT

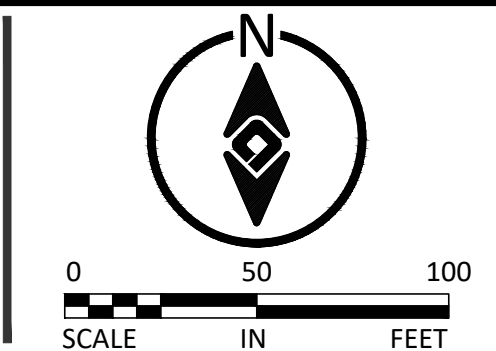
TAMARACK DEVELOPMENT, LLC
1536 BEACHCOMBER BLVD
WACONIA, MN 55387

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MINNESOTA

C2.01



SUBMITTALS & REVISIONS		
Rev.	Date	By Description
10/29/24	NRH	PRELIMINARY PLAT AMENDMENT SUBMITTAL
12/09/24	NRH	REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT
01/08/25	NRH	REVISED PRE-PLAT PER CITY COMMENTS





18219 70th Pl N, Maple Grove MN 55311
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Nathan R. Herman
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001

DRAWN:
NRH

CHECKED:
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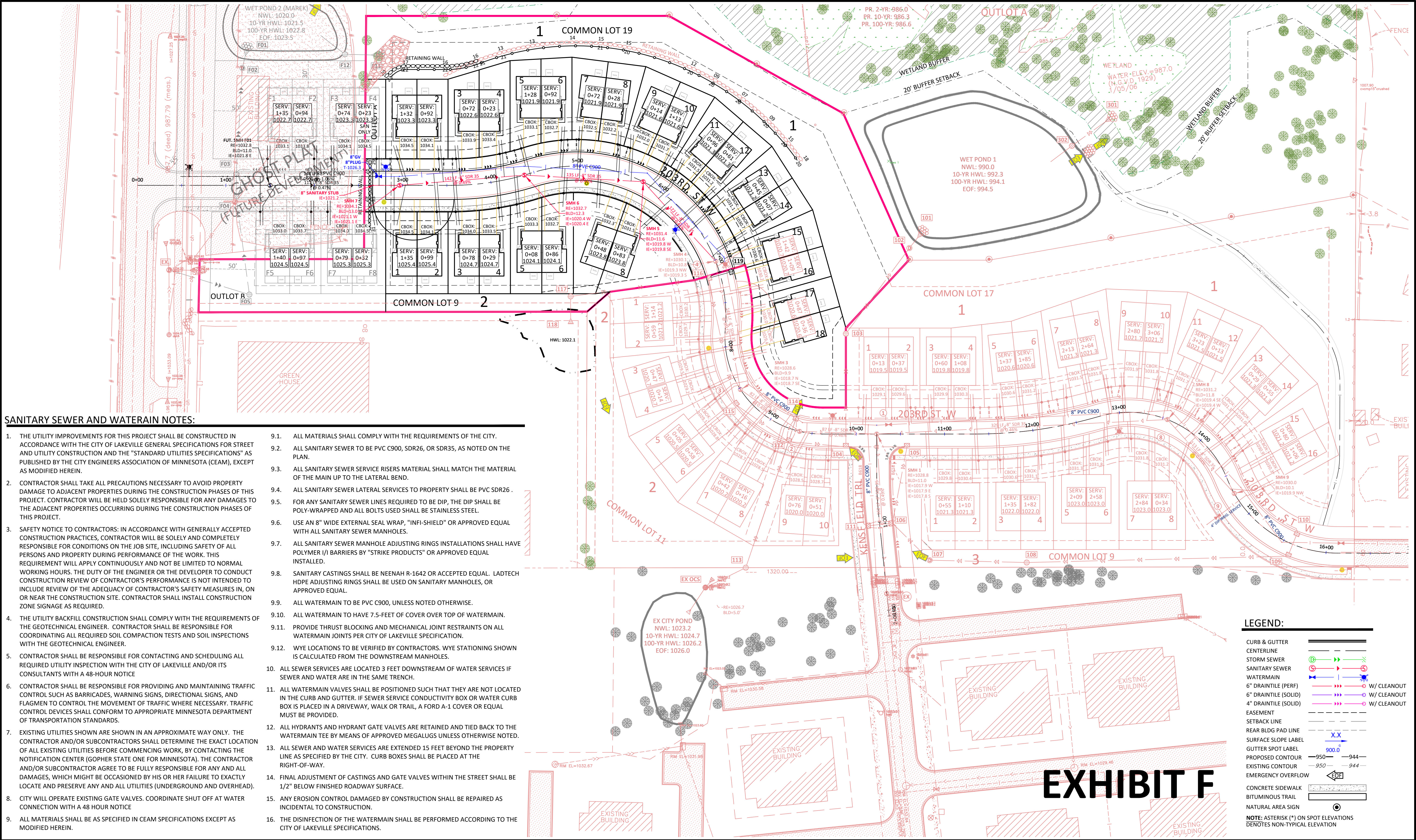
PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN

TAMARACK DEVELOPMENT, LLC

PRELIMINARY
GRADING PLAN

SHEET	PAGE #	REV.
C3.02	5	-

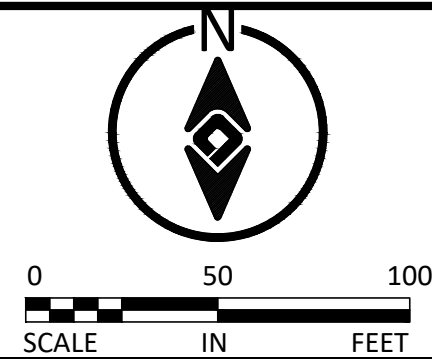


SANITARY SEWER AND WATERMAIN NOTES:

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKEVILLE GENERAL SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION AND THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN.
- 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. CONTRACTOR SHALL INSTALL CONSTRUCTION ZONE SIGNAGE AS REQUIRED.
- THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL COMPACTION TESTS AND SOIL INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING ALL REQUIRED UTILITY INSPECTION WITH THE CITY OF LAKEVILLE AND/OR ITS CONSULTANTS WITH A 48-HOUR NOTICE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND FLAGMEN TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. 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).
- CITY WILL OPERATE EXISTING GATE VALVES. COORDINATE SHUT OFF AT WATER CONNECTION WITH A 48 HOUR NOTICE
- 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 C900, SDR26, OR SDR35, AS NOTED ON THE PLAN.
- ALL SANITARY SEWER SERVICE RISERS MATERIAL SHALL MATCH THE MATERIAL OF THE MAIN UP TO THE LATERAL BEND.
- ALL SANITARY SEWER LATERAL SERVICES TO PROPERTY SHALL BE PVC SDR26.
- FOR ANY SANITARY SEWER LINES REQUIRED TO BE DIP, THE DIP SHALL BE POLY-WRAPPED AND ALL BOLTS USED SHALL BE STAINLESS STEEL.
- USE AN 8" WIDE EXTERNAL SEAL WRAP, "INFI-SHIELD" OR APPROVED EQUAL WITH ALL SANITARY SEWER MANHOLES.
- ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
- SANITARY CASTINGS SHALL BE NEENAH R-1642 OR ACCEPTED EQUAL. LADTECH HDPE ADJUSTING RINGS SHALL BE USED ON SANITARY MANHOLES, OR APPROVED EQUAL.
- ALL WATERMAIN TO BE PVC C900, 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 OF LAKEVILLE SPECIFICATION.
- WYE LOCATIONS TO BE VERIFIED BY CONTRACTORS. WYE STATIONING SHOWN IS CALCULATED FROM THE DOWNSTREAM MANHOLES.
- ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
- ALL WATERMAIN VALVES SHALL BE POSITIONED SUCH THAT THEY ARE NOT LOCATED IN THE CURB AND GUTTER. IF SEWER SERVICE CONDUCTIVITY BOX OR WATER CURB BOX IS PLACED IN A DRIVEWAY, WALK OR TRAIL, A FORD A-1 COVER OR EQUAL MUST BE PROVIDED.
- ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
- ALL SEWER AND WATER SERVICES ARE EXTENDED 15 FEET BEYOND THE PROPERTY LINE AS SPECIFIED BY THE CITY. CURB BOXES SHALL BE PLACED AT THE RIGHT-OF-WAY.
- FINAL ADJUSTMENT OF CASTINGS AND GATE VALVES WITHIN THE STREET SHALL BE 1/2" BELOW FINISHED ROADWAY SURFACE.
- ANY EROSION CONTROL DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AS INCIDENTAL TO CONSTRUCTION.
- THE DISINFECTION OF THE WATERMAIN SHALL BE PERFORMED ACCORDING TO THE CITY OF LAKEVILLE SPECIFICATIONS.

SUBMITTALS & REVISIONS

Rev.	Date	By	Description
10/29/24	NRH	PRELIMINARY PLAT AMENDMENT SUBMITTAL	
12/09/24	NRH	REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT	
01/08/25	NRH	REVISED PRE-PLAT PER CITY COMMENTS	



ATERRA
LAND SERVICES
18219 70th Pl N, Maple Grove MN 55311
763.360.1307 | nate@aterraland.com

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

Nathan R. Herman
PRELIMINARY
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001
DRAWN:
NRH
CHECKED:
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PLAN DATE:
10/29/2024

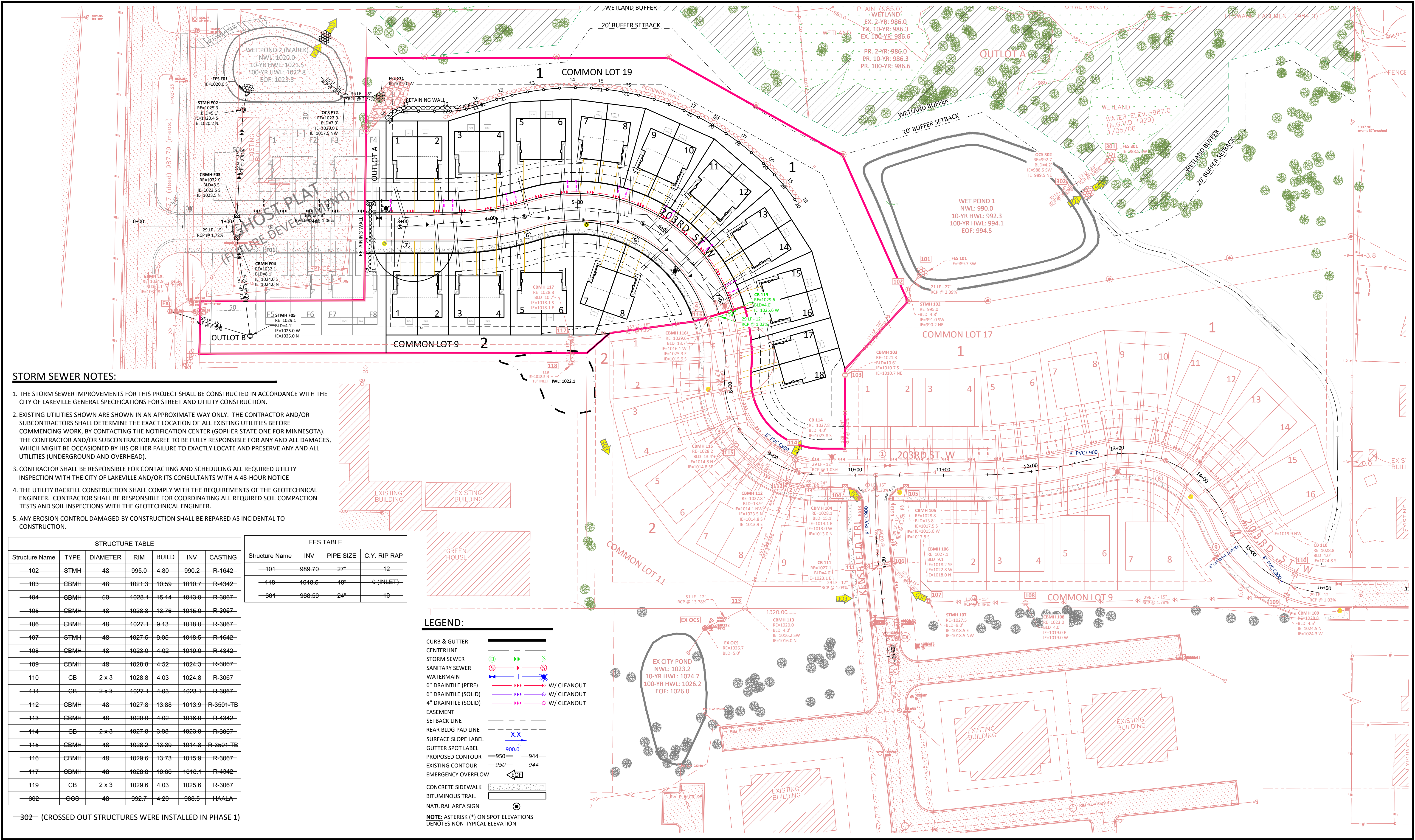
ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

**PRELIMINARY UTILITY
SANITARY SEWER &
WATERMAIN PLAN**

SHEET
C5.01

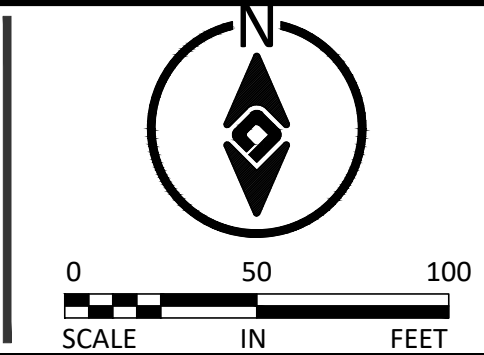
PAGE #
8

REV.
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SUBMITTALS & REVISIONS

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Nathan R. Herman
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

PROJECT #:
23001
DRAWN:
NRH
CHECKED:
--
PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

