



AGENDA

PLANNING COMMISSION MEETING

September 4, 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: 252 094 513 216 Passcode: 8kY9cF9A, or by calling Toll Number 1-323-433-2142; Conference ID: 808 135 271#. 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. August 7, 2025 draft Planning Commission meeting minutes
4. Announcements
5. Public Hearing
 - a. Spirit of Brandtjen Farm Commercial 7th Addition

Consider the application of MSP Pilot Knob, LLC for a preliminary and final plat and PUD development stage plans of one commercial lot and the vacation of public drainage and utility easements.

6. Staff Notices
 - a. The City Council meeting at which the above item may be considered will be held on October 6, 2025.
 - b. The next Planning Commission meeting is scheduled for September 18, 2025.
 - c. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
August 7, 2025

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

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Mark Traffas, Alternate Erin Duckworth, Ex-Officio Jeff Hansen

Members Absent: Jason Swenson, Amanda Tinsley

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Jon Nelson, Assistant City Engineer; Zach Jorgensen, City Forester; Grace Benson, Forestry Technician; Dawn Erickson, Community Development Recorder.

3. Approval of the Meeting Minutes

The July 17, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated there are two handouts including the Parks, Recreation & Natural Resources Committee Motion regarding the tree preservation ordinance and an email comment regarding Agenda item 7 for Tradition Development. There will not be a public hearing for Agenda item 6; the application was withdrawn by the applicant.

5. City of Lakeville - Tree Preservation Ordinance

Community Development Director Tina Goodroad provided an update on the proposed tree ordinance. Ms. Goodroad stated that at the July 17, 2025 Planning Commission meeting, the draft tree preservation ordinance was tabled with a request that staff review the impacts of the proposed ordinance on single-family home properties.

City Forester Zach Jorgensen presented an overview of the ordinance and highlighted the changes. The primary change is that the requirement of the tree preservation plan does not apply unless a single-family home property is at least one acre in size, exclusive of right-of-way and easements. The draft language now also gives single-family homeowners the option to prepare the tree preservation plan themselves, rather than requiring that a certified or licensed professional prepare the plan.

Chair Zimmer asked for comments from the Planning Commission.

- Commissioners Kaluza and Einck expressed their support for the changes staff made to the ordinance.
- Commissioner Traffas inquired how the one acre was chosen for the minimum lot size for already developed properties. Mr. Jorgensen stated that the one-acre size would address some of the concerns regarding preservation of woodlands, and is of a size that more easily accommodates replanting of trees on site.

Motion was made by Einck, seconded by Swaney to recommend to City Council approval of the ordinance amendments to Title 10 (Subdivisions) and Title 11 (Zoning) of the City Code relating to tree preservation.

Ayes: Duckworth, Traffas, Kaluza, Zimmer, Einck, Swaney

Nays: 0

6. ETS South Metro (application withdrawn)

7. Tradition Development

Chair Zimmer opened the public hearing to consider the application of Tradition Development for a Comprehensive Plan amendment to bring approximately 390 acres of land into the current Municipal Urban Service Area (MUSA), a Comprehensive Plan amendment to re-guide properties from Commercial to Medium/High Density and Rural Density to Low Density Residential, Low/Medium Density Residential, and Medium/High Density Residential; and a Zoning Map amendment to rezone properties from C-3, General Commercial District to RM-3, Medium Density Residential District and RA, Rural/Agriculture District to RS-4, Single Family Residential District, RST-2, Single and Two-Family Residential District, and RM-3, Medium Density Residential District.

Todd Stutz of Tradition Development introduced the project. Mr. Stutz stated they currently own 200 acres of the overall 390 acres included in the application. Tradition Development is working in conjunction with the remaining property owners that have signed on to be a part of the project. Mr. Stutz provided an overview of the various steps and stated that this project is still within the early stages of a lengthy process.

Ms. Goodroad presented an overview of the applications. Tradition Development (Artemis Land Holdings, LLC) has applied for Comprehensive Plan MUSA staging and land use amendments and Zoning Map amendments as a first step towards a master plan for a new residential community in southwest Lakeville. Tradition Development has assembled five properties totaling 200.28 acres (property formerly owned by the Lenertz family) and is working on behalf of 16 other properties surrounding this area to be part of the amendment and potentially part of the new residential development totaling 390 gross acres. Tradition Development is committed to creating a new neighborhood parallel to Spirit of Brandtjen Farm with a variety of lot sizes, densities, quality

residential construction, open space and development amenities. A high-level concept plan for proposed land uses across the 21 properties has been prepared.

The Comprehensive Plan amendments include bringing approximately 390 gross acres of land into the current Municipal Urban Service Area (MUSA). Parcels are either staged Expansion Area B or Urban Reserve. The request also includes a Comprehensive Plan amendment to re-guide properties from Commercial to Medium/High Density and Rural Density to Low Density Residential, Low/Medium Density Residential, and Medium/High Density Residential. There is also a Zoning Map amendment to rezone parcels to be consistent with the land use. The rezoning request is to change C-3, General Commercial District to RM-3, Medium Density Residential District and RA, Rural/Agriculture District to RS-4, Single Family Residential District, RST-2, Single and Two-Family Residential District, and RM-3, Medium Density Residential District.

The remaining six parcels located south of the amendment area are not proposed to be re-guided at this time but are likely to change as part of the 2050 Comprehensive Plan update. These parcels will more than likely be re-guided to Low Density Residential.

Ms. Goodroad stated that Community Development Department staff has determined that the requested land use plan amendment is consistent with the intent and goals of the 2040 Comprehensive Plan and recommends approval of both the Comprehensive Plan amendment and the Zoning Map amendment.