**PRELIMINARY UTILITY
STORM SEWER PLAN**

SHEET	PAGE #	REV.
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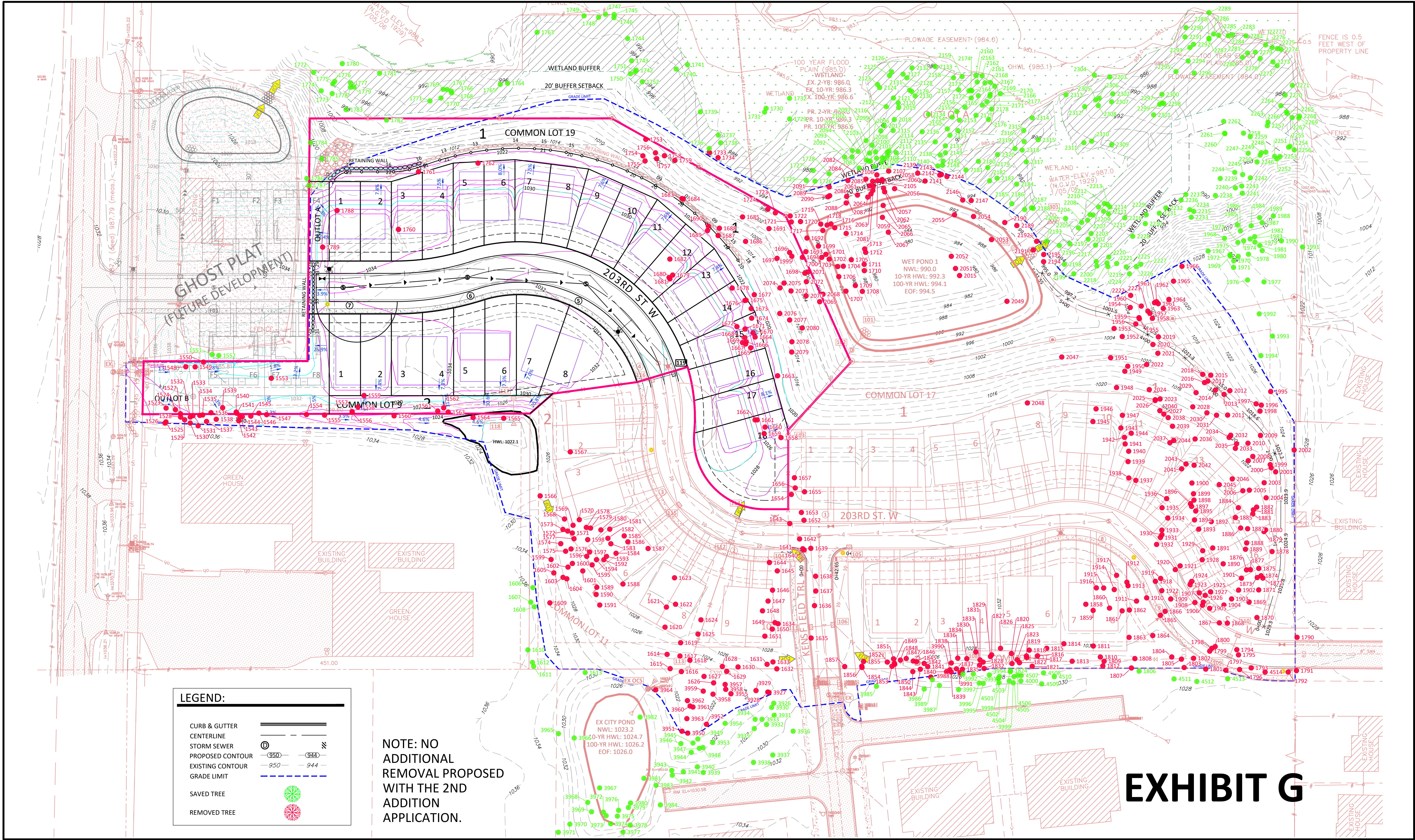
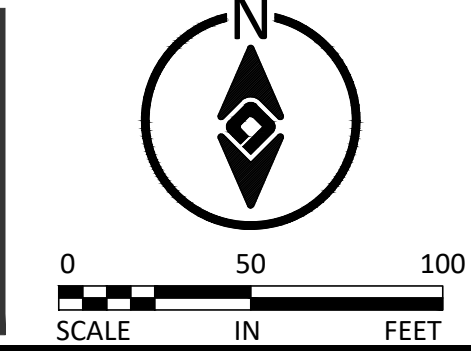


EXHIBIT G

SUBMITTALS & REVISIONS		
Rev.	Date	By Description
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Nathan R. Herman
PRELIMINARY
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

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23001
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

**PRELIMINARY TREE
PRESERVATION PLAN**

SHEET	PAGE #	REV.
C6.01	10	-

TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE	TAG NO.	DBH	TYPE
1523	9	Box Elder	1623	17	Box Elder	1724	7	Box Elder	1825	6	Red Pine	1925	7	Siberian Elm	2019	9	Green Ash	2123	7	Cottonwood	2223	25	Cottonwood	3928	6	Box Elder															
1524	6,6	Box Elder	1624	14,8	Box Elder	1725	19	Willow	1826	8	Red Pine	1926	13	Cottonwood	2020	6	Green Ash	2124	20	Cottonwood	2224	7	Siberian Elm	3929	17	Siberian Elm															
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1529	10	Box Elder	1629	8	Box Elder	1730	28	Cottonwood	1831	6	Red Pine	1931	10	Siberian Elm	2025	10	Green Ash	2129	25	Cottonwood	2229	10	Siberian Elm	3934	9	Black Cherry															
1530	8	Box Elder	1630	14	Black Walnut	1731	22	Willow	1832	6	Red Pine	1932	9	Siberian Elm	2026	9	Green Ash	2130	15	Cottonwood	2230	6	Butternut	3935	10	Box Elder															
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1532	6	Box Elder	1632	8	Black Walnut	1733	60	Cottonwood	1834	10	Scotch Pine	1934	9	Siberian Elm	2028	11	Siberian Elm	2132	9	Green Ash	2232	9	Siberian Elm	3937	11	Black Cherry															
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1534	10	Box Elder	1634	7	American Elm	1736	65	Cottonwood	1836	6	Red Pine	1936	8	Siberian Elm	2030	9	Black Walnut	2134	10	Black Locust	2234	7	Siberian Elm	3939	13	Siberian Elm															
1535	9	Box Elder	1635	14	Siberian Elm	1737	27	Cottonwood	1837	6	Red Pine	1937	8	Siberian Elm	2031	8	Green Ash	2135	26,9	Cottonwood	2235	8	Siberian Elm	3940	6	Siberian Elm															
1536	7	Box Elder	1636	23,19	Cottonwood	1738	9	American Elm	1838	8	Red Pine	1938	9	Cottonwood	2032	20	Cottonwood	2136	13,6	Siberian Elm	2236	7	Black Walnut	3941	6	Siberian Elm															
1537	9	Box Elder	1637	17	Cottonwood	1739	30	Cottonwood	1839	9,7	White Pine	1939	6	Siberian Elm	2033	9,7	Cottonwood	2137	9	Cottonwood	2237	6	Siberian Elm	3942	6,6	Siberian Elm															
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1543	8	Box Elder	1643	8	Siberian Elm	1745	7	Black Walnut	1845	6	Red Pine	1945	8	Siberian Elm	2039	9	Box Elder	2143	8	Box Elder	2243	14	Siberian Elm	3948	8	Box Elder															
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1547	6	Box Elder	1647	6	American Elm	1749	7	Black Walnut	1849	9	Siberian Elm	1949	8,6	Green Ash	2043	15	Cottonwood	2147	25	Box Elder	2247	12	Siberian Elm	3952	11	Box Elder															
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1553	6	Siberian Elm	1653	8	Siberian Elm	1755	12	Box Elder	1855	11	Red Pine	1955	6	Siberian Elm	2049	9	Willow	2153	17	Cottonwood	2253	6	Siberian Elm	3958	24,24	Cottonwood															
1554	7	Quaking Aspen	1654	12	Siberian Elm	1756	10	Box Elder	1856	12	Red Pine	1956	6	Red Pine	2051	7	Siberian Elm	2154	15	Cottonwood	2254	6	Siberian Elm	3959	7,6	Box Elder															
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1561	8	Box Elder	1661	15	Box Elder	1763	12,8,7	Apple	1863	11	Siberian Elm	1962	19	Siberian Elm	2058	12	Cottonwood	2161	12	Cottonwood	2261	6	Siberian Elm	3966	6	Siberian Elm															
1562	6	Box Elder	1662	9	Box Elder	1764	6	Box Elder	1864	6	Siberian Elm	1963	8	Red Oak	2059	7	Cottonwood	2162	11	American Elm	2262	6	Siberian Elm	3967	9,7	Willow															
1563	7	Box Elder	1663	13	Red Cedar	1765	8	Box Elder	1865	14,14	Cottonwood	1964	7	Scotch Pine	2060	6	Cottonwood	2163	6	Cottonwood	2263	9	Siberian Elm	3968	7	Siberian Elm															
1564	9	Quaking Aspen	1664	6	Bur Oak	1766	19	Cottonwood	1866	25	Cottonwood	1965	6	Red Pine	2061	8	Cottonwood	2164	16	Cottonwood	2264	6	Siberian Elm	3969	7	Siberian Elm															
1565	11	Siberian Elm	1665	13,6	Bur Oak	1767	8	Cottonwood	1867	8	Siberian Elm	1966	15	Green Ash	2062	6	American Elm	2165	8	Cottonwood	2265	11	Siberian Elm	3970	6	Siberian Elm															
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1567	6	Siberian Elm	1667	7	Box Elder	1769	8	Cottonwood	1869	11,11,9	Green Ash	1968	7	Siberian Elm	2064	7	American Elm	2167	14	Cottonwood	2267	8	Siberian Elm	3972	10	Willow															
1568	14	American Elm	1668	6	Bur Oak	1770	8	Cottonwood	1870	6	Siberian Elm	1969	10	Siberian Elm	2065	6	Black Walnut	2168	10	Cottonwood	2268	8	Siberian Elm	3973	12,11	Willow															
1569	8	Quaking Aspen	1669	9	Bur Oak	1771	39	Cottonwood	1871	6	Siberian Elm	1970	8	Black Walnut	2066	11	Cottonwood	2169	11	Cottonwood	2269	9	Siberian Elm	3974	8,8	Siberian Elm															
1570	8	American Elm	1670	12	Bur Oak	1772	17	Siberian Elm	1872	7	Siberian Elm	1971	7	Black Walnut	2067	15	Siberian Elm	2170	10	Cottonwood	2270	10	Siberian Elm	3975	7	Willow															
1571	6	Quaking Aspen	1671	8	Bur Oak	1773	21	Cottonwood	1873	8	Box Elder	1972	7	Black Walnut	2068	25	Cottonwood	2171	18	Cottonwood	2271	9	Black Walnut	3976	7	Willow															
1572	6	Quaking Aspen	1672	10	Bur Oak	1774	12	Cottonwood	1874	9	Siberian Elm	1973	6	Black Walnut	2069	9	Box Elder	2172	13	Cottonwood	2272	12	Black Walnut	3977	8	Box Elder															
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1575	10	Quaking Aspen	1675	6	Bur Oak	1777	8,8	Siberian Elm	1877	9	Green Ash	1976	22	Siberian Elm	2072	7	Box Elder	2175	7	American Elm	2275	8	Black Walnut	3980	9,7,6	Willow															
1576	8	Quaking Aspen	1676	14	Bur Oak	1778	8,7	Siberian Elm	1878	6	Siberian Elm	1977	24,23	Siberian Elm	2073	12	Box Elder	2176	10	American Elm	2276	7	Black Walnut	3981	11	Cottonwood															
1577	8	Quaking Aspen	1677	6	Bur Oak	1779	17	Siberian Elm	1879	6	Siberian Elm	1978	9	Siberian Elm	2074	13	Black Cherry	2177	6	Black Locust	2277	6	Quaking Aspen	3982	8	Willow															
1578	7	Quaking Aspen	1678	25	Bur Oak	1780	12	Siberian Elm	1880	7	Siberian Elm	1979	19	Siberian Elm	2075	10	Bur Oak	2178	10	Black Locust	2278	6	Quaking Aspen	3983	6	Siberian Elm															
1579	8	Quaking Aspen	1679	7	Cottonwood	1781	9	Siberian Elm	1881	7	Sugar Maple	1980	17	Siberian Elm	2076	15	Bur Oak	2179	44	Cottonwood	2279	6	Quaking Aspen	3984	7	Siberian Elm															
1580	6	American Elm	1680	8	Cottonwood	1782																																			

ANTLERS RIDGE & MAREK - IMPERVIOUS CALCS

IMPERVIOUS CALCS

ANTLERS RIDGE PLAT IMPERVIOUS CALCS

MAX IMPERVIOUS: 25% WITHIN SHORELAND DISTRICT
GROSS AREA: 755,287 SF
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 18,400 SF
NET ANTLERS RIDGE AREA: 736,887 SF
ALLOWED IMPERVIOUS: 736,887 SF x 0.25 = 184,222 IMP. SF

PROPOSED IMPERVIOUS:	
60 UNITS @ 1,374 SF/UNIT	= 82,440 SF
60 DRIVEWAYS @ 635 SF	= 38,100 SF
PUBLIC STREET	= 47,666 SF
SIDEWALK	= 6,780 SF
PROPOSED IMPERVIOUS	= 174,986 SF (23.2%)

COMBINED ANTERS RIDGE & MAREK IMPERVIOUS CALCS

MAX IMPERVIOUS: 25% WITHIN SHORELAND DISTRICT
PARCEL AREA: 60,634 SF
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 18,400 SF
NET MAREK AREA: 79,034 SF
ALLOWED IMPERVIOUS: 79,034 SF x 0.25 = 19,759 IMP. SF

PROPOSED IMPERVIOUS:	
08 UNITS @ 1,374 SF/UNIT	= 10,992 SF
08 DRIVEWAYS @ 635 SF	= 5,080 SF
PUBLIC STREET	= 6,676 SF
SIDEWALK	= 1,046 SF
PROPOSED IMPERVIOUS	= 23,794 SF

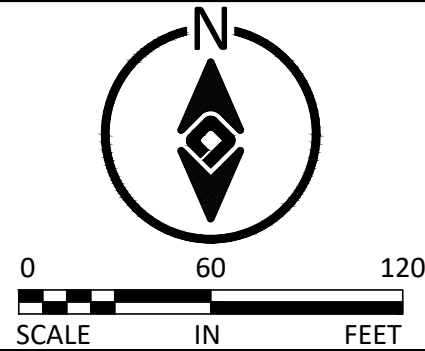
COMBINED AREA: 736,887 + 79,034 = 815,921 SF
COMBINED IMPERVIOUS: 174,986 + 23,794 = 198,780 (24.4%)

NOTE: WHEN COMBINED, BOTH PARCELS MEET THE 25% MAX IMPERVIOUS ALLOWANCE.

EXHIBIT H

SUBMITTALS & REVISIONS

Rev.	Date	By	Description
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Nathan R. Herman
PRELIMINARY
Nathan R. Herman
LICENSE NO: 47982 DATE: XX/XX/XXXX

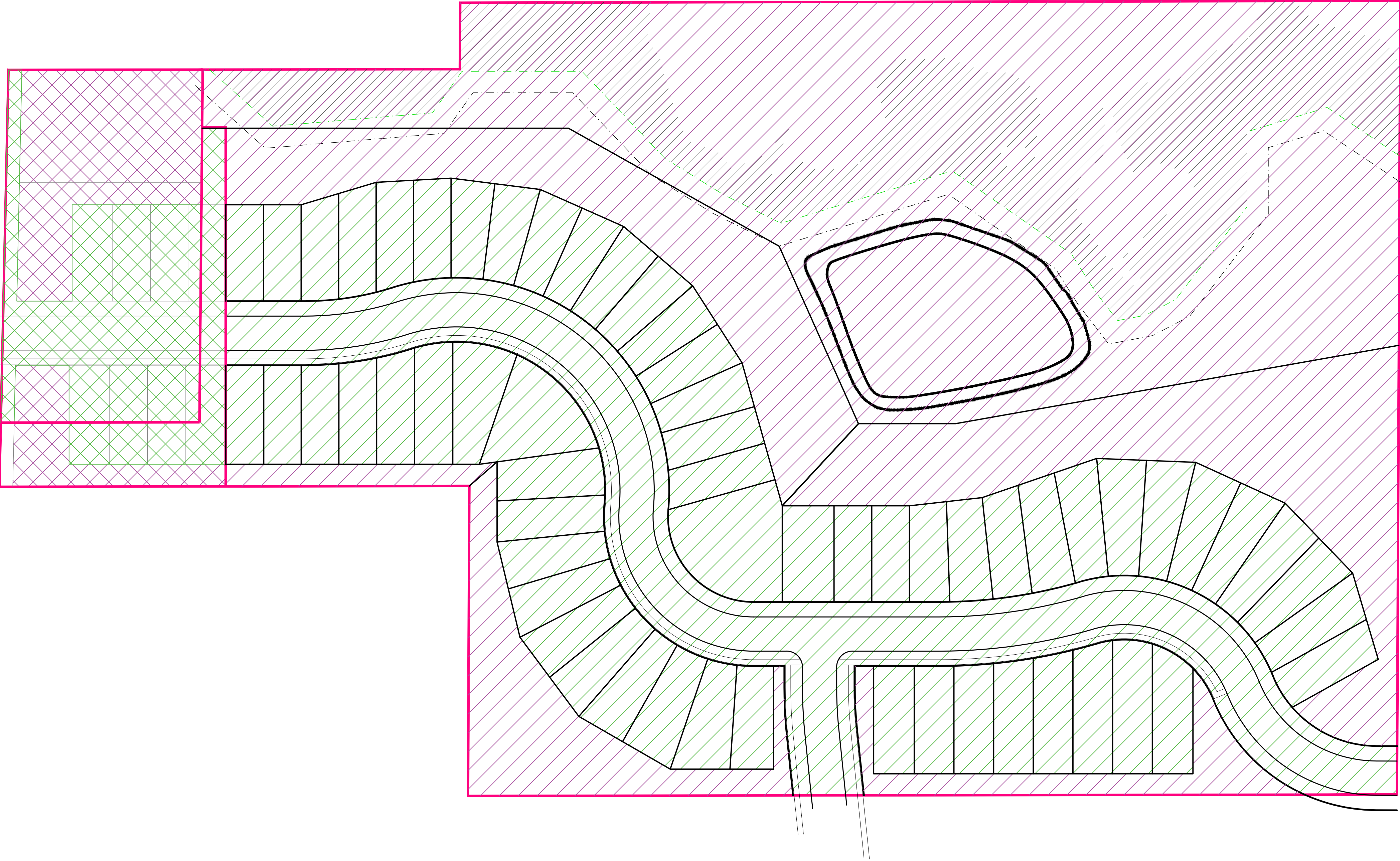
PROJECT #:
23001
DRAWN:
NRH
CHECKED:
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

IMPERVIOUS EXHIBIT

SHEET	PAGE #	REV.
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ANTLERS RIDGE & MAREK - OPEN SPACE CALCS



ANTLERS RIDGE PLAT OPEN SPACE CALCS

REQ'D OPEN SPACE: 50%
GROSS AREA: 17.34 AC
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 0.42 AC
NET ANTLERS RIDGE AREA: 16.92 AC

- INDIVIDUAL LOTS & ROW: 7.29 SF
- OPEN SPACE (PUBLIC OUTLOT & COMMON LOTS): 9.63 AC

PROPOSED OPEN SPACE = 9.63/16.92 SF = **56.9%**

COMBINED ANTERS RIDGE & MAREK OPEN SPACE CALCS

REQ'D OPEN SPACE: 50%
MAREK PARCEL AREA: 1.39 AC
PRIVATE OUTLOT TO BE DEEDED TO MAREK PLAT: 0.42 AC
COMBINED MAREK AREA: 1.81 AC

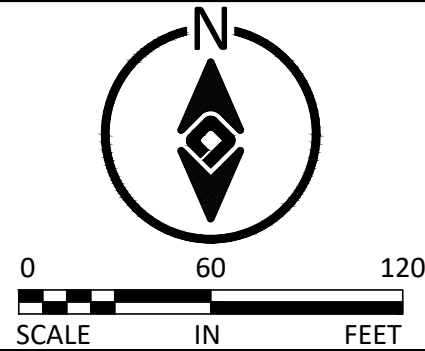
- INDIVIDUAL LOTS & ROW: 1.01 AC
- OPEN SPACE (PUBLIC OUTLOT & COMMON LOTS): 0.80 AC

COMBINED AREA: 16.92 + 1.81 = 18.73 AC
COMBINED OPEN SPACE: 9.63 + 0.80 = 10.43 AC (**55.7%**)

EXHIBIT I

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ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

OPEN SPACE EXHIBIT

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ANTLERS RIDGE & MAREK - SHORELAND CALCS

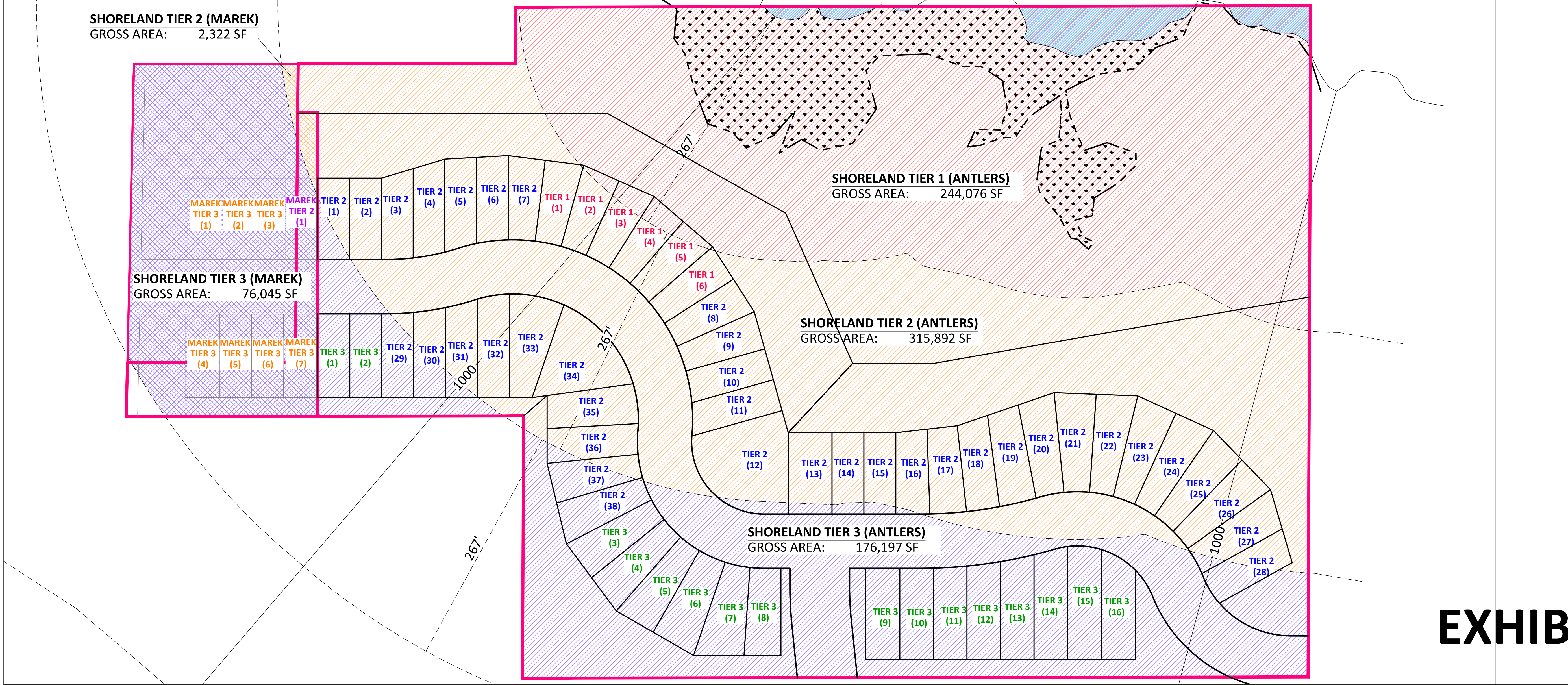
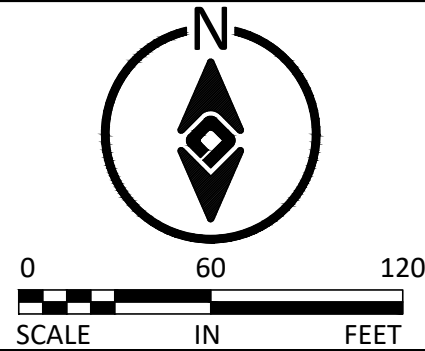


EXHIBIT J

ANTLERS RIDGE - SHORELAND TIER DENSITY BREAKDOWN													
TIER	"TOTAL AREA (SF)"	"WETLAND & OHWL AREA (SF)"	"SUITABLE AREA (SF)"	"DENSITY ALLOWED (DUPLEX)"	UNITS ALLOWED	"UNITS CARRIED OVER FROM PREVIOUS TIER"	ALLOWED UNITS + CARRY OVER	UNITS USED	DIFFERENCE	"ADDITIONAL UNITS TO BE USED FROM LAKE MARION RESIDENTIAL SHORELAND DENSITY RESERVE"	UNITS LEFTOVER	UNIT MULTIPLIER	"UNITS CARRIED OVER TO NEXT TIER"
1.0000	244,076	66,088	177,988	1 UNIT/13,000 SF	13.69	0.0000	13.69	6.0000	NA	0	7.69	1.5000	11.54
2.0000	315,892	0	315,892	1 UNIT/13,000 SF	24.30	11.54	35.84	38.0000	-2.16	3	0.84	2.0000	1.67
3.0000	176,197	0	176,197	1 UNIT/13,000 SF	13.55	1.67	15.23	16.0000	-0.77	1	0.23	2.0000	NA
MAREK - SHORELAND TIER DENSITY BREAKDOWN													
TIER	"TOTAL AREA (SF)"	"WETLAND & OHWL AREA (SF)"	"SUITABLE AREA (SF)"	"DENSITY ALLOWED (DUPLEX)"	UNITS ALLOWED	"UNITS CARRIED OVER FROM PREVIOUS TIER"	ALLOWED UNITS + CARRY OVER	UNITS USED	DIFFERENCE	"ADDITIONAL UNITS TO BE USED FROM LAKE MARION RESIDENTIAL SHORELAND DENSITY RESERVE"	UNITS LEFTOVER	UNIT MULTIPLIER	"UNITS CARRIED OVER TO NEXT TIER"
1.0000	0	0	0	1 UNIT/13,000 SF	0.00	0.0000	0.00	0.0000	NA	0	0.00	1.5000	0.00
2.0000	2,322	0	2,322	1 UNIT/13,000 SF	0.18	0.00	0.18	1.0000	-0.82	1	0.18	2.0000	0.36
3.0000	76,045	0	76,045	1 UNIT/13,000 SF	5.85	0.36	6.21	7.0000	-0.79	1	0.21	2.0000	NA

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ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

SHORELAND EXHIBIT

SHEET	PAGE #	REV.
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PHASING EXHIBIT

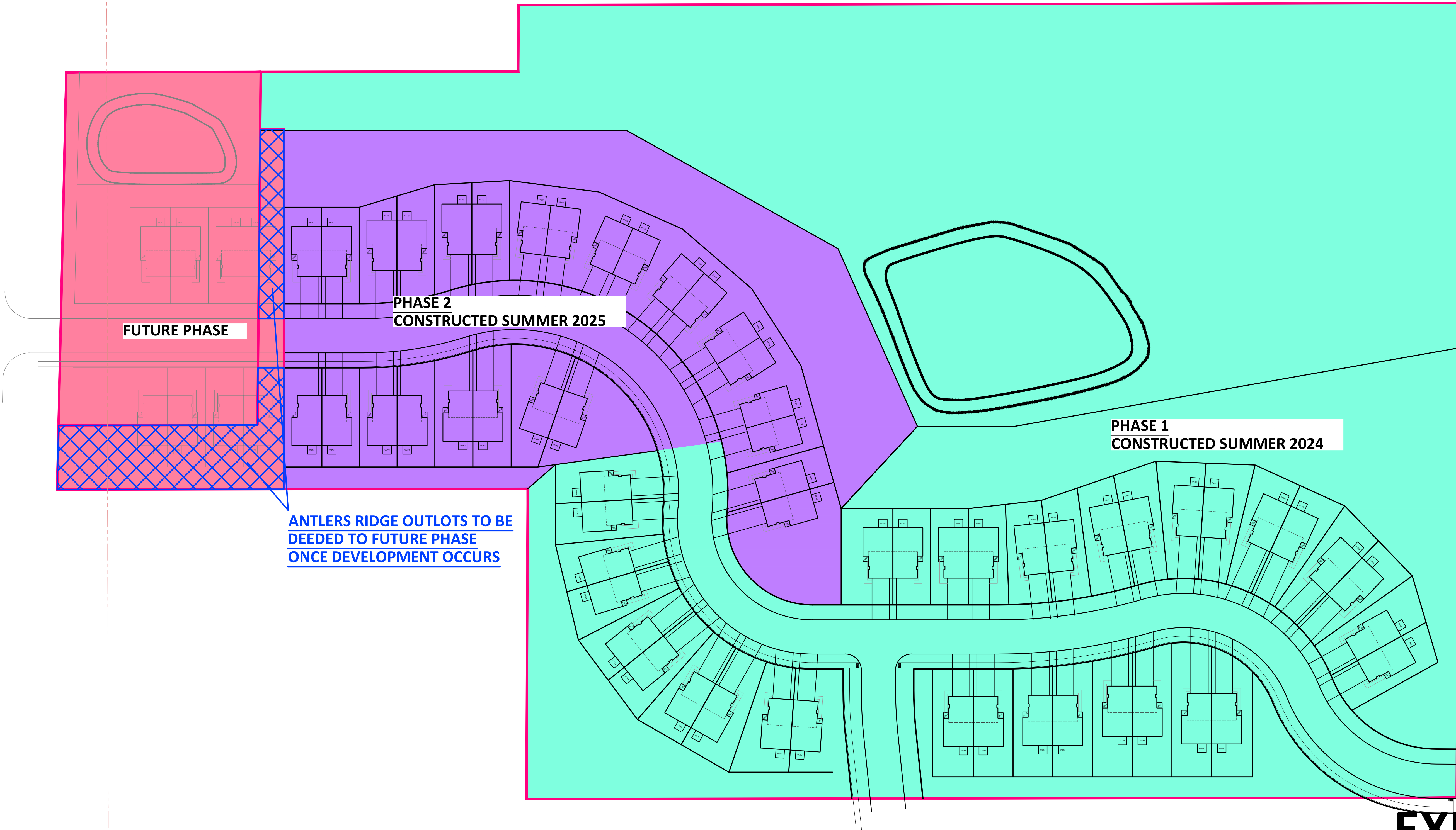
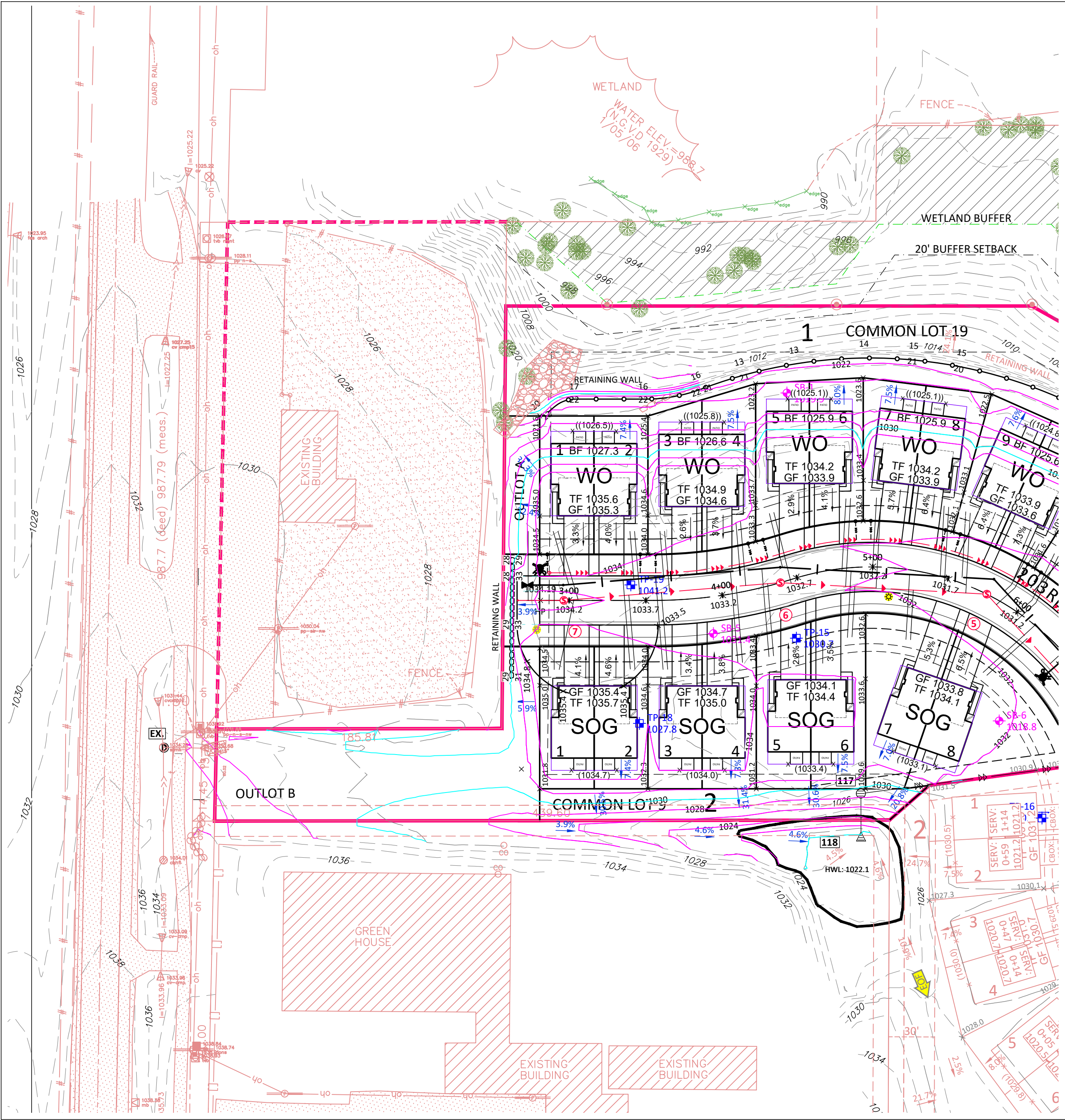