Chair Zimmer opened the hearing for public comment.

The following people spoke:

Beth Loudon, 12330 210th Street
Steve Hellevik, 12430 210th Street
Bob Erickson, 19081 Inndale Drive
Katie Gross, 22100 Penn Avenue
Michael Baumann, 17876 Fulda Trail, Lakeville Schools
Brian Loudon, 12310 210th Street
Larry Jones, 12450 210th Street
Mark Zweber, 12320 210th Street
Christine Thompson, 21840 Laigle Avenue, via email.

Concerns raised from the public comment include:

- *Opinion that the proposed changes are premature*
- *Traffic concerns on 210th Street (CSAH 70); current impacts for residents along 210th Street and the impact of a future access to the Artemis development*
- *Impacts to wetlands, drainage, trees, and wildlife habitat*
- *Extension of trunk sanitary sewer is not programmed in the 2025-2029 CIP.*
- *Subdivision in Scott County shows future street connection.*
- *Impacts to the City's hunting map*
- *Impacts to the school district; City and ISD 194 need to be more strategic.*

- *Question about future street locations and whether City will use eminent domain to obtain land if owners aren't willing to sell.*
- *Not enough detail in the current plan for the school district to determine future school needs.*
- *Suggestion that the development use 2.5 acres lots as is being done by Tradition in New Market Township*
- *Question as to whether existing wells will be permitted to remain and whether Laigle Avenue would be paved from the south side of the development to the city boundary.*

Motion was made by Swaney, seconded by Einck to close the public hearing at 7:25 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Ms. Goodroad stated that the AUAR uses development scenarios to assess the impact on infrastructure such as traffic and roads as well as environmental impacts to wetlands, water, trees, wildlife, etc. and include mitigation measures to address said impacts from development of the site. The Parks, Recreation, and Natural Resources Committee will be involved in the evaluation of the master plan. Mr. Stutz from Tradition met with the Superintendent staff of ISD 194, supplying information regarding the projected number of families based on proposed housing types. The road plan is a conceptual layout at this time and the city does not have any history of using eminent domain. Ms. Goodroad added that the AUAR process typically takes about nine months to complete.

Assistant City Engineer Jon Nelson noted that the proposed extension of sanitary sewer along 215th Street on the east side of I-35 has been included in the proposed 2026-2030 Capital Improvement Plan (CIP), which is being drafted but added that the plan has not yet been approved by the City Council. He confirmed that the project was not included in the approved 2025-2029 CIP.

Chair Zimmer asked for comments from the Planning Commission.

- Commissioners Traffas and Einck asked for clarification on the timing of the zoning amendments. Ms. Goodroad stated that moving forward with the comprehensive plan and zoning amendments now is so that the approved changes to the Comprehensive Plan and Zoning Map can be used as a scenario in the AUAR. As part of Met Council's review of comprehensive plan amendments, the city needs to demonstrate that the zoning of the parcels in questions will be consistent with the changes to the Comprehensive Plan.
- Commissioner Kaluza noted that these amendments are a first step in a long review process, of which there are many more steps before breaking ground on the site. He added that the City is approaching the end of the current comprehensive plan, of which there have been changes. He is supportive of the current proposal and comfortable moving forward with the next step.
- Commissioner Swaney asked about the jurisdiction notices and that the City hasn't yet heard back from everyone that was provided notice. Ms. Goodroad stated that jurisdictions have 60 days in which to provide a response but that typically responses are received with no comment.

Ms. Jenson added that the City Council must approve the proposed amendment, after which it is submitted to the Met Council for their review. Met Council will not deem the submittal complete until either the 60 days have passed since the notice was distributed, or a response has been received from each jurisdiction that was notified. Once that has occurred, then Met Council will begin their review of the proposed amendment.

Motion was made by Kaluza, seconded by Einck to recommend to City Council approval of the Tradition Development Comprehensive Plan amendments and the Zoning Map amendment and approval of the findings of fact dated August 7, 2025.

Ayes: Kaluza, Zimmer, Einck, Swaney, Traffas, Duckworth

Nays: 0

8. Dakota Waste Solutions, LLC and OLAM Holdings 1, LLC

Chair Zimmer opened the public hearing to consider the application of Dakota Waste Solutions, LLC and OLAM Holdings 1, LLC for a Comprehensive Plan amendment to bring approximately 120 acres of land into the current Municipal Urban Service Area (MUSA), a Comprehensive Plan amendment to re-guide properties from Office Park to Warehouse/Light Industrial, and a Zoning Map amendment to rezone property from O-P, Office Park District to I-1, Light Industrial District.

Mike Brandt of Kimley Horn introduced the project.

Ms. Goodroad stated that Dakota Waste Solutions, LLC and OLAM Holdings 1, LLC have applied for Comprehensive Plan MUSA staging and land use amendments as well as a Zoning Map amendment as a first step in development of these industrial properties. Dakota Waste Solutions, LLC has submitted plans for development of property south of 215th Street, directly south of their current operating location, to relocate the recycling and food processing businesses. OLAM Holdings 1, LLC recently completed an AUAR which identified the need for staging, land use and zoning amendments to support development of their properties for industrial uses. Concept plans are underway for multiple industrial buildings. A residential property located between the two OLAM Holdings properties has also been included at the owner's request.

The Comprehensive Plan amendment includes amending the staging on three parcels from Expansion Area B to the current Municipal Urban Service Area (MUSA). The request also includes a Comprehensive Plan amendment to re-guide those properties guided Office Park to Warehouse/Light Industrial. Finally, the application includes a Zoning Map amendment to rezone parcels the same parcels from OP, Office Park District to I-1, Light Industrial District.