EXHIBIT K

SUBMITTALS & REVISIONS <table><tr><th>Rev.</th><th>Date</th><th>By</th><th>Description</th></tr><tr><td>10/29/24</td><td>NRH</td><td></td><td>PRELIMINARY PLAT AMENDMENT SUBMITTAL</td></tr><tr><td>12/09/24</td><td>NRH</td><td></td><td>REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT</td></tr><tr><td>01/08/25</td><td>NRH</td><td></td><td>REVISED PRE-PLAT PER CITY COMMENTS</td></tr></table>	Rev.	Date	By	Description	10/29/24	NRH		PRELIMINARY PLAT AMENDMENT SUBMITTAL	12/09/24	NRH		REVISE PRE-PLAT AMENDMENT TO 2ND ADD. NEW PRE-PLAT	01/08/25	NRH		REVISED PRE-PLAT PER CITY COMMENTS	 SCALE IN FEET	 ATERRA LAND SERVICES 18219 70th Pl N, Maple Grove MN 55311 763.360.1307 nate@aterraland.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. PRELIMINARY Nathan R. Herman LICENSE NO: 47982 DATE: XX/XX/XXXX	PROJECT #: 23001 DRAWN: NRH CHECKED: -- PLAN DATE: 10/29/2024	ANTLERS RIDGE 2ND ADDITION LAKEVILLE, MN TAMARACK DEVELOPMENT, LLC	PHASING EXHIBIT	SHEET C7.05	PAGE # 16	REV. -
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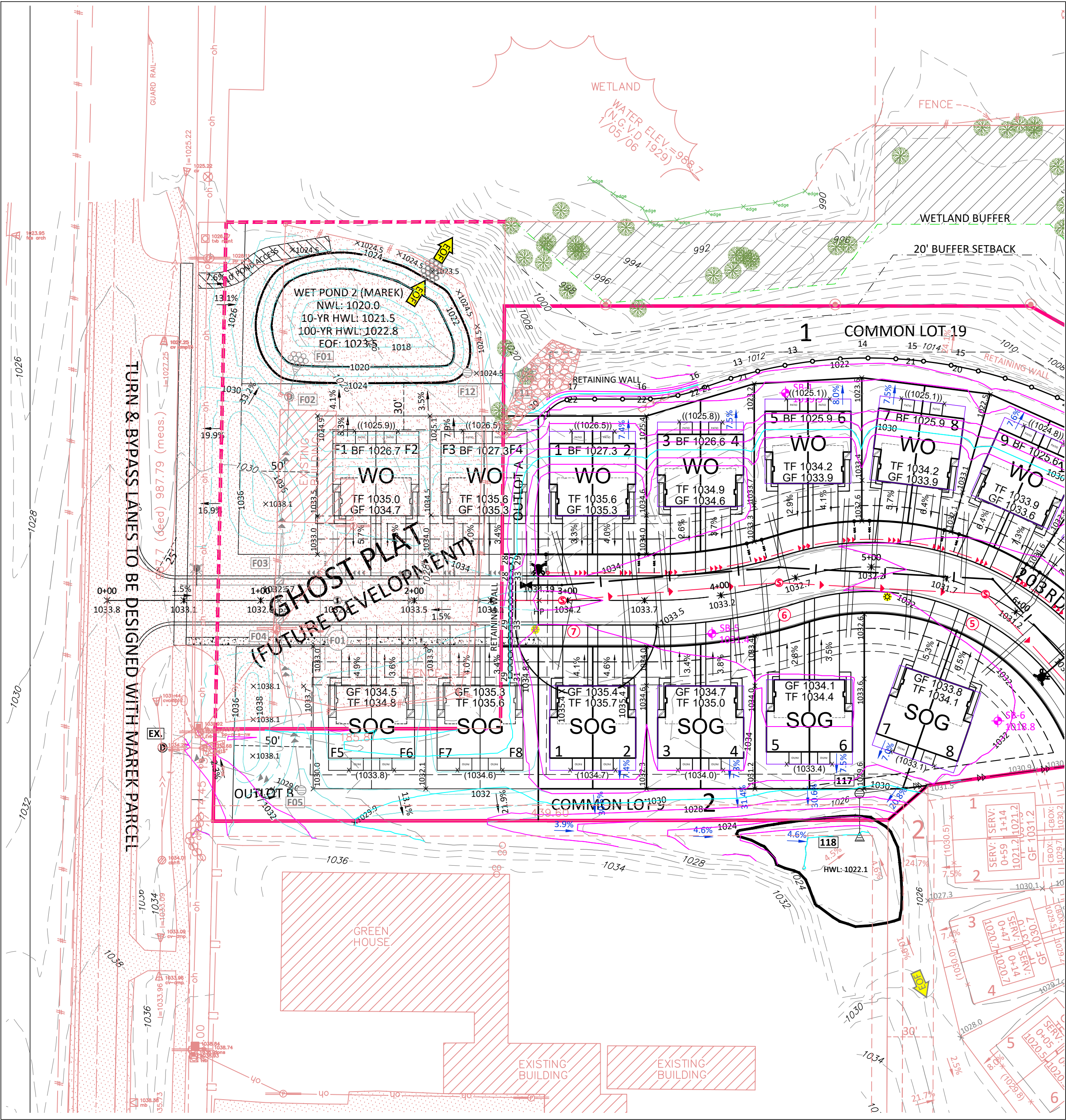
MAREK PARCEL EXHIBIT

MAREK PRE-DEVELOPMENT



1. THIS PLAN SHOWS PROPOSED IMPROVEMENTS BEFORE MAREK DEVELOPS.
2. KENRICK DITCH RUNOFF FOLLOWS EXISTING FLOW PATH.

MAREK POTENTIAL DESIGN

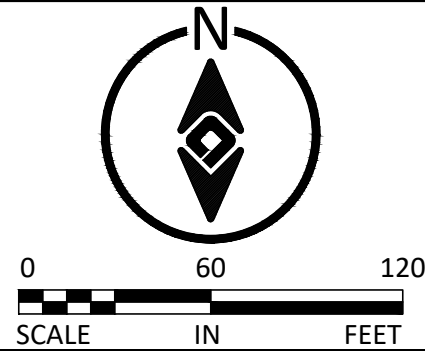


1. THIS PLAN SHOWS HOW MAREK'S PROPOSED IMPROVEMENTS WILL TIE INTO ANTLERS RIDGE.
2. KENRICK DITCH RUNOFF FLOWS THROUGH MAREK POND.

EXHIBIT L

SUBMITTALS & REVISIONS

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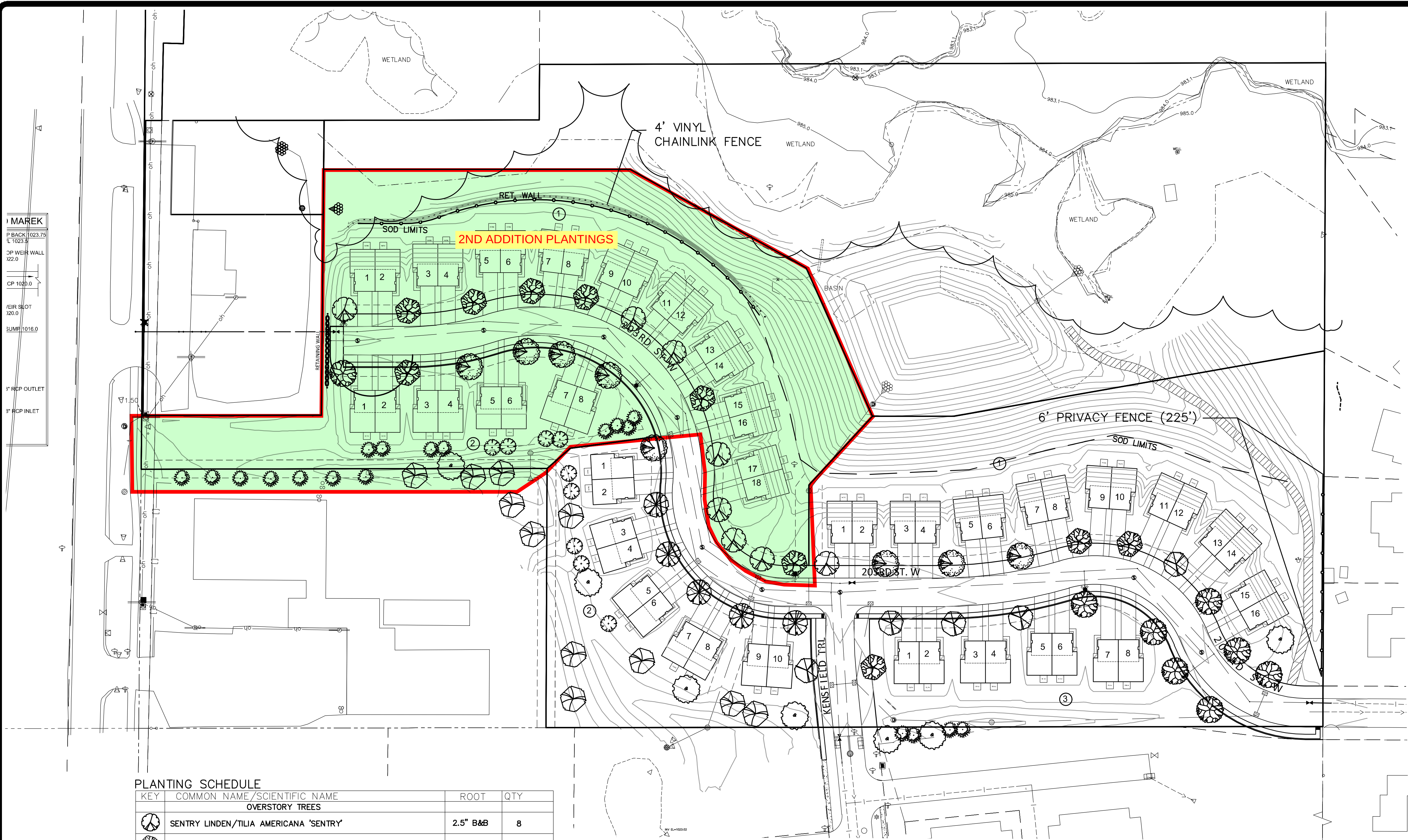
Nathan R. Herman
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PLAN DATE:
10/29/2024

ANTLERS RIDGE 2ND ADDITION
LAKEVILLE, MN
TAMARACK DEVELOPMENT, LLC

MAREK PARCEL EXHIBIT

SHEET	PAGE #	REV.
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1 MAREK

P BACK 1023.75

L 1023.5

CP WEIR WALL 122.0

CP 1020.0

WEIR SLOT 120.0

SUMP 1016.0

3" RSP OUTLET

3" RSP INLET

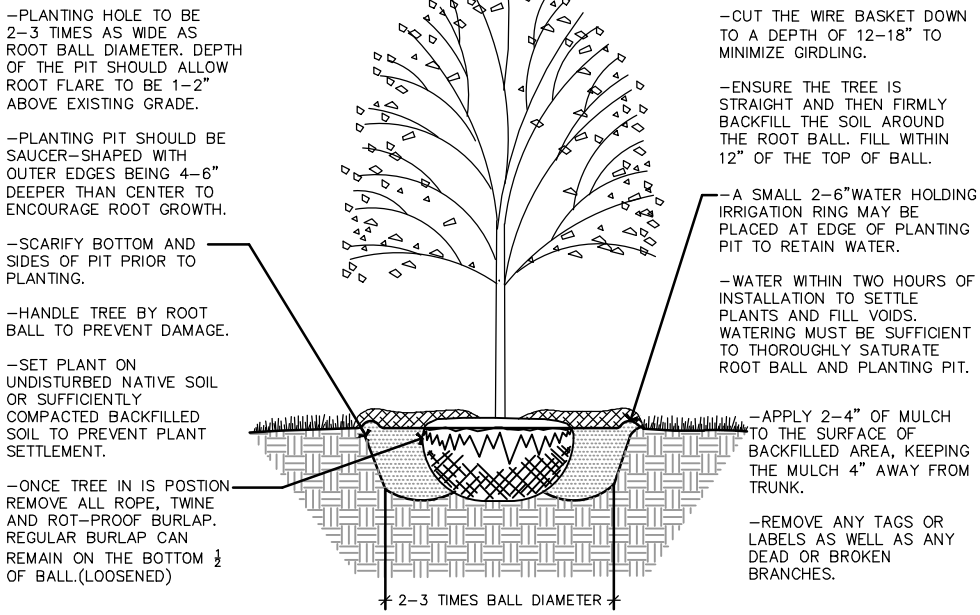
PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QTY
OVERSTORY TREES			
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	8
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	10
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	2.5" B&B	5
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12-14' B&B	7
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	8
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	5
	AUTUMN BLAZE MAPLE/ACER FREEMANII 'JEFFERSRED'	2.5" B&B	8
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	11
EVERGREEN TREES			
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	8' B&B	19
	NORWAY SPRUCE/PICEA ABIES	8' B&B	9

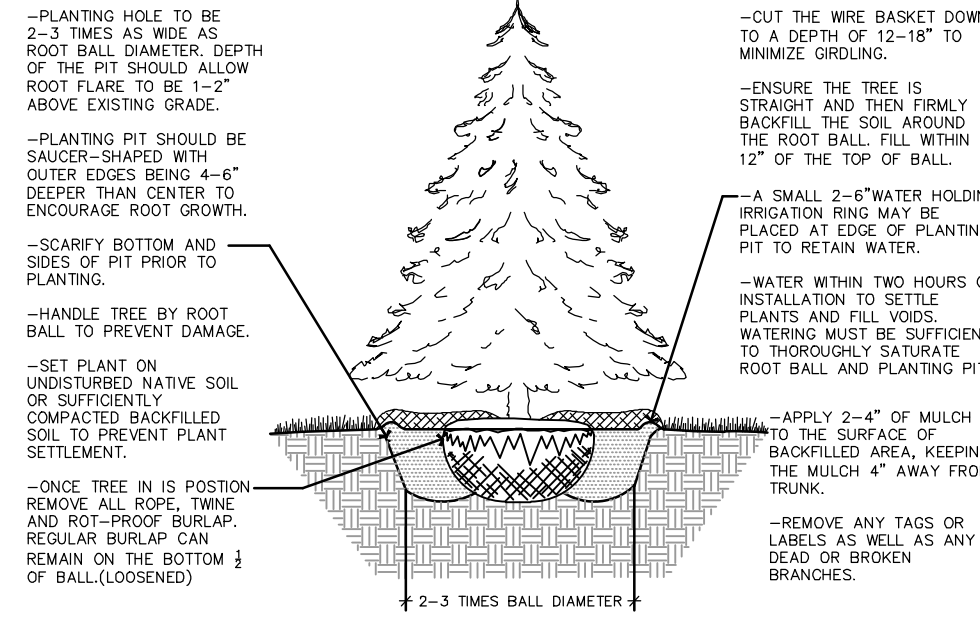
LANDSCAPE NOTES:

- FENCE TOP OF RETAINING WALL TALLER THAN 4' (AS SHOWN ON PLAN) TO BE 48" BLACK VINYL CHAINLINK, OR APPROVED EQUAL
- DISTURBED AREAS TO BE SODDED EXCEPT SLOPE ON NORTH END FROM 1020 CONTOUR (RET. WALL5) TO THE NORTHERN MOST GRADING LIMIT WILL BE SEEDED; SEE GRADING PLAN FOR SEEDING
- SODDED AREAS TO BE IRRIGATED
- IRRIGATION DESIGNED BY OTHERS

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 80 MPH.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE ASSESSED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

ANTLERS RIDGE 2nd ADDITION CONDITIONAL USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On January 23, 2025, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Tamarack Land Lake Marion Commons, LLC for a conditional use permit for a shoreland impact plan in conjunction with the preliminary plat of Antlers Ridge 2nd Addition. The Planning Commission conducted a public hearing on the conditional use permit application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is located in Planning District 4 of the 2040 Comprehensive Land Use Plan, which guides the Antlers Ridge 2nd Addition property for medium/high density residential and low/medium density residential development.
2. The subject site is zoned RST-2, Single and Two Family Residential District.
3. The legal description of the subject property is:

Outlot B, Antlers Ridge, Dakota County, MN

4. Chapter 4 of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be approved 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 shoreland impact plan conditional use permit is consistent with the goals and objectives and guided residential land uses of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed twinhomes in the Antlers Ridge 2nd Addition preliminary plat will be compatible with the twinhome development adjacent to the subject property.

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

Finding: Subject to compliance with the stipulations listed in the January 16, 2025 planning report, the Antlers Ridge 2nd Addition preliminary plat will meet the performance standards contained in the Zoning and Subdivision ordinances.

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

Finding: The Antlers Ridge 2nd Addition preliminary plat can be accommodated with the public services available to serve the subject property and will not overburden the City's service capacity.

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

Finding: The traffic generated by the Antlers Ridge 2nd Addition preliminary plat will be within the capacity of the streets that will serve this development.

- 5. The report dated January 16, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit for a shoreland impact plan conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner, dated January 16, 2025.

DATED: January 23, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

To: Heather Botten, Senior Planner

From: Alanna Sobottka, Civil Engineer
McKenzie L. Cafferty, Environmental Resources Manager

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

Date: January 16, 2025

Subject: Antlers Ridge 2nd Addition

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

BACKGROUND

Tamarack Development Lake Marion Commons, LLC representatives have submitted a preliminary plat named Antlers Ridge 2nd Addition along with preliminary plans to construct twenty-six (26) twinhome lots on two (2) blocks with two (2) outlots on 4.46 acres. The parent parcel (PID No. 221162000020) is zoned RST-2, Single and Two-Family Residential District.

The proposed development is located east of and adjacent to Kenrick Avenue, north of 205th Street, west of 203rd Street and southwest of Lake Marion. The parent parcel consists of Outlot B, Antlers Ridge.

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

Outlot A: Future Development; retained by Developer (0.05 acres)

Outlot B: Future Development; retained by Developer (0.30 acres)

The proposed development will be completed by:

Developer:	Tamarack Land Lake Marion Commons, LLC
Engineer/Surveyor:	Aterra Land Services

SITE CONDITIONS

The existing parcel consists of Outlot B, Antlers Ridge, a previously mass graded parcel following preliminary plat approval of the previous phase of Antlers Ridge. The site consists of undeveloped land. A large wetland complex with woodlands that appear to have been naturally preserved, is located along the north property line. Two existing commercial businesses are located west of and adjacent to the site. The site is located within the Marion Lake Stormwater District with the site generally draining southwest to northeast.

STREET AND SUBDIVISION LAYOUT

Kenrick Avenue

Antlers Ridge 2nd Addition is located east of and adjacent to Kenrick Avenue, a minor arterial roadway, as identified in the City's Transportation Plan. Kenrick Avenue is constructed as a two-lane undivided roadway, with an eight-foot-wide bituminous trail along the east side.

203rd Street

Development of Antlers Ridge 2nd Addition includes the extension of 203rd Street, a local roadway, as identified in the City's Transportation Plan. 203rd Street was constructed as a 32-foot-wide urban local roadway with the development of Antlers Ridge and is currently terminated at the eastern border of the Antlers Ridge 2nd Addition site. The Developer shall extend 203rd Street as 32-foot-wide local street from its current terminus to the western plat boundary within the Antlers Ridge 2nd Addition site. The Developer shall construct a concrete sidewalk on one side of 203rd Street from the Antlers Ridge 2nd Addition eastern plat boundary to the temporary paved cul-de-sac on the western plat boundary. The Developer is dedicating 60 feet of right-of-way as shown on the preliminary plat. The Developer is required to construct a temporary paved cul-de-sac at the western terminus of 203rd Street at the plat boundary; the Developer is required to submit an approved cul-de-sac design prior to construction of the cul-de-sac.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and street construction shall be limited to a single access from Kenrick Avenue.

PARKS, TRAILS AND SIDEWALKS

The Park Dedication requirement for the parent parcel has not been paid and will be calculated and satisfied through a cash contribution with the final plat.

Development of Antlers Ridge 2nd Addition includes the construction of public sidewalks. A five-foot-wide concrete sidewalk will be installed along one side of 203rd Street. The Developer will be responsible for 100% of the grading and restoration for the concrete sidewalks.

UTILITIES

SANITARY SEWER

Antlers Ridge 2nd Addition is located within subdistrict SC-13041 of the South Creek sanitary sewer district as identified in the City's Comprehensive Sanitary Sewer Plan. Wastewater will be conveyed via existing sanitary sewer to the Empire Treatment Facility. The downstream facilities have sufficient capacity to serve the proposed residential development.

Eight-inch public sanitary sewer will be extended from an existing sanitary sewer manhole provided with the construction of the previous phase of the Antlers Ridge development along 203rd Street. The sanitary sewer must be extended to the western plat boundary.

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

WATERMAIN

Development of Antlers Ridge 2nd Addition includes construction of 8-inch public watermain. This watermain will be extended from watermain stubs on 203rd Street. The watermain must be extended to the western plat boundary.

DRAINAGE AND GRADING

Antlers Ridge 2nd Addition is located within subdistrict ML-092 of the Marion Lake stormwater district as identified in the City's Water Resources Management Plan.

A public stormwater management infiltration basin was constructed with the previous phase of the Antlers Ridge development in Antlers Ridge, Outlot A to provide water quality volume and rate control for the parent parcel.

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

Antlers Ridge 2nd Addition contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

The Developer is required to produce a grading plan compliant with City ordinances and standard specifications prior to the issuance of a grading permit.

STORM SEWER

Development of Antlers Ridge 2nd Addition includes the construction of a public storm sewer system. Public storm sewer constructed within the development will convey runoff to the publicly owned and maintained storm sewer basins located within Outlot A, Antlers Ridge and Outlot A, Springbrook.

The Trunk Storm Sewer Area Charge has not been collected on the parent parcel and will be required with the final plat. The fee will be based on the rate in effect at the time of final plat approval.

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

RETAINING WALLS

The Developer proposes to construct privately owned and maintained retaining wall. Walls with a combined height over 4-feet are subject to approval of a building permit and must be designed by a registered geotechnical or structural engineer. An encroachment agreement is required with the final plat for the retaining walls proposed within drainage and utility easements. The retaining walls will be owned and maintained by the Antlers Ridge 2nd Addition HOA.

FEMA FLOODPLAIN ANALYSIS

Antlers Ridge 2nd Addition is located within areas shown on the Flood Insurance Rate Map (FIRM) as Zone X, as determined by FEMA (Map number 27037C0191E). Based on this designation, no areas within the plat are located within a Special Flood Hazard Area (SFHA). The parent parcel is located within the shoreland overlay district.

WETLANDS

A wetland delineation was completed for the site by Midwest Natural Resources Inc. The Notice of Application was sent out 8/9/21. No adverse comments were received. Based on the information provided in the report dated 7/16/2021 and site visit, the wetland delineation for the area outlined in the report has been determined to be acceptable for use in implementing the Wetland Conservation Act.

TREE PRESERVATION

The site was mass graded with the first phase of Antlers Ridge. No additional trees are planned to be removed with this phase.

EROSION CONTROL

The plans include a detailed erosion and sediment control plan. The Developer must submit an erosion control plan that is compliant with City standards and meets all the requirements of the MPCA Construction Permit. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the Developer. An on-site preconstruction meeting shall be held with the City prior to the issuance of a building permit.

RECOMMENDATION

Engineering recommends approval of the Antlers Ridge 2nd Addition preliminary plat, easement vacation, preliminary site plans including the grading plan, erosion control plan, utility plan, and landscape plan subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: January 16, 2025
Subject: Packet Material for the January 23, 2025 Planning Commission Meeting
Agenda Item: Preliminary Plat to be known as Airlake DEA
Action Deadline: April 9, 2025

BACKGROUND

Dakota Electric Association (DEA) and Hat Trick Investments representatives have submitted a preliminary plat for Airlake DEA. The proposed plat includes two parcels of land totaling 115.57 acres. The plat consists of two outlots and the dedication of right-of-way for the extension of 222nd Street. The property is located east of Cedar Avenue (CSAH 23) and north of 225th Street. The subject property was annexed into the City in 2021. The proposed properties are under the current ownership of Hat Trick Investments, a company related to Launch Properties.

DEA has committed to developing Outlot B of the proposed plat. Development of an outlot would require replatting of the parcel; this subsequent process requires a public hearing and review by the Planning Commission. The preliminary plat plans have been reviewed by the Engineering Division and the Parks and Recreation Department.

The following exhibits are attached for your information:

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat

Zoning and Surrounding Uses. The property is zoned I-2, General Industrial District. The proposed project is surrounded by the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Undeveloped Agricultural Property	Outside City Limits. Farmington Comprehensive Plan guides for agricultural use	Agriculture per Farmington Zoning Map
South	Bachman's Growing Fields	Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	Agriculture per Eureka Township Zoning Map
East	Eureka Township Agricultural Use Property	Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	Agriculture per Eureka Township Zoning Map
West	Hat Trick and Metropolitan Airports Commission Property	Industrial and Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	I-2, General Industrial and Agriculture per Eureka Township Zoning Map

PLANNING ANALYSIS

PRELIMINARY PLAT

Zoning and Comprehensive Plan consistency. The property is currently guided Industrial and located in Planning District No. 6 of the Comprehensive Land Use Plan. The property is in the current Metropolitan Urban Service Area (MUSA) which means that City municipal services, including sanitary sewer service, are available to serve the property. The property is zoned I-2, General Industrial. The proposed outlots meet the minimum lot size and width requirements for future development in the I-2 district. The proposed preliminary plat meets the recommended goals and objectives of the zoning code and comprehensive plan.

Existing Site Conditions. The site is currently undeveloped; historically used for agricultural production of row crops.

Lot/Block/Outlot. The preliminary plat of Airlake DEA consists of two outlots and right-of-way for 222nd Street. The lots proposed with the preliminary plat exceed the minimum lot area and lot width requirements for the I-2, General Industrial District.

Preliminary Plat Lots		
Lot Area and Lot Width Requirements	Outlot A	Outlot B
1 Acre	31.39 acres	78.20 acres
100 feet	2,000+ feet	2,000+ feet

Streets. The plat of Airlake DEA includes the dedication of right-of-way and construction of 222nd Street up to the east boundary of the plat, which is also the municipal boundary. 222nd Street is a local rural industrial street constructed as a 40-foot-wide paved section within an 80-foot right of way.

225th Street is an unpaved road that runs along the southern portion of the plat that will provide a secondary access point to Outlot B. Eureka township owns and maintains 225th Street. There are no current plans to improve the road.