Ms. Goodroad stated that Community Development Department staff has determined that the requested land use plan amendment is consistent with the intent and goals of the 2040 Comprehensive Plan and recommends approval of both the Comprehensive Plan Amendment and the Zoning Map Amendment.

Chair Zimmer opened the hearing for public comment.

There was no public comment.

Motion was made by Kaluza, seconded by Swaney to close the public hearing at 7:48 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas asked if the Minnesota Pollution Control Agency could make decision or take some action that would delay or change the plans. Ms. Goodroad stated that she does not believe so.

Motion was made by Swaney, seconded by Kaluza to recommend to City Council approval of the Dakota Waste Solutions LLC and OLAM Holdings 1 LLC Comprehensive Plan amendments and the Zoning Map amendment and approval of the findings of fact dated August 7, 2025.

Ayes: Zimmer, Einck, Swaney, Traffas, Duckworth, Kaluza

Nays: 0

9. Staff Notices

The Tree Preservation Ordinance and the Dakota Waste Solutions, LLC and OLAM Holdings 1, LLC will be on the August 18 City Council Meeting. The next Planning Commission meeting will be on September 4. There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: August 25, 2025
Subject: Packet Material for the September 4, 2025 Planning Commission Meeting

Agenda

- Item:** Spirit of Brandtjen Farm Commercial 7th Addition
1. Preliminary and final plat and PUD development stage plans of one commercial lot to be known as Spirit of Brandtjen Farm Commercial 7th Addition.
 2. Vacation of public drainage and utility easements.

Application Action Deadline: November 11, 2025

BACKGROUND

MSP Pilot Knob, LLC have submitted applications for a preliminary and final plat to be known as Spirit of Brandtjen Farm Commercial 7th Addition for one commercial lot and one outlot as well as the vacation of public drainage and utility easements for the development of a multi-tenant building, of which Grow Pediatrics will be a tenant. The plat is 2.95 acres in area. The subject property is currently an outlot within the Spirit of Brandtjen Farm (SBF) commercial area and is zoned PUD, Planned Unit Development. The SBF PUD was approved in 2005 and the property is located south of 160th Street (CSAH 46) and east of Pilot Knob Road.

The SBF Commercial 7th Addition preliminary and final plat and site development plans have been reviewed by Engineering and Environment Resources Division staff as well as the City Forester.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. SBF Land Use Plan
- D. Preliminary Plat
- E. Final Plat
- F. Site Plan
- G. Landscape Plan
- H. Exterior materials
- I. Easement Vacation

STAFF ANALYSIS

PRELIMINARY AND FINAL PLAT

Comprehensive Plan. The SBF Commercial 7th Addition property is located in Planning District 3, Northeast Lakeville, and is guided for commercial uses in the 2040 Comprehensive Land Use Plan. The proposed commercial use is consistent with the commercial designation of the Comprehensive Land Use Plan.

Zoning. The SBF Commercial 7th Addition property is zoned PUD, Planned Unit Development District. The SBF Land Use Plan, attached as Exhibit C, guides the site for mixed use development based on the uses allowed in the O-R, Office/Residential Transition District and the C-3, General Commercial District. Development of a multi-tenant building is consistent with the SBF Land Use Plan.

Surrounding Land Uses and Zoning

- North – Valvoline Oil Change (PUD District)
- South – Hy-Vee (PUD District)
- East – Petsmart (PUD District)
- West – Undeveloped land (PUD District)

Consistency with the Capital Improvement Plan (CIP). No public street construction or other public funded infrastructure construction is proposed with the SBF Commercial 7th Addition final plat. All streets, sanitary sewer, water and storm sewer improvements required for the area of the SBF Commercial 7th Addition were installed by the developer with the SBF Commercial development in 2015.

Lots/Blocks. The SBF Commercial 7th Addition final plat proposes one lot and one outlot on one block. The SBF PUD District does not require minimum area or width for lots being platted. The subject site is 43,672 square feet in area (1.00 acre) and is 226 feet wide.

Outlot. There is one outlot in the SBF Commercial 7th Addition plat. Outlot A is intended for future development and will be retained by the property owner.

Access. The site is proposed to be accessed by a private drive that extends across Outlot A, SBF Commercial 1st Addition, extending east to Elmhurst Drive. No new public street construction is proposed with this plat. Existing sidewalks will be extended along the west and south property lines to provide additional pedestrian access through the site.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the SBF Commercial 7th Addition preliminary plat. Jon Nelson, Assistant City Engineer and Maria Friedges, Environmental Resources Specialist have reviewed the site, grading, drainage and erosion control, and utility plans. A copy of the engineering report dated August 25, 2025 is attached for your review. The Engineering Division recommends approval of the preliminary and final plat subject to the recommendations outlined in the report.

Tree Preservation. There are no significant trees located on the subject property.

Wetlands. There are no wetlands located on the subject property.

Park Dedication. Lot 1, Block 1 as shown on the preliminary and final plat is subject to park dedication requirements at the time of final plat approval. The park dedication requirements will be met as a cash fee in lieu of land at \$5,400 per acre for commercial uses in accordance with the SBF Master PUD Agreement. Lot 1, Block 1 is one acre in area for a park dedication fee of \$5,400.

SITE PLAN

Use. A 9,205 square foot, single level building is proposed to be constructed. Grow Pediatrics clinic is shown to be occupying 5,000 square feet on the east side of the building. The remainder of the building is designed to accommodate one or two users. Medical offices are consistent with the SBF Land Use Plan.