Grading, Drainage and Utilities. City sanitary sewer and water is currently available to the site, located west of the property. The existing and planned future City sanitary sewer and water systems available to serve the area of the preliminary plat are adequate to accommodate the build-out of future industrial building(s) within the preliminary plat area. All public utilities will be constructed by the developer when 222nd Street is constructed.

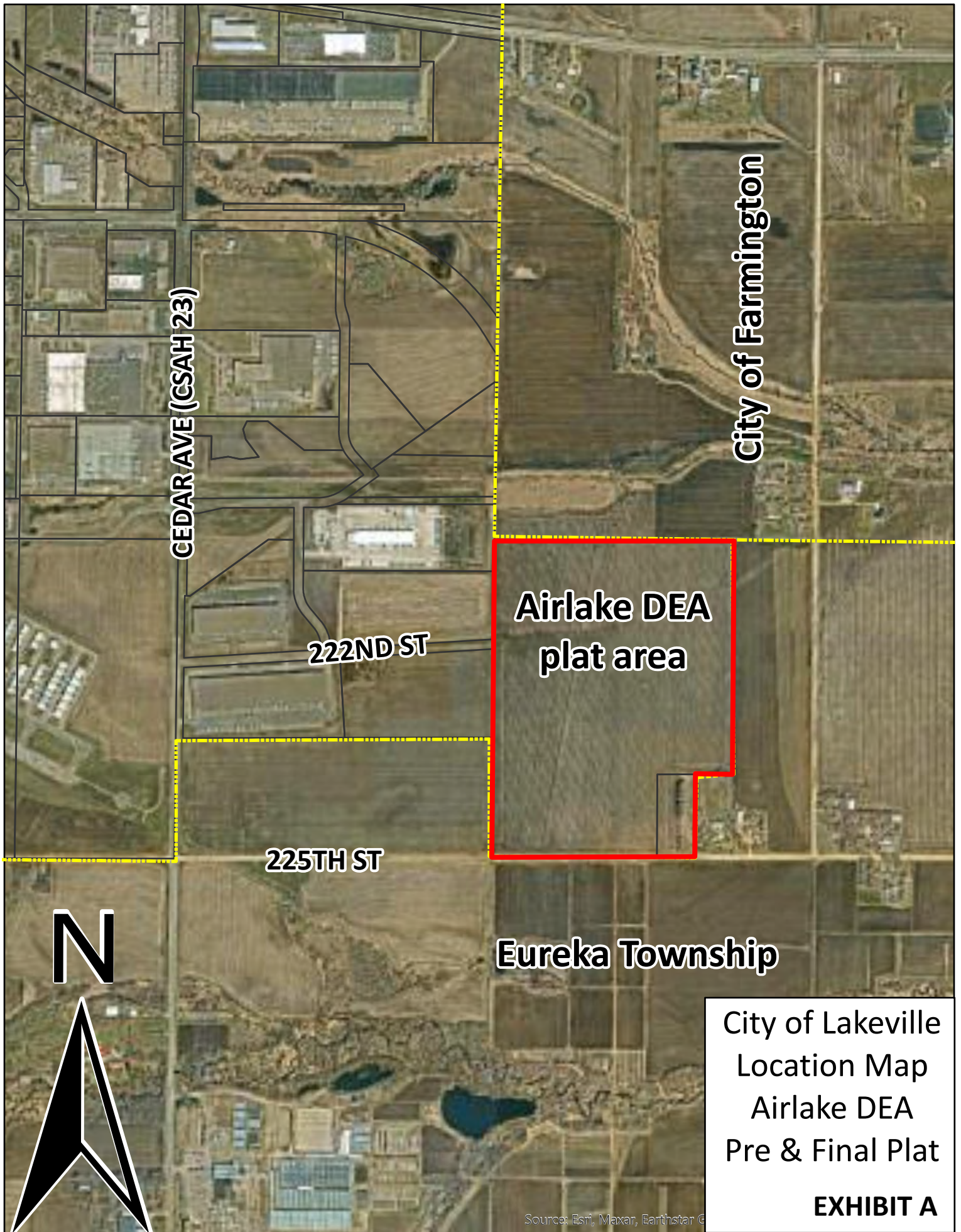
Grading, drainage, and utility plans will be reviewed with subsequent plat applications.

Park Dedication, Trails and Sidewalks. The City's Comprehensive Parks, Trails, and Open Space Plan does not identify any future park land needs in the area of the plat. No public trails or sidewalks are being constructed with this plat. Park dedication fees will be determined upon submittal of the platting of the outlots.

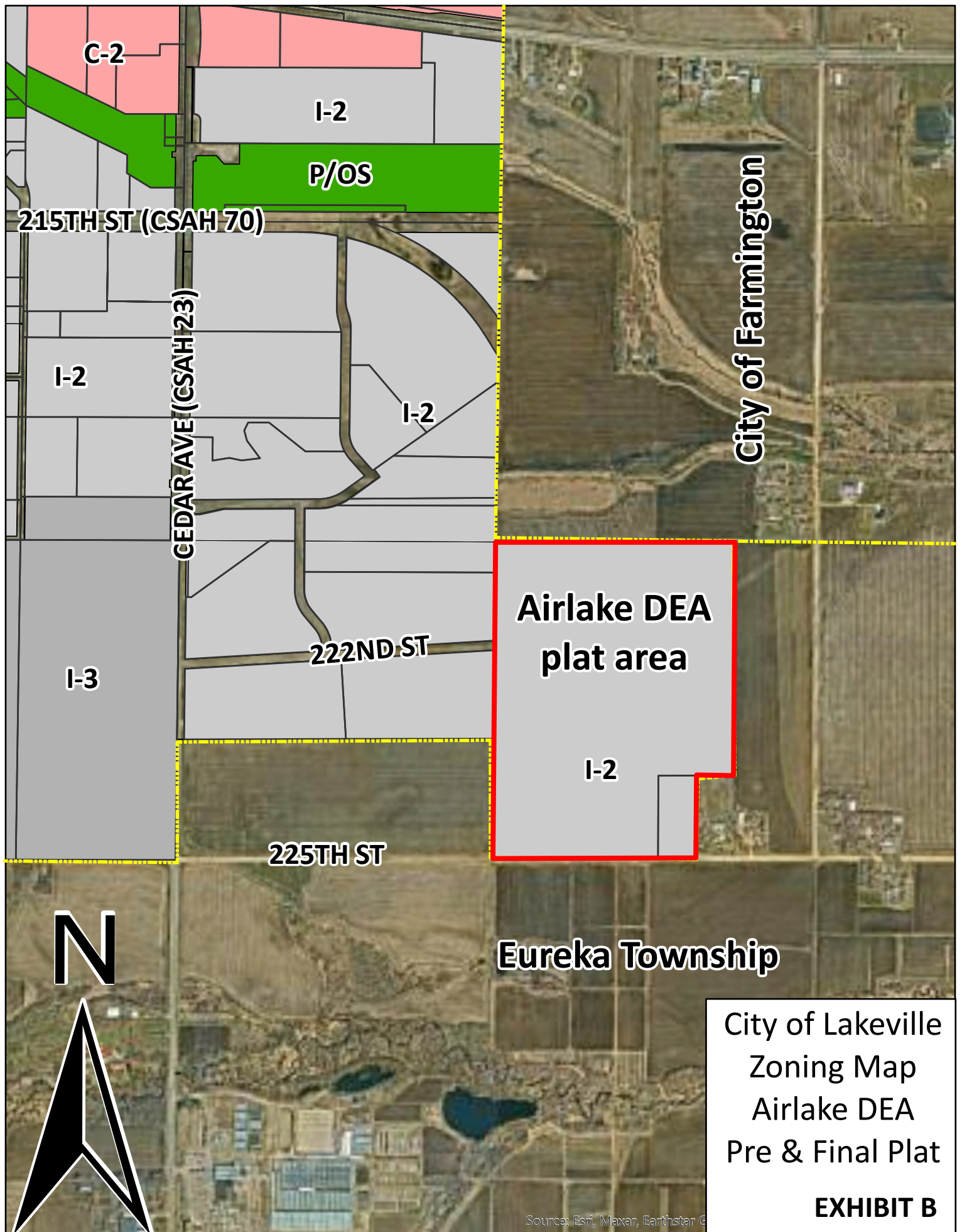
RECOMMENDATION

Community Development staff recommend approval of the Airlake DEA preliminary plat subject to the following stipulations:

1. Implementation of the recommendations listed in the engineering report dated January 16, 2025 and any subsequent correspondence.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.
3. A development contract and related agreements shall be approved by the City Council with the approval of the final plat.



City of Lakeville
Location Map
Airlake DEA
Pre & Final Plat
EXHIBIT A



City of Farmington

**Airlake DEA
plat area**

I-2

222ND ST

225TH ST

215TH ST (CSAH 70)

CEDAR AVE (CSAH 23)

I-2

I-2

P/OS

C-2

I-3

I-2

N

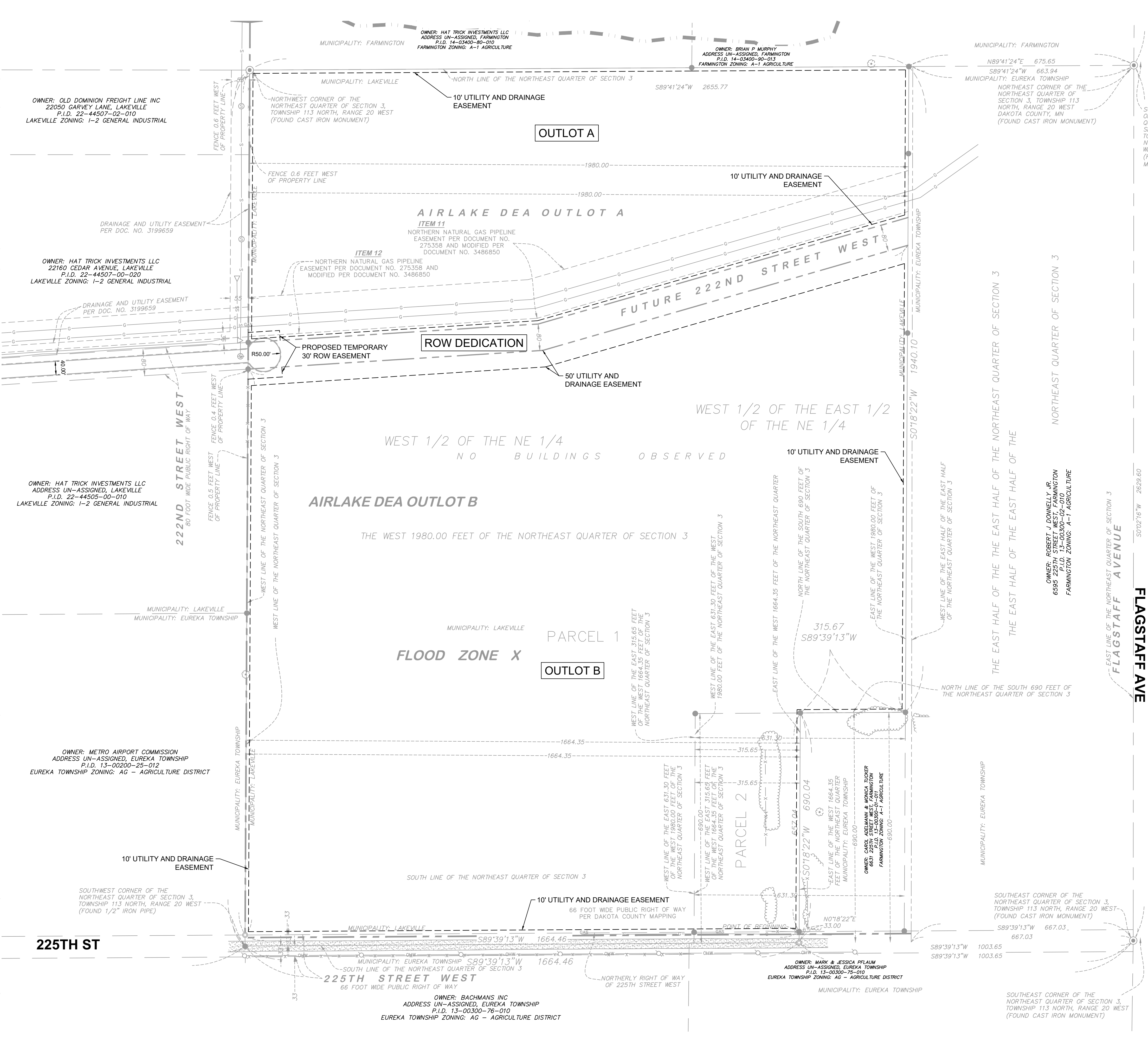
Eureka Township

City of Lakeville
Zoning Map
Airlake DEA
Pre & Final Plat

EXHIBIT B

Source: Esri, Maxar, Earthstar G

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT PARCEL LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 3, Township 113, Range 20, Dakota County described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence South 89 degrees 39 minutes 13 seconds West, assumed bearing, along the south line of said Northeast Quarter, a distance of 1003.65 feet to the east line of the West 1664.35 feet of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East along said east line of the West 1664.35 feet of said Northeast Quarter, a distance of 33.00 feet to the northerly right of way line of 225th Street West and the point of beginning of said parcel to be described; thence South 89 degrees 39 minutes 13 seconds West along said northerly right of way line of 225th Street West, a distance of 1664.46 feet to the west line of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East, along said west line of said Northeast Quarter, a distance of 1700.08 feet; thence North 86 degrees 21 minutes 53 seconds East, a distance of 886.88 feet; thence North 73 degrees 56 minutes 15 seconds East, a distance of 1141.48 feet to the east line of the West 1980.00 feet of said Northeast Quarter; thence South 00 degrees 18 minutes 22 seconds West, along said east line of the West 1980.00 feet of said Northeast Quarter, a distance of 1403.13 feet to the north line of the South 690.00 feet of said Northeast Quarter; thence South 89 degrees 39 minutes 13 seconds West, along said north line of the South 690.00 feet of the Northeast Quarter, a distance of 315.67 feet to the east line of the West 1664.35 feet of the Northeast Quarter; thence South 00 degrees 18 minutes 22 seconds West, a distance of 657.04 feet to said northerly right of way line of 225th Street West and to the point of beginning.

Containing 3,406,316 square feet or 78.20 acres, more or less.