Setbacks. The SBF PUD uses the C-3, General Commercial District as the base zoning for the the SBF Commercial Area, which allows 10-foot setbacks to side or rear property lines not adjacent to public right of way. The proposed building is setback 10 feet from the north property line and 15 feet from the east property line, in compliance with the setback requirements.

Parking. The proposed 9,205 square foot building requires 41 parking spaces, taking into account the allowable 10% gross floor area credit and the requirement for one parking space per 200 square feet of floor area. The site plan proposes 51 parking spaces along the south and west sides of the site, including three handicap accessible spaces divided among the two front entrances. The proposed parking spaces and drive aisle dimensions and configurations comply with the requirements of the Zoning Ordinance. Parking aisles will be 24 feet in width and parking stall dimensions will be nine feet in width and 18 feet in length, which is permitted when the space accommodates two feet for a vehicle overhang. Snow storage may not occur within required parking spaces.

Circulation/Loading Area. Access to the site will be from the private drive along the west side of the site. A second driveway access that will be signed for trash hauler access only, is located at the

northwest corner of the site. No direct driveway access to primary east-west private drive is proposed.

Landscaping. The landscape plan proposes overstory trees along the west and south sides of the site, foundation plantings on three sides of the building, and plantings at the drive entrance. Remaining areas will be sodded and in-ground irrigation installed. The Developer must provide a security of \$22,609.50 to be paid at the time of final plat to guarantee installation of the landscaping. The City Forester has reviewed and approved the landscape plan dated June 25, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.

Building Height. The primary building height is 19 feet, with parapets of varying heights, up to 22 feet, which complies with Zoning Ordinance requirements.

Building Exterior. The primary exterior building materials are black and white brick and fiber cement panels. Brick, glazing and cast stone make up 66% of the building's exterior materials. The remainder of the building is Grade C fiber cement and metal trim (34%), and all materials proposed comply with Zoning Ordinance requirements. The contracting materials colors are used to create a block effect that breaks up the façade of the building.

Trash Enclosure. Trash for the site will be stored inside the building, at the northwest corner of the building.

Signs. Wall signs are proposed at each entrance point, which is permitted by ordinance. A sign permit is required to be issued prior to the installation of any signs on site.

Exterior Lighting. Three parking lot lights are proposed for the site, each with a maximum height of 30 feet. The remainder of the site lighting is mounted on the building. The photometric plan indicates that the proposed light levels complies with Zoning Ordinance requirements. All lighting fixtures shall contain a cutoff which directs the light at an angle of 90 degrees or less. All building mounted lighting must face downward onto the structure.

Mechanical Equipment. Roof screening is indicated on the building elevations plans. Ground-mounted mechanical equipment must be screened with landscaping and/or fencing.

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

EASEMENT VACATION

The platted drainage and utility easements within the parent parcel are proposed to be vacated. Lot 1, Block 1 includes perimeter drainage and utility easements, while the necessary easements for Outlot A will be temporary until such time that the property is platted in lots and blocks.

RECOMMENDATION

Community Development Department staff recommends approval of the Spirit of Brandtjen Farm Commercial 7th Addition preliminary and final plat, PUD Development Stage Plan and easement vacation, subject to the following stipulations:

1. Implementation of the recommendations listed in the August 25, 2025 engineering report.
2. The site shall be developed according to the plans approved by the City Council.
3. All rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
4. The City Forester has reviewed and approved the landscape plan dated June 25, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
5. A \$22,609.50 financial security shall be submitted to guarantee installation of the approved landscaping.
6. Park dedication of \$5,400 as a cash in lieu fee, in accordance with the SBF Master PUD Agreement, must be paid at the time of final plat approval.
7. Exterior lighting shall have a 90-degree horizontal cutoff and shall be limited to a height of 35 feet or less in compliance with Section 11-16-17 of the Zoning Ordinance.
8. Snow storage shall not occur within required parking spaces.

CITY OF APPLE VALLEY

160TH ST (CSAH 46)

PILOT KNOB RD (CSAH 31)

Proposed
plat
boundary

Building
Site

Hy-Vee
Grocery

162ND ST

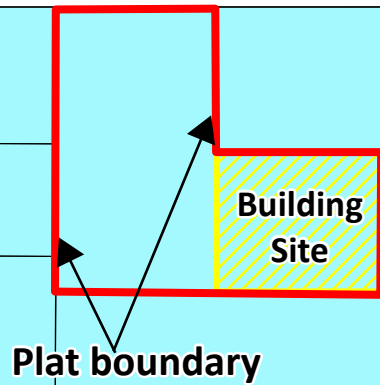
City of Lakeville
Spirit of Brandtjen Farm
Commercial 7th Add.
Site Location Map

EXHIBIT A

CITY OF APPLE VALLEY

160TH ST (CSAH 46)

PILOT KNOB RD (CSAH 31)



PUD

PUD

ELMNURST LN

PUD

PUD

162ND ST

P/OS

PUD

PUD

P/OS

City of Lakeville
Spirit of Brandtjen Farm
Commercial 7th Add.
Zoning Map
EXHIBIT B

Three circular images arranged in a collage. The top-left circle shows a large white barn with two tall, cylindrical silos, one of which is painted with a cow pattern. The top-right circle shows a wooden barn with the word 'Spirit' written in a large, cursive font, with 'EST. 1988 BATH, N.H.' written below it. The bottom circle shows a young child with blonde hair sitting in a swimming pool, holding a large, inflatable flamingo ring.

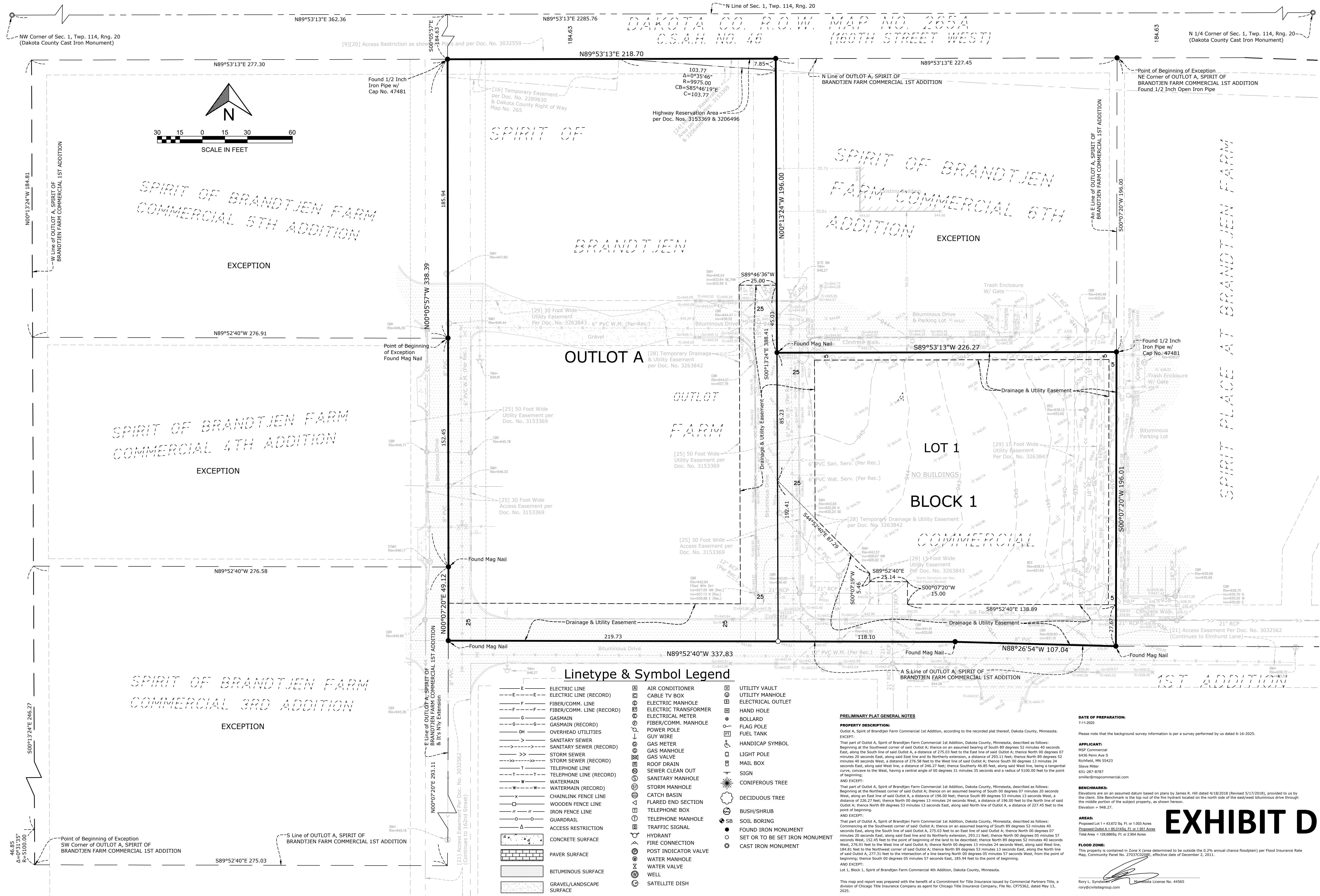


TRADITION
Development

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Page 15 of 30

PRELIMINARY PLAT: SPIRIT OF BRANDTJEN FARM COMMERCIAL 7TH ADDITION

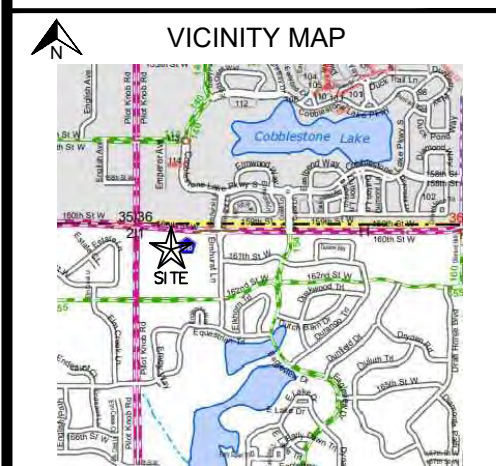


PROJECT
**Part of Outlot A,
Spirit of Brandtjen Farm Commercial
1st Addition**
Address Unassigned, 160th Street West, Lakeville, Dakota County, Minnesota 55044
CLIENT
MSP Commercial
6436 Penn Avenue S, Richfield, MN 55423

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

RORY L. SYNSTELIEN
DATE 7-11-2025 LICENSE NO. 44565

QA/QC	
FIELD CREW	CJ
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	



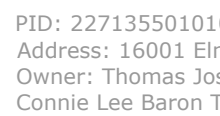
REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO. - 25104

PRELIMINARY PLAT

EXHIBIT D
V2.0
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CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES					
GC2	True North™ Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'UMNSynergy'	4	2.5' Cal. B&B	NATIVE CULTIVAR	N
QB	Prairie Stature Oak / <i>Quercus x bimundorum</i> 'Midwest'	3	2.5' Cal. B&B	NOT NATIVE	Y
	SUBTOTAL:	7			

CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
GRASSES					
PN2	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	33	36" HT.	NATIVE CULTIVAR	Y
SS	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium 'Standing Ovation'	34	24" HT.	NATIVE CULTIVAR	Y
SH	Prairie Dropseed / Sporobolus heterolepis	11	18" HT.	NATIVE	Y
	SUBTOTAL:	78			

HX	Sunday Gloves Daylily / <i>Hemerocallis</i> x 'Sunday Gloves'	17	24" HT.	NOT NATIVE	Y
HC2	Coral Bells / <i>Heuchera</i> x 'Cajun Fire'	15	18" HT.	NOT NATIVE	Y
NW2	Walkers Low Catmint / <i>Nepeta</i> x <i>faassenii</i> 'Walkers Low'	116	18" HT.	NOT NATIVE	Y
ZA	Golden Alexander / <i>Zizia aurea</i>	23	18" HT.	NATIVE	Y
SUBTOTAL:		171			

SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
MAINTENANCE STRIP			
	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1" 5" DECORATIVE SMOLEH ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	1,198 sf	Mulch
	SUBTOTAL:	1,198 sf	

SOD			
	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIETIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	6,847 sf	Sod
	SUBTOTAL:	6,847 sf	



1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELDED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED HARDWOOD	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	3" DECORATIVE ROCK MULCH	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	3" DECORATIVE ROCK MULCH	NA	NA	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

 PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

 PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

 PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

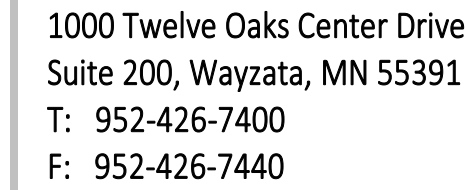
 PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

 PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

 EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCT./SPECS.

 DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

 CONSTRUCTION LIMITS



**NOT FOR
CONSTRUCTION**

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

**16001 ELMHURST LANE
LAKEVILLE, MN 55044**

[illegible]

COMPUTER DIRECTORY:
\\Jobs\MSP_Commercial_GrowPediatricsShell-Lakeville

A201





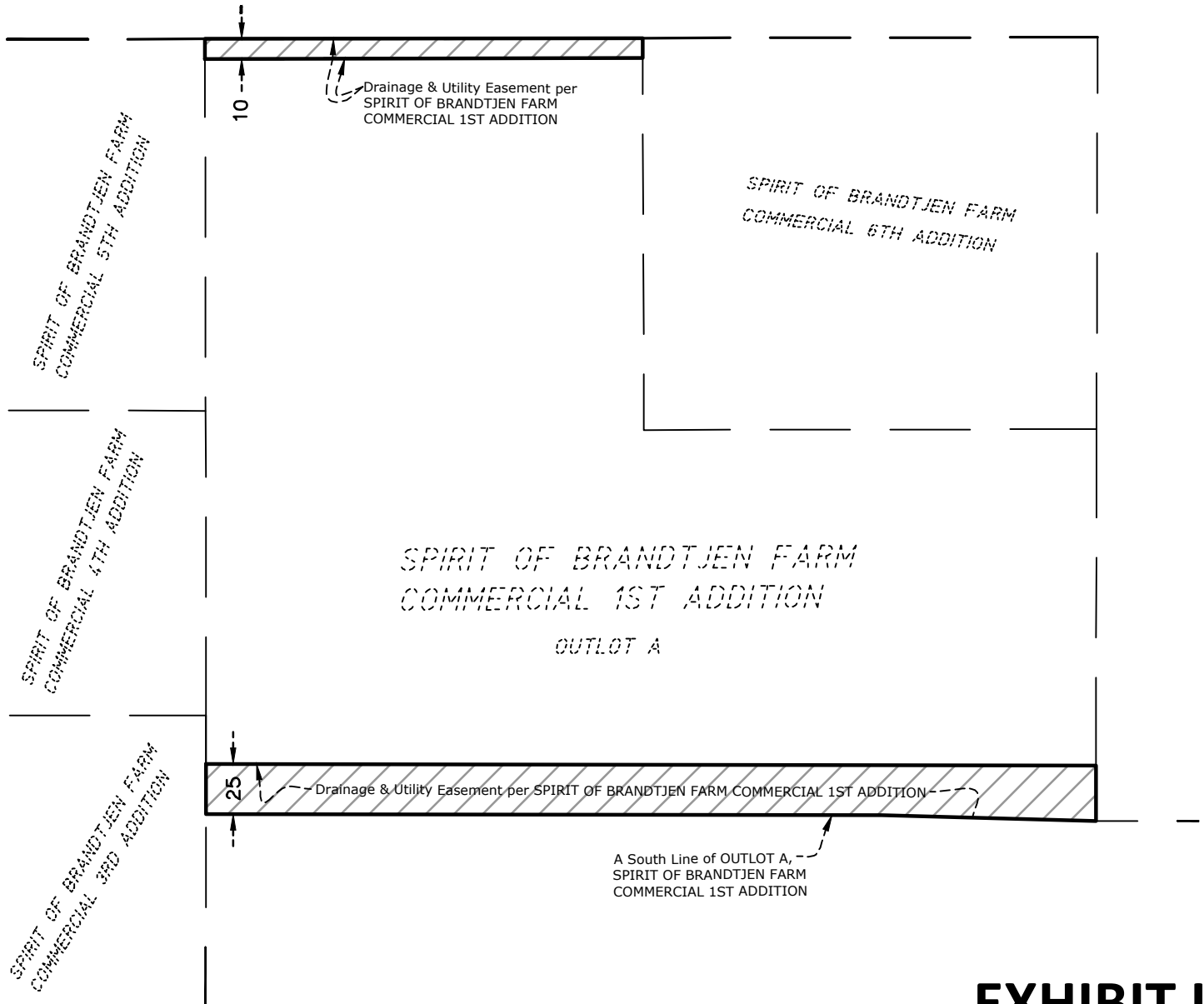
DRAINAGE AND UTILITY EASEMENT VACATION EXHIBIT

OUTLOT A, SPIRIT OF BRANDTJEN FARM COMMERCIAL 1ST ADDITION

Lakeville, Dakota County, Minnesota

DESCRIPTION

All those drainage and utility easements as dedicated in the recorded plat of SPIRIT OF BRANDTJEN FARM COMMERCIAL 1ST ADDITION, Dakota County Minnesota, lying within that part of OUTLOT A, said plat, which lies easterly of the recorded plats of SPIRIT OF BRANDTJEN FARM COMMERCIAL 3RD ADDITION, SPIRIT OF BRANDTJEN FARM COMMERCIAL 4TH ADDITION, and SPIRIT OF BRANDTJEN FARM COMMERCIAL 5TH ADDITION, Dakota County, Minnesota, and which lies westerly and southerly of the recorded plat of SPIRIT OF BRANDTJEN FARM COMMERCIAL 6TH ADDITION, Dakota County, Minnesota.



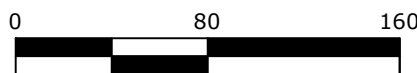
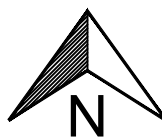
MINNESOTA CERTIFICATION

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

Dated this 25th day of August, 2025

Rory L. Synsteliem

Minnesota License No. 44565



SCALE IN FEET

EXHIBIT I

CivilSite
GROUP

5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By: CJ
Project No. 25104

SHEET 1 OF 1



Memorandum

To: Kris Jenson, Planning Manager

From: Jon Nelson, Assistant City Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: August 25, 2025

Subject: Spirit of Brandtjen Farm Commercial 7th Addition

- Preliminary and Final Plat Review
- Grading and Erosion Control Plan Review
- Utility Plan Review
- Site Plan Review
- Easement Vacation

BACKGROUND

MSP Pilot Knob, LLC has submitted a preliminary and final plat named Spirit of Brandtjen Farm Commercial 7th Addition to construct a retail facility on Lot 1, Block 1. The proposed development is located south of and adjacent to 160th Street (CSAH 46), north of 162nd Street, east of Pilot Knob Road (CSAH 31), and west of Elmhurst Lane. The parent parcel consists of a portion of Outlot A, Spirit of Brandtjen Farm Commercial 1st Addition. The development is zoned PUD, Planned Unit Development.

The preliminary and final plats consist of one lot within one block on 1.00 acres.

The proposed development and site plan will be completed by:

Developer: MSP Pilot Knob, LLC
Engineer/Surveyor: Civil Site Group

SITE CONDITIONS

The Spirit of Brandtjen Farm Commercial 7th Addition site consists of 1.00 acres of undeveloped land. The property generally slopes west to east. There are no wetlands or trees on the property.

EASEMENTS

The parent parcel contains existing public Drainage and Utility Easements dedicated with the Spirit of Brandtjen Farm Commercial 1st Addition plat, which will be vacated with the final plat. The Drainage and Utility Easement will be re-dedicated with the final plat over the area containing existing public utilities located on the parent parcel.

STREET AND SUBDIVISION LAYOUT

Private Drive

Spirit of Brandtjen Farm Commercial 7th Addition will be accessed from existing private drives connecting to Elmhurst Lane and 162nd Street.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and site construction shall be from the private access drive.

PARKS, TRAILS AND SIDEWALKS

Development of Spirit of Brandtjen Farm Commercial 7th Addition includes the construction of private sidewalks. Private sidewalks will be constructed to provide access from the site to other uses in the Spirit of Brandtjen Farm Commercial development.

The Park Dedication fee has not been collected on the parent parcel and will be satisfied through a cash contribution with the final plat. The Park Dedication fee for commercial areas in Spirit of Brandtjen Farm is \$5,400.00 per acre, consistent with the Spirit of Brandtjen Farm Master PUD Agreement.

$$\begin{array}{rcl} 1.00 \text{ acres} & \times \$5,400/\text{acre} & = \$5,400.00 \\ \text{Area of Lot 1, Block 1} & \text{Park Dedication Charge} & \text{Required Park Dedication} \end{array}$$

UTILITIES

SANITARY SEWER

Spirit of Brandtjen Farm Commercial 7th Addition is located within subdistrict NC-20060 of the North Creek sanitary sewer district, as identified in the City's Comprehensive Sewer Plan. Wastewater will be conveyed to the MCEs Farmington Interceptor and continue to the Empire Wastewater Treatment Facility. The downstream facilities have sufficient capacity to serve the proposed commercial development.

Sanitary sewer to serve the development will be conveyed downstream via sanitary sewer located in the existing private drive. The Developer shall connect to public sanitary sewer from a proposed privately owned and maintained sanitary sewer stub within the lot.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and shall be collected with the Building Permit Application. The Sanitary Sewer Availability Charge will be calculated at the rate in effect at the time of approval of the Building Permit Application, as determined by the City's Building Official.

WATERMAIN

Development of Spirit of Brandtjen Farm Commercial 7th Addition includes the extension of a private watermain service to provide water service to the development.

Watermain to serve the development will be provided via watermain located in the existing private drive. The Developer shall connect to public watermain from a proposed privately owned and maintained watermain stub within the lot.

OVERHEAD LINES

There are no overhead utilities located adjacent to or within the parent parcel.

DRAINAGE AND GRADING

Spirit of Brandtjen Farm Commercial 7th Addition is located within subdistrict NC-9C of the North Creek Stormwater District as identified in the City's Water Resources Management Plan.

Stormwater runoff generated from the Spirit of Brandtjen Farm Commercial 7th Addition development will be conveyed via a proposed private storm sewer system within the property. The stormwater management requirements for the parent parcel were satisfied through stormwater management basins constructed with Spirit of Brandtjen Farm Commercial 2nd Addition.

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 permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Spirit of Brandtjen Farm Commercial 7th Addition does not contain more than one acre of site disturbance, however because the project is part of a common development a National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency.

STORM SEWER

The development of Spirit of Brandtjen Farm Commercial 7th Addition includes the construction of a private storm sewer system. The privately-owned and maintained storm sewer will be located within Lot 1, Block 1 and will collect and convey stormwater runoff generated from within the development to the private storm sewer system located at the south of the property.

Draintile construction is required in areas of non-granular soils within Brookshire 4th Addition for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, deemed necessary during construction by the City shall be the Developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcel and must be paid with the final plat. The Storm Sewer Charge for Lot 1, Block 1 is calculated as follows:

43,672.00 s.f.	x \$0.250/s.f.	= \$10,918.00
Area of Lot 1, Block 1	Commercial Area Charge	Total Storm Sewer Charge

The Storm Sewer Charge for Outlot A will be collected with subsequent phases of the Spirit of Brandtjen Farm Commercial 7th Addition preliminary plat at the time they are final platted into lots and blocks, at the rate in effect at the time of final plat approval.

FEMA FLOODPLAIN ANALYSIS

Spirit of Brandtjen Farm Commercial 7th Addition is shown on the Flood Insurance Rate Map (Map No. 27037C0208E) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

There are no existing wetlands on the site.

TREE PRESERVATION

No significant trees are located on the property.

EROSION CONTROL

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as developing and maintaining the SWPPP throughout construction phase. The permit requires that all erosion and sediment BMPS must be clearly outlined in a site's SWPPP. Changes made throughout construction should be documented in the SWPPP.

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

The MS4 Administration Fee has not been collected on the parent parcels and is required with the final plat, calculated as follows:

\$10,000.00	x 2% Grading Costs	= \$200.00
Grading Cost	2025 Rate	MS4 Administration Fee
Spirit of Brandtjen Farm		Spirit of Brandtjen Farm
Commercial 7 th Addition		Commercial 7 th Addition

SECURITIES

The Developer shall provide a Letter of Credit as security for the Developer-installed improvements relating to Spirit of Brandtjen Farm Commercial 7th Addition.

CONSTRUCTION COSTS

Grading, Erosion Control, and Restoration	\$ 10,000.00
SUBTOTAL - CONSTRUCTION COSTS	\$ 10,000.00

OTHER COSTS

Developer's Design (3.0%)	\$ 300.00
Developer's Construction Survey (2.5%)	250.00
City's Legal Expense (0.5%)	50.00
City Construction Observation (5.0%)	500.00
Developer's Record Drawing (0.5%)	50.00
Landscaping	22,609.50

Lot Corners/Iron Monuments	200.00
SUBTOTAL - OTHER COSTS	\$23,959.50
TOTAL PROJECT SECURITY	\$ 33,959.50

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

CASH FEES

A cash fee for one-year of the Environmental Resources Fee shall be paid at the time of final plat approval and is calculated as follows:

1 unit	x \$61.52/unit	x 4.20	= \$258.38
Total Units	2025 Rate	Utility Factor	Environmental Resources Fee
Spirit of Brandtjen Farm Commercial 7 th Addition			Spirit of Brandtjen Farm Commercial 7 th Addition

A cash fee for the preparation of addressing, property data, and City base map updating shall be paid with the final plat and is calculated as follows:

2 lots/outlots	x \$90.00/unit	= \$180.00
Lots/Outlots	2025 Rate	Property Data & Asset/Infrastructure Mgmt. Fee
Spirit of Brandtjen Farm Commercial 7 th Addition		Spirit of Brandtjen Farm Commercial 7 th Addition

The Developer shall submit the final plat and construction drawings in an electronic format. The electronic format shall be in either .dwg (AutoCAD) or .dxf format.

The Developer shall also pay a cash fee for City Engineering Administration. The fee for City Engineering Administration will be based on three percent (3.00%) of the estimated construction cost, or \$300.00.

CASH REQUIREMENTS

Park Dedication Fee	\$ 5,400.00
Storm Sewer Charge	10,918.00
Environmental Resources Management Fee	258.38
MS4 Administration Fee	200.00
Property Data and Asset/Infrastructure Management Fee	180.00
City Engineering Administration (3.00%)	300.00
TOTAL - CASH REQUIREMENTS	\$ 17,256.38

RECOMMENDATION

Engineering recommends approval of the Spirit of Brandtjen Farm Commercial 7th Addition preliminary and final plat, grading and erosion control plan and utility plan subject to the requirements and stipulations within this report.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: August 28, 2025
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

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

- North Creek Second Addition – preliminary plat of 47 single family homes.
- Chart House – CUP and variance for setbacks and impervious surface within the Shoreland Overlay District
- Launch Park Fourth Addition – preliminary plat of one industrial lot.

The following items were approved by the City Council at the August 4, 2025 City Council meeting.

- Heritage Commons 9th Addition final plat
- Ordinance Amending Title 10 and title 11 of the City Code relating to development and residential districts

The following items were approved by the City Council at the August 18, 2025 City Council meeting.

- Dakota Waste Solutions, LLC and OLAM Holdings 1, LLC Comprehensive Plan and Zoning Map Amendments
- Ordinance Amending Title 10 and title 11 of the City Code relating to tree preservation