Abstract Property

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER

PROPERTY SUMMARY	
AIRLAKE DEA OUTLOT A	31.39 AC
AIRLAKE DEA OUTLOT B	78.20 AC
ROW DEDICATION	3.72 AC
TOTAL AREA	113.31 AC
ZONING SUMMARY	
EXISTING ZONING	I-2 GENERAL INDUSTRIAL
PROPOSED ZONING	I-2 GENERAL INDUSTRIAL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

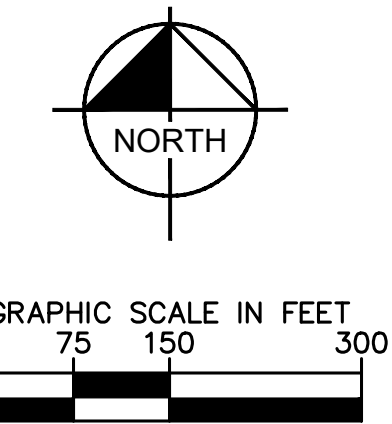
Kimley»Horn

PREPARED BY: BRIAN M. WURDEMAN, P.E.
11995 SINGLETREE LN, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE: (612) 315-1272

DEVELOPER
HAT TRICK INVESTMENTS, LLC
2866 WHITE BEAR AVE N
MAPLEWOOD, MN 55109
TELEPHONE: (612) 987-9966
CONTACT: DAN REGAN

SURVEYOR
EGAN, FIELD AND NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC ROESER

EXHIBIT C



811
Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER EX-1		DAKOTA ELECTRIC - LAKEVILLE PREPARED FOR HAT TRICK INVESTMENTS, LLC LAKEVILLE MN		PRELIMINARY PLAT - AIRLAKE DEA		KHA PROJECT 16126700 DATE 12/20/2024 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY MOB CHECKED BY BMW		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. BRIAN M. WURDEMAN, P.E. MN DATE 12/20/2024 L.C. NO. 53113		Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	
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Kimley»Horn											
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Memorandum

To: Heather Botten, Senior Planner
From: Jon Nelson, Assistant City Engineer
Copy: Zach Johnson, City Engineer
Julie Stahl, Finance Director
Dave Mathews, Building Official
Tina Goodroad, Community Development Director
Date: January 16, 2025
Subject: Airlake DEA

- Preliminary Plat Review

BACKGROUND

Dakota Electric Association (DEA) and Hat Trick Investments has submitted a preliminary plat to be known as Airlake DEA. The proposed development is located east of Garvey Lane and land owned by Metropolitan Airports Commission for Airlake Airport, south of the corporate limit with Farmington, and west and north of the corporate limit with Eureka Township. The site is zoned I-2, General Industrial District.

The preliminary plat consists of two outlots and dedication of right-of-way on 113.31 acres. The Developer is dedicating 3.72 acres as 222nd Street right-of-way.

SITE CONDITIONS

The Airlake DEA site is undeveloped cultivated agricultural land. A wetland has been identified on the site. The land generally slopes from the southwest to northeast.

STREET AND SUBDIVISION LAYOUT

222nd Street

Airlake DEA includes the platting of right-of-way for 222nd Street, a local industrial roadway. 222nd Street will be constructed as a rural section roadway to promote infiltration and stormwater treatment in conjunction with development within the preliminary platted area. 222nd Street will be constructed as a 40-foot-wide paved section and two-foot gravel shoulders within an 80-foot right-of-way.

A temporary cul-de-sac on 222nd Street is planned within a temporary easement at the east plat boundary. A temporary turnaround easement and escrow for future removal of the temporary cul-de-sac will be required with the development final plat.

EASEMENTS

Prior to recording of the final plat:

- A 50-foot-wide drainage and utility easement along the north side of 222nd Street shall be shown on the final plat.

RECOMMENDATION

Engineering recommends approval of the preliminary plat for Airlake DEA, subject to the requirements and stipulations within this report.



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: January 15, 2025
Subject: Packet Material for the January 23, 2025 Planning Commission Meeting
Agenda Item: Midwest ENT Sign Variance

BACKGROUND

Matthew O'Keefe or Synergy Architecture Studio, on behalf of Midwest ENT, has submitted a variance application to exceed one wall sign on a single elevation in the Freeway Corridor District, an overlay district within the sign ordinance. A 14,000 square foot medical office building is under construction at 11020 161st Street and will be occupied by Midwest ENT upon completion. The zoning of the property is C-3, General Commercial District.

The following exhibits are attached for your review:

- A. Location map
- B. Zoning map
- C. Applicant narrative
- D. Building elevations with proposed signs and freestanding sign
- E. Color rendering of east elevation with proposed signs
- F. Color rendering of west elevation with proposed sign.
- G. Site plan

PLANNING REVIEW

Section 11-23-19 of the Zoning Ordinance includes sign standards for those properties within the Freeway Corridor District, which is an overlay district for commercial and industrial properties

within close proximity to Interstate 35. The Freeway Corridor District (FCD) language permits larger wall and freestanding signs than would be allowed based on the site's underlying zoning district, in this case the C-3 District. The difference in sign allowances is shown below:

		C-3	FCD
Sign Type			
Wall	Number	1*	1*
	Size	100 SF	150 SF
Freestanding	Face Area	100 SF	150 SF
	Height	20'	30'

*In the case of a corner lot, wall signs may be installed on two elevations.

Under the FCD allowances, the Midwest ENT clinic site is permitted a freestanding sign with 150 square feet of face area (a back-to-back two-sided sign would be permitted to have 150 square feet per side) and up to 30 feet in height. By comparison, the commercial properties on the south side of 162nd Street (CSAH 46) and west of Kenyon Avenue – McDonalds, Bowlero, and the Kenyon Crossing office building – are not within the FCD and must comply with the C-3 District sign standards shown above.

Midwest ENT is requesting a variance to have more than one wall sign on the east building elevation. The additional signs shown are to be for specialty services that the clinic provides. The City's review of all sign applications is content neutral, so the text of the sign is not a consideration in any sign permit or variance review. The request is for five wall signs, identified on Exhibit D as the Main Tenant Sign and four other tenant signs. The total area of the five signs is 122.5 square feet, which is less than the 150 square foot maximum for one sign in the FCD. The applicant could try to arrange the requested tenant signs in the area directly to the left of the main tenant sign. If the signs are all on the same portion of the building and the signs are within an area that does not exceed 150 square feet (as measured by a four-sided rectangle around the signs), Community Development staff would consider this to be in compliance with the FCD wall sign standard.

Exhibit D includes the freestanding sign, which has a sign area of 10 feet by 14 feet, for a total of 140 square feet, which complies with the FCD standards. The overall height of the sign is approximately 14 feet, well below the 30-foot height allowed for properties within the FCD. Exhibits D and F also show a proposed wall sign on the east elevation of the building. Because the property has frontage on two public streets, the building is entitled to a wall sign on a second elevation. The proposed wall sign on the east elevation is shown as having an area of 114 square feet, which is in compliance with the FCD standards.

The applicant has submitted a narrative in support of their request, which is attached as Exhibit C. It should be noted that the narrative states "municipal code requirements around signage have

not evolved at the same pace as the business of healthcare, and do not reflect the signage flexibility that would be allowed by retail code requirements.” Sign standards are based on the underlying zoning district, and in the case of this property, it’s location within an overlay district. Medical offices and retail are both permitted uses in the C-3 zoning district and therefore have the same sign standards for this site.

The applicant also identifies two vinyl entrance signs, six square feet each, as well as the address number, which is not included in the wall sign calculations. The clinic has the option to place the two entrance signs in the door or the surrounding windows, which would not require a permit.

VARIANCE REVIEW CRITERIA

Section 11-6-5 of the Zoning Ordinance states that the board of adjustment (City Council) shall not approve any variance request unless they find failure to grant the variance will result in practical difficulties. “Practical difficulties” means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance and that economic considerations alone do not constitute practical difficulties. The following review criteria must also be met:

- A. That the variance would be consistent with the comprehensive plan.**

Finding: Not applicable; the comprehensive plan does not address signs.

- B. That the variance would be in harmony with the general purposes and intent of this title.**

Finding: The applicant is requesting five wall signs for one elevation of a single-tenant building, which is not consistent with the surrounding commercial uses and other single-tenant commercial buildings of a similar size in Lakeville, and therefore is not in harmony with the general purposes and intent of this title.

- C. That the plight of the landowner is due to circumstances unique to the property not created by the landowner.**

Finding: There are no unique circumstances to this parcel or practical difficulties that would warrant a variance to permit additional signs.

- D. That the purpose of the variance is not exclusively economic considerations.**

Finding: Not applicable.

- E. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.**

Finding: Other commercial uses in the vicinity of this site have the same or smaller sign standards and all have complied with the Zoning Ordinance.

- F. That the requested variance is the minimum action required to eliminate the practical difficulty.**

Finding: There is no practical difficulty for signs on this new construction building. While the total area of the proposed signs does not exceed the size allowances of the Freeway Corridor District, the applicant's proposal for five signs is well beyond the one wall sign permitted in the Freeway Corridor District.

- G. Variances may not be approved for any use that is not allowed under this title for property in the zone where the affected person's land is located.**

Finding: Not applicable; signs are a permitted accessory use in the C-3 district.

RECOMMENDATION

Community Development Department staff recommends denial of the Midwest ENT sign variance to exceed one wall sign on a single elevation in the Freeway Corridor District, on the basis that the review criteria have not been met.

Findings of Fact are attached for consideration.



City of Burnsville

N

Future location
of Midwest ENT
(under construction)

KENDALE DR

BUCK HILL RD

162ND ST (CSAH 46)

KENT TRL

KENYON AVE

City of Lakeville
Location Map
Midwest ENT
Sign Variance

EXHIBIT A

N

City of Burnsville

RST-2

M-1

Future location
of Midwest ENT
(under construction)

C-3

C-3

BUCK HILL RD

Freeway Corridor
District Boundary

162ND ST (CSAH 46)

KENT TRL

C-3

C-3

C-3

KENYON AVE

RS-3

City of Lakeville
Zoning Map
Midwest ENT
Sign Variance
EXHIBIT B



MIDWEST

EAR, NOSE & THROAT SPECIALISTS

EAR, NOSE & THROAT

Ben Addicks, M.D.
Eric T. Becken, M.D.
V. Stuart Cox, M.D.
Jamie K. Flohr, M.D.
Kristin B. Gendron, M.D.
Kelly C. Landeen, M.D.
Geoffrey J. Service, M.D.
Erin Wynings-Keaty, M.D.

12/20/2024

Pediatric ENT

Richard G. Karlen, M.D.
Angela Vong, M.D.

FACIAL PLASTICS

Anna Bakeman, M.D.
Zachary Farhood, M.D.
Garret R. Griffin, M.D.
Sebastian Sciegienka, M.D.
Christopher Tolan, M.D.

ALLERGY & ASTHMA

Jennifer Boeckman, D.O.
Alice R. Knoedler, M.D.

Eagan Clinic

3460 Promenade Avenue
Eagan, MN 55123

Woodbury Clinic

217 Radio Drive
Woodbury, MN 55125

Vadnais Heights Clinic

3590 Arcade Street
Vadnais Heights, MN 55127

Hudson Clinic

2651 Hillcrest Drive,
Suite 202
Hudson, WI 54016

Lakeville Clinic

11020 161st St. West
Lakeville, MN 55044

Corporate Office

215 Radio Drive, Suite 202
Woodbury, MN 55125
P: 651 702 0750
F: 651 645 6166

Dear City Staff and Planning Commission,

Thank you for taking the time to further consider our request for a signage variance. This application is the result of the evolving retail nature of medical care, our desire to provide a high-level of patient/consumer experience, and our goal of maintaining branding continuity across our clinic locations. I hope that the following context demonstrates why the current code requirements result in practical difficulties for our business and customers.

Over the past 2 decades, ambulatory specialty care in general, and our medical practice specifically, has developed a larger retail presence. While we are still very much a physician owned medical practice, three of our four business divisions are exclusively or significantly healthcare retail, and offer direct-to-consumer products and services that don't follow traditional medical referral pathways or billing models.

Our lease is simplified to reflect a single tenant, but there is an internal cost allocation we perform amongst these various divisions, as they are run as individual business units; each with different branding, customer groups, and, in some cases, even a separate tax ID. Unfortunately, municipal code requirements around signage have not evolved at the same pace as the business of healthcare, and do not reflect the signage flexibility that would be allowed by Retail code requirements.

However, we understand that we have applied as a Medical Office Building, and, as such, we are not seeking all the allowances afforded by a Retail designation. What we are proposing instead is a compromise that allows us to advertise each of our service lines and provide directional signage, while staying within the total square footage allowed for Medical Office Building signage, thereby staying consistent with the look and feel of the broader development. This proposal is very consistent with, and more conservative than, what we have been allotted for building signage in other municipalities.

This request is equally important for the experience of our patients, and your community members. Broader economic forces within healthcare have required us to expand our services offerings in directions that are not intuitive to consumers when they think of a traditional Ear, Nose, and Throat Physician's office. Examples include



MIDWEST

EAR, NOSE & THROAT SPECIALISTS

EAR, NOSE & THROAT

Ben Addicks, M.D.
Eric T. Becken, M.D.
V. Stuart Cox, M.D.
Jamie K. Flohr, M.D.
Kristin B. Gendron, M.D.
Kelly C. Landeen, M.D.
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Lakeville Clinic

11020 161st St. West
Lakeville, MN 55044

Corporate Office

215 Radio Drive, Suite 202
Woodbury, MN 55125
P: 651 702 0750
F: 651 645 6166

Aesthetician services, Facial Plastic and cosmetic surgery, skin care products, Asthma and Allergy care, hearing health electronics, etc. Our primary DBA name, Midwest Ear, Nose, and Throat Specialists, which was established decades ago, does not reflect this comprehensive set of services. Signage on the building has become important to ensure that people understand the services we offer and confirm that they are in the correct location for their appointment.

While a monument sign advertises brands and services, it does not adequately direct patients to our building within a commercial development, nor does it help the patients find the correct building entrance. There will be multiple buildings in this development, and we will have multiple entrances and sub-entrances associated with our service lines within our building. We have a great deal of experience with the challenges patients face navigating commercial developments correctly, and without adequate signals people miss appointments and delay care. We believe this proposal reflects the minimum signage necessary to avoid these challenges.

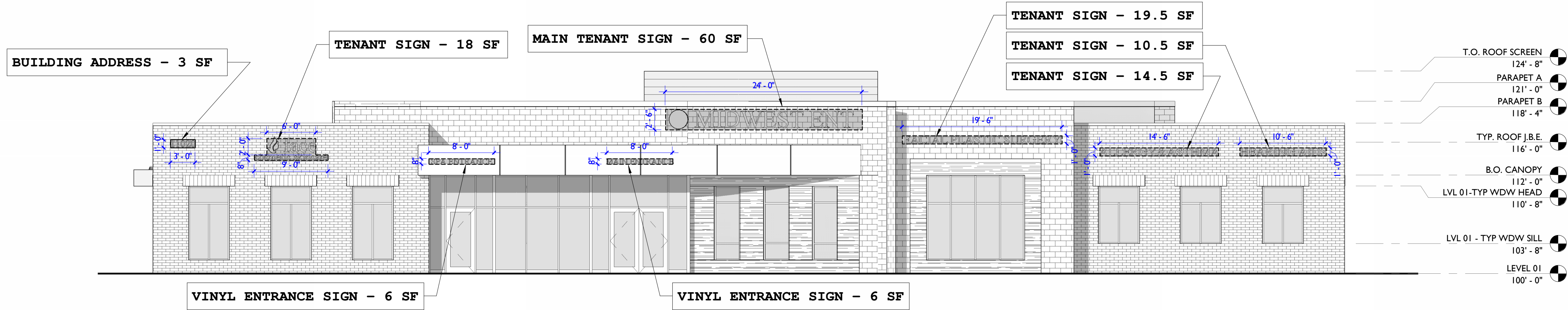
In 2016, we began the redevelopment of our clinics to ensure consistency in services and patient experience. We have built new clinics in Eagan, Vadnais Heights, Woodbury, and now Lakeville. We chose to expand into Lakeville for several key reasons, but in part, due to the high number of patients from your community who are already seeking care from our organization. These patients have become accustomed to visually recognizing our clinics by their consistent exterior finishes and signage. Each one of the other municipalities we operate within has recognized the individualized signage needs of our business; we humbly request that you grant this variance and allow the members of your community to have an experience that is consistent with their experiences at our other clinic locations.

Thank you for your time and consideration.

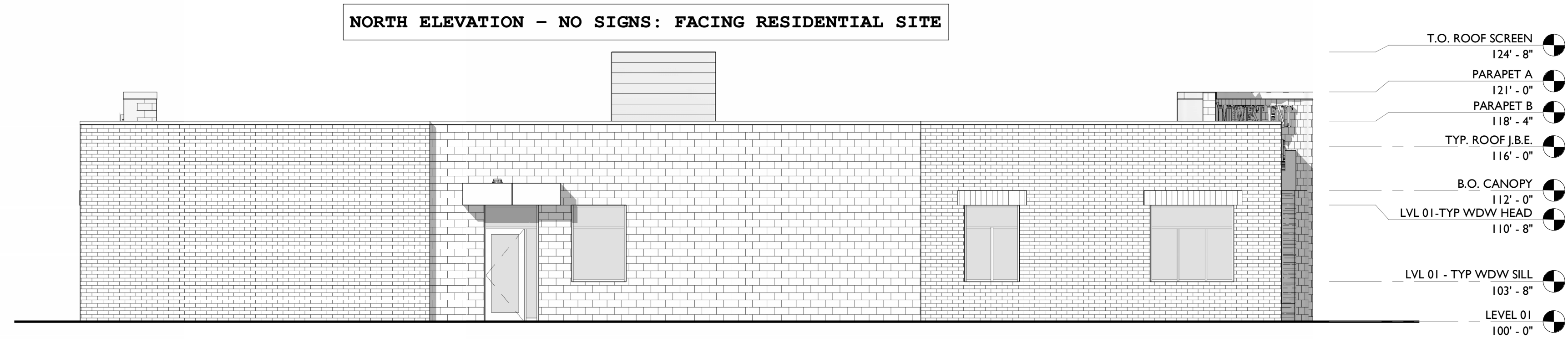
Respectfully,

Anthony Benusa

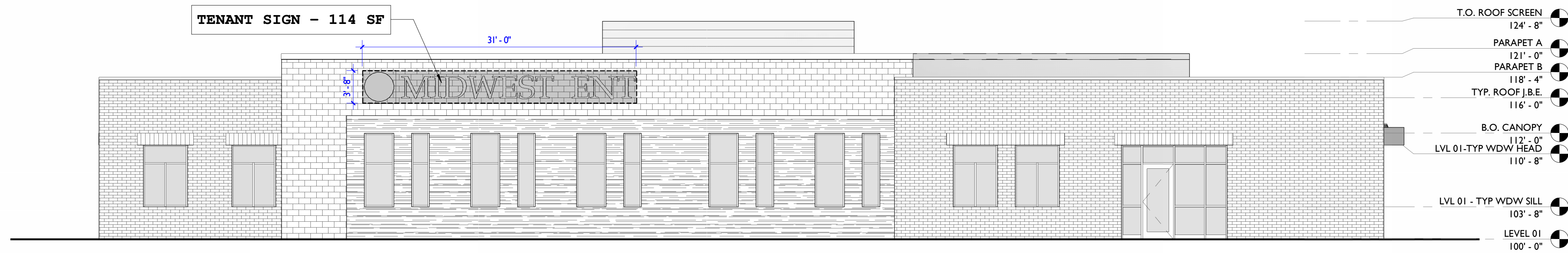
Anthony Benusa, CEO
Midwest Ear, Nose, and Throat Specialists



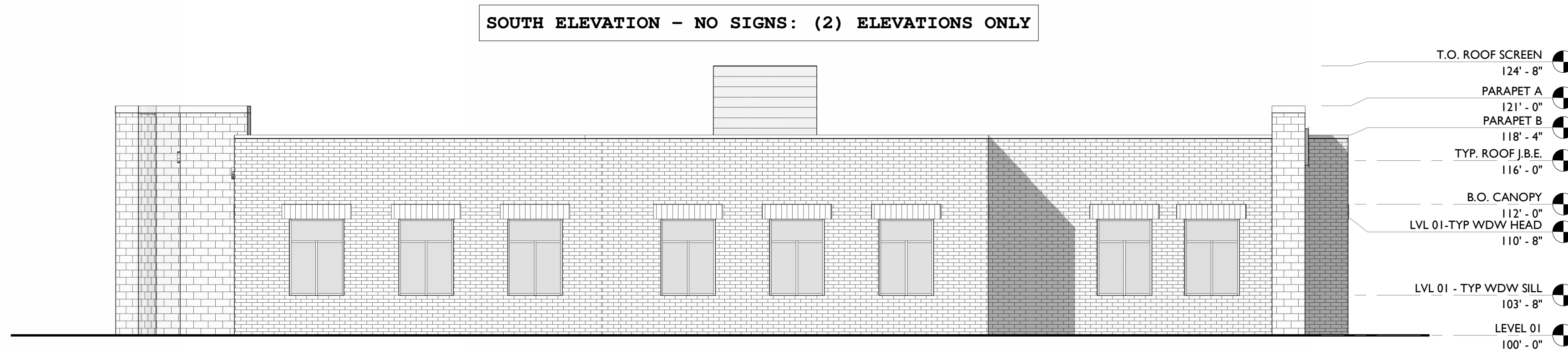
1 SIGNAGE ELEVATION - WEST
1/8" = 1'-0"



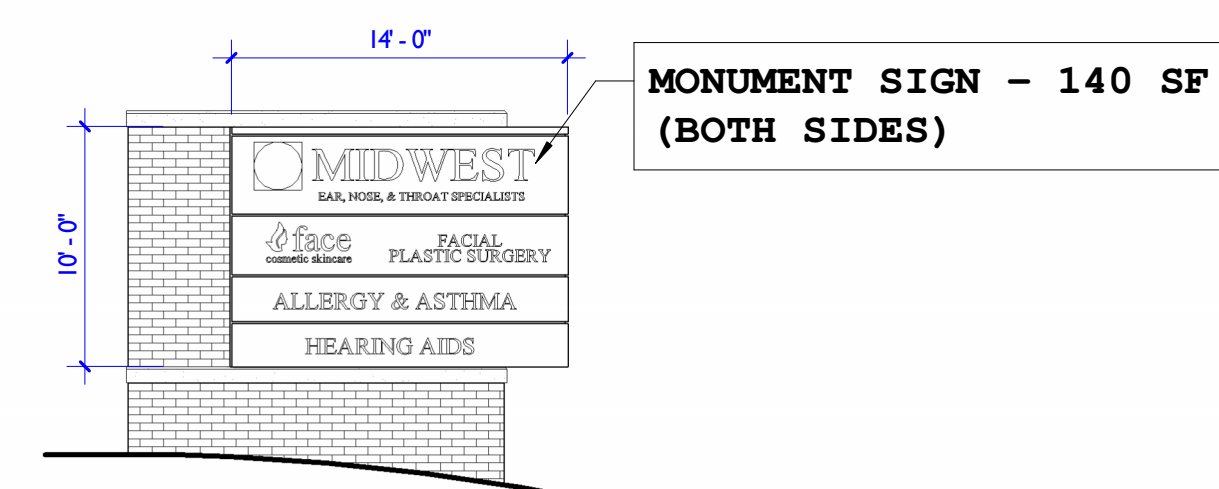
2 SIGNAGE ELEVATION - NORTH
1/8" = 1'-0"



3 SIGNAGE ELEVATION - EAST
1/8" = 1'-0"



4 SIGNAGE ELEVATION - SOUTH
1/8" = 1'-0"



5 SIGNAGE ELEVATION - MOUMENT SIGN
1/8" = 1'-0"

BUILDING SIGN REVIEW			
ALLOWED AREA SIGNAGE PER TITLE 11, CHAPTER 23 ZONE: C2 WITHIN FREEWAY CORRIDOR DISTRICT			
SINGLE TENANT BUILDING SIGNS: (1) WALL, CANOPY, OR MARQUEE ON (1) ELEVATION OR (1) SIGN ON (2) ELEVATIONS IF A CORNER LOT 150 SF MAX SIGN AREA			
MONUMENT SIGN: (1) MONUMENT SIGN NOT TO EXCEED 30'-0" IN HEIGHT SIGN AREA NOT TO EXCEED 150 SF PER SIDE			
DIRECTIONAL SIGNS: (2) SIGNS NOT TO EXCEED 6'-0" IN HEIGHT AND 12 SF IN AREA 5'-0" FROM PROPERTY LINE AT EACH SITE ACCESS ROAD			
WEST:	PERMITTED: (1) SIGN PROPOSED: (5) SIGNS	150 SF 137.5 SF	
	MAIN TENANT SIGN ADDRESS SIGN	60 SF 3 SF	MIDWEST ENT
REQUESTED SIGN VARIANCE			
	TENANT SIGN	18 SF	FACE COSMETIC SKINCARE
	TENANT SIGN	19.5 SF	FACIAL PLASTIC SURGERY
	TENANT SIGN	14.5 SF	ALLERGY & ASTHMA
	TENANT SIGN	10.5 SF	HEARING AIDS
	ENTRANCE SIGN	6 SF	MAIN ENTRANCE
	ENTRANCE SIGN	6 SF	SPA ENTRANCE
NORTH:	NO SIGNS: FACING RESIDENTIAL SITE		
EAST:	PERMITTED: (1) SIGN PROPOSED:	150 SF 100 SF	
	BUILDING TENANT SIGN	114 SF	MIDWEST ENT
SOUTH:	NO SIGNS: (2) ELEVATIONS ONLY		
MONUMENT: 150 SF PER SIDE			
	MONUMENT SIGN EAST SIDE:	140 SF	
	MONUMENT SIGN WEST SIDE:	140 SF	
DIRECTIONAL SIGN: (1) SITE ENTRY - 12 SF SINGLE SIDED			
TOTAL SIGN AREA: 543.5 SF			



33 SOUTH 6TH STREET
SUITE 4660
MINNEAPOLIS, MN 55402

612. 383. 2701 | SYNERGYARCHSTUDIO.COM

LAKEVILLE HEALTH PHASE I

11020 161ST STREET WEST, LAKEVILLE, MN

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

Patrick J. Giordano

21609

04.05.2024

Project No

Drawn By

MN / EM

Checked By

PJG

No.

Description

Date

SIGNAGE EXHIBIT

SIGNS - I



11020

face
cosmetic skincare



MIDWEST ENT

SPA ENTRANCE

MAIN ENTRANCE

FACIAL PLASTIC SURGERY

ALLERGY & ASTHMA

HEARING AIDS





CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



0 40 80
SCALE IN FEET

Printed: 07/12/2024 8:41 AM W:\2023\23523\CADD DATA\CIVIL_dwg Sheet Files\PHASE 1\2-1 SITE PLAN

LAKEVILLE
HEALTH
PHASE 1

Lakeville, Minnesota

Davis

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in the full file of the project and not in separate additions or deletions and the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

02/26/24	CITY SUBMITTAL
03/14/24	CITY RESUBMITTAL
04/05/24	BID SET
04/15/24	ADDENDUM A
06/05/24	ADDENDUM B
07/10/24	CHANGE DIR. #1

PROFESSIONAL SIGNATURE

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.

License No.	PJ Debn - PE	49933
Date		04/05/24

QUALITY CONTROL

Loucks Project No.	23523.00
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	07/10/24

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	AREA SITE PLAN
C2-2	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	MOB SANITARY SEWER & WATER PLAN
C4-1A	PRIVATE DRIVE SANITARY SEWER & WATER PLAN
C4-2	MOB STORM SEWER PLAN
C4-2A	PRIVATE DRIVE STORM SEWER PLAN
C4-2B	TEMPORARY BASIN STORM SEWER PLAN
C8-1	CITY DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS
L2-1	TREE PRESERVATION PLAN
L2-2	TREE PRESERVATION DATA

AREA
SITE
PLAN

C2-1

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

MIDWEST ENT

DENIAL OF SIGN ORDINANCE VARIANCE
FINDINGS OF FACT AND RECOMMENDATION

The Lakeville Planning Commission met at its regularly scheduled meeting on January 23, 2025 to consider the application of Matthew O’Keefe of Synergy Architecture Studio, on behalf of Midwest ENT, for a variance to allow more than one wall sign in the Freeway Corridor District. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present, and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for Commercial land uses by the 2040 Comprehensive Plan.
2. The subject site is zoned C-3, General Commercial District and falls within the Freeway Corridor District.
3. Section 11-23-19.F.1.b(1) of the Zoning Ordinance states that for single occupancy buildings, not more than one wall, canopy, or marquee sign shall be permitted on one elevation or in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations, except no sign shall be installed on an elevation facing an interior side or rear yard abutting a residential district. The applicant has applied for a variance to allow for more than one wall sign on a single elevation.
4. The legal description of the property is the Lot 1, Block 1, Sundance Lakeville, City of Lakeville, Dakota County Minnesota.
5. Section 11-6-5 of the Zoning Ordinance provides that the board of adjustment shall not approve any variance request unless they find failure to grant the variance will result in practical difficulties and that the following criteria must also be met:

- A. That the variance would be consistent with the comprehensive plan.

Finding: Not applicable; the comprehensive plan does not address signs.

- B. That the variance would be in harmony with the general purposes and intent of this title.

Finding: The applicant is requesting five wall signs for one elevation of a single-tenant building, which is not consistent with the surrounding commercial uses and other single-

tenant commercial buildings of a similar size in Lakeville, and therefore is not in harmony with the general purposes and intent of this title.

- C. That the plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding: There are no unique circumstances to this parcel or practical difficulties that would warrant a variance to permit additional signs.

- D. That the purpose of the variance is not exclusively economic considerations.

Finding: Not applicable.

- E. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.

Finding: Other commercial uses in the vicinity of this site have the same or smaller sign standards and all have complied with the Zoning Ordinance.

- F. That the requested variance is the minimum action required to eliminate the practical difficulty.

Finding: There is no practical difficulty for signs on this new construction building. While the total area of the proposed signs does not exceed the size allowances of the Freeway Corridor District, the applicant's proposal for five signs is well beyond the one wall sign permitted in the Freeway Corridor District.

- G. Variances may not be approved for any use that is not allowed under this title for property in the zone where the affected person's land is located.

Finding: Not applicable; signs are a permitted accessory use in the C-3 district.

6. The report dated January 15, 2025, prepared by Kris Jenson, Planning Manager, is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council deny the sign variance based upon the foregoing information, findings, and the considerations and stipulations outlined in the Planning Report dated January 15, 2025, prepared by Kris Jenson, Planning Manager.

DATED: January 23, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair