



AGENDA

PLANNING COMMISSION MEETING

September 18, 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. September 4, 2025 draft Planning Commission meeting minutes
4. Announcements
5. City of Lakeville
 - a. Consider the 2026-2030 Capital Improvement Plan (CIP)
6. Public Hearing
 - a. North Creek Second Addition - To be tabled to the October 2, 2025 Planning Commission meeting

Consider the application of KJ Walk, Inc. for a preliminary plat of 47 single family residential lots to be known as North Creek Second Addition. This is a re-approval of the previously-approved North Creek preliminary plat.
 - b. Chart House

Consider the application of George Maverick/Chart House for a conditional use permit to exceed impervious surface in the shoreland overlay district and a variance from the required setback from Kingsley Lake, located at 11287 Klamath Trail.
 - c. Launch Park Fourth Addition

Consider the application of Lakeville Flexspace, LLC for a preliminary plat and development plans for a one lot, one outlot subdivision to be known as Launch Park Fourth Addition.

Planning Commission Meeting Agenda
September 18, 2025

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7. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on October 6, 2025.
 - b. The next Planning Commission meeting is scheduled for October 2, 2025.
 - c. Planning Manager's memo
8. Adjourn to Planning Commission Work Session in the Marion Conference Room
 - a. Sketch Plan review
 - b. Development update

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
September 4, 2025

Vice Chair Einck 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: Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Amanda Tinsley, Mark Traffas, Alternate Dylan Duckworth, Ex-Officio Jeff Hansen

Members Absent: Christine Zimmer

Staff Present : Kris Jenson, Planning Manager; Jon Nelson, Assistant City Engineer; Dawn Erickson, Community Development Recorder.

3. Approval of the Meeting Minutes

The August 7, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated there were no announcements.

5a. Spirit of Brandtjen Farm Commercial 7th Addition

Vice Chair Einck opened the public hearing to 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.

Rodney Hintz with MSP Commercial introduced the project. Steve Paetzel from Mohagen Architecture and Brian Nygard from Civil Site Group were also in attendance.

Ms. Jenson presented the staff report, stating 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. The subject property is currently a 2.95 acre outlot within the Spirit of Brandtjen Farm (SBF) commercial area and is zoned PUD, Planned Unit Development. 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.

Vice Chair Einck opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Swaney to close the public hearing at 6:08 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Vice Chair Einck asked for comments from the Planning Commission.

- Commissioner Kaluza expressed his support for the project.

Motion was made by Swaney, seconded by Tinsley to recommend to City Council 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.

Ayes: Traffas, Kaluza, Einck, Duckworth, Swaney, Swenson, Tinsley

Nays: 0

There being no further business the meeting was adjourned at 6:09 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Justin Miller, City Administrator
Julie Stahl, Finance Director
Paul Oehme, Public Works Director
Zach Johnson, City Engineer
Joe Masiarchin, Parks & Recreation Director
Date: September 18, 2025
Subject: 2026-2030 Capital Improvement Plan (CIP)

Attached is a draft of the proposed 2026-2030 Capital Improvement Plan (CIP). The CIP is comprised of the following components: Transportation, Utility, Environmental Resources, Parks and Recreation, Facilities, Equipment and Technology. Included with this plan are the project descriptions, locations, revenues and expenditures.

The 2026-2030 CIP includes public improvement projects due in large part to increased growth, economic conditions, and the resulting increase in revenue from City permits and connection charges to finance infrastructure improvements. The following are the more significant improvement projects included in the 2026-2030 CIP:

Transportation

- CP XX-01: Annual Pavement Management/Maintenance (**2026-2030** construction)
- CP XX-02: Annual Street Rehabilitation/Reconstruction (**2026-2030** construction)
- CP XX-03: Annual Collector Roadway Rehabilitation/Reconstruction (**2026-2030** construction)
- CP 22-16: Freight Rail Car Storage Facility (**2026** construction)
- CP 24-04: 185th St/CSAH 60 Extension (Dodd Blvd - Highview Ave) (**2023** construction, **2025** and **2026** payments to Dakota County)
- CP 24-05: 179th St/Future CSAH 9 Bridge (**2030** construction)
- CP 25-04: 185th St/CSAH 60 Expansion (Kenwood Tr - Ipava Ave) (**2025** construction; **2026-2028** payment to Dakota County)
- CP 25-05: Holyoke Ave/Highview Ave Reconstruction (**2029** construction)
- CP 26-04: Dodd Blvd/CSAH 9 Modernization (210th St - 202nd St/Kenwood Tr) (**2027** construction)
- CP 26-05: Interstate 35/CSAH 50 Interchange (**2028/2029** construction)
- CP 26-15: Lake Marion Greenway (**2026** construction)
- CP 27-11: CSAH 9 and Glacier Way Trail Traffic Signal (**2027** construction)
- CP 28-04: Dodd Blvd/CSAH 9 Modernization (215th St - 210th St) (**2028** construction)
- CP 28-05: CSAH 60 and Orchard Trail Traffic Signal (**2027** construction)
- CP 29-04: CSAH 9 Improvements at 194th St and 190th St (**2029** construction)

Utilities

- CP 26-09: 215th St Public Improvements (**2026** construction)
- Watermain maintenance/replacement and sanitary sewer rehabilitation - in conjunction with annual street rehabilitation/reconstruction projects (**2026-2030** construction)
- Dakota Heights Water Tower Repainting (**2026** construction)
- Wells 24 and 25 (**2028** construction)

Parks

- Grand Prairie Park (**2024-2026** construction)
- East Community Park (**2026** construction)
- Spyglass Park - Phase II (**2026** construction)
- Voyageur Park (**2027** construction)
- Ritter Meadows Park (**2029** construction)
- Klamath Trail Retaining Wall (**2027** construction)
- Grand Prairie Skatepark (**2029** construction)
- Various trail and trail lighting projects (**2026-2030** construction)

Facilities

- Public Safety Training Facility (FIRST Center) (**2025-2026** construction)
- Central Maintenance Facility (CMF) Expansion (**2027** construction)
- Water Treatment Facility (WTF) Satellite Plant (**2027** construction)
- Fire Station #5 Construction (**2026** construction)
- Fire Station Renovations (**2027-2028** construction)
- Police Station Workout Room Expansion (**2028** construction)

The CIP was presented to the City Council at their August 25 workshop. The final 2026-2030 CIP will be considered for approval at the October 6, 2025 City Council meeting.

Minnesota State Statute 462.356 provides that capital improvements are reviewed by the Planning Commission for consistency with the Comprehensive Plan and the Planning Commission report their findings in writing to the City Council. The Planning Commission is not responsible for reviewing the fiscal implications of the CIP. Staff reviewed the CIP and finds it consistent with the Comprehensive Plan. Therefore, staff recommends a motion finding that the capital improvements identified in the 2026-2030 CIP are in compliance with the Comprehensive Plan.



Capital **DRAFT** Improvement Plan

2026-2030

City of Lakeville





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Introduction

The Capital Improvement Plan provides a long-range framework to meet the infrastructure needs and development objectives of our community. It provides policy makers and the community with a strategic (documented) approach to implementation and administration of improvement projects and equipment acquisitions.

The Plan identifies the allocation of the City's financial resources and maximizes the use of non-tax revenues to finance the improvements. Municipal State Aid Street Funds (MSA), connection charges, special assessments and other revenue sources are vital elements to financing City improvements. The use of these revenue sources reduces the reliance on property taxes to finance these improvements.

The City should pursue the financing strategy as presented, but future events may require changes in both costs and revenues. The Capital Improvement Plan represents a significant financial, engineering and development undertaking for the City in the years ahead. The Capital Improvement Plan is consistent with the City's Comprehensive Plan and takes into consideration projects identified in the Dakota County Capital Improvement Plan.

Categories

Transportation includes all roads, streets, street lights, bridges and traffic signals within the City with the exception of Interstate I-35 and routine maintenance of County roads. Major funding sources include Municipal State Aid Street funds, special assessments and property taxes.

Utility infrastructure includes the construction and major maintenance of all water systems such as wells, towers and the water treatment facility. Utilities also include sanitary sewer and storm sewer systems. The primary source of financing for developing new systems is connection charges when property develops or with the issuance of a building permit. Maintenance projects are financed with user fees. The Water Treatment Plant project in 2027 is planned to include a combination of bond funding (principal and interest payments to be repaid with user fees), and fund balance/net assets in the Water Trunk Fund and Water Operating Fund, respectively.

Environmental Resources system includes lakes, wetlands, streams, prairies and woodlands. Maintenance project are financed with user fees.

Parks system includes regional, community and neighborhood parks as well as trails and recreation facilities such as the Arts Center and Heritage Center. Major resources include park dedication fees collected when property develops, and grants. Maintenance projects are financed with property taxes and other revenue sources. A parks bond referendum was approved in the fall of 2021 and related projects are being constructed between 2022-2026.

Facilities include the city hall, police station, fire stations, central maintenance facility and other municipal buildings including the FiRST Center. Primary revenue sources include, but not limited to, property taxes, General Fund, Water Fund, and planned bond proceeds in several years (for the FiRST Center, Fire station renovations, CMF expansion, and Water Treatment plant expansion). Bonds on the CMF expansion are planned to be repaid by property tax levies, and bonds for fire station construction/renovation are planned to be repaid by franchise fees.

Equipment includes all major equipment acquisitions and replacement. Primary revenue sources include, but not limited to, Liquor Fund contributions, General Fund, Utility Funds, sale of assets and property taxes.

Technology includes all major technology-related equipment acquisitions and replacement. Primary revenue sources include, but not limited to, Liquor Fund, General Fund, Utility Funds, and property taxes.

Program Summary

The majority of capital investments are in Facilities and Transportation for the next five years.

- The total budgeted capital expenditures by category are shown on the **Cost Type Summary** report.
- The projects are financed from diverse revenues sources, as shown on the **Funding Source Summary**.
- The **Sources and Uses of Funds Details** report includes the estimated revenues and expenditures for tax-levy funded Capital Project Funds for the next 10 years.
- **Project Details** are shown on subsequent pages.

Debt Analysis and Tax Impact

In reviewing the 2026-2030 Capital Improvement Plan, the City Council should consider the level of debt, the commitment of funds to repay that debt, as well as the annual tax impact associated with the scheduled projects.

As of 12/31/2025, the City of Lakeville will have \$163,395,000 in debt. The following chart reflects the type of debt that comprises the \$163.4M.

Bond Type	Amount	Purpose
GO Capital Improvement	\$ 66,155,000	Various capital projects (Central Maintenance Facility, Police Station)
GO Street Reconstruction	11,805,000	Street reconstruction projects
GO Improvement	55,505,000	Various capital improvement projects; Includes special assessment-supported debt.
GO State-aid Street Revenue	3,045,000	Various street improvement projects
GO Water Revenue	4,635,000	Holyoke Water Tower, Water Treatment Facility Improvements, Wells 21 and 22
HRA Lease Revenue-Liquor	550,000	Construction of liquor store (2007)
Tax Abatement	15,245,000	Arenas projects 2021-2022, Keokuk Liquor Store construction
Water revenue	6,405,000	Watermain replacement (in conjunction with street reconstruction projects)
Sewer revenue	-	Lift station #6 replacement
Street light revenue	50,000	Holyoke Ave Street Lights
Total remaining principal:		163,395,000

The 2026-2030 CIP includes projects that are funded by bond proceeds. Bonds are issued for the project costs that the City is funding through tax levies as well as the costs that are specially assessed to property owners. The City anticipates \$154,163,000 in bonding for projects in the CIP plan for 2026-2030, including the following-

- \$29,463,000 for street reconstruction/collector road rehabilitation projects in 2026-2030
- \$5,240,000 for public utility improvements in 2026
- \$17,960,000 for the CMF facility expansion in 2027
- \$40,000,000 for the bonded portion of a Water Treatment Facility satellite facility in 2027
- \$21,500,000 in 2026, \$20,000,000 in 2027 and \$20,000,000 in 2028 for fire station construction/remodel projects.

The anticipated bonding amount for 2026 is \$30,805,576, which assumes no bonding is needed in 2026 for planned equipment expenditures. The current CIP projections assume no bond funding will be needed for the Municipal State Aid (MSA) projects, which will be dependent on project costs and timing, as well as the ability of Dakota County to provide advance funding on certain MSA projects.

Major projects scheduled for 2026, which are planned to be funded with bonds are listed below (note that these amounts also include any bonds which will be repaid by special assessments):

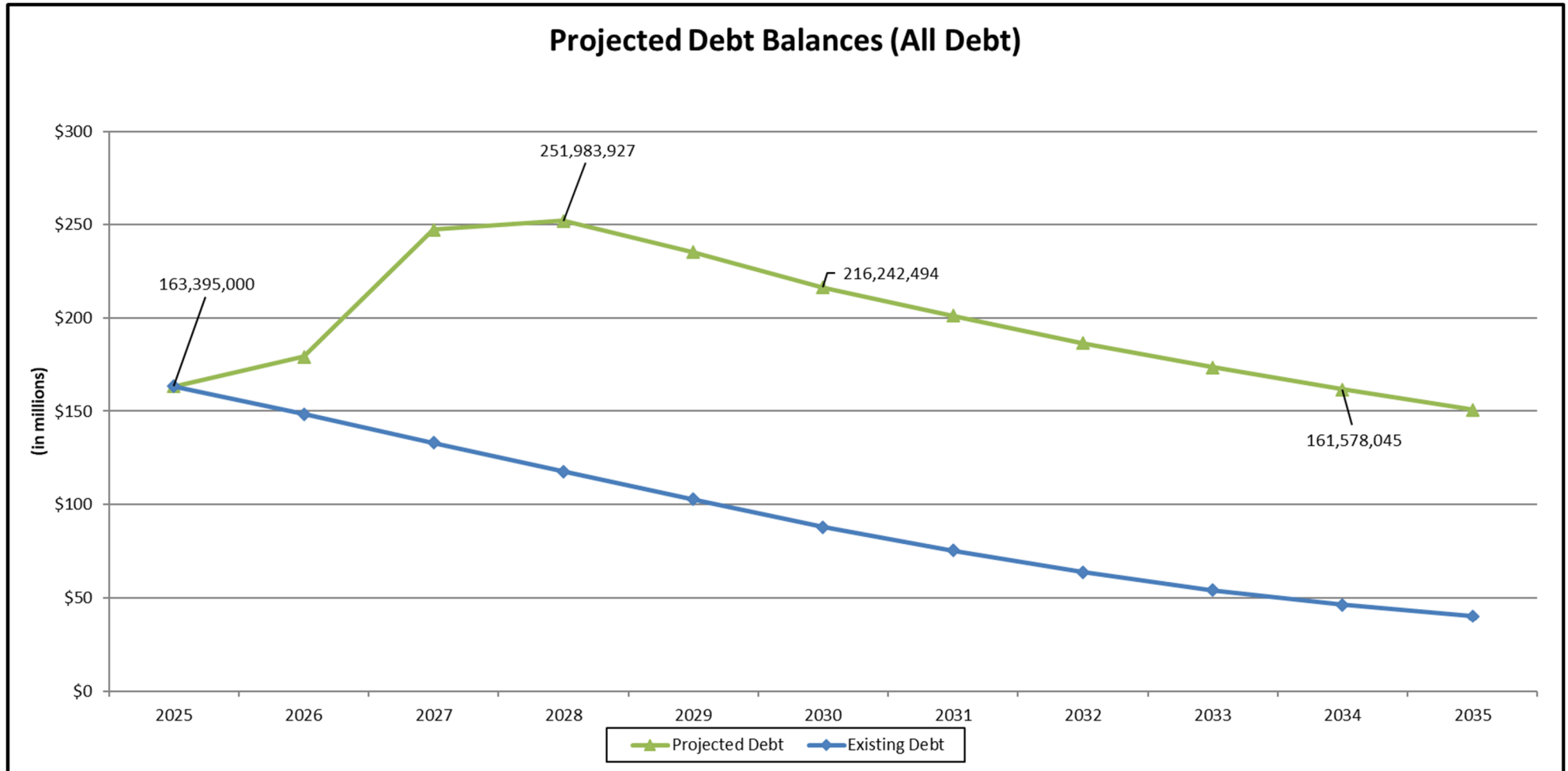
<u>Project Description</u>	<u>Total estimated bonds in 2026</u>
26-02: 2026 Street Reconstruction	\$ 3,580,000
26-03: Collector Roadway Rehabilitation	485,576
25-11 New Fire Station Construction	19,500,000
26-09: 215th St Public improvements	5,240,000
Land acquisition for fire station expansion	2,000,000
TOTAL	\$ 30,805,576

Major projects which involve a property tax levy component in 2026 are listed below:

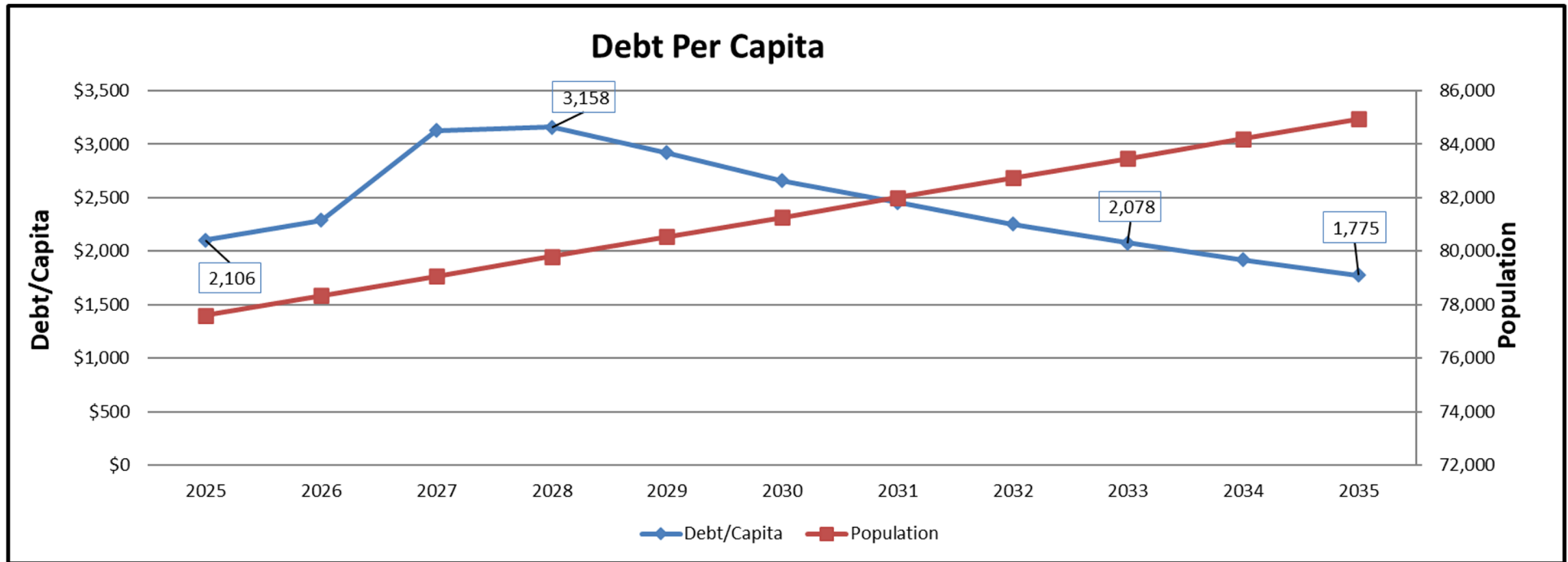
<u>Project Description</u>	<u>Tax Levy</u>
Pavement maintenance project 26-01 (Pavement Management Fund)	\$ 2,150,000
Park & Trail improvements (Park & Trail Improvement Fund)	1,550,000
Equipment purchases (Equipment Fund)	400,000
Facilities maintenance/improvements (Building Fund)	1,000,000
Technology needs (Technology Fund)	250,000
TOTAL	\$ 5,350,000

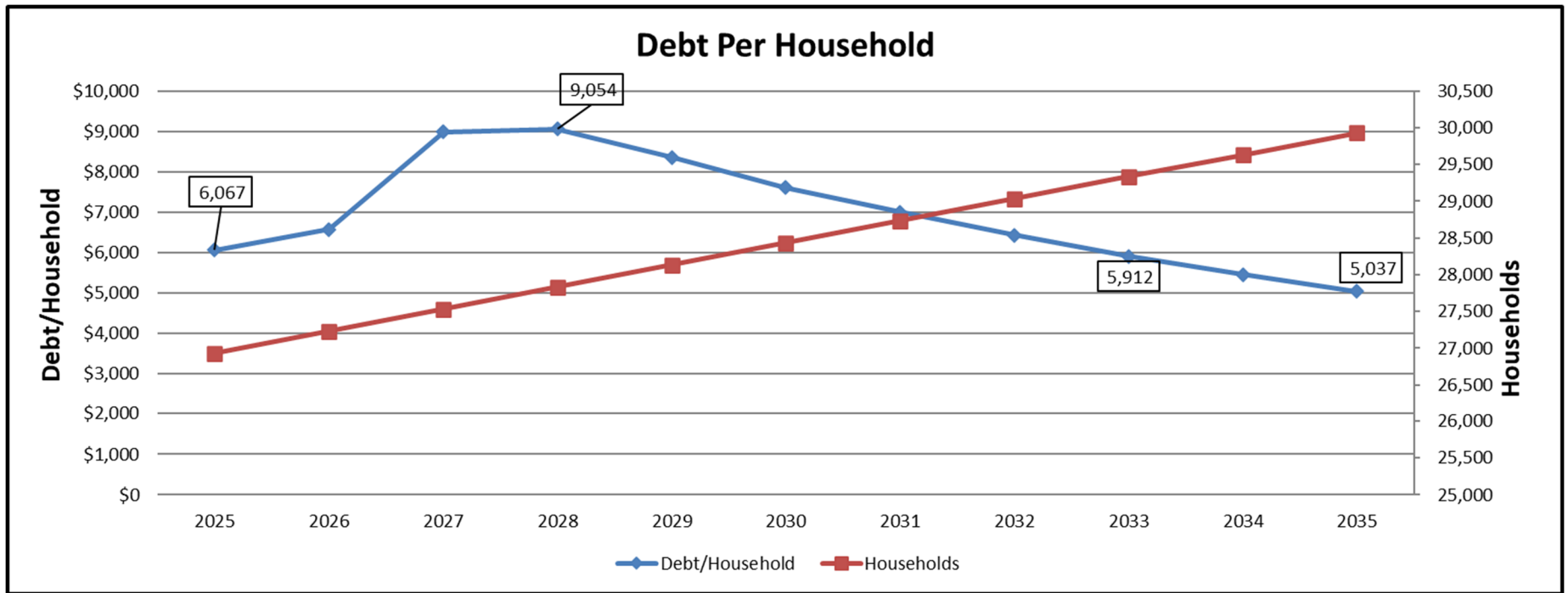
Project costs in the CIP may be higher or lower than the tax levy amounts above, due to additional funding sources beyond tax levy, such as fund balance, or other sources (as reflected in the CIP). There are sometimes transfers from General Fund balance reserve into Capital Project Funds to reduce the impact on the tax levy, and such transfers are not reflected in the table above.

The following chart reflects the cumulative effect of new debt issued as indicated in the CIP and the retirement of existing debt. The top line is the resulting debt balance at the end of each year.



The following charts reflect the cumulative effect of new debt issued as indicated in the proposed CIP and the retirement of existing debt on a per capita basis, and on a per household basis, respectively.





The impact of the 2026-2030 CIP and other anticipated bond payment adjustments on the debt service property tax levy are reflected in the following table:

Projected Change in Debt Levy						
	2026	2027	2028	2029	2030	Total 2026-2030
		12,897,737	12,312,400	11,342,037	9,907,379	58,605,343
Change from:						
Existing Debt	-	751,948	(585,337)	(970,363)	(1,434,658)	(2,238,410)
One-time Adjustments	-	-	-	-	-	-
New CIP:						
Street projects	-	527,000	1,442,000	2,197,000	2,972,000	7,138,000
Equipment	-	-	-	-	-	-
Facilities	-	-	1,441,157	1,441,157	1,441,157	4,323,471
Parks	-	-	-	-	-	-
Change from New CIP:	-	527,000	2,883,157	3,638,157	4,413,157	11,461,471
Total Change	-	1,278,948	2,297,820	2,667,794	2,978,499	9,223,061
Revised Debt Levy	12,145,789	13,424,737	15,195,557	14,980,194	14,320,536	67,828,404
% Change in Debt Levy		11%	13%	-1%	-4%	

Each year, certain bond issues mature and the corresponding debt service payments are eliminated. As noted in the CIP, the City initiated a Pavement Management Program starting in 2009, which increased the scope of the annual street reconstruction projects, which in turn has increased the amount of debt related to such street reconstruction projects. The amount of debt service dropping off each year as payments are made is less than the amount that we are adding for new CIP projects. This results in an increase in the debt service property tax levy.

The proposed CIP projects will impact the debt service beginning in 2027. The anticipated bond payments on debt issued in conjunction with these new projects will result in an increased debt service levy of approximately \$527,000 for 2027, \$2,883,000 for 2028, \$3,638,000 for 2029, and \$4,413,000 for 2030.

The \$154.2M of bonding for projects in the 2026-2030 CIP will require significant bond payments beginning in 2027 from the following sources: tax levy, special assessments, franchise fee revenues, and Water Operating Fund. The estimated annual payments by source are shown in the table and chart below.

Funding of New Debt from CIP (Cumulative Payments by Year)

	2027	2028	2029	2030	2031
Tax Levy	527,000	2,883,157	3,638,157	4,413,157	5,037,157
Special Assessments	678,604	721,340	837,895	898,074	898,074
Franchise Fees	1,725,216	3,330,067	4,934,919	4,934,919	4,934,919
Water Fund	-	3,209,703	3,209,703	3,209,703	3,209,703
	2,930,820	10,144,268	12,620,674	13,455,853	14,079,853

*Each year reflects a cumulative total of the funding that would be needed from each of the sources for that year (for example, the obligations shown in 2028 include the change from new CIP debt in 2026 as well as 2027).

Impact of the Capital Improvement Plan on the Operating Budget

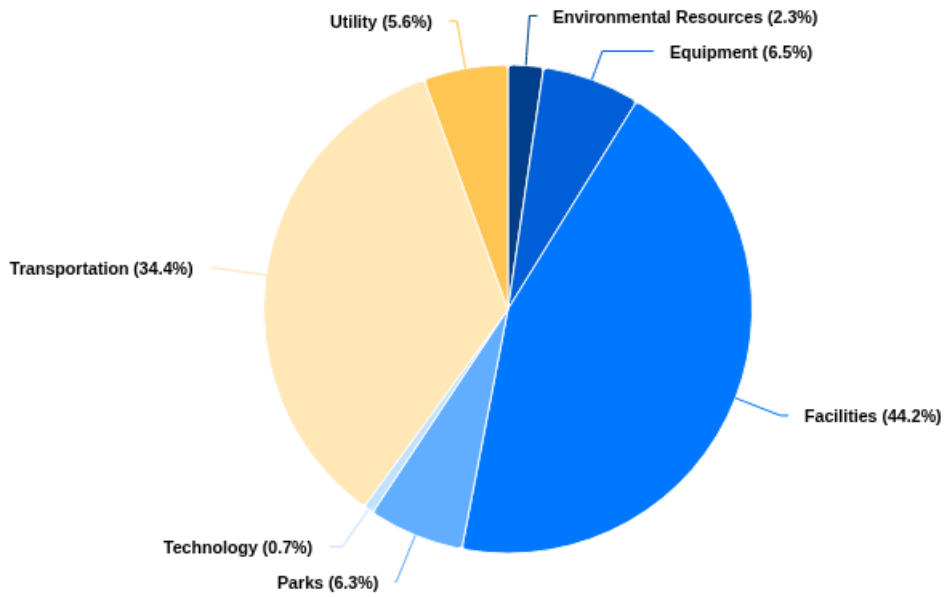
The City's Operating Budget is affected by the Capital Improvement Plan. Capital improvements typically result in ongoing expenses for routine operation, repair and maintenance upon completion or acquisition. Existing City facilities and equipment will eventually require rehabilitation, renovation or upgrades to accommodate new uses or address needed improvements. Older facilities usually involve higher maintenance and repair costs as well.

Capital improvements make a positive contribution to the economic vitality, quality of life and fiscal well-being of our community in spite of potential recurring operating costs. Capital projects such as the redevelopment of under-performing or under-used areas of the City, and the infrastructure expansion needed to support new development, help promote the economic development and growth that generates additional operating revenues. These new revenue sources provide the funding needed to maintain, improve and expand the City's infrastructure.

Additional considerations

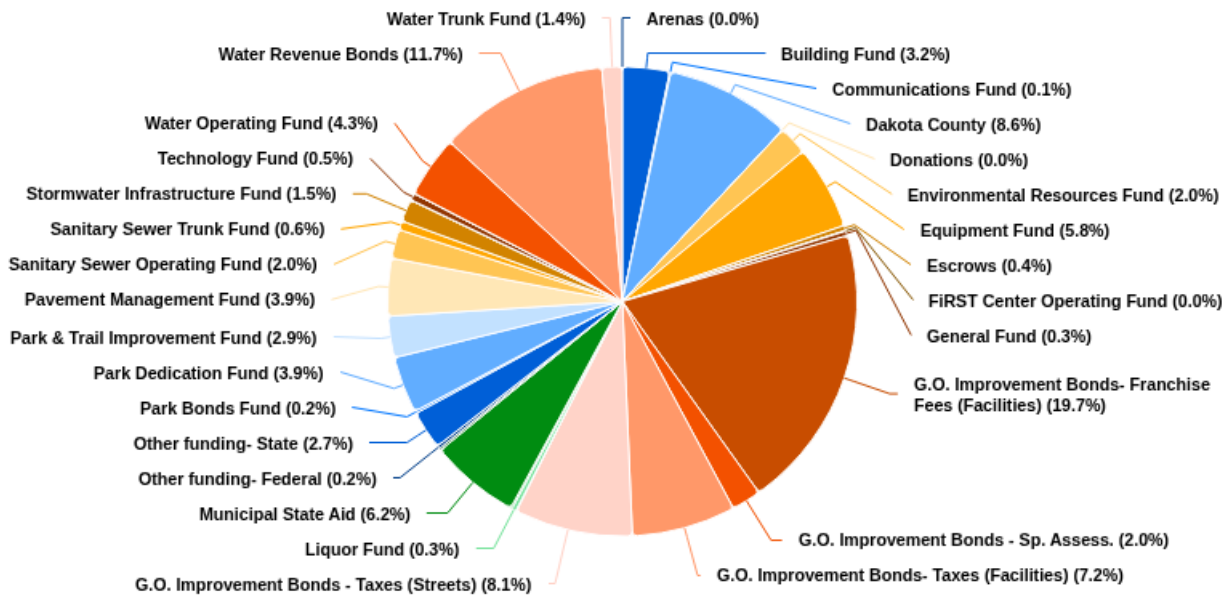
Dakota County staff continue to prepare the Dakota County's draft 2026-2030 Transportation, Transportation Sales & Use Tax, and Regional Rail Authority Capital Improvement Program. City and County staff continue to coordinate efforts to create CIPs that align with both local and regional transportation needs.

2026 through 2030
Capital Improvement Plan
 Lakeville, MN
Cost Type Summary



Cost Type	2026	2027	2028	2029	2030	Total
Environmental Resources	1,602,500	1,601,500	1,601,500	1,601,500	1,501,500	7,908,500
Equipment	3,955,358	3,702,407	5,033,350	4,515,312	4,789,749	21,996,176
Facilities	40,871,256	80,100,000	23,667,800	4,374,400	660,199	149,673,655
Parks	7,160,050	4,561,500	2,898,500	3,692,000	3,109,000	21,421,050
Technology	364,663	602,525	743,368	244,994	305,319	2,260,869
Transportation	25,145,522	23,540,884	22,722,971	19,295,488	25,828,100	116,532,965
Utility	9,732,000	1,882,000	3,535,000	2,005,000	1,725,000	18,879,000
GRAND TOTAL	88,831,349	115,990,816	60,202,489	35,728,694	37,918,867	338,672,215

2026 through 2030
Capital Improvement Plan
 Lakeville, MN
Funding Source Summary



Source	2026	2027	2028	2029	2030	Total
Arenas	3,142	3,303	1,739	1,457	2,075	11,716
Building Fund	2,581,000	540,000	3,432,800	4,194,440	289,000	11,037,240
Communications Fund	48,908	68,513	50,000	52,000	77,502	296,923
Dakota County	5,280,500	9,215,000	5,228,161	354,250	9,308,000	29,385,911
Dakota County- Advance funding of city share	-2,162,128	479,781	1,308,497	-925,620	-917,971	-2,217,441
Donations	60,000					60,000
Environmental Resources Fund	1,441,070	1,349,010	1,352,383	1,340,000	1,343,848	6,826,311
Equipment Fund	3,138,092	3,411,922	4,868,298	4,015,469	4,269,507	19,703,288
Escrows		362,029	196,000	657,600		1,215,629
FIRST Center Operating Fund	25,000	100,000				125,000
General Fund	209,960	250,925	151,500	209,834	265,005	1,087,224
G.O. Improvement Bonds- Franchise Fees (Facilities)	27,000,000	20,000,000	20,000,000			67,000,000
G.O. Improvement Bonds - Sp. Assess.	5,240,000	330,000	900,000	464,689		6,934,689
G.O. Improvement Bonds- Taxes (Facilities)	6,457,256	17,960,000				24,417,256
G.O. Improvement Bonds - Taxes (Streets)	4,065,576	7,063,209	5,833,578	5,985,799	4,820,600	27,768,762
Lakeville Baseball Association		150,000				150,000
Liquor Fund	176,340	203,561	194,206	0	414,305	988,412
MSA/MSA Bonds - Sp. Assess.				350,000		350,000
Municipal State Aid	3,420,248	1,713,365	5,111,735	5,833,020	5,010,471	21,088,839
Other cost share arrangement- Credit River (Judicial Rd)	485,576					485,576
Other funding- Federal	750,000					750,000
Other funding- State	9,047,000					9,047,000
Park Bonds Fund	556,220					556,220
Park Dedication Fund	4,405,080	1,397,500	1,553,000	3,675,750	2,257,000	13,288,330
Park & Trail Improvement Fund	2,208,750	3,211,500	1,535,500	1,477,000	1,284,000	9,716,750
Pavement Management Fund	2,593,750	2,672,500	2,650,000	2,720,000	2,790,000	13,426,250
Sanitary Sewer Operating Fund	1,589,577	1,321,712	1,219,293	1,495,705	1,240,670	6,866,957
Sanitary Sewer Trunk Fund	1,730,000	125,000	85,000	75,000	75,000	2,090,000
Stormwater Infrastructure Fund	755,000	455,000	340,000	1,240,000	2,415,000	5,205,000
Streetlight Operating Fund	30,000	10,000		50,000		90,000
Technology Fund	273,204	375,774	536,506	241,637	234,185	1,661,306
Vermillion River Watershed JPO	10,000	10,000	10,000	10,000	10,000	50,000
Water Operating Fund	2,897,228	6,846,212	1,419,293	1,945,664	1,380,670	14,489,067
Water Revenue Bonds		40,000,000				40,000,000
Water Trunk Fund	4,515,000	-3,635,000	2,225,000	265,000	1,350,000	4,720,000
GRAND TOTAL	88,831,349	115,990,816	60,202,489	35,728,694	37,918,867	338,672,215

2026 through 2030
Capital Improvement Plan
 Lakeville, MN
Projects & Funding Sources By Cost Type

Cost Type	Project #	2026	2027	2028	2029	2030	Total
Environmental Resources							
East Lake Rough Fish Barrier	23-58	35,000	35,000	35,000	35,000	35,000	175,000
Water Quality and Water Conservation	ER-01	85,000	85,000	85,000	85,000	85,000	425,000
Lake Management	ER-02	110,000	110,000	110,000	110,000	110,000	550,000
Stormwater Infrastructure Maintenance	ER-03	960,000	960,000	960,000	960,000	960,000	4,800,000
Storm Water Conveyance System Expansion	ER-04	100,000	100,000	100,000	100,000		400,000
Forestry (Ash tree injection/removal, reforestatio	ER-05	142,500	141,500	141,500	141,500	141,500	708,500
Vegetation Management - City Outlots/Public land	ER-06	170,000	170,000	170,000	170,000	170,000	850,000
Environmental Resources Total		1,602,500	1,601,500	1,601,500	1,601,500	1,501,500	7,908,500

Dakota County	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Environmental Resources Fund	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	6,700,000
General Fund	142,500	141,500	141,500	141,500	141,500	141,500	708,500
Stormwater Infrastructure Fund	100,000	100,000	100,000	100,000	100,000		400,000
Vermillion River Watershed JPO	10,000	10,000	10,000	10,000	10,000	10,000	50,000
Source Grand Total		1,602,500	1,601,500	1,601,500	1,601,500	1,501,500	7,908,500

Equipment

Police-Equipment	E-01	709,000	1,299,733	1,349,714	1,840,807	458,098	5,657,352
Fire - Equipment	E-02	562,944	212,524	1,079,564	172,500	1,537,900	3,565,432
Streets-Equipment	E-03	1,284,473	1,152,130	1,663,200	1,593,122	1,649,899	7,342,824
Park Maintenance-Equipment	E-04	572,405	702,514	775,820	409,040	623,610	3,083,389
Facilities - Equipment	E-05	9,270	45,021				54,291
Inspections-Equipment	E-06				37,000	48,186	85,186
Construction Services-Equipment	E-07	67,460	69,425		31,334	75,319	243,538
Liquor-Equipment	E-08		34,880				34,880
Communications PEG-Equipment	E-10	45,000	60,000	40,000	52,000	72,654	269,654
Environmental Resources - Equipment	E-11	100,000					100,000
Utilities-Equipment	E-12	604,806	126,180	125,052	379,509	324,083	1,559,630
Equipment Total		3,955,358	3,702,407	5,033,350	4,515,312	4,789,749	21,996,176

Communications Fund	45,000	60,000	40,000	52,000	72,654	269,654
Environmental Resources Fund	100,000					100,000
Equipment Fund	3,138,092	3,411,922	4,868,298	4,015,469	4,269,507	19,703,288
General Fund	67,460	69,425		68,334	123,505	328,724
Liquor Fund		34,880				34,880
Sanitary Sewer Operating Fund	477,078	63,090	62,526	189,755	162,041	954,490
Water Operating Fund	127,728	63,090	62,526	189,754	162,042	605,140
Source Grand Total	3,955,358	3,702,407	5,033,350	4,515,312	4,789,749	21,996,176

Facilities

Fire Station #5 Construction	25-11	25,250,000					25,250,000
First Center- Construction	25-12	6,457,256					6,457,256
City Hall Building Maintenance/Improvements	B-01		135,000		207,051	70,000	412,051

Cost Type	Project #	2026	2027	2028	2029	2030	Total
CMF Building Maintenance/Improvements	B-02	1,601,000	17,160,000	300,000	3,147,704		22,208,704
Police Station- Building Maintenance/Improvements	B-03	325,000		2,600,000	60,885	25,000	3,010,885
Heritage Center- Maintenance/Improvements	B-04	470,000		108,000	96,160	40,000	714,160
Arts Center-Maintenance/Improvements	B-05	185,000	545,000		150,000	125,000	1,005,000
Fine Arts Building- Maintenance/Improvements	B-06		570,000				570,000
Fire Station #1-Building Maintenance/Improvements	B-07		60,000	20,424,800	285,140	22,000	20,791,940
Fire Station #2 Building Maintenance/Improvements	B-08	0					0
Fire Station #3-Building Maintenance/Improvements	B-09	2,000,000	20,000,000		122,800	7,000	22,129,800
Fire Station #4-Building Maintenance/Improvements	B-10		30,000		124,700		154,700
Keokuk Liquor Store- Maintenance/Improv	B-12	23,000					23,000
Heritage Liquor Store- Maintenance/Improv	B-13	0		65,000		8,000	73,000
Kenrick Liquor Store- Maintenance/Improv	B-14	40,000				31,629	71,629
Galaxie Liquor Store- Maintenance/Improv	B-15	45,000				331,570	376,570
Water Treatment Facility- Maintenance/Improvements	B-16	4,450,000	41,500,000	170,000	179,960		46,299,960
FIRST Center Facility Maintenance/Improvements	B-17	25,000	100,000				125,000
Facilities Total		40,871,256	80,100,000	23,667,800	4,374,400	660,199	149,673,655

Building Fund	2,581,000	540,000	3,432,800	4,194,440	289,000	11,037,240
FIRST Center Operating Fund	25,000	100,000				125,000
G.O. Improvement Bonds- Franchise Fees (Facilities)	27,000,000	20,000,000	20,000,000			67,000,000
G.O. Improvement Bonds- Taxes (Facilities)	6,457,256	17,960,000				24,417,256
Liquor Fund	108,000		65,000		371,199	544,199
Sanitary Sewer Trunk Fund	100,000					100,000
Stormwater Infrastructure Fund	150,000					150,000
Water Operating Fund	450,000	5,500,000	170,000	179,960		6,299,960
Water Revenue Bonds		40,000,000				40,000,000
Water Trunk Fund	4,000,000	-4,000,000				0
Source Grand Total	40,871,256	80,100,000	23,667,800	4,374,400	660,199	149,673,655

Parks

Klamath Trail Retaining Wall	23-13	10,000	1,500,000				1,510,000
Grand Prairie Park	24-20	950,000					950,000
East Community Park Phase II	25-20	2,775,000					2,775,000
Parks Major Maintenance - General	P-01	18,250	18,500	19,500	19,500	19,750	95,500
Park Development - Adminstrative Projects	P-02	35,000	20,000	20,000	20,000	20,000	115,000
Park Development - Developer Credits	P-03	435,000	435,000	435,000	435,000	435,000	2,175,000
Future Park Land Acquisition	P-04			100,000	100,000	100,000	300,000
Trail Improvements (Various Trails)	P-05	890,000	530,000	708,000	710,000	710,000	3,548,000
Park Improvements (Various Parks)	P-06	277,000	694,000	164,000	142,000	112,000	1,389,000
Playground Replacement	P-08	513,000	315,000	543,000	372,000	381,000	2,124,000
Park parking lot improvements	P-09	75,000	210,000	113,000	55,000	45,000	498,000
Keokuk Avenue/172nd St. Park	P-11				65,000	770,000	835,000
Grand Prairie Skatepark	P-12			50,000	600,000		650,000

Cost Type	Project #	2026	2027	2028	2029	2030	Total
Ritter Meadows Park	P-13			58,000	770,000		828,000
Voyageur Park	P-14	35,000	720,000				755,000
Parks Major Maintenance - Open Space	P-15	27,000	27,000	27,000	27,000	28,000	136,000
Parks Major Maintenance - Fields	P-16	31,500	37,000	39,000	39,000	12,000	158,500
Parks Major Maintenance - Bldgs/Shelters/Grounds	P-17	60,000	0	0	500	24,850	85,350
Other Projects	P-19	300,000	25,000	600,000	325,000	325,000	1,575,000
Parks Major Maintenance - Courts	P-20	7,000	30,000	22,000	12,000	51,400	122,400
Kenrick Trail Sheet Pile, Wall, & Trail Repairs	P-21	275,000					275,000
192nd St Retaining Wall & Trail Reconstruction	P-22	55,000					55,000
Parks System Master Plan	P-23	91,300					91,300
Parks - New Parking Lots & Expansions	P-24	300,000					300,000
S.W. Corner of 210th Street & I-35	P-25					75,000	75,000
<u>Parks Total</u>		7,160,050	4,561,500	2,898,500	3,692,000	3,109,000	21,421,050

Dakota County	570,000						570,000
Donations	60,000						60,000
Lakeville Baseball Association		150,000					150,000
Park Bonds Fund	556,220						556,220
Park Dedication Fund	3,765,080	1,200,000	1,363,000	2,415,000	1,825,000		10,568,080
Park & Trail Improvement Fund	2,208,750	3,211,500	1,535,500	1,277,000	1,284,000		9,516,750
<u>Source Grand Total</u>	7,160,050	4,561,500	2,898,500	3,692,000	3,109,000		21,421,050

Technology

Technology - General Government	T-01	18,109	42,709	8,592	11,613	36,783	117,806
Technology-Public Safety	T-02	167,489	71,335	123,022	199,705	41,561	603,112
Technology-Public Works	T-03	24,044	8,451	6,084	20,109	13,579	72,267
Technology-Arenas	T-04	3,142	3,303	1,739	1,457	2,075	11,716
Technology-Communications	T-05	2,597	2,513	0	0	848	5,958
Technology-Liquor	T-06	58,545	121,681	55,206		17,106	252,538
Technology-Environmental Resources	T-07		4,010	4,383		848	9,241
Technology-Utilities	T-08	8,912	8,244	7,534	1,900	1,257	27,847
Technology- Parks & recreation	T-09	12,915	7,169	19,558	10,210	5,120	54,972
Technology-Network infrastructure	T-10	63,760	217,067	511,786	0	186,142	978,755
Technology-Miscellaneous	T-11	5,150	116,043	5,464			126,657
<u>Technology Total</u>		364,663	602,525	743,368	244,994	305,319	2,260,869

Arenas	3,142	3,303	1,739	1,457	2,075		11,716
Communications Fund	3,908	8,513	10,000	0	4,848		27,269
Environmental Resources Fund	1,070	9,010	12,383	0	3,848		26,311
Liquor Fund	68,340	168,681	129,206	0	43,106		409,333
Sanitary Sewer Operating Fund	7,499	18,622	26,767	950	8,629		62,467
Technology Fund	273,204	375,774	536,506	241,637	234,185		1,661,306
Water Operating Fund	7,500	18,622	26,767	950	8,628		62,467
<u>Source Grand Total</u>	364,663	602,525	743,368	244,994	305,319		2,260,869

Transportation

Freight Rail Car Storage Facility	22-16	8,200,000					8,200,000
Future CSAH 9/CSAH 31 Traffic Signal System	23-08	0	0				0
185th St/Future CSAH 60 (Dodd Blvd - Highview Ave)	24-04	0					0
Future CSAH 9 and Bridge at North Creek	24-05					13,395,000	13,395,000

Cost Type	Project #	2026	2027	2028	2029	2030	Total
CSAH 60/185th Street (Kenwood Tr-Ipava Ave)	25-04	0	0	0			0
Holyoke/Highview Avenue Reconstruction	25-05			1,955,000	6,905,000		8,860,000
CSAH 9 Extension (to CSAH Standards)	25-19	500,000					500,000
CSAH 9 Modernization (210th St - CSAH 50)	26-04	1,800,000	9,012,500	0	0	0	10,812,500
Interstate 35/CSAH 50 Interchange Reconstruction	26-05	655,620		5,029,393	0		5,685,013
CSAH 50 and Hamburg Avenue RAB	26-06	30,000					30,000
CSAH 60 Alignment Study (CSAH 23 - Flagstaff Ave)	26-07	78,750					78,750
CSAH 50/CSAH 60 RAB Modifications	26-08	100,000					100,000
Lake Marion Greenway	26-15	4,580,000	67,500	150,000	405,000	2,880,000	8,082,500
CSAH 5 and Kenyon Avenue Traffic Signal	27-05		360,000				360,000
CSAH 23 Alignment Study (Griffon Tr - 135th St)	27-07		8,925				8,925
CSAH 70 Intersection Improvements W. of Keokuk Ave	27-08		400,000				400,000
CSAH 23 M&O (CSAH 9 to CSAH 42)	27-09		0				0
CSAH 9 and Glacier Way Traffic Signal	27-11	150,000	600,000				750,000
CSAH 9/Dodd Blvd Modernization (215th St-210th St)	28-04	650,000	750,000	4,400,000			5,800,000
CSAH 60 and Orchard Trail Traffic Signal	28-05	150,000	800,000				950,000
CSAH 46 and Foliage Avenue Traffic Signal Replace	28-06		43,750	225,000			268,750
CSAH 46 and Galaxie Avenue Traffic Signal Replacem	28-07		50,000	225,000			275,000
CSAH 9 Improvements at 194th St & 190th St	29-04		140,000	67,500	1,575,000		1,782,500
CSAH 46 at Lac Lavon/Interlachen Traffic Signal	30-05			87,500		475,000	562,500
CSAH 60 and Judicial Road Traffic Signal	30-06			50,000		250,000	300,000
CSAH 50 and Iberia Avenue Traffic Safety Mgmt	31-05				140,000	67,500	207,500
Pavement Management - Maintenance	XX-01	2,865,000	2,780,000	2,850,000	2,920,000	2,990,000	14,405,000
Street Reconstruction	XX-02	4,405,000	4,507,500	5,515,000	5,145,000	4,835,000	24,407,500
Collector Roadway Rehabilitation	XX-03	971,152	3,985,709	2,168,578	2,205,488	935,600	10,266,527
County Pavement Preservation/City Utility Repairs	XX-10	10,000	35,000				45,000
Transportation Total		25,145,522	23,540,884	22,722,971	19,295,488	25,828,100	116,532,965

Dakota County	4,700,500	9,205,000	5,218,161	344,250	9,298,000	28,765,911
Dakota County- Advance funding of city share	-2,162,128	479,781	1,308,497	-925,620	-917,971	-2,217,441
Escrows		362,029	196,000	657,600		1,215,629
General Fund		40,000	10,000			50,000
G.O. Improvement Bonds - Sp. Assess.		330,000	900,000	464,689		1,694,689
G.O. Improvement Bonds - Taxes (Streets)	4,065,576	7,063,209	5,833,578	5,985,799	4,820,600	27,768,762
MSA/MSA Bonds - Sp. Assess.				350,000		350,000
Municipal State Aid	3,420,248	1,713,365	5,111,735	5,833,020	5,010,471	21,088,839
Other cost share arrangement- Credit River (Judicial Rd)	485,576					485,576
Other funding- Federal	750,000					750,000
Other funding- State	9,047,000					9,047,000
Park Dedication Fund	640,000	197,500	190,000	1,260,750	432,000	2,720,250
Park & Trail Improvement Fund				200,000		200,000
Pavement Management Fund	2,593,750	2,672,500	2,650,000	2,720,000	2,790,000	13,426,250

Cost Type	Project #	2026	2027	2028	2029	2030	Total
Sanitary Sewer Operating Fund		355,000	385,000	375,000	520,000	375,000	2,010,000
Sanitary Sewer Trunk Fund		340,000	50,000	10,000			400,000
Stormwater Infrastructure Fund		305,000	355,000	240,000	1,140,000	2,415,000	4,455,000
Streetlight Operating Fund		30,000	10,000		50,000		90,000
Water Operating Fund		575,000	677,500	670,000	695,000	670,000	3,287,500
Water Trunk Fund				10,000		935,000	945,000
Source Grand Total		25,145,522	23,540,884	22,722,971	19,295,488	25,828,100	116,532,965

Utility

215th Street Public Improvements	26-09	6,755,000					6,755,000
Sanitary Sewer Trunk Improvements	U-01	75,000	75,000	75,000	75,000	75,000	375,000
Sanitary Sewer Lift Station Rehabilitation	U-02	150,000	255,000	150,000	180,000	80,000	815,000
Sanitary Sewer Inflow/Infiltration Maintenance	U-03	575,000	575,000	575,000	575,000	575,000	2,875,000
Well Construction	U-04		100,000	1,800,000			1,900,000
Watermain Trunk Extensions	U-05	265,000	265,000	265,000	265,000	265,000	1,325,000
Water Distribution Features	U-06	150,000		150,000		150,000	450,000
Well and Pump Rehabilitation	U-07	200,000	200,000	100,000	300,000	100,000	900,000
Tower and Reservoir Maintenance	U-08	1,150,000			150,000		1,300,000
Water meter replacement	U-09	350,000	350,000	350,000	400,000	400,000	1,850,000
Fiber Optic Cable Connection	U-10	62,000	62,000	70,000	60,000	80,000	334,000
Utility Total		9,732,000	1,882,000	3,535,000	2,005,000	1,725,000	18,879,000

G.O. Improvement Bonds - Sp. Assess.		5,240,000					5,240,000
Sanitary Sewer Operating Fund		750,000	855,000	755,000	785,000	695,000	3,840,000
Sanitary Sewer Trunk Fund		1,290,000	75,000	75,000	75,000	75,000	1,590,000
Stormwater Infrastructure Fund		200,000					200,000
Water Operating Fund		1,737,000	587,000	490,000	880,000	540,000	4,234,000
Water Trunk Fund		515,000	365,000	2,215,000	265,000	415,000	3,775,000
Source Grand Total		9,732,000	1,882,000	3,535,000	2,005,000	1,725,000	18,879,000

GRAND TOTAL	88,831,349	115,990,816	60,202,489	35,728,694	37,918,867	338,672,215
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2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 22-16
Project Name Freight Rail Car Storage Facility

Total Project Cost \$8,350,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Other
Department Engineering Funding Description Improvement Construction

Description

Programmed for 2026 construction. The City was awarded \$750,000 in Federal Funding (Fiscal Year 2023) for engineering design and \$7,000,000 in State Funding for construction. Project includes construction of a 90-car storage yard, and a 30-car transload facility within the City's industrial parks, south of CSAH 70.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
150,000	Construction	8,200,000	0	0	0	0	8,200,000
	Total	8,200,000	0	0	0	0	8,200,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
150,000	Other funding- State	7,000,000	0	0	0	0	7,000,000
	Other funding- Federal	750,000	0	0	0	0	750,000
	Sanitary Sewer Trunk Fund	250,000	0	0	0	0	250,000
	Stormwater Infrastructure Fund	200,000	0	0	0	0	200,000
	Total	8,200,000	0	0	0	0	8,200,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 23-13
Project Name Klamath Trail Retaining Wall

Total Project Cost \$1,510,000 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Maintenance
Department Park Maintenance Funding Description Park & Trail Improvement Fund

Description

There are two existing modular block retaining walls (totaling over 1,200 feet in length) along the south side of Klamath Trail, west of County State Aid Highway 5 which were constructed in 1999. A Condition Assessment Report was completed by a third party after it was noticed that the modular block walls are showing signs of deterioration. Based on the anticipated life span of these walls and the condition assessment that indicates visible staining, cracking along the face of individual blocks along with other types of deterioration, the replacement of these walls is scheduled to be completed in 2027 with prefabricated modular block walls (PMBW). This is currently planned to be funded by the Trail Improvement fund.

Expenditures	2026	2027	2028	2029	2030	Total
Retaining Wall Reconstruction	0	1,500,000	0	0	0	1,500,000
Engineering/Design/Other costs	10,000	0	0	0	0	10,000
Total	10,000	1,500,000	0	0	0	1,510,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park & Trail Improvement Fund	10,000	1,500,000	0	0	0	1,510,000
Total	10,000	1,500,000	0	0	0	1,510,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 23-58

Project Name East Lake Rough Fish Barrier

Total Project Cost \$175,000

Cost Type Environmental Resources

Funding Description Environmental Resources Fund

Contact Zach Johnson, City Engineer

Department Environmental Resources

Expenditures	2026	2027	2028	2029	2030	Total
Engineering/Design/Other costs	35,000	35,000	35,000	35,000	35,000	175,000
Total	35,000	35,000	35,000	35,000	35,000	175,000

Funding Sources	2026	2027	2028	2029	2030	Total
Environmental Resources Fund	35,000	35,000	35,000	35,000	35,000	175,000
Total	35,000	35,000	35,000	35,000	35,000	175,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 24-05

Project Name Future CSAH 9 and Bridge at North Creek

Total Project Cost \$13,395,000

Cost Type Transportation

Department Engineering

County Project # 97-215

Contact Zach Johnson, City Engineer

Type Bridge

Funding Description Municipal State Aid

SA/SAP # TBD

Description

Construction of future County Highway 9 to provide future connectivity between CSAH 31 (Pilot Knob Road) and MN 3. Project includes a 2-lane divided highway bridge spanning North Creek with trails along both sides. Future jurisdictional transfer.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	10,150,000	10,150,000
Construction- Stormwater infrastructure (new)	0	0	0	0	2,310,000	2,310,000
Construction- Water infrastructure (new)	0	0	0	0	935,000	935,000
Total	0	0	0	0	13,395,000	13,395,000

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County	0	0	0	0	6,850,000	6,850,000
Municipal State Aid	0	0	0	0	3,300,000	3,300,000
Stormwater Infrastructure Fund	0	0	0	0	2,310,000	2,310,000
Water Trunk Fund	0	0	0	0	935,000	935,000
Total	0	0	0	0	13,395,000	13,395,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 24-20

Project Name Grand Prairie Park

Total Project Cost \$22,494,255 Contact Mark Kruse, Parks Superintendent

Cost Type Parks Type New construction

Department Park Bonds Funding Description Park Bonds Fund

Description

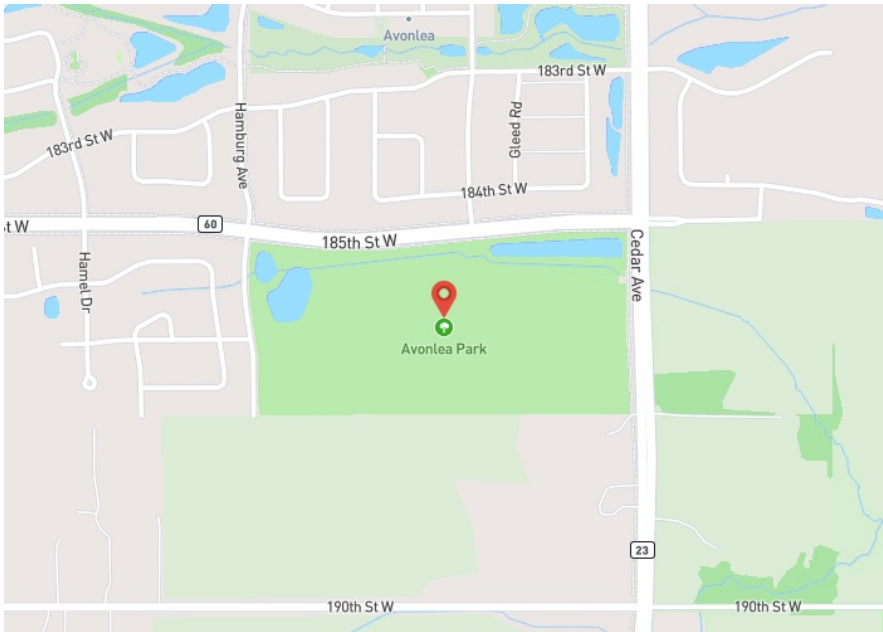
Construction of this park is underway in 2025, with completion anticipated in 2026. This project was approved as part of the 2021 Park Bond Referendum. Lakeville Lions has committed \$500,000 toward the Grand Paririe Park splash pad over five years (\$100,000/year). Lakeville Baseball Association has committed \$1.375 Million toward the project over 10 years (\$137,500/year).

2026 funding has been added to construct a freestanding shower building at an estimated \$650,000.00

Prior	Expenditures	2026	2027	2028	2029	2030	Total
21,544,255	Construction	950,000	0	0	0	0	950,000
Total		950,000	0	0	0	0	950,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
21,544,255	Park Dedication Fund	950,000	0	0	0	0	950,000
Total		950,000	0	0	0	0	950,000

Location





2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 25-05
Project Name Holyoke/Highview Avenue Reconstruction

Total Project Cost \$10,115,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Rehabilitation
Department Engineering Funding Description Municipal State Aid

Description

Phase I: Heritage Drive to South of 190th Street

Phase II: South of 190th Street to Dodd Boulevard/CSAH 9

Phase I programmed for 2029 construction. Project includes road rehabilitation and modernization, intersection improvements and a pedestrian underpass.
Phase II programmed for 2032 construction. Project includes road rehabilitation and modernization and intersection improvements and a pedestrian underpass.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Construction	0	0	1,955,000	4,200,000	0	6,155,000	1,255,000
Construction- New trails	0	0	0	1,200,000	0	1,200,000	
Construction- Stormwater infrastructure (new)	0	0	0	1,035,000	0	1,035,000	
Trail costs (rehabilitation/reconstruction)	0	0	0	200,000	0	200,000	
Construction- Sanitary Sewer infrastructure (repair/replace)	0	0	0	145,000	0	145,000	
Construction- Water infrastructure (repair/replace)	0	0	0	75,000	0	75,000	
Streetlight costs	0	0	0	50,000	0	50,000	
Total	0	0	1,955,000	6,905,000	0	8,860,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Municipal State Aid	0	0	1,955,000	3,192,400	0	5,147,400	1,255,000
Park Dedication Fund	0	0	0	1,200,000	0	1,200,000	
Stormwater Infrastructure Fund	0	0	0	1,035,000	0	1,035,000	
Escrows	0	0	0	657,600	0	657,600	
MSA/MSA Bonds - Sp. Assess.	0	0	0	350,000	0	350,000	
Park & Trail Improvement Fund	0	0	0	200,000	0	200,000	
Sanitary Sewer Operating Fund	0	0	0	145,000	0	145,000	
Water Operating Fund	0	0	0	75,000	0	75,000	
Streetlight Operating Fund	0	0	0	50,000	0	50,000	
Total	0	0	1,955,000	6,905,000	0	8,860,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 25-11
Project Name Fire Station #5 Construction

Total Project Cost \$25,250,000 Contact Allyn Kuennen, Assistant City Administrator
Cost Type Facilities Type New construction
Department Fire Station #5 Funding Description Building Fund

Description

The City has purchased 12 acres adjacent to the water tower along 179th Street West for a fire station and a possible future satellite water treatment facility. This is directly across from the Central Maintenance Facility, 7570 179th Street West. Site planning has started and construction on the fire station could begin as early as 2026.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	25,250,000	0	0	0	0	25,250,000
Total	25,250,000	0	0	0	0	25,250,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Improvement Bonds- Franchise Fees (Facilities)	25,000,000	0	0	0	0	25,000,000
Stormwater Infrastructure Fund	150,000	0	0	0	0	150,000
Sanitary Sewer Trunk Fund	100,000	0	0	0	0	100,000
Total	25,250,000	0	0	0	0	25,250,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project #	25-12		
Project Name	First Center- Construction		
Total Project Cost	\$25,829,024	Contact	Allyn Kuennen, Assistant City Administrator
Cost Type	Facilities	Type	Maintenance/Improvement
Department	FiRST Center	Funding Description	Building Fund

Description

A regional public safety training facility does not currently exist for use by public safety personnel in the south metro area and adjacent cities and counties. A regional training facility will help ensure our safety personnel have the highest degree of training possible to serve the public. The Minnesota Legislature has clearly stated that public safety personnel need to be better trained and equipped to respond to the growing demands placed on them. Public safety personnel often use local businesses, schools and vacant facilities as temporary training sites since there is not a permanent site that fits all the training and classroom needs. A permanent, dedicated site within Dakota County, available to all jurisdictions within the south metro and Greater Minnesota area, will improve the ability to consistently and routinely train public safety employees, as well as maintain certifications.

Construction of the FiRST (First Responders Skills Training) Center began in early 2025 and will be located at the former public works site within the Airlake Industrial Park at 7777 214th Street West. This 40,000-square-foot facility will include the following features:

- Physical training area for fire, police and EMS
- Virtual training area
- Firing range training area with vehicle access
- Equipment cleaning and armory area
- Tactical training room with movable partitions for fire, police and EMS
- Classroom/meeting space for fire, police and EMS
- Office space
- Restrooms/lockers
- Exterior training spaces

The overall cost of the project is 25.8 million. \$7.1 million of funding was awarded to this project through the 2023 Minnesota Legislature capital investment (cash funding) bill and an additional \$800,000 was awarded in 2024 through Federal Congressionally-Directed Funding. The remaining cost of construction will be funded through general obligation bonds. Construction of the facility is expected to be completed by mid-2026.

Operational costs to maintain and operate the facility will be provided through membership fees paid by the various agencies that will be using the facility.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
19,371,768	Construction	6,457,256	0	0	0	0	6,457,256
	Total	6,457,256	0	0	0	0	6,457,256

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
19,371,768	G.O. Improvement Bonds- Taxes (Facilities)	6,457,256	0	0	0	0	6,457,256
	Total	6,457,256	0	0	0	0	6,457,256

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 25-19
Project Name CSAH 9 Extension (to CSAH Standards)

Total Project Cost \$1,000,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Extension
Department Engineering Funding Description Improvement Construction
County Project # 97-231 SA/SAP # N/A
JPA # TBD

Description

Future CSAH 9 from a) Embers Avenue to Ellsworth Drive, and b) Eagleview Drive to Draft Horse Boulevard. The roadway improvements will be constructed with developer-installed public improvements with the Pheasant Run of Lakeville Eighth Addition and Brookeshire 4th Additions, respectively, to County State Aid Highway standards. The alignment is consistent with Alignment B (between Highview Avenue and MN-3), as identified in the East/West Corridor Preservation Study Phase 2 - Refinement of Preferred System Plan (2006)

Prior	Expenditures	2026	2027	2028	2029	2030	Total
500,000	Construction	500,000	0	0	0	0	500,000
	Total	500,000	0	0	0	0	500,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
500,000	Dakota County	500,000	0	0	0	0	500,000
	Total	500,000	0	0	0	0	500,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 25-20
Project Name East Community Park Phase II

Total Project Cost \$3,125,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Bonds Funding Description Park Bonds Fund

Description

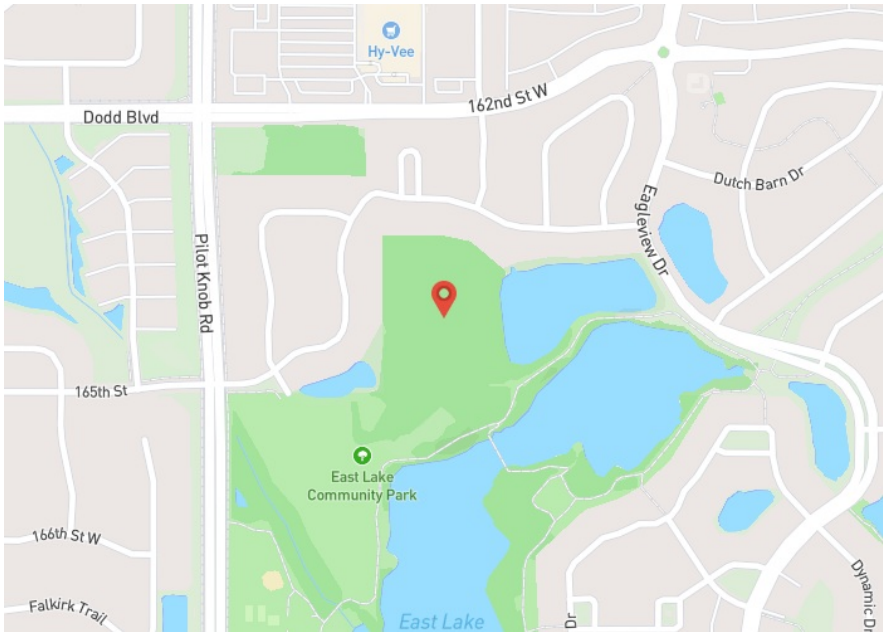
The 2018 Master Plan for the park identified specific amenities. The park is proposed to be constructed in 2026, which was approved as part of the 2021 Park Bond Referendum.

This project also includes the trails/trailhead in East Community Park, which is part of a multi-phased County greenway project designed to provide connectivity City and County trail system.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
350,000	East Community Park	2,575,000	0	0	0	0	2,575,000
	Construction-North Creek Greenway Trails	170,000	0	0	0	0	170,000
	Construction-North Creek Greenway Trails (P26-15B- North Creek Trl East Park to 160th)	30,000	0	0	0	0	30,000
	Total	2,775,000	0	0	0	0	2,775,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
350,000	Park Dedication Fund	1,618,780	0	0	0	0	1,618,780
	Dakota County	570,000	0	0	0	0	570,000
	Park Bonds Fund	556,220	0	0	0	0	556,220
	Park & Trail Improvement Fund	30,000	0	0	0	0	30,000
	Total	2,775,000	0	0	0	0	2,775,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-04
Project Name CSAH 9 Modernization (210th St - CSAH 50)

Total Project Cost \$11,712,500 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Modernization
Department Engineering Funding Description Municipal State Aid
County Project # 09-065 SA/SAP # TBD

Description

Modernization of CSAH 9 (Dodd Boulevard) between 210th Street and CSAH 50 (202nd Street). Project includes a 2-lane divided highway and trails along both sides, with drainage and safety improvements.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
900,000	Construction	0	9,012,500	0	0	0	9,012,500
	Right of Way- Acquisition/Professional fees	1,800,000	0	0	0	0	1,800,000
	MSA- Repay County Advance	0	0	135,000	270,000	917,971	1,322,971
	Dakota County- Advance funding of city share	0	0	-135,000	-270,000	-917,971	-1,322,971
	Total	1,800,000	9,012,500	0	0	0	10,812,500

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
900,000	Dakota County	1,530,000	7,397,500	0	0	0	8,927,500
	Municipal State Aid	0	0	135,000	270,000	917,971	1,322,971
	Escrows	0	292,029	0	0	0	292,029
	Stormwater Infrastructure Fund	0	250,000	0	0	0	250,000
	Park Dedication Fund	0	97,500	0	0	0	97,500
	General Fund	0	40,000	0	0	0	40,000
	Streetlight Operating Fund	0	10,000	0	0	0	10,000
	Sanitary Sewer Operating Fund	0	5,000	0	0	0	5,000
	Water Operating Fund	0	2,500	0	0	0	2,500
	Dakota County- Advance funding of city share	270,000	917,971	-135,000	-270,000	-917,971	-135,000
	Total	1,800,000	9,012,500	0	0	0	10,812,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-05
Project Name Interstate 35/CSAH 50 Interchange Reconstruction

Total Project Cost \$5,685,013
Cost Type Transportation
Department Engineering
County Project # 50-033

Contact Zach Johnson, City Engineer
Type Interchange Reconstruction
Funding Description Municipal State Aid
SA/SAP # 019-650-021

Description

Reconstruction of the interchange at I-35 and CSAH 5/50 (Kenwood Trail). The existing interchange is deficient in capacity, sight distance and turn lanes, resulting in delays and safety issues. This project includes replacement of the I-35 bridges over CSAH 5/50 and construction of a northbound auxiliary lane along I-35 between CSAH 5/50 and CSAH 46.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	3,115,380	0	0	3,115,380
Dakota County (County share of repayment of 2017 and 2021/2022 RALF Loans)	0	0	1,478,161	0	0	1,478,161
Engineering/Design/Other costs	655,620	0	0	0	0	655,620
MSA- Repay County Advance	0	0	0	655,620	0	655,620
Municipal State Aid (City share of repayment of 2017 and 2021/2022 RALF loans)	0	0	260,852	0	0	260,852
Stormwater Infrastructure	0	0	135,000	0	0	135,000
Fiber Conduit (Lift Station)	0	0	10,000	0	0	10,000
Fiber Conduit (Park Dedication Fund)	0	0	10,000	0	0	10,000
Fiber conduit (Weather Siren)	0	0	10,000	0	0	10,000
Fiber conduit (Well/tower)	0	0	10,000	0	0	10,000
Dakota County- Advance funding of city share	0	0	0	-655,620	0	-655,620
Total	655,620	0	5,029,393	0	0	5,685,013

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County- Advance funding of city share	655,620	0	3,115,380	-655,620	0	3,115,380
Dakota County	0	0	1,478,161	0	0	1,478,161
Municipal State Aid	0	0	260,852	655,620	0	916,472
Stormwater Infrastructure Fund	0	0	135,000	0	0	135,000
General Fund	0	0	10,000	0	0	10,000
Park Dedication Fund	0	0	10,000	0	0	10,000
Sanitary Sewer Trunk Fund	0	0	10,000	0	0	10,000
Water Trunk Fund	0	0	10,000	0	0	10,000
Total	655,620	0	5,029,393	0	0	5,685,013

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-06
Project Name CSAH 50 and Hamburg Avenue RAB

Total Project Cost \$30,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Roundabout
Department Engineering Funding Description Municipal State Aid
County Project # 50-037 SA/SAP # 019-650-024
JPA # DCA22893

Description

Programmed for 2026 construction as a single-lane roundabout. Dakota County responsible for 100% of project cost per future Joint Powers Agreement. City is only anticipating contributing costs toward streetlights at this time.

Expenditures	2026	2027	2028	2029	2030	Total
Streetlight costs	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

Funding Sources	2026	2027	2028	2029	2030	Total
Streetlight Operating Fund	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-07

Project Name CSAH 60 Alignment Study (CSAH 23 - Flagstaff Ave)

Total Project Cost \$78,750

Cost Type Transportation

Department Engineering

County Project # 97-229

Contact Zach Johnson, City Engineer

Type Other

Funding Description Pavement Management

SA/SAP # N/A

Description

Preliminary engineering for future County Highway alignment between the intersections of CSAH 23 (Cedar Avenue)/CSAH 60 (185th Street) and CR 64 (195th Street)/Flagstaff Avenue. The corridor study will recommend preferred alignments.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering/Design/Other costs	78,750	0	0	0	0	78,750
Total	78,750	0	0	0	0	78,750

Funding Sources	2026	2027	2028	2029	2030	Total
Pavement Management Fund	78,750	0	0	0	0	78,750
Total	78,750	0	0	0	0	78,750

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-08

Project Name CSAH 50/CSAH 60 RAB Modifications

Total Project Cost \$100,000

Cost Type Transportation

Department Engineering

County Project # 50-038

JPA # TBD

Contact Zach Johnson, City Engineer

Type Maintenance/Improvement

Funding Description Municipal State Aid

SA/SAP # TBD

Expenditures	2026	2027	2028	2029	2030	Total
Construction	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-09

Project Name 215th Street Public Improvements

Total Project Cost \$6,755,000 Contact Zach Johnson, City Engineer

Cost Type Utility Type Extension

Department Engineering Funding Description Improvement Construction

County Project # N/A SA/SAP # N/A

JPA # N/A

Description

Sewer and water extension along 215th Street from County Road 70 to west of I-35.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	5,105,000	0	0	0	0	5,105,000
Engineering/Design/Other costs	1,650,000	0	0	0	0	1,650,000
Total	6,755,000	0	0	0	0	6,755,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Improvement Bonds - Sp. Assess.	5,240,000	0	0	0	0	5,240,000
Sanitary Sewer Trunk Fund	1,215,000	0	0	0	0	1,215,000
Stormwater Infrastructure Fund	200,000	0	0	0	0	200,000
Water Trunk Fund	100,000	0	0	0	0	100,000
Total	6,755,000	0	0	0	0	6,755,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 26-15

Project Name Lake Marion Greenway

Total Project Cost \$8,272,500 Contact Zach Johnson, City Engineer

Cost Type Transportation Type Greenway

Department Park Dedication Funding Description Park Dedication Fund

County Project # 2000453 SA/SAP # N/A

JPA # TBD

Description

Trail improvements to existing local network in coordination with jurisdictional transfer to Dakota County for Lake Marion Greenway.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
190,000	Segment A-Ritter Farm Park to Downtown	3,600,000	0	0	0	0	3,600,000
	Segment C- Downtown to Cedar Ave	0	0	0	325,000	1,800,000	2,125,000
	Segment D- Murphy Hanrehan Park to Ritter Farm Park	0	0	0	80,000	1,080,000	1,160,000
	Lake Marion Greenway Trailhead Shelter/Restrooms	650,000	0	0	0	0	650,000
	Ritter Farm parking lot/roadway improvements	150,000	0	0	0	0	150,000
	Segment E- CSAH 23 to CSAH 31	0	0	150,000	0	0	150,000
	Fiber Conduit (Lift Station)	90,000	0	0	0	0	90,000
	Fiber Conduit (Park Dedication Fund)	90,000	0	0	0	0	90,000
	Segment B- Downtown	0	67,500	0	0	0	67,500
	Total	4,580,000	67,500	150,000	405,000	2,880,000	8,082,500

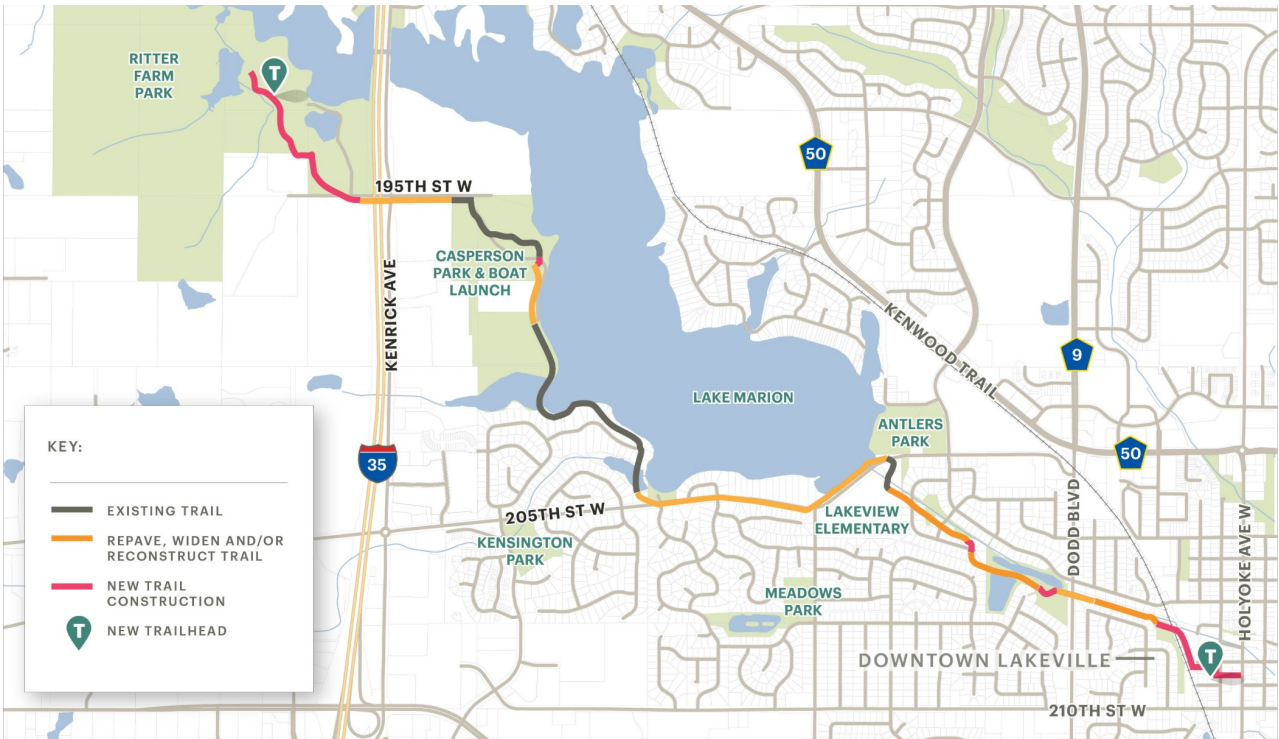
Prior	Funding Sources	2026	2027	2028	2029	2030	Total
190,000	Dakota County	1,953,000	0	0	344,250	2,448,000	4,745,250
	Other funding- State	2,047,000	0	0	0	0	2,047,000
	Park Dedication Fund	490,000	0	150,000	60,750	432,000	1,132,750
	Sanitary Sewer Trunk Fund	90,000	0	0	0	0	90,000
	Pavement Management Fund	0	67,500	0	0	0	67,500
	Total	4,580,000	67,500	150,000	405,000	2,880,000	8,082,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	26-15	Contact	Zach Johnson, City Engineer
Project Name	Lake Marion Greenway	Cost Type	Transportation



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 27-05
Project Name CSAH 5 and Kenyon Avenue Traffic Signal

Total Project Cost \$427,500 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Traffic Signal
Department Engineering Funding Description Municipal State Aid
County Project # 5-XXX SA/SAP # TBD
JPA # TBD

Description

- New traffic signal system designed to alleviate congestion and optimize intersection operations
- Includes geometric improvements and pavement markings
- Owned/maintained by Dakota County

Prior	Expenditures	2026	2027	2028	2029	2030	Total
67,500	Construction	0	360,000	0	0	0	360,000
	Total	0	360,000	0	0	0	360,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
67,500	Municipal State Aid	0	360,000	0	0	0	360,000
	Total	0	360,000	0	0	0	360,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 27-07

Project Name CSAH 23 Alignment Study (Griffon Tr - 135th St)

Total Project Cost \$8,925

Cost Type Transportation

Department Engineering

County Project # 23-089

Contact Zach Johnson, City Engineer

Type Other

Funding Description Municipal State Aid

SA/SAP # N/A

Description

Preliminary engineering for CSAH 23 (Cedar Avenue) from Griffon Trail/Upper 164th Street to 135th Street. The corridor study will determine best practices to manage future traffic growth, and recommend pedestrian and corridor safety improvements, and potential grade-separated intersections.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering/Design/Other costs	0	8,925	0	0	0	8,925
Total	0	8,925	0	0	0	8,925

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	8,925	0	0	0	8,925
Total	0	8,925	0	0	0	8,925

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 27-08

Project Name CSAH 70 Intersection Improvements W. of Keokuk Ave

Total Project Cost \$400,000

Cost Type Transportation

Department Engineering

County Project # 70-025

Contact Zach Johnson, City Engineer

Type Other

Funding Description Municipal State Aid

SA/SAP # N/A

Description

Construction of a) new full-access intersection along CSAH 70 (210th Street) approximately 2,450-feet west of Keokuk Avenue, and b) directional access median (3/4) at the intersection of CSAH 70 (210th Street) and Keswick Loop, in conjunction with the Artemis developer-installed public improvements.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	400,000	0	0	0	400,000
Total	0	400,000	0	0	0	400,000

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County	0	400,000	0	0	0	400,000
Total	0	400,000	0	0	0	400,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	27-11		
Project Name	CSAH 9 and Glacier Way Traffic Signal		
Total Project Cost	\$750,000	Contact	Zach Johnson, City Engineer
Cost Type	Transportation	Type	Traffic Signal
Department	Engineering	Funding Description	Municipal State Aid
County Project #	60-XXX	SA/SAP #	TBD
JPA #	TBD		

Description

- New traffic signal system designed to alleviate congestion and optimize intersection operations.
- Includes geometric improvements and pavement markings.
- City-led project
- Owned/maintained by Dakota County.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	600,000	0	0	0	600,000
Traffic signal- Design/ROW	150,000	0	0	0	0	150,000
Total	150,000	600,000	0	0	0	750,000

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County	82,500	330,000	0	0	0	412,500
Municipal State Aid	67,500	200,000	0	0	0	267,500
Escrows	0	70,000	0	0	0	70,000
Total	150,000	600,000	0	0	0	750,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 28-04
Project Name CSAH 9/Dodd Blvd Modernization (215th St-210th St)

Total Project Cost \$5,800,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Modernization
Department Engineering Funding Description Municipal State Aid
County Project # 09-067 SA/SAP # TBD

Description

Modernization of CSAH 9 (Dodd Boulevard) between CSAH 70 (215th Street) and 210th Street. Project includes a 2-lane divided highway and trails along both sides, with drainage and safety improvements.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	4,400,000	0	0	4,400,000
Right of Way- Acquisition/Professional fees	0	750,000	0	0	0	750,000
Engineering/Design/Other costs	650,000	0	0	0	0	650,000
Total	650,000	750,000	4,400,000	0	0	5,800,000

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County	552,500	637,500	3,740,000	0	0	4,930,000
Municipal State Aid	97,500	112,500	434,000	0	0	644,000
Escrows	0	0	196,000	0	0	196,000
Park Dedication Fund	0	0	30,000	0	0	30,000
Total	650,000	750,000	4,400,000	0	0	5,800,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 28-05
Project Name CSAH 60 and Orchard Trail Traffic Signal

Total Project Cost	\$950,000	Contact	Zach Johnson, City Engineer
Cost Type	Transportation	Type	Traffic Signal
Department	Engineering	Funding Description	Municipal State Aid
County Project #	60-XXX	SA/SAP #	TBD
JPA #	TBD		

Description

- New traffic signal system designed to alleviate congestion and optimize intersection operations.
- Includes geometric improvements and pavement markings.
- City-led project
- Owned/maintained by Dakota County.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	800,000	0	0	0	800,000
Traffic signal- Design/ROW	150,000	0	0	0	0	150,000
Total	150,000	800,000	0	0	0	950,000

Funding Sources	2026	2027	2028	2029	2030	Total
Dakota County	82,500	440,000	0	0	0	522,500
Municipal State Aid	67,500	360,000	0	0	0	427,500
Total	150,000	800,000	0	0	0	950,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 28-06

Project Name CSAH 46 and Foliage Avenue Traffic Signal Replace

Total Project Cost	\$268,750	Contact	Zach Johnson, City Engineer
Cost Type	Transportation	Type	Traffic Signal
Department	Engineering	Funding Description	Municipal State Aid
County Project #	46-XXX	SA/SAP #	TBD
JPA #	TBD		

Description

- Replace traffic signal system that is approaching the end of its useful life and is located at the next highest Dakota County priority intersection.
- Owned/maintained by Dakota County.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	225,000	0	0	225,000
Traffic signal- Design/ROW	0	43,750	0	0	0	43,750
Total	0	43,750	225,000	0	0	268,750

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	43,750	225,000	0	0	268,750
Total	0	43,750	225,000	0	0	268,750

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 28-07
Project Name CSAH 46 and Galaxie Avenue Traffic Signal Replacem

Total Project Cost \$275,000 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Traffic Signal
Department Engineering Funding Description Municipal State Aid
County Project # 46-XXX SA/SAP # TBD
JPA # TBD

Description

- Replace traffic signal system that is approaching the end of its useful life and is located at the next highest Dakota County priority intersection.
- Owned/maintained by Dakota County.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	225,000	0	0	225,000
Traffic signal- Design/ROW	0	50,000	0	0	0	50,000
Total	0	50,000	225,000	0	0	275,000

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	50,000	225,000	0	0	275,000
Total	0	50,000	225,000	0	0	275,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 29-04
Project Name CSAH 9 Improvements at 194th St & 190th St

Total Project Cost	\$1,782,500	Contact	Zach Johnson, City Engineer
Cost Type	Transportation	Type	Maintenance/Improvement
Department	Engineering	Funding Description	Municipal State Aid
County Project #	9-068	SA/SAP #	TBD
JPA #	TBD		

Description

Construction of a) roundabout at the CSAH 9 (Dodd Boulevard) and 194th Street/Indiana Avenue intersection, and b) directional access median (3/4) CSAH 9 (Dodd Boulevard) and 194th Street intersection.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	1,575,000	0	1,575,000
Engineering/Design/Other costs	0	140,000	0	0	0	140,000
Right of Way- Acquisition/Professional fees	0	0	67,500	0	0	67,500
Total	0	140,000	67,500	1,575,000	0	1,782,500

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	140,000	67,500	1,575,000	0	1,782,500
Total	0	140,000	67,500	1,575,000	0	1,782,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 30-05
Project Name CSAH 46 at Lac Lavon/Interlachen Traffic Signal

Total Project Cost \$562,500 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Traffic Signal
Department Engineering Funding Description Municipal State Aid
County Project # 46-XXX SA/SAP # TBD
JPA # TBD

Description

- Replace traffic signal system that is approaching the end of its useful life and is located at the next highest Dakota County priority intersection.
- Owned/maintained by Dakota County.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	475,000	475,000
Traffic signal- Design/ROW	0	0	87,500	0	0	87,500
Total	0	0	87,500	0	475,000	562,500

Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	0	87,500	0	475,000	562,500
Total	0	0	87,500	0	475,000	562,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	30-06		
Project Name	CSAH 60 and Judicial Road Traffic Signal		
Total Project Cost	\$300,000	Contact	Zach Johnson, City Engineer
Cost Type	Transportation	Type	Traffic Signal
Department	Engineering	Funding Description	Municipal State Aid
County Project #	60-XXX	SA/SAP #	TBD
JPA #	TBD		

Description

- New traffic signal system designed to alleviate congestion and optimize intersection operations.
- Includes geometric improvements and pavement markings.
- City-led project
- Owned/maintained by Dakota County/Scott County

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	250,000	250,000
Traffic signal- Design/ROW	0	0	50,000	0	0	50,000
Total	0	0	50,000	0	250,000	300,000
Funding Sources	2026	2027	2028	2029	2030	Total
Municipal State Aid	0	0	50,000	0	250,000	300,000
Total	0	0	50,000	0	250,000	300,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # 31-05

Project Name CSAH 50 and Iberia Avenue Traffic Safety Mgmt

Total Project Cost \$1,782,500

Cost Type Transportation

Department Engineering

County Project # 50-XXX

JPA # TBD

Contact Zach Johnson, City Engineer

Type Maintenance/Improvement

Funding Description Municipal State Aid

SA/SAP # TBD

Description

Construction of traffic safety management improvements at CSAH 50 (202nd Street) and Iberia Avenue intersection.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Engineering/Design/Other costs	0	0	0	140,000	0	140,000	1,575,000
Right of Way- Acquisition/Professional fees	0	0	0	0	67,500	67,500	
Total	0	0	0	140,000	67,500	207,500	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Municipal State Aid	0	0	0	140,000	67,500	207,500	1,575,000
Total	0	0	0	140,000	67,500	207,500	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project # B-01

Project Name City Hall Building Maintenance/Improvements

Total Project Cost \$1,572,051

Cost Type Facilities

Department City Hall

Contact Tom Breeggemann, Facilities Supervisor

Type Maintenance

Description

The CIP includes anticipated maintenance/repair/improvement costs at Lakeville's City Hall building at 20195 Holyoke Ave.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
105,000	Roof replacement	0	0	0	190,000	0	190,000	1,055,000
	Carpet	0	135,000	0	0	0	135,000	
	RTU S3 Replacement	0	0	0	0	70,000	70,000	
	Window film	0	0	0	17,051	0	17,051	
	Total	0	135,000	0	207,051	70,000	412,051	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
105,000	Building Fund	0	135,000	0	207,051	70,000	412,051	1,055,000
	Total	0	135,000	0	207,051	70,000	412,051	

Capital Improvement Plan

Lakeville, MN



Project # B-02
Project Name CMF Building Maintenance/Improvements

Total Project Cost \$22,917,704
Cost Type Facilities
Department Central Maintenance Facility

Contact Tom Breeggemann, Facilities Supervisor
Type Maintenance/Improvement
Funding Description Building Fund

Description

The CIP includes anticipated maintenance/repair/improvement costs at Lakeville's Central Maintenance Facility building at 7570 179th St. W. It also includes costs to expand the facility in 2027, which will be funded by bonds, to be repaid by tax levy in future years.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
248,000	CMF Expansion	1,000,000	16,250,000	0	0	0	17,250,000	461,000
	Roof replacement	0	0	0	3,000,000	0	3,000,000	
	Parks shop addition	0	500,000	0	0	0	500,000	
	Cooling Unit Replacement	420,000	0	0	0	0	420,000	
	Boiler replacement	0	0	300,000	0	0	300,000	
	Construction Services Office/Lunchroom remodel	0	210,000	0	0	0	210,000	
	Building wall system	0	0	0	100,000	0	100,000	
	MAU Replacements	100,000	0	0	0	0	100,000	
	Truck Garage paint (interior)	0	80,000	0	0	0	80,000	
	Fuel island upgrades	75,000	0	0	0	0	75,000	
	Fleet shop and back office floor coating	0	60,000	0	0	0	60,000	
	Building envelope improvements	0	0	0	47,704	0	47,704	
	Monument sign	0	40,000	0	0	0	40,000	
	Fire panel	0	20,000	0	0	0	20,000	
	Conference room heating coil	6,000	0	0	0	0	6,000	
	Total	1,601,000	17,160,000	300,000	3,147,704	0	22,208,704	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
248,000	G.O. Improvement Bonds- Taxes (Facilities)	0	17,960,000	0	0	0	17,960,000	461,000
	Building Fund	1,601,000	-800,000	300,000	3,147,704	0	4,248,704	
	Total	1,601,000	17,160,000	300,000	3,147,704	0	22,208,704	

Capital Improvement Plan

Lakeville, MN



Project # B-03
Project Name Police Station- Building Maintenance/Improvements

Total Project Cost \$4,170,585
Cost Type Facilities
Department Police Department
Contact Tom Breeggemann, Facilities Supervisor
Type Maintenance/Improvement
Funding Description Building Fund

Description

Anticipated maintenance/repairs/improvements needed on the Police Station building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
79,700	Workout room expansion	0	0	2,500,000	0	0	2,500,000	1,080,000
	Boiler replacement	250,000	0	0	0	0	250,000	
	High speed garage door replacement	60,000	0	100,000	0	0	160,000	
	Radiant panels for offices	0	0	0	60,885	0	60,885	
	Paint-interior	0	0	0	0	25,000	25,000	
	Mini split unit	15,000	0	0	0	0	15,000	
	Total	325,000	0	2,600,000	60,885	25,000	3,010,885	
Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
79,700	Building Fund	325,000	0	2,600,000	60,885	25,000	3,010,885	1,080,000
	Total	325,000	0	2,600,000	60,885	25,000	3,010,885	

2026 thru 2030
**Capital
Improvement
Plan**
Lakeville, MN



Project # B-04
Project Name Heritage Center-Maintenance/Improvements

Total Project Cost \$1,563,460 **Contact** Tom Breeggemann, Facilities Supervisor
Cost Type Facilities **Type** Maintenance/Improvement
Department Heritage Center **Funding Description** Building Fund

Description

The Lakeville Heritage Center is located at 20110 Holyoke Ave and is home to Lakeville Area Active Adults, Lakeville Area Historical Society and Lakeville Yellow Ribbon. The CIP includes estimated costs for maintenance/repairs/improvements at the Heritage Center building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
734,300	Interior Renovation	450,000	0	0	0	0	450,000	115,000
	RTU 7,8,9,11 Replacement	0	0	100,000	0	0	100,000	
	RTU 2,3,4,6 Replacement	0	0	0	80,000	0	80,000	
	RTU 1,5 Replacement	0	0	0	0	40,000	40,000	
	RTU 10 replacement	20,000	0	0	0	0	20,000	
	Building envelope improvements	0	0	0	16,160	0	16,160	
	Mini Split Replacement	0	0	8,000	0	0	8,000	
	Total	470,000	0	108,000	96,160	40,000	714,160	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
734,300	Building Fund	470,000	0	108,000	96,160	40,000	714,160	115,000
	Total	470,000	0	108,000	96,160	40,000	714,160	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project # B-05

Project Name Arts Center-Maintenance/Improvements

Total Project Cost	\$1,218,942	Contact	Tom Breeggemann, Facilities Supervisor
Cost Type	Facilities	Type	Maintenance/Improvement
Department	LAAC - Performing Arts Building	Funding Description	Building Fund

Description

The Lakeville Area Arts Center is located at 20965 Holyoke Ave, in historic downtown Lakeville. The Arts Center hosts theater and other events, community classes, and provides rental opportunities. The CIP includes estimated costs for maintenance/repairs/improvements at the Arts Center building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
213,942	Condenser Unit #1 replacement	0	520,000	0	0	0	520,000
	Theater Seating Refurbishment	0	0	0	150,000	0	150,000
	AHU Replacements	0	0	0	0	125,000	125,000
	Arts Center Playground- drainage/sidewalks	80,000	0	0	0	0	80,000
	Sound system replacement	65,000	0	0	0	0	65,000
	Snow melt boiler/pump replacement	25,000	0	0	0	0	25,000
	Green room sink and counter	15,000	0	0	0	0	15,000
	Stage drape replacement	0	15,000	0	0	0	15,000
	Light board replacement	0	10,000	0	0	0	10,000
	Total	185,000	545,000	0	150,000	125,000	1,005,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
213,942	Building Fund	185,000	545,000	0	150,000	125,000	1,005,000
	Total	185,000	545,000	0	150,000	125,000	1,005,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # B-06

Project Name Fine Arts Building-Maintenance/Improvements

Total Project Cost \$684,808

Cost Type Facilities

Department LAAC - Fine Arts Building

Contact Tom Breeggemann, Facilities Supervisor

Type Maintenance/Improvement

Funding Description Building Fund

Description

The Fine Arts Center is located at 20950 Howland Ave and is a division of the Lakeville Area Arts Center, focused on providing expanded classroom and studio space for fine arts programming. The CIP includes estimated costs for maintenance/repairs/improvements at the Fine Arts Center building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
114,808	Roof replacement	0	570,000	0	0	0	570,000
	Total	0	570,000	0	0	0	570,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
114,808	Building Fund	0	570,000	0	0	0	570,000
	Total	0	570,000	0	0	0	570,000

Capital Improvement Plan

Lakeville, MN



Project # B-07
Project Name Fire Station #1-Building Maintenance/Improvements

Total Project Cost \$21,066,940 **Contact** Tom Breeggemann, Facilities Supervisor
Cost Type Facilities **Type** Maintenance/Improvement
Department Fire Station #1

Description

Station 1 protects the region south of 195th Street to 220th Street, west to Judicial Road (Scott County), and east to the Farmington border. The CIP includes anticipated maintenance/repairs and improvements to the Fire Station #1 building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
275,000	Remodel for full time	0	0	20,000,000	0	0	20,000,000
	Roof replacement	0	0	0	175,000	0	175,000
	Parking lot mill and overlay	0	0	156,000	0	0	156,000
	Building envelope improvements	0	0	0	110,140	0	110,140
	Rear Concrete Apron	0	0	95,000	0	0	95,000
	Fire sprinkler system installation	0	0	70,000	0	0	70,000
	MAU Replacements	0	60,000	0	0	0	60,000
	Generator Replacement	0	0	50,000	0	0	50,000
	Cooling unit 1, 2 & 3 replacement	0	0	35,000	0	0	35,000
	Truck bay floor recoating	0	0	0	0	22,000	22,000
	Office and Training Room carpet	0	0	11,000	0	0	11,000
	Washer replacement	0	0	7,800	0	0	7,800
	Total	0	60,000	20,424,800	285,140	22,000	20,791,940

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
275,000	G.O. Improvement Bonds- Franchise Fees (Facilities)	0	0	20,000,000	0	0	20,000,000
	Building Fund	0	60,000	424,800	285,140	22,000	791,940
	Total	0	60,000	20,424,800	285,140	22,000	20,791,940

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project #	B-09		
Project Name	Fire Station #3-Building Maintenance/Improvements		
Total Project Cost	\$22,210,800	Contact	Tom Breeggemann, Facilities Supervisor
Cost Type	Facilities	Type	Maintenance/Improvement
Department	Fire Station #3	Funding Description	Building Fund

Description

Anticipated maintenance/repairs/improvements needed on the Fire Station #3 building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
69,000	Remodel for full time	0	20,000,000	0	0	0	20,000,000	12,000
	Land acquisition	2,000,000	0	0	0	0	2,000,000	
	Roof replacement	0	0	0	115,000	0	115,000	
	Washer replacement	0	0	0	7,800	0	7,800	
	Carpet	0	0	0	0	7,000	7,000	
	Total	2,000,000	20,000,000	0	122,800	7,000	22,129,800	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
69,000	G.O. Improvement Bonds- Franchise Fees (Facilities)	2,000,000	20,000,000	0	0	0	22,000,000	12,000
	Building Fund	0	0	0	122,800	7,000	129,800	
	Total	2,000,000	20,000,000	0	122,800	7,000	22,129,800	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project # B-10
Project Name Fire Station #4-Building Maintenance/Improvements

Total Project Cost \$322,700 **Contact** Tom Breeggemann, Facilities Supervisor
Cost Type Facilities **Type** Maintenance/Improvement
Department Fire Station #4 **Funding Description** Building Fund

Description

Built in 2002, Station 4 is currently Lakeville's newest and most centrally located station. The CIP includes anticipated maintenance/repairs/improvements needed on the Fire Station #4 building.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
48,000	RTU 1,2,4 replacement	0	0	0	95,000	0	95,000	120,000
	Carpet	0	30,000	0	0	0	30,000	
	Building envelope improvements	0	0	0	29,700	0	29,700	
	Total	0	30,000	0	124,700	0	154,700	
Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
48,000	Building Fund	0	30,000	0	124,700	0	154,700	120,000
	Total	0	30,000	0	124,700	0	154,700	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # B-12
Project Name Keokuk Liquor Store- Maintenance/Improv

Total Project Cost \$143,000 **Contact** Tom Breeggemann, Facilities Supervisor
Cost Type Facilities **Type** Maintenance/Improvement
Department Keokuk Liquor Store **Funding Description** Liquor Fund

Description

The CIP includes anticipated maintenance/repairs/improvement costs at the Keokuk Liquor Store building, which is located at 20880 Keokuk Ave. This facility also includes the Emporium Room, which is a multi-purpose, 3,000 square feet room that can be rented for meetings, celebrations or classes.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Strip and wax floor	23,000	0	0	0	0	23,000	120,000
Total	23,000	0	0	0	0	23,000	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	23,000	0	0	0	0	23,000	120,000
Total	23,000	0	0	0	0	23,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	B-13		
Project Name	Heritage Liquor Store- Maintenance/Improv		
Total Project Cost	\$163,000	Contact	Tom Breeggemann, Facilities Supervisor
Cost Type	Facilities	Type	Maintenance/Improvement
Department	Heritage Liquor Store	Funding Description	Liquor Fund

Description

The CIP includes anticipated maintenance/repairs/improvement costs at the Heritage Liquor Store building, which is located at 20164 Heritage Dr.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Flooring Replacement	0	0	65,000	0	0	65,000	90,000
Paint sales floor & office walls	0	0	0	0	8,000	8,000	
Entrance door replacement	0	0	0	0	0	0	
Total	0	0	65,000	0	8,000	73,000	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	0	0	65,000	0	8,000	73,000	90,000
Total	0	0	65,000	0	8,000	73,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # B-14

Project Name Kenrick Liquor Store- Maintenance/Improv

Total Project Cost \$217,629

Cost Type Facilities

Department Kenrick Store

Contact Tom Breeggemann, Facilities Supervisor

Type Maintenance/Improvement

Funding Description Liquor Fund

Description

The CIP includes anticipated maintenance/repairs/improvement costs at the Kenrick Liquor Store building, which is located at 16179 Kenrick Ave.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Cooler mechanicals	40,000	0	0	0	0	40,000	146,000
Building envelope improvements	0	0	0	0	30,290	30,290	
Water savings	0	0	0	0	1,339	1,339	
Total	40,000	0	0	0	31,629	71,629	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	40,000	0	0	0	31,629	71,629	146,000
Total	40,000	0	0	0	31,629	71,629	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # B-15
Project Name Galaxie Liquor Store- Maintenance/Improv

Total Project Cost \$491,570 Contact Tom Breeggemann, Facilities Supervisor
Cost Type Facilities Type Maintenance/Improvement
Department Galaxie Store Funding Description Liquor Fund

Description

The CIP includes anticipated maintenance/repairs/improvement costs at the Galaxie Liquor Store building, which is located at 16000 Galaxie Ave.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Roof replacement	0	0	0	0	275,000	275,000	115,000
Building envelope improvements	0	0	0	0	56,570	56,570	
Flooring Replacement	45,000	0	0	0	0	45,000	
Total	45,000	0	0	0	331,570	376,570	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	45,000	0	0	0	331,570	376,570	115,000
Total	45,000	0	0	0	331,570	376,570	

Capital Improvement Plan**Lakeville, MN**

Project #	B-16
Project Name	Water Treatment Facility-Maintenance/Improvements

Total Project Cost	\$46,359,960	Contact	Paul Oehme, Public Works Director
Cost Type	Facilities	Type	Maintenance/Improvement
Department	Utilities	Funding Description	Water Operating Fund

Description

Anticipated maintenance/repairs/improvements needed on the existing Water Treatment Facility building.

The City of Lakeville's Water Treatment Plant was originally constructed in 1997 with a capacity of 10 million gallons per day (MGD). It was expanded in 2001 to 20 MGD, and in 2013, following a successful filter pilot study, the plant was re-rated to a capacity of 26 MGD. The City's water need continues to grow and a study is underway to update the 2022 WTP Expansion Study, in order to determine the best way to reach the capacity for full City build out. It will compare the advantages and disadvantages of two key alternatives:

- Expanding the existing water treatment facility.
- Constructing a satellite facility on a parcel located north of the Central Maintenance Facility water tower

Costs to build a satellite water treatment facility are estimated in 2027, and will be adjusted if needed upon Council direction after the results of the study are determined.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Water Treatment Plant Expansion	4,000,000	40,000,000	0	0	0	44,000,000	60,000
Roof replacement	0	1,500,000	0	0	0	1,500,000	
Boiler plant replacement	350,000	0	0	0	0	350,000	
AHU Replacements	0	0	0	115,000	0	115,000	
Parking lot mill and overlay	0	0	110,000	0	0	110,000	
Auto Shutoff for chlorine tanks	75,000	0	0	0	0	75,000	
Building envelope improvements	0	0	0	64,960	0	64,960	
Filter rooms exhaust fan replacement	0	0	60,000	0	0	60,000	
Well #7 roof replacement	25,000	0	0	0	0	25,000	
Total	4,450,000	41,500,000	170,000	179,960	0	46,299,960	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Water Revenue Bonds	0	40,000,000	0	0	0	40,000,000	60,000
Water Operating Fund	450,000	5,500,000	170,000	179,960	0	6,299,960	
Water Trunk Fund	4,000,000	-4,000,000	0	0	0	0	
Total	4,450,000	41,500,000	170,000	179,960	0	46,299,960	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # B-17

Project Name FiRST Center Facility Maintenance/Improvements

Total Project Cost \$125,000

Cost Type Facilities

Department FiRST Center

Contact Tom Breeggemann, Facilities Supervisor

Type Maintenance/Improvement

Funding Description FiRST Center Operating Fund

Description

Construction of the FiRST Center began in early 2025 and will be located at the former Public Works site within the Airlake Industrial Park at 7777 214th Street West. It is expected to be completed in 2026. Operational costs to maintain and operate the facility will be provided through membership fees paid by the various agencies that will be using the facility. The CIP estimates maintenance/repair/improvements costs at this facility.

Expenditures	2026	2027	2028	2029	2030	Total
Facility improvements/maintenance	25,000	100,000	0	0	0	125,000
Total	25,000	100,000	0	0	0	125,000

Funding Sources	2026	2027	2028	2029	2030	Total
FiRST Center Operating Fund	25,000	100,000	0	0	0	125,000
Total	25,000	100,000	0	0	0	125,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-01

Project Name Police-Equipment

Total Project Cost \$12,119,305

Cost Type Equipment

Department Police Department

Contact Bob Mach, Fleet Supervisor

Type Equipment

Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Police division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase - squad vehicles	395,000	1,013,700	991,200	1,759,500	70,800	4,230,200	6,461,953
Equipment purchase - radios	195,000	212,550	313,040	74,407	65,844	860,841	
Equipment purchase - command center	0	0	0	0	250,000	250,000	
Equipment purchase - firearms	59,000	56,026	6,384	6,900	6,726	135,036	
Equipment purchase - supplemental equipment	35,000	0	24,629	0	32,077	91,706	
Equipment purchase - safety equipment	0	17,457	14,461	0	32,651	64,569	
Equipment purchase - drones	25,000	0	0	0	0	25,000	
Total	709,000	1,299,733	1,349,714	1,840,807	458,098	5,657,352	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Equipment Fund	709,000	1,299,733	1,349,714	1,840,807	458,098	5,657,352	6,461,953
Total	709,000	1,299,733	1,349,714	1,840,807	458,098	5,657,352	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-02

Project Name Fire - Equipment

Total Project Cost \$5,486,930

Cost Type Equipment

Department Fire

Contact Bob Mach, Fleet Supervisor

Type Equipment

Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Fire division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase - multi-year fire equipment	0	0	800,000	0	1,532,000	2,332,000	1,921,498
Equipment purchase - radios	177,644	177,644	177,644	0	0	532,932	
Equipment Purchase - vehicle	250,000	0	72,800	172,500	0	495,300	
Equipment purchase - supplemental equipment	130,000	34,880	29,120	0	0	194,000	
Equipment Purchase - Trailer	5,300	0	0	0	5,900	11,200	
Total	562,944	212,524	1,079,564	172,500	1,537,900	3,565,432	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Equipment Fund	562,944	212,524	1,079,564	172,500	1,537,900	3,565,432	1,921,498
Total	562,944	212,524	1,079,564	172,500	1,537,900	3,565,432	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN



Project #	E-03		
Project Name	Streets-Equipment		
Total Project Cost	\$14,874,144	Contact	Bob Mach, Fleet Supervisor
Cost Type	Equipment	Type	Equipment
Department	Streets	Funding Description	Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Streets division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment Purchase - plow truck	922,200	675,800	1,187,200	713,000	731,600	4,229,800	7,531,320
Equipment purchase - heavy equipment	0	394,580	459,200	723,797	79,392	1,656,969	
Equipment Purchase - vehicle	296,800	81,750	0	69,000	141,600	589,150	
Equipment purchase - supplemental equipment	46,287	0	16,800	87,325	362,424	512,836	
Equipment purchase - sweepers	0	0	0	0	324,558	324,558	
Equipment Purchase - Trailer	19,186	0	0	0	10,325	29,511	
Total	1,284,473	1,152,130	1,663,200	1,593,122	1,649,899	7,342,824	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Equipment Fund	1,284,473	1,152,130	1,663,200	1,593,122	1,649,899	7,342,824	7,531,320
Total	1,284,473	1,152,130	1,663,200	1,593,122	1,649,899	7,342,824	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-04
Project Name Park Maintenance-Equipment

Total Project Cost \$5,990,900 Contact Bob Mach, Fleet Supervisor
Cost Type Equipment Type Equipment
Department Park Maintenance Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Park Maintenance division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase - mowers	172,906	177,799	182,692	240,540	163,006	936,943	2,907,511
Equipment Purchase - vehicle	96,106	126,355	129,530	37,950	310,006	699,947	
Equipment purchase - heavy equipment	0	95,375	371,280	92,000	0	558,655	
Equipment purchase - supplemental equipment	75,416	30,485	50,072	38,550	132,898	327,421	
Equipment purchase - load & pack refuse	0	272,500	0	0	0	272,500	
Equipment purchase - seasonal staff equipment	227,977	0	27,741	0	0	255,718	
Equipment Purchase - Trailer	0	0	14,505	0	17,700	32,205	
Total	572,405	702,514	775,820	409,040	623,610	3,083,389	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Equipment Fund	572,405	702,514	775,820	409,040	623,610	3,083,389	2,907,511
Total	572,405	702,514	775,820	409,040	623,610	3,083,389	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-05
Project Name Facilities - Equipment

Total Project Cost \$109,506 Contact Tom Breeggemann, Facilities Supervisor
Cost Type Equipment Type Equipment
Department General Government Facilities Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Facilities division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase	9,270	45,021	0	0	0	54,291	55,215
Total	9,270	45,021	0	0	0	54,291	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Equipment Fund	9,270	45,021	0	0	0	54,291	55,215
Total	9,270	45,021	0	0	0	54,291	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-06
Project Name Inspections-Equipment

Total Project Cost \$349,186 Contact Bob Mach, Fleet Supervisor
Cost Type Equipment Type Equipment
Department Inspections Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Inspections division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase	0	0	0	37,000	48,186	85,186	264,000
Total	0	0	0	37,000	48,186	85,186	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
General Fund	0	0	0	37,000	48,186	85,186	264,000
Total	0	0	0	37,000	48,186	85,186	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-07
Project Name Construction Services-Equipment

Total Project Cost \$279,908
Cost Type Equipment
Department Construction Services
Contact Bob Mach, Fleet Supervisor
Type Equipment
Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Construction Services division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase	67,460	69,425	0	31,334	75,319	243,538	36,370
Total	67,460	69,425	0	31,334	75,319	243,538	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
General Fund	67,460	69,425	0	31,334	75,319	243,538	36,370
Total	67,460	69,425	0	31,334	75,319	243,538	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-08
Project Name Liquor-Equipment

Total Project Cost \$60,022
Cost Type Equipment
Department Keokuk Liquor Store
Contact Bob Mach, Fleet Supervisor
Type Equipment
Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Liquor stores.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase	0	34,880	0	0	0	34,880	25,142
Total	0	34,880	0	0	0	34,880	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	0	34,880	0	0	0	34,880	25,142
Total	0	34,880	0	0	0	34,880	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-10
Project Name Communications PEG-Equipment

Total Project Cost \$454,654
Cost Type Equipment
Department Communications
Contact Tierney Helmers, Communications Manager
Type Equipment
Funding Description Equipment Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Communications division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase	45,000	60,000	40,000	52,000	72,654	269,654	185,000
Total	45,000	60,000	40,000	52,000	72,654	269,654	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Communications Fund	45,000	60,000	40,000	52,000	72,654	269,654	185,000
Total	45,000	60,000	40,000	52,000	72,654	269,654	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-11
Project Name Environmental Resources - Equipment

Total Project Cost \$136,596
Cost Type Equipment
Department Environmental Resources
Contact Bob Mach, Fleet Supervisor
Type Equipment
Funding Description Environmental Resources Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Environmental Resources division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment purchase - mowers	65,000	0	0	0	0	65,000	36,596
Equipment purchase	35,000	0	0	0	0	35,000	
Total	100,000	0	0	0	0	100,000	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Environmental Resources Fund	100,000	0	0	0	0	100,000	36,596
Total	100,000	0	0	0	0	100,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # E-12
Project Name Utilities-Equipment

Total Project Cost \$2,632,122 Contact Shane Quade, Utilities Superintendent
Cost Type Equipment Type Equipment
Department Utilities Funding Description Water Operating Fund

Description

The CIP includes anticipated replacement/addition of various equipment costs for the Utilities division.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Equipment Purchase - vehicle	212,836	64,104	125,052	379,509	324,083	1,105,584	1,072,492
Equipment purchase - heavy equipment	370,660	53,000	0	0	0	423,660	
Equipment purchase - supplemental equipment	21,310	0	0	0	0	21,310	
Equipment Purchase - Trailer	0	6,956	0	0	0	6,956	
Equipment Purchase - attachments	0	2,120	0	0	0	2,120	
Total	604,806	126,180	125,052	379,509	324,083	1,559,630	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Sanitary Sewer Operating Fund	477,078	63,090	62,526	189,755	162,041	954,490	1,072,492
Water Operating Fund	127,728	63,090	62,526	189,754	162,042	605,140	
Total	604,806	126,180	125,052	379,509	324,083	1,559,630	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # ER-01

Project Name Water Quality and Water Conservation

Total Project Cost	\$425,000	Contact	Zach Johnson, City Engineer
Cost Type	Environmental Resources	Type	Other
Department	Environmental Resources	Funding Description	Environmental Resources Fund
County Project #	N/A	SA/SAP #	N/A
JPA #	N/A		

Description

Water Quality Best Management Practices

- Partnership projects aligning with Black Dog Watershed Water Management Organization, Dakota County Soil and Water Conservation District and Vermillion River Watershed Joint Powers Organization restoration and protection strategies. Funding intended as City's cost-share to meet partnership or grant matching requirements. Emphasis on Federal Clean Water Act, Minnesota Pollution Control Agency MS4 permit and Total Maximum Daily Load compliance.

Urban Restoration - Public System Initiatives and Improvements

- Program designed to restore and manage landscaping at public facilities and public open spaces by replacing hardscape and lawns with native plants/low-maintenance vegetation. Best management practices include native grasses/plants, prairies, rain gardens and woodlands to provide stormwater rate control/volume reduction or water quality improvements.

Water Conservation

- Program designed to implement water conservation strategies to reduce water use. Best management practices include water reuse and smart irrigation systems.

Expenditures	2026	2027	2028	2029	2030	Total
Water Quality BMPs	75,000	75,000	75,000	75,000	75,000	375,000
Urban Restoration- Public System Initiatives	10,000	10,000	10,000	10,000	10,000	50,000
Total	85,000	85,000	85,000	85,000	85,000	425,000

Funding Sources	2026	2027	2028	2029	2030	Total
Environmental Resources Fund	85,000	85,000	85,000	85,000	85,000	425,000
Total	85,000	85,000	85,000	85,000	85,000	425,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # ER-02
Project Name Lake Management

Total Project Cost \$550,000
Cost Type Environmental Resources
Department Environmental Resources
County Project # N/A
JPA # N/A

Contact Zach Johnson, City Engineer
Type Other
Funding Description Environmental Resources Fund
SA/SAP # N/A

Description

Annual management program designed to promote and protect public water resources. Annual assessments, including aquatic plant surveys, aquatic invasive species monitoring, fish surveys and water monitoring/sampling, guide best management practices and strategies, and prioritize and schedule treatments. Best management practices and strategies include chemical treatments, education and outreach, and fish management.

Expenditures	2026	2027	2028	2029	2030	Total
Water Quality Assessment	60,000	60,000	60,000	60,000	60,000	300,000
Water Quality Treatment	50,000	50,000	50,000	50,000	50,000	250,000
Total	110,000	110,000	110,000	110,000	110,000	550,000

Funding Sources	2026	2027	2028	2029	2030	Total
Environmental Resources Fund	100,000	100,000	100,000	100,000	100,000	500,000
Dakota County	10,000	10,000	10,000	10,000	10,000	50,000
Total	110,000	110,000	110,000	110,000	110,000	550,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # ER-03
Project Name Stormwater Infrastructure Maintenance

Total Project Cost	\$4,800,000	Contact	Zach Johnson, City Engineer
Cost Type	Environmental Resources	Type	Maintenance
Department	Engineering	Funding Description	Environmental Resources Fund

Description

Stormwater Basin Rehabilitation

- Annual maintenance program designed to extend service life/minimize life-cycle costs of public stormwater management basins. Stormwater management basins improve water quality of stormwater runoff and reduce peak stormwater discharge rates. Public stormwater management basins are inspected regularly to prioritize and schedule maintenance and rehabilitation projects. Best management practices include maintenance at emergency overflow/easement areas, sediment/vegetation removal and slope restoration. Emphasis on Minnesota Pollution Control Agency Municipal Separate Storm Sewer System (MS4) permit compliance.

Stormwater Infrastructure Maintenance/Rehabilitation

- Annual preventive maintenance program designed to protect the City's investment in public stormwater infrastructure. Best management practices include flared-end section repairs, sediment removal, storm sewer pipe and manhole repairs, and stormwater conveyance systems improvements. Emphasis on Minnesota Pollution Control Agency Municipal Separate Storm Sewer System (MS4) permit compliance.

Flared-End Section (FES) Maintenance

- Annual maintenance program designed to improve the overall performance and effectiveness of the City's stormwater management system. Best management practices include removal of accumulated sediment that is restricting stormwater flow through flared-end sections, stormwater infrastructure designed to convey water to/from stormwater management basins.

Stormwater Structure Sump Filling

- Annual program designed to improve the overall efficiency and effectiveness in maintaining the performance of the City's stormwater management.

Expenditures	2026	2027	2028	2029	2030	Total
Stormwater Basin Rehabilitation	450,000	450,000	450,000	450,000	450,000	2,250,000
Stormwater Infrastructure maintenance/rehabilitation	290,000	290,000	290,000	290,000	290,000	1,450,000
Creeks- proactive/preventative maintenance	100,000	100,000	100,000	100,000	100,000	500,000
FES Maintenance- MS4 Pond/Outfall Insp.	85,000	85,000	85,000	85,000	85,000	425,000
Stormwater structure sump filling	35,000	35,000	35,000	35,000	35,000	175,000
Total	960,000	960,000	960,000	960,000	960,000	4,800,000

Funding Sources	2026	2027	2028	2029	2030	Total
Environmental Resources Fund	950,000	950,000	950,000	950,000	950,000	4,750,000
Vermillion River Watershed JPO	10,000	10,000	10,000	10,000	10,000	50,000
Total	960,000	960,000	960,000	960,000	960,000	4,800,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # ER-04
Project Name Storm Water Conveyance System Expansion

Total Project Cost \$500,000
Cost Type Environmental Resources
Contact Zach Johnson, City Engineer

Prior	Expenditures	2026	2027	2028	2029	2030	Total
100,000	Construction	100,000	100,000	100,000	100,000	0	400,000
	Total	100,000	100,000	100,000	100,000	0	400,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
100,000	Stormwater Infrastructure Fund	100,000	100,000	100,000	100,000	0	400,000
	Total	100,000	100,000	100,000	100,000	0	400,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # ER-05
Project Name Forestry (Ash tree injection/removal, reforestatio

Total Project Cost \$708,500
Cost Type Environmental Resources
Department Environmental Resources
Contact Zach Jorgensen, City Forester
Type Maintenance

Description

Annual maintenance program designed to manage, preserve, and protect public woodland assets. Best management practices include Emerald Ash Borer program (tree injections, tree removal/stump grinding of infected trees and reforestation of public parks/open spaces).

Expenditures	2026	2027	2028	2029	2030	Total
Ash tree injection	62,000	60,000	55,000	55,000	55,000	287,000
Ash tree removal	53,000	53,000	56,000	56,000	56,000	274,000
Reforestation	27,500	28,500	30,500	30,500	30,500	147,500
Total	142,500	141,500	141,500	141,500	141,500	708,500

Funding Sources	2026	2027	2028	2029	2030	Total
General Fund	142,500	141,500	141,500	141,500	141,500	708,500
Total	142,500	141,500	141,500	141,500	141,500	708,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	ER-06		
Project Name	Vegetation Management - City Outlots/Public land		
Total Project Cost	\$850,000	Contact	Zach Jorgensen, City Forester
Cost Type	Environmental Resources	Type	Maintenance
Department	Environmental Resources		

Description

Annual maintenance program designed to help establish deep-rooted native vegetation that will help prevent erosion and filter out chemicals, and nutrients, like phosphorous, that degrades water quality. Managing invasive and noxious weeds also helps to establish the native vegetation, increase biodiversity, and improve habitat for local wildlife.

Expenditures	2026	2027	2028	2029	2030	Total
Vegetation maintenance-City outlots/public land	170,000	170,000	170,000	170,000	170,000	850,000
Total	170,000	170,000	170,000	170,000	170,000	850,000
Funding Sources	2026	2027	2028	2029	2030	Total
Environmental Resources Fund	170,000	170,000	170,000	170,000	170,000	850,000
Total	170,000	170,000	170,000	170,000	170,000	850,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-01

Project Name Parks Major Maintenance - General

Total Project Cost \$214,956

Cost Type Parks

Department Park Maintenance

Contact Mark Kruse, Parks Superintendent

Type Maintenance

Funding Description Park Improvement Fund

Description

Includes general park amenities like benches, grills, tables and improvements completed through our Eagle Scout Program.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
18,206	Park Amenities – Benches, Grills, Tables, etc.	10,000	10,000	11,000	11,000	11,000	53,000	101,250
	Eagle Scout Project Materials	8,250	8,500	8,500	8,500	8,750	42,500	
	Total	18,250	18,500	19,500	19,500	19,750	95,500	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
18,206	Park & Trail Improvement Fund	18,250	18,500	19,500	19,500	19,750	95,500	101,250
	Total	18,250	18,500	19,500	19,500	19,750	95,500	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-02
Project Name Park Development - Administrative Projects

Total Project Cost \$270,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Dedication Funding Description Park Dedication Fund

Description

The Park Dedication Fund budget provides appropriations for many activities including planning, design and feasibility reports for park projects. On an annual basis those project include engineering and design work for a wide variety of park projects, including rinks, playgrounds and future parks.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
55,000	Engineering/Design/Other costs	20,000	20,000	20,000	20,000	20,000	100,000	100,000
	Buildings/Shelters/Grounds	15,000	0	0	0	0	15,000	
	Total	35,000	20,000	20,000	20,000	20,000	115,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
55,000	Park Dedication Fund	35,000	20,000	20,000	20,000	20,000	115,000	100,000
	Total	35,000	20,000	20,000	20,000	20,000	115,000	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-03
Project Name Park Development - Developer Credits

Total Project Cost \$4,785,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type Other
Department Park Dedication Funding Description Park Dedication Fund

Description

Represents credits associated with new development when the park dedication requirement is fulfilled through a land dedication.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
435,000	Developer-Credits	435,000	435,000	435,000	435,000	435,000	2,175,000	2,175,000
	Total	435,000	435,000	435,000	435,000	435,000	2,175,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
435,000	Park Dedication Fund	435,000	435,000	435,000	435,000	435,000	2,175,000	2,175,000
	Total	435,000	435,000	435,000	435,000	435,000	2,175,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-04
Project Name Future Park Land Acquisition

Total Project Cost \$2,200,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type Other
Department Park Dedication Funding Description Park Dedication Fund

Description

Represents potential costs of land acquisition where needed to fulfill future plans for parks in the City based on the 2026-2036 Parks System Master Plan.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Land acquisition for parks/trails use	0	0	100,000	100,000	100,000	300,000	1,900,000
Total	0	0	100,000	100,000	100,000	300,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Park Dedication Fund	0	0	100,000	100,000	100,000	300,000	1,900,000
Total	0	0	100,000	100,000	100,000	300,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-05
Project Name Trail Improvements (Various Trails)

Total Project Cost \$7,900,500 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Reconstruction/Maintenance
Department Park Maintenance Funding Description Trail Improvement Fund

Description

The City retained a third party in 2022 to evaluate the condition of all trail segments in our community and plans are to do this again in 2025. Based on the evaluation results staff will refine the current plan for either overlaying or reclaiming City trail segments, along with crack filling and fog sealing of trails.

Maintenance of sidewalks and trails along Dakota County roadways is provided in accordance with the current County and City Maintenance Agreement for County Bikeway Trails. In 2021, the Dakota County Board of Commissioners approved the following regarding trails and sidewalks along Dakota County roadways:

Multi-Use Trails and Sidewalk Maintenance

Dakota County will participate in pavement preservation, overlay, or reconstruction of trails and sidewalks along the County highway system up to 100 percent. The City is responsible for snow and ice removal. To be eligible for County participation in trails and sidewalks, a system-wide maintenance agreement between the County and local agency will be required to identify system-wide trail and sidewalk roles and cost responsibilities.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
602,500	Construction- Trail Rehabilitation/Reconstruction	810,000	450,000	500,000	525,000	525,000	2,810,000	3,750,000
	Crack Seal	80,000	80,000	85,000	85,000	85,000	415,000	
	Construction- New trails	0	0	100,000	100,000	100,000	300,000	
	Trail inspection and rating	0	0	23,000	0	0	23,000	
	Total	890,000	530,000	708,000	710,000	710,000	3,548,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
602,500	Park & Trail Improvement Fund	890,000	530,000	608,000	610,000	610,000	3,248,000	3,750,000
	Park Dedication Fund	0	0	100,000	100,000	100,000	300,000	
	Total	890,000	530,000	708,000	710,000	710,000	3,548,000	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-06
Project Name Park Improvements (Various Parks)

Total Project Cost \$2,379,000 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Maintenance
Department Park Maintenance Funding Description Park Improvement Fund

Description

The Park Improvement Fund provides funding for replacement and upgrades to shelters and buildings, improvements to hockey rinks, basketball, pickleball, tennis courts and other park amenities.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
130,000	Miracle Field surface replacement/repairs	0	300,000	0	0	0	300,000	860,000
	Dodd Trail Pickleball reconstruction	0	225,000	0	0	0	225,000	
	Highview rink reconstruction	155,000	0	0	0	0	155,000	
	Meadows Rink reconstruction	0	0	0	135,000	0	135,000	
	McGuire-Rink reconstruction	0	110,000	0	0	0	110,000	
	Parkview Rink reconstruction	0	0	0	0	105,000	105,000	
	Rolling Oaks rink reconstruction	0	0	105,000	0	0	105,000	
	Dodd Trail BB Reconstruction-concrete	0	52,000	0	0	0	52,000	
	Prairie Lake BB reconstruction-concrete	0	0	52,000	0	0	52,000	
	Cherryview BB Reconstruction- concrete	50,000	0	0	0	0	50,000	
	Meadows BB court reconstruction-concrete	50,000	0	0	0	0	50,000	
	Ballfield dugout roof support	7,000	7,000	7,000	7,000	7,000	35,000	
	Pioneer Plaza water fountain repairs/upgrade	15,000	0	0	0	0	15,000	
	Total	277,000	694,000	164,000	142,000	112,000	1,389,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
130,000	Park & Trail Improvement Fund	277,000	544,000	164,000	142,000	112,000	1,239,000	860,000
	Lakeville Baseball Association	0	150,000	0	0	0	150,000	
	Total	277,000	694,000	164,000	142,000	112,000	1,389,000	



Capital Improvement Plan

Lakeville, MN

Project # P-08
Project Name Playground Replacement

Total Project Cost \$3,523,000 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Reconstruction/Maintenance
Department Park Maintenance Funding Description Park Improvement Fund

Description

The Park Improvement Fund provides funding for replacement and upgrades to playgrounds.

The Arts Center playground funding includes a \$60,000 donation from QA-1.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
226,000	Aronson Park	0	0	300,000	0	0	300,000	1,173,000
	Arts Center playground	145,000	0	0	0	0	145,000	
	Valley Lake Park	130,000	0	0	0	0	130,000	
	Bassett Park	0	0	0	0	127,000	127,000	
	Kenreel Park	0	0	0	0	127,000	127,000	
	Spyglass Park	0	0	0	0	127,000	127,000	
	Jaycee Park	0	0	0	124,000	0	124,000	
	Lakeridge Park	0	0	0	124,000	0	124,000	
	Rolling Oaks Park	0	0	0	124,000	0	124,000	
	Fairfield Park	0	0	121,500	0	0	121,500	
	Lynwood Heights Park	0	0	121,500	0	0	121,500	
	Dakota Heights	120,000	0	0	0	0	120,000	
	Prairie Lake Park	0	120,000	0	0	0	120,000	
	Village Creek Park	0	120,000	0	0	0	120,000	
	Brackett's Crossing Park	118,000	0	0	0	0	118,000	
	Orchard Lake Beach	0	75,000	0	0	0	75,000	
	Total	513,000	315,000	543,000	372,000	381,000	2,124,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
226,000	Park & Trail Improvement Fund	453,000	315,000	543,000	372,000	381,000	2,064,000	1,173,000
	Donations	60,000	0	0	0	0	60,000	
	Total	513,000	315,000	543,000	372,000	381,000	2,124,000	



2026 thru 2030

Capital Improvement Plan Lakeville, MN

Project # P-09
Project Name Park parking lot improvements

Total Project Cost \$898,000
Cost Type Parks
Department Park Maintenance
Contact Mark Kruse, Parks Superintendent
Type Reconstruction/Maintenance
Funding Description Park Improvement Fund

Description

The Park Improvement Fund provides funding for replacement and rehabilitation of parking lots used to access City parks.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
90,000	Orchard Lake Park	0	210,000	0	0	0	210,000	310,000
	Bunker Hill	75,000	0	0	0	0	75,000	
	Greenridge Park	0	0	68,000	0	0	68,000	
	Prairie Lake Park	0	0	0	55,000	0	55,000	
	Cedar Highlands	0	0	0	0	45,000	45,000	
	Highview Heights	0	0	45,000	0	0	45,000	
	Total	75,000	210,000	113,000	55,000	45,000	498,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
90,000	Park & Trail Improvement Fund	75,000	210,000	113,000	55,000	45,000	498,000	310,000
	Total	75,000	210,000	113,000	55,000	45,000	498,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-11
Project Name Keokuk Avenue/172nd St. Park

Total Project Cost \$835,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Dedication Funding Description Park Dedication Fund

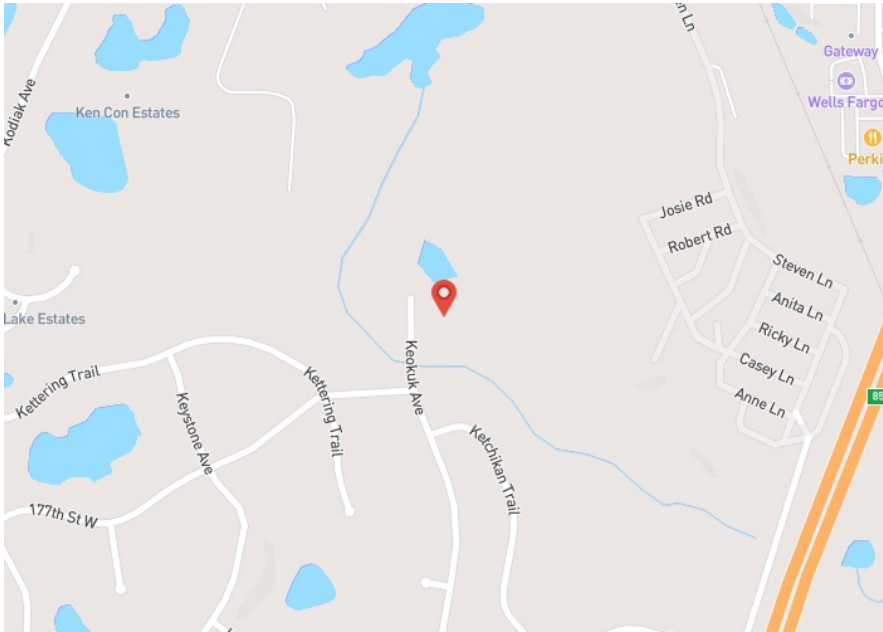
Description

The Parks, Trails and Open Space Plan calls for a neighborhood park in the area which is proposed to be constructed in 2030. Planning/design costs are included in 2029.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	750,000	750,000
Planning/Design	0	0	0	65,000	20,000	85,000
Total	0	0	0	65,000	770,000	835,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Dedication Fund	0	0	0	65,000	770,000	835,000
Total	0	0	0	65,000	770,000	835,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-12
Project Name Grand Prairie Skatepark

Total Project Cost \$650,000 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type New construction
Department Park Dedication

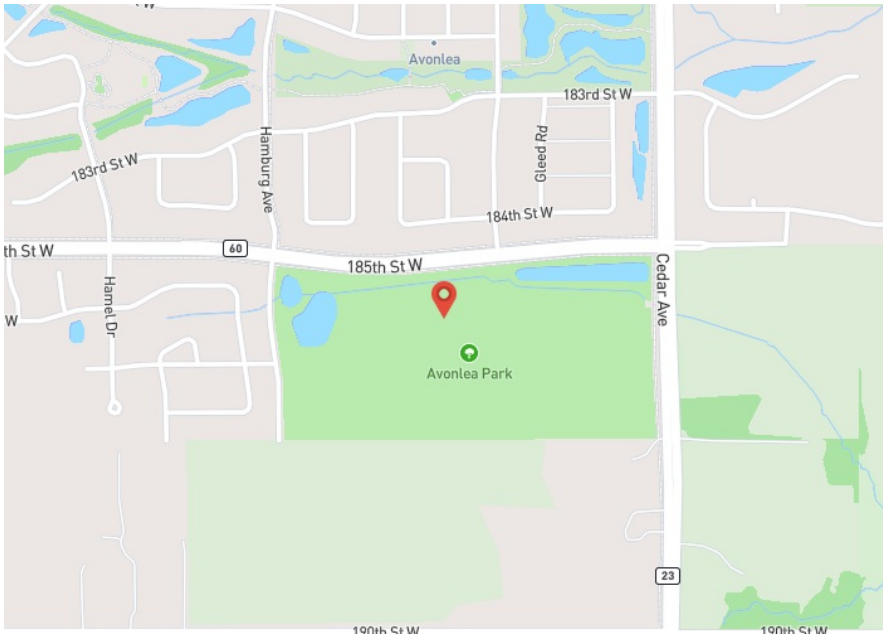
Description

Planning/design costs are included in 2028 with construction planned for 2029.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	600,000	0	600,000
Planning/Design	0	0	50,000	0	0	50,000
Total	0	0	50,000	600,000	0	650,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Dedication Fund	0	0	50,000	600,000	0	650,000
Total	0	0	50,000	600,000	0	650,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-13
Project Name Ritter Meadows Park

Total Project Cost \$828,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Dedication Funding Description Park Dedication Fund

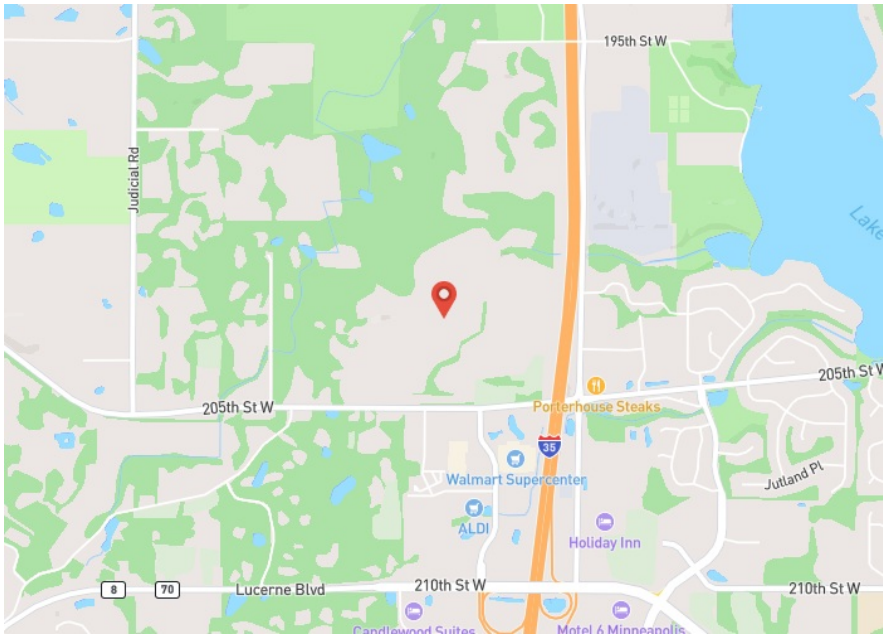
Description

The Parks, Trails and Open Space Plan calls for a neighborhood park in the area which is proposed to be constructed in 2029.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	750,000	0	750,000
Planning/Design	0	0	58,000	20,000	0	78,000
Total	0	0	58,000	770,000	0	828,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Dedication Fund	0	0	58,000	770,000	0	828,000
Total	0	0	58,000	770,000	0	828,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-14

Project Name Voyageur Park

Total Project Cost \$755,000

Cost Type Parks

Department Park Dedication

Contact Joseph Masiarchin, Parks Director

Type New construction

Funding Description Park Dedication Fund

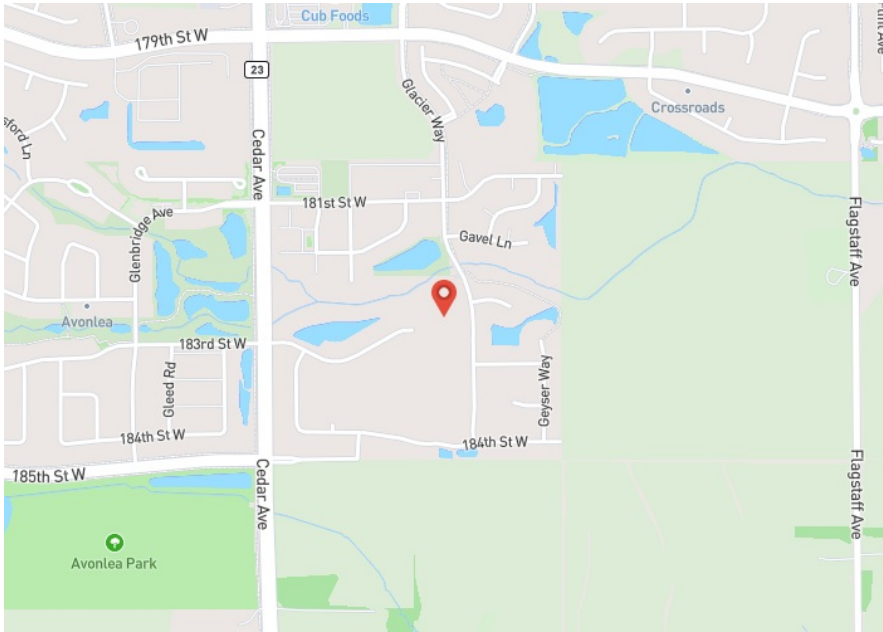
Description

The Parks, Trails, and Open Space Plan calls for a neighborhood park East of Cedar Avenue and south of 181st Street serving the future development in this area. The park will be approximately 2 acres in size and is proposed to be constructed in 2027.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	700,000	0	0	0	700,000
Planning/Design	35,000	20,000	0	0	0	55,000
Total	35,000	720,000	0	0	0	755,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Dedication Fund	35,000	720,000	0	0	0	755,000
Total	35,000	720,000	0	0	0	755,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	P-15		
Project Name	Parks Major Maintenance - Open Space		
Total Project Cost	\$316,000	Contact	Mark Kruse, Parks Superintendent
Cost Type	Parks	Type	Maintenance
Department	Park Maintenance	Funding Description	Park Improvement Fund

Description

Includes parking lot and trail maintenance work such as crack sealing and paint striping. Funds also include ongoing maintenance and improvements at the West Lake Marion Bike Course.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
40,000	Pavement Maintenance Parking Lots & Trails	18,000	18,000	18,000	18,000	19,000	91,000	140,000
	West Lake Marion Mountain Bike Contract Maintenance	9,000	9,000	9,000	9,000	9,000	45,000	
	Total	27,000	27,000	27,000	27,000	28,000	136,000	
Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
40,000	Park & Trail Improvement Fund	27,000	27,000	27,000	27,000	28,000	136,000	140,000
	Total	27,000	27,000	27,000	27,000	28,000	136,000	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-16
Project Name Parks Major Maintenance - Fields

Total Project Cost \$314,546 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Maintenance
Department Park Maintenance Funding Description Park Improvement Fund

Description

Includes field maintenance and improvements throughout the parks system.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
86,046	Field improvements/Maintenance	6,500	12,000	12,000	12,000	12,000	54,500	70,000
	Aronson – replace backstop field 3	0	0	0	27,000	0	27,000	
	Aronson – replace backstop field 4	0	0	27,000	0	0	27,000	
	Aronson – replace backstop field 1	25,000	0	0	0	0	25,000	
	Aronson – replace backstop field 2	0	25,000	0	0	0	25,000	
	Total	31,500	37,000	39,000	39,000	12,000	158,500	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
86,046	Park & Trail Improvement Fund	31,500	37,000	39,000	39,000	12,000	158,500	70,000
	Total	31,500	37,000	39,000	39,000	12,000	158,500	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-17
Project Name Parks Major Maintenance - Bldgs/Shelters/Grounds

Total Project Cost \$435,003 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Maintenance/Improvement
Department Park Maintenance Funding Description Park Improvement Fund

Description

Includes general maintenance projects, maintenance of buildings, park shelters and grounds (examples- re-shingle park shelters, replace signs, repair fencing, replace rubber floors, etc.).

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
14,353	Projects TBD - Major Maintenance Bldgs/Shelters/Grounds	0	0	0	500	24,850	25,350	335,300
	Fence Repairs	20,000	0	0	0	0	20,000	
	LED Light Installation	18,000	0	0	0	0	18,000	
	Wayside Park Fence Replacement	15,000	0	0	0	0	15,000	
	Georgetown Court Fence Replacement	7,000	0	0	0	0	7,000	
	Total	60,000	0	0	500	24,850	85,350	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
14,353	Park & Trail Improvement Fund	60,000	0	0	500	24,850	85,350	335,300
	Total	60,000	0	0	500	24,850	85,350	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-19

Project Name Other Projects

Total Project Cost \$3,245,000

Cost Type Parks

Funding Description Park Dedication Fund

Contact Joseph Masiarchin, Parks Director

Department Park Dedication

Description

This category is intended to include smaller park projects such as adding artwork in the parks, tree planting, security cameras at park facilities, Pickleball courts in the south side of the City based on the 2026-2036 Parks System Master Plan, and the completion of an ADA Transition Plan.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
70,000	Other amenities to be determined	0	0	300,000	300,000	300,000	900,000	1,600,000
	ADA Transition Plan	0	0	275,000	0	0	275,000	
	Aronson Park – Field 9 improvements	125,000	0	0	0	0	125,000	
	King Park spectator protection and safety fencing	120,000	0	0	0	0	120,000	
	Tree Planting	15,000	15,000	15,000	15,000	15,000	75,000	
	Art in the Park	10,000	10,000	10,000	10,000	10,000	50,000	
	Security cameras- various park facilities	30,000	0	0	0	0	30,000	
	Total	300,000	25,000	600,000	325,000	325,000	1,575,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
70,000	Park Dedication Fund	300,000	25,000	600,000	325,000	325,000	1,575,000	1,600,000
	Total	300,000	25,000	600,000	325,000	325,000	1,575,000	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-20
Project Name Parks Major Maintenance - Courts

Total Project Cost \$368,345 Contact Mark Kruse, Parks Superintendent
Cost Type Parks Type Maintenance
Department Park Maintenance Funding Description Park Improvement Fund

Description

Includes funding to resurface and restripe basketball, pickleball, and tennis courts.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
13,845	Bunker Hill	0	30,000	0	0	0	30,000	232,100
	Pinnacle Reserve Park	0	0	0	0	22,200	22,200	
	Cedar Crossing Park	0	0	12,000	0	0	12,000	
	Jaycee Park	0	0	10,000	0	0	10,000	
	Chadwick Park	0	0	0	0	9,000	9,000	
	Fieldstone Park	0	0	0	0	9,000	9,000	
	Kensington Park	0	0	0	0	9,000	9,000	
	Village Creek Park	7,000	0	0	0	0	7,000	
	North Creek Park	0	0	0	0	2,200	2,200	
	Bassett Park	0	0	0	2,000	0	2,000	
	Foxborough Park	0	0	0	2,000	0	2,000	
	Greenridge Park	0	0	0	2,000	0	2,000	
	Highview Heights	0	0	0	2,000	0	2,000	
	Hypointe Crossing Park	0	0	0	2,000	0	2,000	
	Rolling Oaks Park	0	0	0	2,000	0	2,000	
	Total	7,000	30,000	22,000	12,000	51,400	122,400	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
13,845	Park & Trail Improvement Fund	7,000	30,000	22,000	12,000	51,400	122,400	232,100
	Total	7,000	30,000	22,000	12,000	51,400	122,400	



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	P-21		
Project Name	Kenrick Trail Sheet Pile, Wall, & Trail Repairs		
Total Project Cost	\$275,000	Contact	Mark Kruse, Parks Superintendent
Cost Type	Parks	Type	Maintenance
Department	Park Maintenance	Funding Description	Park & Trail Improvement Fund

Description

The I-35 fishing bridge access sidewalk is failing from water levels behind the current retaining wall. Staff have worked with WSB consulting to complete testing of the area and have determined a new sheet pile retaining wall will be required to support the concrete sidewalk. The project will result in a safe, ADA compliant access to the fishing pier.

Expenditures	2026	2027	2028	2029	2030	Total
Trail repairs	275,000	0	0	0	0	275,000
Total	275,000	0	0	0	0	275,000
Funding Sources	2026	2027	2028	2029	2030	Total
Park & Trail Improvement Fund	275,000	0	0	0	0	275,000
Total	275,000	0	0	0	0	275,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-22

Project Name 192nd St Retaining Wall & Trail Reconstruction

Total Project Cost \$55,000

Cost Type Parks

Department Park Maintenance

Contact Mark Kruse, Parks Superintendent

Type Reconstruction/Maintenance

Funding Description Park & Trail Improvement Fund

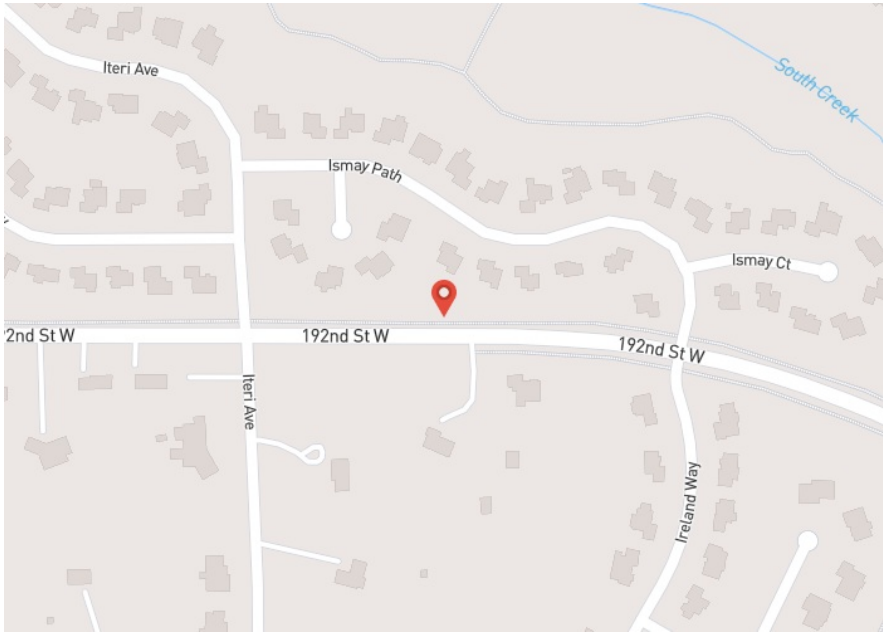
Description

The small block retaining wall located on 192nd Street is failing. The retaining wall maintains the elevation difference between the trail and roadway and a private residence backyard. The project includes replacement of the retaining wall to ensure the private property is not impacted and related trail replacement along the retaining wall.

Expenditures	2026	2027	2028	2029	2030	Total
Trail costs (rehabilitation/reconstruction)	55,000	0	0	0	0	55,000
Total	55,000	0	0	0	0	55,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park & Trail Improvement Fund	55,000	0	0	0	0	55,000
Total	55,000	0	0	0	0	55,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-23
Project Name Parks System Master Plan

Total Project Cost \$156,800 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type Other
Department Park Dedication Funding Description Park Dedication Fund

Description

The 2026-2036 Parks System Master Plan will serve as a long-term strategic document that guides the growth, development and enhancement of the parks and recreation system within the City of Lakeville. The goal of the plan is to ensure that the parks system is efficient, sustainable, inclusive and responsive to the needs of the community, with a focus on improving the quality of life, recreational opportunities and environmental stewardship.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
65,500	Planning/Design	91,300	0	0	0	0	91,300
Total		91,300	0	0	0	0	91,300

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
65,500	Park Dedication Fund	91,300	0	0	0	0	91,300
Total		91,300	0	0	0	0	91,300

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-24
Project Name Parks - New Parking Lots & Expansions

Total Project Cost \$300,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Dedication Funding Description Park Dedication Fund

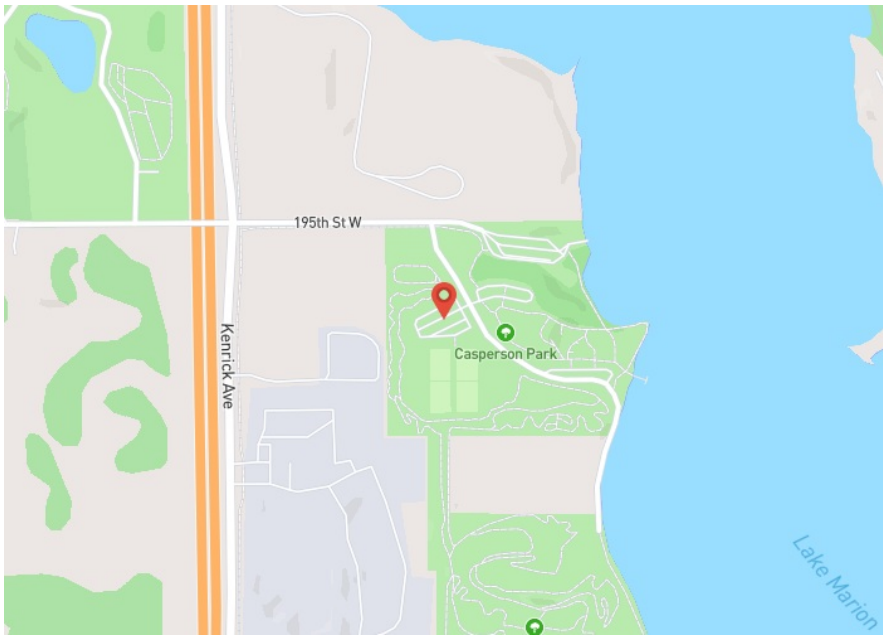
Description

Parking lot projects at Caspersen park includes paving the existing gravel lot used for soccer decks, the mountain bike course and overflow parking for the performance stage. By paving this lot, we anticipate increasing capacity by at least 20%.

Expenditures	2026	2027	2028	2029	2030	Total
Caspersen Park	300,000	0	0	0	0	300,000
Total	300,000	0	0	0	0	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Dedication Fund	300,000	0	0	0	0	300,000
Total	300,000	0	0	0	0	300,000

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # P-25
Project Name S.W. Corner of 210th Street & I-35

Total Project Cost \$1,000,000 Contact Joseph Masiarchin, Parks Director
Cost Type Parks Type New construction
Department Park Dedication

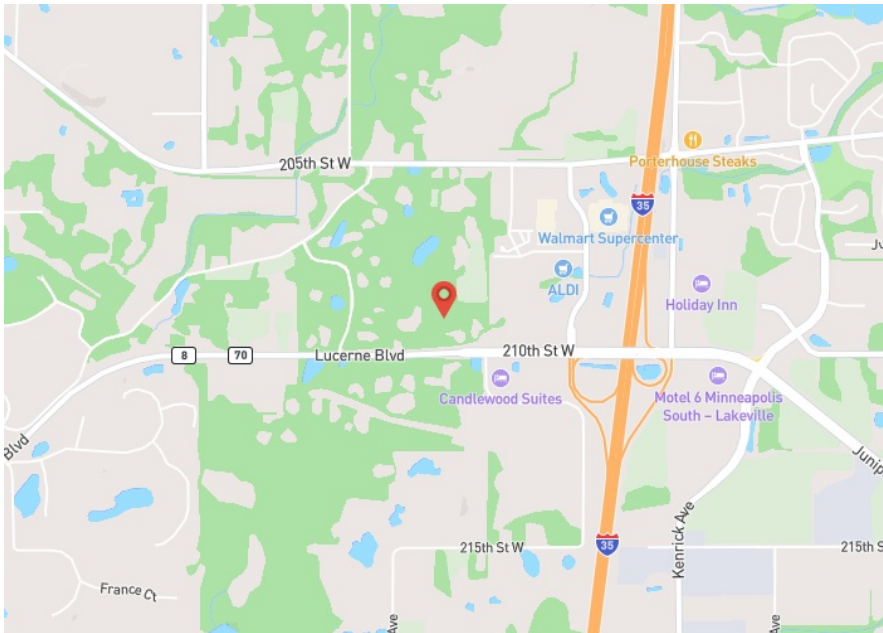
Description

The existing Parks, Trails and Open Spaces plan calls for a future neighborhood park in the area of 210th street and I-35.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Planning/Design	0	0	0	0	75,000	75,000	925,000
Total	0	0	0	0	75,000	75,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Park Dedication Fund	0	0	0	0	75,000	75,000	925,000
Total	0	0	0	0	75,000	75,000	

Location



2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-01
Project Name Technology - General Government

Total Project Cost \$238,586 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	18,109	42,709	8,592	11,613	36,783	117,806	120,780
Total	18,109	42,709	8,592	11,613	36,783	117,806	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Technology Fund	18,109	42,709	8,592	11,613	36,783	117,806	120,780
Total	18,109	42,709	8,592	11,613	36,783	117,806	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-02
Project Name Technology-Public Safety

Total Project Cost \$1,188,724 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	167,489	71,335	123,022	199,705	41,561	603,112	585,612
Total	167,489	71,335	123,022	199,705	41,561	603,112	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Technology Fund	167,489	71,335	123,022	199,705	41,561	603,112	585,612
Total	167,489	71,335	123,022	199,705	41,561	603,112	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-03
Project Name Technology-Public Works

Total Project Cost \$143,709 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	24,044	8,451	6,084	20,109	13,579	72,267	71,442
Total	24,044	8,451	6,084	20,109	13,579	72,267	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Technology Fund	24,044	8,451	6,084	20,109	13,579	72,267	71,442
Total	24,044	8,451	6,084	20,109	13,579	72,267	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-04
Project Name Technology-Arenas

Total Project Cost \$22,829 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for Lakeville Arenas.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	3,142	3,303	1,739	1,457	2,075	11,716	11,113
Total	3,142	3,303	1,739	1,457	2,075	11,716	
Funding Sources	2026	2027	2028	2029	2030	Total	Future
Arenas	3,142	3,303	1,739	1,457	2,075	11,716	11,113
Total	3,142	3,303	1,739	1,457	2,075	11,716	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-05
Project Name Technology-Communications

Total Project Cost \$19,420 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	2,597	2,513	0	0	848	5,958	13,462
Total	2,597	2,513	0	0	848	5,958	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Communications Fund	2,597	2,513	0	0	848	5,958	13,462
Total	2,597	2,513	0	0	848	5,958	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-06
Project Name Technology-Liquor

Total Project Cost \$376,211 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - IT infrastructure	51,500	53,045	54,636	0	0	159,181	123,673
Technology - computers/hardware acquisitions	7,045	68,636	570	0	17,106	93,357	
Total	58,545	121,681	55,206	0	17,106	252,538	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Liquor Fund	58,545	121,681	55,206	0	17,106	252,538	123,673
Total	58,545	121,681	55,206	0	17,106	252,538	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-07

Project Name Technology-Environmental Resources

Total Project Cost \$19,973

Cost Type Technology

Contact Trevor Stewart, IT Manager

Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	0	4,010	4,383	0	848	9,241	10,732
Total	0	4,010	4,383	0	848	9,241	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Environmental Resources Fund	0	4,010	4,383	0	848	9,241	10,732
Total	0	4,010	4,383	0	848	9,241	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-08

Project Name Technology-Utilities

Total Project Cost \$66,116

Cost Type Technology

Contact Trevor Stewart, IT Manager

Type Technology

Description

The Technology Fund accounts for the accumulation and disbursement of funds for the purchase of technology equipment for the City.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	1,449	8,244	7,534	1,900	1,257	20,384	38,269
Technology - IT infrastructure	7,463	0	0	0	0	7,463	
Total	8,912	8,244	7,534	1,900	1,257	27,847	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Sanitary Sewer Operating Fund	4,456	4,122	3,767	950	629	13,924	38,269
Water Operating Fund	4,456	4,122	3,767	950	628	13,923	
Total	8,912	8,244	7,534	1,900	1,257	27,847	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-09
Project Name Technology- Parks & recreation

Total Project Cost \$113,064 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - computers/hardware acquisitions	12,915	7,169	19,558	10,210	5,120	54,972	58,092
Total	12,915	7,169	19,558	10,210	5,120	54,972	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Technology Fund	12,915	7,169	19,558	10,210	5,120	54,972	58,092
Total	12,915	7,169	19,558	10,210	5,120	54,972	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-10
Project Name Technology-Network infrastructure

Total Project Cost \$2,648,110 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Expenditures	2026	2027	2028	2029	2030	Total	Future
Technology - IT infrastructure	63,760	217,067	511,786	0	186,142	978,755	1,669,355
Total	63,760	217,067	511,786	0	186,142	978,755	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Technology Fund	45,497	130,067	373,786	0	137,142	686,492	1,669,355
Liquor Fund	9,795	47,000	74,000	0	26,000	156,795	
Water Operating Fund	3,044	14,500	23,000	0	8,000	48,544	
Sanitary Sewer Operating Fund	3,043	14,500	23,000	0	8,000	48,543	
Communications Fund	1,311	6,000	10,000	0	4,000	21,311	
Environmental Resources Fund	1,070	5,000	8,000	0	3,000	17,070	
Total	63,760	217,067	511,786	0	186,142	978,755	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # T-11
Project Name Technology-Miscellaneous

Total Project Cost \$126,657 Contact Trevor Stewart, IT Manager
Cost Type Technology Type Technology

Expenditures	2026	2027	2028	2029	2030	Total
Technology - IT other	5,150	116,043	5,464	0	0	126,657
Total	5,150	116,043	5,464	0	0	126,657

Funding Sources	2026	2027	2028	2029	2030	Total
Technology Fund	5,150	116,043	5,464	0	0	126,657
Total	5,150	116,043	5,464	0	0	126,657

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-01
Project Name Sanitary Sewer Trunk Improvements

Total Project Cost \$825,000 Contact Shane Quade, Utilities Superintendent
Cost Type Utility Department Utilities
Funding Description Equipment Fund

Description

The Sanitary Sewer Plan anticipates the extension of sanitary sewer trunk facilities to serve areas of anticipated/planned growth. Lift Station 26 is under construction in 2025. Timing of sanitary sewer trunk system improvements subject to growth rate and location of planned land development.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
75,000	Construction	75,000	75,000	75,000	75,000	75,000	375,000	375,000
	Total	75,000	75,000	75,000	75,000	75,000	375,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
75,000	Sanitary Sewer Trunk Fund	75,000	75,000	75,000	75,000	75,000	375,000	375,000
	Total	75,000	75,000	75,000	75,000	75,000	375,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-02
Project Name Sanitary Sewer Lift Station Rehabilitation

Total Project Cost \$1,030,000 Contact Shane Quade, Utilities Superintendent
Cost Type Utility Type Maintenance
Department Utilities Funding Description Equipment Fund

Description

Lift station service life is 12-15 years. Pumps, motors and equipment are inspected, repaired and replaced to ensure uninterrupted service. Lift stations are inspected/cleaned annually and scheduled for rehabilitation every 12-15 years.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
215,000	Lift Station 7	0	175,000	0	0	0	175,000
	Lift Station 5	0	0	0	100,000	0	100,000
	Lift Station 20	80,000	0	0	0	0	80,000
	Lift Station 3	0	80,000	0	0	0	80,000
	Lift Station 22	0	0	75,000	0	0	75,000
	Lift Station 6	0	0	75,000	0	0	75,000
	Lift Station 11	0	0	0	40,000	0	40,000
	Lift Station 12	0	0	0	0	40,000	40,000
	Lift Station 13	0	0	0	0	40,000	40,000
	Lift Station 18	40,000	0	0	0	0	40,000
	Lift Station 19	0	0	0	40,000	0	40,000
	Lift Station 8	30,000	0	0	0	0	30,000
	Total	150,000	255,000	150,000	180,000	80,000	815,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
215,000	Sanitary Sewer Operating Fund	150,000	255,000	150,000	180,000	80,000	815,000
	Total	150,000	255,000	150,000	180,000	80,000	815,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	U-03		
Project Name	Sanitary Sewer Inflow/Infiltration Maintenance		
Total Project Cost	\$3,450,000	Contact	Shane Quade, Utilities Superintendent
Cost Type	Utility	Department	Utilities
Funding Description	Equipment Fund		

Description

Annual program designed to manage peak discharge rates and maintain/extend the overall service life of the sanitary sewer collection system through rehabilitating infrastructure susceptible to inflow and infiltration (groundwater). Public sanitary sewer infrastructure is inspected (televising 250,000 pipe-feet/year) and cleaned (jetting 75 pipe-miles/year) to maintain the integrity and function of the sanitary sewer collection system.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
575,000	Construction	575,000	575,000	575,000	575,000	575,000	2,875,000
	Total	575,000	575,000	575,000	575,000	575,000	2,875,000
Prior	Funding Sources	2026	2027	2028	2029	2030	Total
575,000	Sanitary Sewer Operating Fund	575,000	575,000	575,000	575,000	575,000	2,875,000
	Total	575,000	575,000	575,000	575,000	575,000	2,875,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-04

Project Name Well Construction

Total Project Cost \$2,950,000

Cost Type Utility

Funding Description Equipment Fund

Contact Shane Quade, Utilities Superintendent

Department Utilities

Description

The Water Plan provides guidance in identifying future water system facilities required to serve areas of planned land development. Well #23 is currently under construction and will be brought online in 2025, and Wells 24 and 25 are programmed for 2028 construction. Construction timing and well location subject to population demand/water needs. The Wellhead and Source Water Protection Plan must be amended prior to receiving a Minnesota Department of Health permit.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Construction	0	0	1,800,000	0	0	1,800,000	1,050,000
Engineering/Design/Other costs	0	100,000	0	0	0	100,000	
Total	0	100,000	1,800,000	0	0	1,900,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Water Trunk Fund	0	100,000	1,800,000	0	0	1,900,000	1,050,000
Total	0	100,000	1,800,000	0	0	1,900,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-05

Project Name Watermain Trunk Extensions

Total Project Cost \$2,915,000

Cost Type Utility

Funding Description Water Trunk Fund

Contact Shane Quade, Utilities Superintendent

Department Utilities

Description

The Water Plan anticipates the extension of watermain trunk facilities to serve areas of planned land development. Timing of watermain trunk system improvements subject to growth rate and location of planned land development.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
265,000	Construction	265,000	265,000	265,000	265,000	265,000	1,325,000	1,325,000
	Total	265,000	265,000	265,000	265,000	265,000	1,325,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
265,000	Water Trunk Fund	265,000	265,000	265,000	265,000	265,000	1,325,000	1,325,000
	Total	265,000	265,000	265,000	265,000	265,000	1,325,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	U-06		
Project Name	Water Distribution Features		
Total Project Cost	\$960,000	Contact	Shane Quade, Utilities Superintendent
Cost Type	Utility	Department	Utilities
Funding Description	Water Trunk Fund		

Description

The Water Plan provides guidance in identifying future water system features required to serve areas of planned land development, including features to either reduce or boost the water pressure due to the elevation of new development. New pressure reducing valves are programmed for 2026, 2028 and 2030 construction. Construction timing and location subject to growth rate and location of planned land development.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
60,000	Construction	150,000	0	150,000	0	150,000	450,000	450,000
	Total	150,000	0	150,000	0	150,000	450,000	
Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
60,000	Water Trunk Fund	150,000	0	150,000	0	150,000	450,000	450,000
	Total	150,000	0	150,000	0	150,000	450,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project #	U-07		
Project Name	Well and Pump Rehabilitation		
Total Project Cost	\$1,000,000	Contact	Shane Quade, Utilities Superintendent
Cost Type	Utility	Department	Utilities
Funding Description	Equipment Fund		

Description

Pumps, motors and equipment are inspected, repaired and replaced to ensure uninterrupted, efficient service and a water system operating at maximum pumping capacity. City wells provide water for on-demand distribution system (24 hours/day, 7 days/week). Multiple starts/stops place tremendous stress on the motors and pump components and constant water exposure can lead to corrosion. Well and pumps are scheduled for rehabilitation every 8-10 years, based on pump type.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
100,000	Well 10	0	0	100,000	0	0	100,000
	Well 11	0	0	0	100,000	0	100,000
	Well 12	0	0	0	0	100,000	100,000
	Well 19	100,000	0	0	0	0	100,000
	Well 20	100,000	0	0	0	0	100,000
	Well 21	0	100,000	0	0	0	100,000
	Well 22	0	100,000	0	0	0	100,000
	Well 8	0	0	0	100,000	0	100,000
	Well 9	0	0	0	100,000	0	100,000
	Total	200,000	200,000	100,000	300,000	100,000	900,000
Prior	Funding Sources	2026	2027	2028	2029	2030	Total
100,000	Water Operating Fund	200,000	200,000	100,000	300,000	100,000	900,000
	Total	200,000	200,000	100,000	300,000	100,000	900,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-08

Project Name Tower and Reservoir Maintenance

Total Project Cost \$1,300,000

Cost Type Utility

Department Utilities

Contact Shane Quade, Utilities Superintendent

Type Maintenance

Funding Description Water Operating Fund

Description

Maintenance program designed to manage, preserve and protect investment in water storage tanks (interior and exterior). Maintenance removes buildup, dirt/dust, and extends the life of the coating system, minimizing total lifecycle costs.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	1,150,000	0	0	150,000	0	1,300,000
Total	1,150,000	0	0	150,000	0	1,300,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Operating Fund	1,150,000	0	0	150,000	0	1,300,000
Total	1,150,000	0	0	150,000	0	1,300,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-09

Project Name Water meter replacement

Total Project Cost \$2,000,000

Cost Type Utility

Funding Description Equipment Fund

Contact Shane Quade, Utilities Superintendent

Department Utilities

Description

Annual program designed to replace residential and commercial water meters approaching the end of their life cycle, to ensure accurate water monitoring use data for Minnesota Department of Natural Resources reporting. Program goal is 1,200 water meter replacements per year (based on meter age) with the intent of meeting/maintaining a 20-year service life. Routine water meter replacement is completed by City Utilities staff.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
150,000	Equipment purchase	350,000	350,000	350,000	400,000	400,000	1,850,000
	Total	350,000	350,000	350,000	400,000	400,000	1,850,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
150,000	Water Operating Fund	350,000	350,000	350,000	400,000	400,000	1,850,000
	Total	350,000	350,000	350,000	400,000	400,000	1,850,000

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # U-10

Project Name Fiber Optic Cable Connection

Total Project Cost \$484,000 Contact Shane Quade, Utilities Superintendent

Cost Type Utility Type Other

Department Utilities Funding Description Equipment Fund

Description

Extension of fiber optic cable to remote utility sites (lift stations, wells) for better and more reliable communication.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
70,000	Fiber conduit (Well/tower)	37,000	37,000	40,000	30,000	40,000	184,000	80,000
	Fiber Conduit (Lift Station)	25,000	25,000	30,000	30,000	40,000	150,000	
	Total	62,000	62,000	70,000	60,000	80,000	334,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
70,000	Water Operating Fund	37,000	37,000	40,000	30,000	40,000	184,000	80,000
	Sanitary Sewer Operating Fund	25,000	25,000	30,000	30,000	40,000	150,000	
	Total	62,000	62,000	70,000	60,000	80,000	334,000	

Capital Improvement Plan**Lakeville, MN**

Project # XX-01
Project Name Pavement Management - Maintenance

Total Project Cost \$33,235,500 **Contact** Steve Ferraro, Public Works Coordinator
Cost Type Transportation **Type** Maintenance
Department Construction Services **Funding Description** Pavement Management

Description

Annual preventive maintenance program designed to protect the City's investment in public street/road infrastructure assets. Best management practices include crack sealing, seal coating, surface sealing, mill and overlay and roadway patching. Associated maintenance activities such as curb and gutter repair, drain tile repair, pavement marking painting, and stormwater infrastructure repair are included. Maintenance is financed primarily through property taxes. A portion of the City's annual Municipal State Aid (MSA) allotment is applied toward street/road maintenance, with the remaining MSA balance applied toward MSA-designated projects and debt payments on previously issued bonds supporting these projects. The remaining principal and interest balances due on MSA-supported bonds at the end of 2025 will be \$3,045,000. The final principal payment will be made in 2036.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
2,650,500	Patching & Minor Overlays	1,710,000	1,760,000	1,830,000	1,900,000	1,935,000	9,135,000	16,180,000
	Surface Sealing	375,000	375,000	375,000	375,000	375,000	1,875,000	
	Crack Seal	200,000	200,000	200,000	200,000	225,000	1,025,000	
	Construction- Sanitary Sewer infrastructure (repair/replace)	100,000	100,000	100,000	100,000	100,000	500,000	
	Construction- Water infrastructure (repair/replace)	100,000	100,000	100,000	100,000	100,000	500,000	
	Sidewalk ADA	65,000	65,000	65,000	65,000	65,000	325,000	
	Safety Improvements	50,000	50,000	50,000	50,000	50,000	250,000	
	Velocity Patching	35,000	50,000	50,000	50,000	50,000	235,000	
	Concrete Curb & Drintile	30,000	30,000	30,000	30,000	40,000	160,000	
	County Road Stormwater Infrastructure	30,000	30,000	30,000	30,000	30,000	150,000	
	Eclipse Ave Outlot A to Greenway	150,000	0	0	0	0	150,000	
	Bridge Inspections & Repairs	20,000	20,000	20,000	20,000	20,000	100,000	
	Total	2,865,000	2,780,000	2,850,000	2,920,000	2,990,000	14,405,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
2,650,500	Pavement Management Fund	2,515,000	2,580,000	2,650,000	2,720,000	2,790,000	13,255,000	16,180,000
	Sanitary Sewer Operating Fund	100,000	100,000	100,000	100,000	100,000	500,000	
	Water Operating Fund	100,000	100,000	100,000	100,000	100,000	500,000	
	Park Dedication Fund	150,000	0	0	0	0	150,000	
	Total	2,865,000	2,780,000	2,850,000	2,920,000	2,990,000	14,405,000	

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # XX-02
Project Name Street Reconstruction

Total Project Cost \$24,407,500 Contact Steve Ferraro, Public Works Coordinator
Cost Type Transportation Type Reconstruction/Maintenance
Department Construction Services Funding Description Improvement Construction

Description

Annual program designed to extend street life, minimize total life cycle costs, and improve local streets when routine maintenance costs exceed the cost-benefit of the investment or streets approach the end of their life cycle. Citywide OCI goal for local streets is 75. Both rehabilitation (surface sealing/mill and overlay) and reconstruction (reclamation) practices are utilized.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	3,580,000	3,682,500	4,690,000	4,320,000	4,010,000	20,282,500
Construction- Water infrastructure (repair/replace)	470,000	470,000	470,000	470,000	470,000	2,350,000
Construction- Sanitary Sewer infrastructure (repair/replace)	250,000	250,000	250,000	250,000	250,000	1,250,000
Construction- Stormwater infrastructure (new)	105,000	105,000	105,000	105,000	105,000	525,000
Total	4,405,000	4,507,500	5,515,000	5,145,000	4,835,000	24,407,500

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Improvement Bonds - Taxes (Streets)	3,580,000	3,682,500	3,790,000	3,900,000	4,010,000	18,962,500
Water Operating Fund	470,000	470,000	470,000	470,000	470,000	2,350,000
G.O. Improvement Bonds - Sp. Assess.	0	0	900,000	420,000	0	1,320,000
Sanitary Sewer Operating Fund	250,000	250,000	250,000	250,000	250,000	1,250,000
Stormwater Infrastructure Fund	105,000	105,000	105,000	105,000	105,000	525,000
Total	4,405,000	4,507,500	5,515,000	5,145,000	4,835,000	24,407,500

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # XX-03
Project Name Collector Roadway Rehabilitation

Total Project Cost \$10,266,527 Contact Zach Johnson, City Engineer
Cost Type Transportation Type Rehabilitation
Department Engineering Funding Description Improvement Construction

Description

Annual program designed to extend roadway life, minimize total life cycle costs, or improve collector/arterial roads when routine maintenance costs exceed the cost-benefit of the investment or roads approach the end of their life cycle. Citywide OCI goal for collector/arterial roads is 75. Both rehabilitation (mill and overlay) and reconstruction (reclamation) practices are utilized.

Expenditures	2026	2027	2028	2029	2030	Total
Streets/Storm- Construction/Engineering/Other	971,152	3,710,709	2,043,578	2,130,488	810,600	9,666,527
Construction- Water infrastructure (repair/replace)	0	100,000	100,000	50,000	100,000	350,000
Construction- New trails	0	100,000	0	0	0	100,000
Construction- Sanitary Sewer infrastructure (repair/replace)	0	25,000	25,000	25,000	25,000	100,000
Construction- Sanitary Sewer infrastructure (new)	0	50,000	0	0	0	50,000
Total	971,152	3,985,709	2,168,578	2,205,488	935,600	10,266,527

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Improvement Bonds - Taxes (Streets)	485,576	3,380,709	2,043,578	2,085,799	810,600	8,806,262
Other cost share arrangement- Credit River (Judicial Rd)	485,576	0	0	0	0	485,576
G.O. Improvement Bonds - Sp. Assess.	0	330,000	0	44,689	0	374,689
Water Operating Fund	0	100,000	100,000	50,000	100,000	350,000
Park Dedication Fund	0	100,000	0	0	0	100,000
Sanitary Sewer Operating Fund	0	25,000	25,000	25,000	25,000	100,000
Sanitary Sewer Trunk Fund	0	50,000	0	0	0	50,000
Total	971,152	3,985,709	2,168,578	2,205,488	935,600	10,266,527

2026 thru 2030

Capital Improvement Plan

Lakeville, MN

Project # XX-10

Project Name County Pavement Preservation/City Utility Repairs

Total Project Cost \$95,000

Cost Type Transportation

Department Engineering

County Project # TBD

JPA # TBD

Contact Zach Johnson, City Engineer

Type Maintenance

Funding Description Water Operating Fund

SA/SAP # N/A

Description

Storm sewer, sanitary sewer and water repairs completed in conjunctions with annual Dakota County pavement preservation program.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
50,000	Construction	0	25,000	0	0	0	25,000
	Construction- Sanitary Sewer infrastructure (repair/replace)	5,000	5,000	0	0	0	10,000
	Construction- Water infrastructure (repair/replace)	5,000	5,000	0	0	0	10,000
	Total	10,000	35,000	0	0	0	45,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
50,000	Pavement Management Fund	0	25,000	0	0	0	25,000
	Sanitary Sewer Operating Fund	5,000	5,000	0	0	0	10,000
	Water Operating Fund	5,000	5,000	0	0	0	10,000
	Total	10,000	35,000	0	0	0	45,000



**CITY OF LAKEVILLE
STREET RECONSTRUCTION PLAN**

Project #	Project description:	2026	2027	2028	2029	2030	Total
XX-02	Street Reconstruction	3,580,000	3,682,500	4,690,000	4,320,000	4,010,000	20,282,500
XX-03	Collector Rehabilitation	485,576	3,710,709	2,043,578	2,130,488	810,600	9,180,951
		-	-	-	-	-	-
		<u>\$ 4,065,576</u>	<u>\$ 7,393,209</u>	<u>\$ 6,733,578</u>	<u>\$ 6,450,488</u>	<u>\$ 4,820,600</u>	<u>\$ 29,463,451</u>

CITYWIDE
PLANNING

Envision Lakeville 2040

Last Updated 2023

2040 Comprehensive Plan / Land Use Plan

Adopted 2020

INFRASTRUCTURE
SPECIFIC PLANS

Transportation
Plan

Adopted 2019
Next update 2028

Water System
Plan

Adopted 2019
Next update 2028

Sanitary Sewer
Plan

Adopted 2019
Next update 2028

Water and
Natural
Resources
Management
Plan

Adopted 2019
Next update 2028

Parks, Trails and
Open Space Plan

Last update 2015
Next update 2025

STUDIES & SITE
SPECIFIC
PLANS/REPORTS

MnDOT I-35 Roadway Study:
Burnsville and Lakeville
(2024)

Dakota County Pedestrian
Crossing Safety Assessment
(2022)

Dakota County Principal
Arterial Study
(2018)

Dakota County East-West
Corridor Preservation Study
(Phase 1: 2003 / Phase 2: 2006)

Pedestrian Crossing Study
(2024)

ADA Transition Plan
(2019)

School Road Safety Task
Force (2014)

Sanitary Sewer and Water
Rates & Fees Study
(Last Update 2017)

NPDES MS4 Permit
Implementation
(Last Update 2023)

Strategic Plan for Economic
Development
(Last Update 2019)

Downtown Development
Guide
(Last Update 2018)

Water Treatment Facility
Expansion Plan
(Last Update 2022)

Fire Resource and Space
Needs Study
(Last Update 2020)

CMF Expansion Study
(Last Update 2015)

Indoor Athletic Facility Study
(2017)

Trail Condition Review (OCI)
(2022)

Park Dedication
Fee Study
(Last update 2012)

Various Park Master Plans
(As needed)

2026 PROJECTS

PAVEMENT
MAINTENANCE

LOCAL STREET
REHABILITATION

ARTERIAL/COLLECTOR
REHABILITATION

COUNTY PAVEMENT
PRESERVATION AND
CITY UTILITY REPAIRS

215TH STREET
PUBLIC IMPROVEMENTS

LAKE MARION
GREENWAY

WATER QUALITY AND
WATER CONSERVATION

LAKE MANAGEMENT

STORMWATER
INFRASTRUCTURE
MAINTENANCE

FORESTRY

VEGETATION
MANAGEMENT

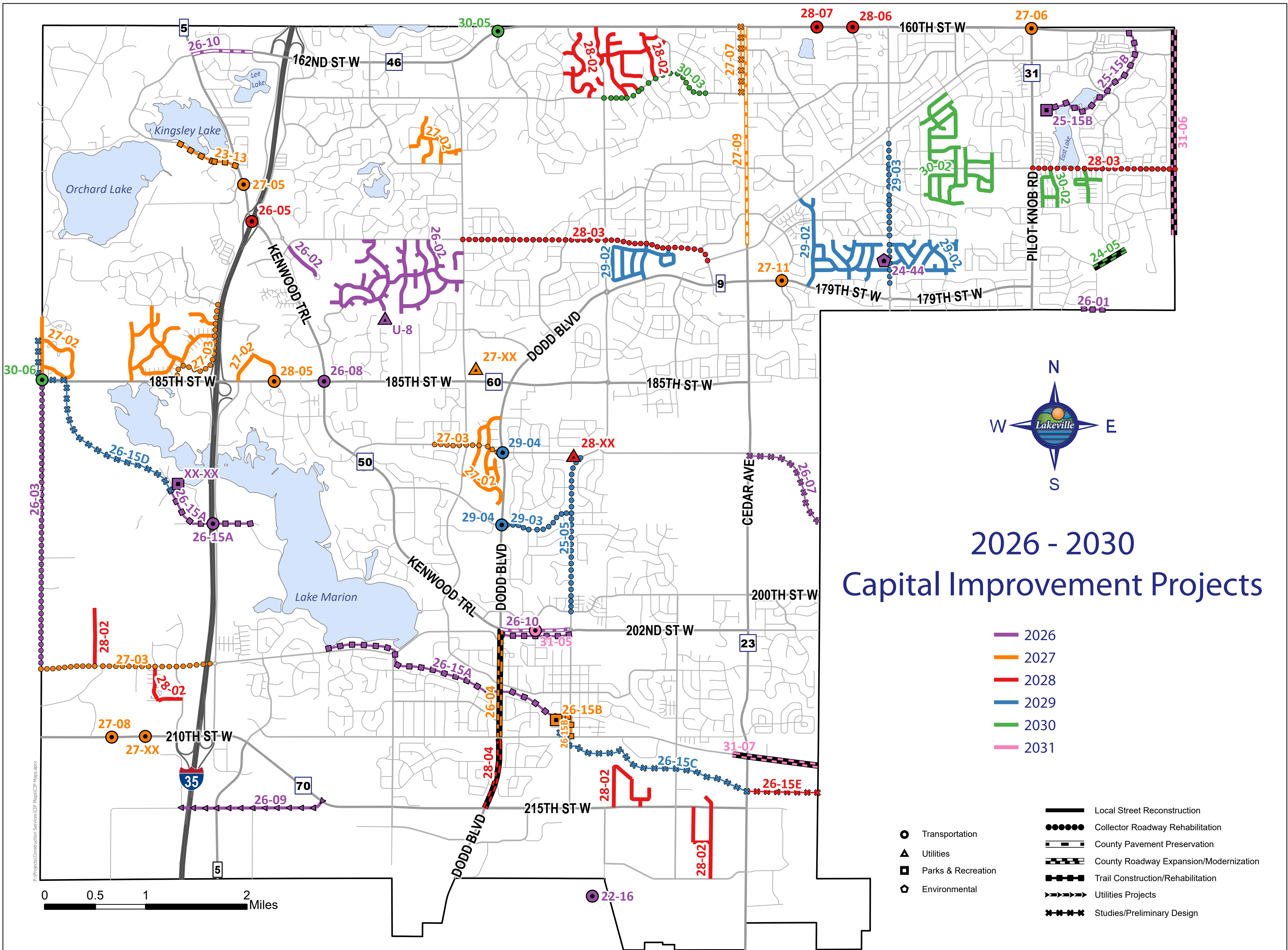
EAST COMMUNITY PARK

VARIOUS OTHER PARK
PROJECTS

NOTES: NOT ALL
2026 CIP
PROJECTS ARE
LISTED HERE
(ONLY
HIGHLIGHTS)

CITY AND DAKOTA
COUNTY
PARTNERSHIP
PROJECTS ARE
SUBJECT TO
ADOPTED DAKOTA
COUNTY 2040
TRANSPORTATION
PLAN COST SHARE
POLICIES.
(REVISED IN 2020)

CAPITAL IMPROVEMENT PLAN & OPERATING BUDGET



2026 - 2030 Capital Improvement Projects

- 2026
- 2027
- 2028
- 2029
- 2030
- 2031

- Transportation
- Utilities
- Parks & Recreation
- Environmental
- Local Street Reconstruction
- Collector Roadway Rehabilitation
- County Pavement Preservation
- County Roadway Expansion/Modernization
- Trail Construction/Rehabilitation
- Utilities Projects
- Studies/Preliminary Design



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: September 9, 2025
Subject: Packet Material for the September 18, 2025 Planning Commission Meeting
Agenda Item: Chart House Restaurant Conditional Use Permit and Variance
Action Deadline: November 18, 2025 (120-days)

BACKGROUND

George Maverick, owner the Chart House restaurant and banquet facility is proposing to demolish the existing detached bar building and construct a new 2,660 square foot structure. The new building would require a variance from the minimum setback requirements from Kingsley Lake. Additionally, the proposed site improvements require a conditional use permit (CUP) amendment to exceed 25% impervious surface, while remaining below the 50% maximum, on a natural environment lake. A CUP was approved in 1997 to exceed the 25% impervious surface area. Even though the proposed revisions on site will reduce the amount of impervious surface area to an amount that is less than what was approved with the original CUP, the 1997 approvals were tied to a site plan that is now being modified, thus the CUP amendment.

The property is located at 11287 Klamath Trail. The property is zoned C-3, General Commercial District and in a Shoreland Overlay District for Kingsley Lake.

The plans have been reviewed by staff from Community Development, Environmental Resources, and Engineering as well as the DNR. A site improvement agreement and stormwater maintenance agreement are required to address site improvements and stormwater treatment facilities. This requirement ensures that these improvements will be constructed to the satisfaction of the City.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Site Plan
- D. Rain Garden Detail
- E. Impervious Surface Plan
- F. Elevations
- G. DNR Email Response

PROPERTY ANALYSIS

Surrounding Land Uses. The property abuts the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Kingsley Lake	Water	Water
South	Townhomes/Multi-family	MDR, Medium Density Res.	PUD
East	Kingsley Shore Senior Living	HDR, High Density Res.	PUD
West	Vacant land/Kingsley Lake	RD, Restricted Development	Public Open Space

Mr. Maverick proposes to demo the existing detached bar building and construct a new building behind the main restaurant, on the north side of the patio. The Chart House property is roughly 24.13 acres in size with about 4.5 acres of property above the Ordinary High Water Level (OHWL). Kingsley Lake is classified as a natural environment lake that has the most restrictive shoreland regulations.

The Chart House property was developed and the main building constructed in 1962 as a private restaurant/club that included a swimming pool and concrete shade canopy, which remains. The restaurant has been in business during those 63 years with few significant modifications since that time. Shoreland zoning regulations in Minnesota have their origins from legislative statutes dating back to the mid-1970s, requiring all cities and counties in Minnesota to apply certain standards for development and Zoning Ordinance enforcement. Standards for the consideration of variances also fall partly under these requirements. The minimum building setbacks on Kingsley Lake (classified as a Natural Environment Lake) is 150 feet from the OHWL. No part of the property complies with the setback requirements and is therefore legal non-conforming. Any new construction or expansion requires a setback variance.

A conditional use permit was approved in 1997, allowing an impervious surface area greater than 25% with an expansion of the parking lot and to construct stormwater improvements on site. The new site improvements are still within the impervious surface maximum of the 1997 CUP

but will be amended to reflect the new civil plan set and stormwater treatment.

Grading, Drainage and Utilities. City sanitary sewer and water is currently available to the site. Grading, drainage, erosion control, and utility issues are addressed in the engineering review memo prepared by Jon Nelson, Assistant City Engineer and Mac Cafferty, Environmental Resources Manager dated September 9, 2025. A copy of the engineering report is attached for your review. The Engineering Division recommends approval of the request subject to the stipulations outlined in the engineering report.

Tree Preservation. There are no significant trees proposed to be removed with the site improvements. Any removal of significant trees shall require a tree preservation plan in accordance with City Code Section 11-21-11.

Parking/Access. Access to the site is not changing; there is one access from Klamath Trail. Restaurant parking requires one stall per 90 square feet of floor area. Based on the building size of 2,660 square feet (minus 10% floor area as allowed by the Zoning Ordinance), 27 parking spaces are required for the proposed building. Per Dakota County property records, the main building is 14,399 square feet, requiring 143 parking spaces for a total of 170 required parking spaces for the site. Per the 1997 CUP, there are 202 parking spaces for the site. The off-street parking complies with the zoning ordinance.

Exterior Building Materials. Section 11-17-9.D of the Zoning Ordinance requires that the exterior building finish of commercial buildings be constructed of at least three Grade A materials, except that buildings may be constructed primarily of one specific Grade A material provided the design is obviously superior to the general intent of the Zoning Ordinance. The exterior building finish shall be composed of at least 65% grade A materials; not more than 35% Grade B or Grade C material and not more than 10% Grade D materials.

The primary exterior materials are stone veneer and grey shingles siding. The grey shingles are vinyl, which is Grade F, and not permitted on commercial structures. A revised building elevation shall be submitted and approved prior to City Council consideration.

Setbacks. The applicant is requesting a variance from minimum setback requirements from Kingsley Lake, which is reviewed further below. All other setback requirements have been met for the proposed structure.

DNR Review. The plans have been sent to the DNR for review and comment. Emailed comments have been received (Exhibit G) and shared with the applicant for consideration.

CONDITIONAL USE PERMIT AMENDMENT AND SHORELAND IMPACT PLAN CRITERIA

The 1997 CUP allowed 48% impervious surface and was tied to a site plan dated September 9, 1997. The applicant has submitted a site plan demonstrating the proposed impervious surface on

the property being 46%, within the 1997 approval but with a new detailed site plan.

Section 11-4-3E and 11-102-25 of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

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

Finding: The proposed expansion to the restaurant is consistent with the policies and provisions of Planning District 1 of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed site improvements are compatible with a restaurant use and is consistent with the uses envisioned in the C-3, General Commercial District.

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

Finding: The proposed building conforms to the performance standards set forth in the Zoning Ordinance given compliance with the stipulations of the conditional use permit and variance.

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

Finding: The proposed site improvements will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

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

Finding: Traffic generation from the site improvements to the commercial use can be accommodated with the existing streets serving the property.

Conditional use allowable within shoreland areas are subject to the following additional evaluation criteria and conditions:

- A. Evaluation Criteria: A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - 1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
 - 2. The visibility of structures and other facilities as viewed from public waters is limited.
 - 3. The site is adequate for water supply and on-site sewage treatment.

Findings: The proposed site improvements will not overburden the City's sanitary sewer and water systems and can be served with existing public services. The structure is one story, similar to the building that will be removed. The applicant is working with City Engineering on final approval of grading, drainage, and erosion control plans to prevent possible pollution of public waters during and after construction.

All structures and practices are in place for the treatment of stormwater runoff for the proposed building. A stormwater maintenance agreement will be recorded against the property to help ensure the conditional use permit stipulations, also referred to as a shoreland impact plan, are in place and maintained.

VARIANCE REVIEW CRITERIA

Section 11-6-5 and 11-102-15 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:

Section 11-6-5 (All Variances) and 11-102-15 (Shoreland District Variances)

The Zoning Ordinance for variances requires that seven criteria be addressed by the applicant and presented to the Planning Commission and City Council as part of the consideration for variance approval. The seven criteria noted below are consistent with State of Minnesota Statute and the Zoning Ordinance. The Shoreland Overlay District variance criteria pertain primarily to environmental considerations which would be addressed specifically with the processing of a variance. Public hearing notification to the Department of Natural Resources is required for variances proposed within Shoreland Overlay District areas.

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

The comprehensive plan guides the property for commercial land use. The property is located in Comprehensive Plan Neighborhood Planning District No. 1. The comprehensive plan allows for commercial property improvements.

B. The variance would be in harmony with the general purposes and intent of the Zoning Ordinance.

The proposed site improvements are consistent with the uses permitted in the C-3, General Commercial District. The property is a legal non-conforming property, with any site improvements requiring a variance. One of the functions of setback requirements is to

maintain consistency of structure placement and aesthetic qualities from street, lake, and neighboring views. The proposed location of the new structure has been selected as the most suitable area on the lot, replacing an existing structure, minimizing the environmental impact.

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

The property is a legal non-conforming lot that was developed prior to the shoreland setbacks. Any site improvement/modification requires a variance.

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

The request is to improve and extend the seasonal use and protection from weather conditions for both restaurant and banquet patrons.

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

The proposed structure does not appear to alter the essential character of the neighborhood. The building is one story with a pitched roof. The proposed building is replacing an existing structure. The proposed building is compatible with the commercial restaurant/banquet use of the property. Minimum grading work will be done with the exception of installing the raingarden.

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

The proposed location of the structure is the most reasonable with the least amount of environmental impacts. The property improvements will improve stormwater treatment on the property by installing a raingarden that treats more impervious area than the additional size of the structure.

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

The property is zoned C-3, General Commercial District and the restaurant use is a permitted use in that district.

RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit amendment to exceed impervious surface and variance from shoreland setbacks, subject to the following stipulations:

1. The site shall be developed in substantial conformance with the plat and plan set on file with the Community Development Department except as may be modified by the conditions below.
2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. A site improvement agreement and stormwater agreement are required to address site improvements and stormwater treatment facilities.
4. The developer shall meet the conditions outlined in the City Engineering review memo dated September 9, 2025 and any subsequent correspondence.
5. Final site, grading, stormwater management, and erosion control plans shall be approved by the City Engineer.
6. Revised building elevations that are in compliance with City Code shall be submitted and approved prior to City Council consideration of the request.
7. Resolution No. 97-18 shall become null and void and shall be replaced by the terms of this Conditional Use Permit.

Findings of Fact for approval of the conditional use permit and variance request are attached.



Memorandum

To: Heather Botten, Senior Planner

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

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

Date: September 9, 2025

Subject: Chart House – Conditional Use Permit

- Site Plan Review
- Grading and Erosion Control Plan Review

BACKGROUND

George Maverick has submitted a conditional use permit application and grading, drainage and erosion control plans to construct a building addition. The property is located adjacent to Kingsley Lake and north of and adjacent to Klamath Trail. The parent parcel consists of a metes and bounds parcel (220011052030) is zoned C-3, General Commercial District.

The proposed site will be completed by:

Applicant: George Maverick
Engineer: Stonebrooke

SITE CONDITIONS

Chart House consists of an existing commercial building and parking lot.

SITE PLAN REVIEW

The site proposes to construct a building addition on the north end of the existing building. The site proposes to construct a rain garden on the west end of the site.

UTILITIES

SANITARY SEWER

The site does not include construction of sanitary sewer.

WATERMAIN

The site does not include construction of watermain.

DRAINAGE AND GRADING

The parent parcel is located within subdistrict OL-083 of the Orchard Lake Stormwater District, as identified in the City's Water Resources Management Plan. The parent parcel has an existing stormwater basin on the site. The applicant will construct a rain garden west of the proposed building addition to treat the runoff from the added impervious surface area with the site improvements. The rain garden will outlet to Kingsley Lake.

The applicant shall sign a private stormwater maintenance agreement for the rain garden prior to City Council approval of the site plan.

The site improvements contains less 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.

FEMA FLOODPLAIN ANALYSIS

The site is shown on the Flood Insurance Rate Map (Map No. 27037C0183E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas impacted located within a Special Flood Hazard Area (SFHA), as determined by FEMA. Kingsley Lake is within Zone A.

STORM SEWER

The site does not include construction of storm sewer.

WETLANDS

There are no wetlands within the project area. There are not impacts proposed to the Kingsley Lake with the site improvements.

TREE PRESERVATION

A tree preservation plan was not prepared with the site improvements. No trees are proposed to be removed with the site improvements.

EROSION CONTROL

The Applicant is responsible for ensuring that erosion and sediment control plan is followed throughout the construction process. Any changes made to the plan must be tracked and documented.

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 Applicant.

RECOMMENDATION

Engineering recommends approval of the Chart House Conditional Use Permit, grading and erosion control plan, subject to the requirements and stipulations within this report.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CHART HOUSE CONDITIONAL USE PERMIT AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION**

On September 18, 2025 the Lakeville Planning Commission met at their regularly scheduled meeting to consider the request of George Maverick – Chart House for a conditional use permit amendment to exceed 25% impervious surface in the shoreland overlay district at 11287 Klamath Trail. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Comprehensive Planning District No. 1, which guides the property for Commercial use.
2. The property is zoned C-3, General Commercial.
3. The legal description of the property is:

That part of the South Half of the Southwest Quarter of Section 1, Township 114, Range 21, Dakota County, Minnesota, lying north of the centerline of Dakota County Road No. 44, according to Dakota County Road Right of Way Map No. 86 (A.K.A. Klamath Trail, A.K.A. 169th Street West, A.K.A. Orchard Lake Road) and lying westerly of a line described as commencing at the northeast corner of said South Half of the Southwest Quarter of Section 1; thence on an assumed bearing of South 89 degrees 42 minutes 15 seconds West, along the north line of said South Half of the Southwest Quarter of Section 1, a distance of 1,070.52 feet to the point of beginning of said line to be described; thence South 30 degrees 54 minutes 53 seconds West a distance of 809 .52 feet; thence South 22 degrees 19 minutes 01 seconds East a distance of 396.98 feet to the centerline of said County Road No. 44 and said line thence terminating.

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

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

Finding: The proposed expansion to the restaurant is consistent with the policies and provisions of Planning District 1 of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed use is compatible with surrounding uses provided compliance with the stipulations of the conditional use permit.

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

Finding: The proposed building conforms to the performance standards set forth in the Zoning Ordinance given compliance with the stipulations of the conditional use permit.

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

Finding: The proposed site improvements will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

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

Finding: Traffic generation from the commercial use can be accommodated with the existing streets serving the property.

5. The planning report dated September 9, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Senior Planner, Heather Botten dated September 9, 2025.

Dated: September 18, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

11287 KLAMATH TRL VARIANCE
FINDINGS OF FACT AND RECOMMENDATION

The Lakeville Planning Commission met at its regularly scheduled meeting on September 18, 2025 to consider the application of George Maverick – Chart House for a variance to allow a reduced setback from the ordinary high water level at 11287 Klamath Trail. The Planning Commission conducted a public hearing on the variance application preceded by published and mailed notice. The applicant was present, and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is located in Comprehensive Planning District 1, which guides the property for commercial use.
2. The subject site is zoned C-3, General Commercial in the Shoreland Overlay District
3. Legal description of the property is:

That part of the South Half of the Southwest Quarter of Section 1, Township 114, Range 21, Dakota County, Minnesota, lying north of the centerline of Dakota County Road No. 44, according to Dakota County Road Right of Way Map No. 86 (A.K.A. Klamath Trail, A.K.A. 169th Street West, A.K.A. Orchard Lake Road) and lying westerly of a line described as commencing at the northeast corner of said South Half of the Southwest Quarter of Section 1; thence on an assumed bearing of South 89 degrees 42 minutes 15 seconds West, along the north line of said South Half of the Southwest Quarter of Section 1, a distance of 1,070.52 feet to the point of beginning of said line to be described; thence South 30 degrees 54 minutes 53 seconds West a distance of 809.52 feet; thence South 22 degrees 19 minutes 01 seconds East a distance of 396.98 feet to the centerline of said County Road No. 44 and said line thence terminating.

4. Chapter 6 of the City of Lakeville Zoning Ordinance provides that a variance shall not be approved unless failure to grant the variance will result in practical difficulties. The criteria and our findings regarding them are:

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

Finding: The proposed building is consistent with the policies and provisions of Planning District 1 of the 2040 Comprehensive Land Use Plan.

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

Finding: The property is a legal non-conforming site. The proposed location of the building is in the most reasonable location on the property therefore is 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: The site is legal non-conforming with the site originally developed prior to the existence of a shoreland ordinance. Setbacks from a natural environment lake are not able to be met. The proposed building does comply with the minimum setbacks for a recreational development lake.

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

Finding: The request is to improve and extend the seasonal use and protection from weather conditions for both restaurant and banquet patrons.

- 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: The proposed building is compatible with the commercial restaurant/banquet use of the property and therefore will not alter the essential character of the neighborhood.

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

Finding: The proposed location of the building is the most reasonable location with the least amount of environmental impacts. The property improvements will improve stormwater treatment on the property by installing a raingarden that treats more impervious area than the additional size of the structure.

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

Finding: Not applicable; a restaurant is a permitted use in the C-3, General Commercial zoning district.

5. The report dated September 9, 2025 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the variance based upon the foregoing information, findings, and the considerations and stipulations outlined in the Planning Report dated September 9, 2025, prepared by Heather Botten, Senior Planner.

DATED: September 18, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair

Kingsley Lake

UPPER 167TH ST

Site Location

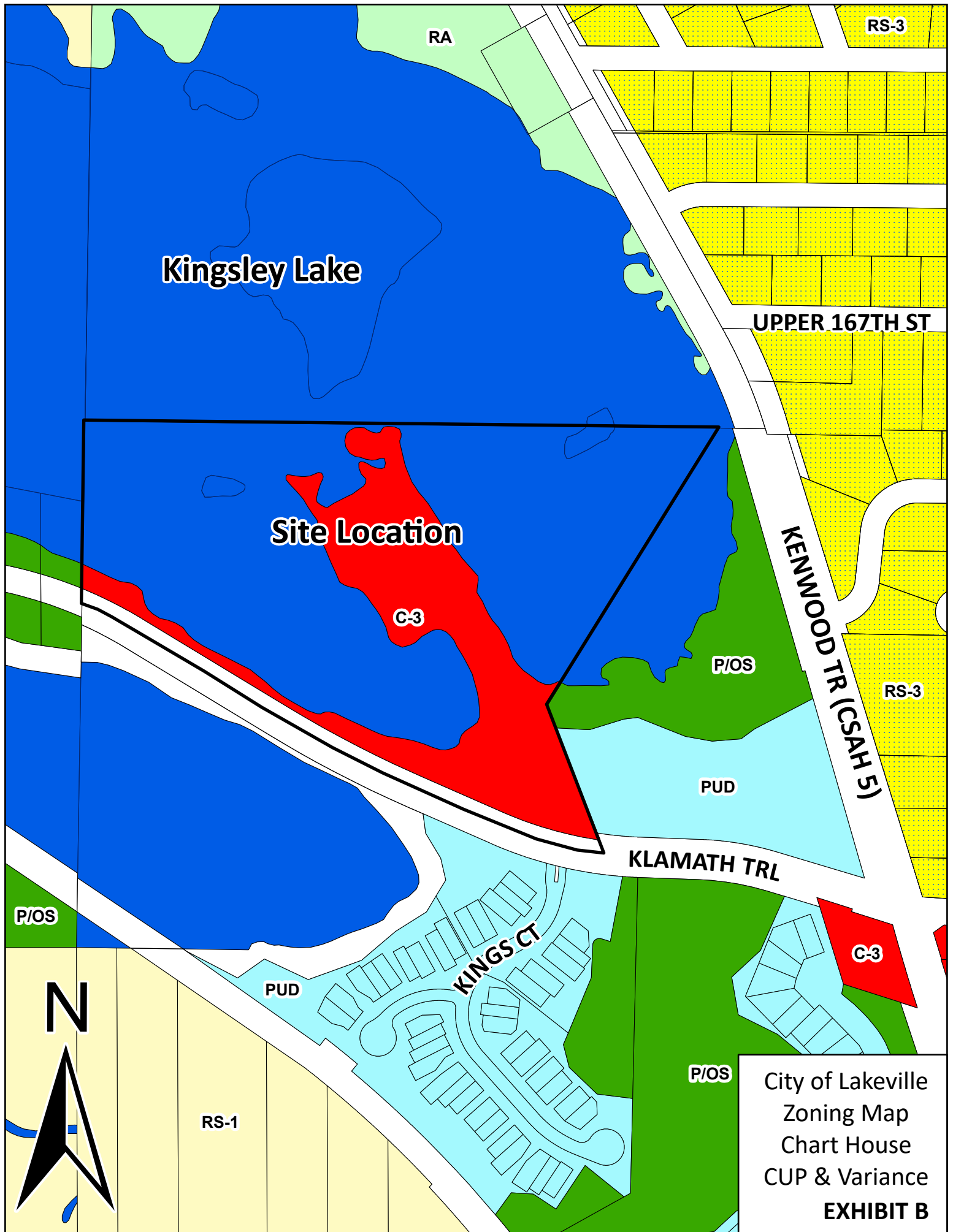
KENWOOD TR (CSAH 5)

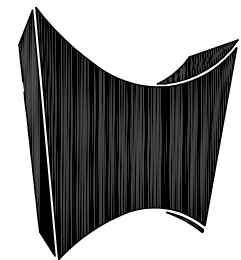
KLAMATH TRL

KINGS CT



City of Lakeville
Location Map
Chart House
CUP & Variance
EXHIBIT A





habitat
architecture, inc.
Hamid M. Kashani - AIA
4951 W. 77th St. #17
Edina, MN 55435
Tel: 952 / 946-9700

Registrations:

Consultants:

NEW OUTDOOR BAR
CHART HOUSE EVENT CTR.
11287 KLAMATH TRAIL
LAKEVEILLE, MN

drawn by: HK

checked by:

date: 6-2-25

project number:

revisions:

1: 7-11-25

2: 7-24-25

3: 8-2-25

4: 8-24-25

5: 9-11-25

sheet title:

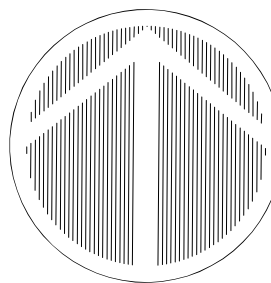
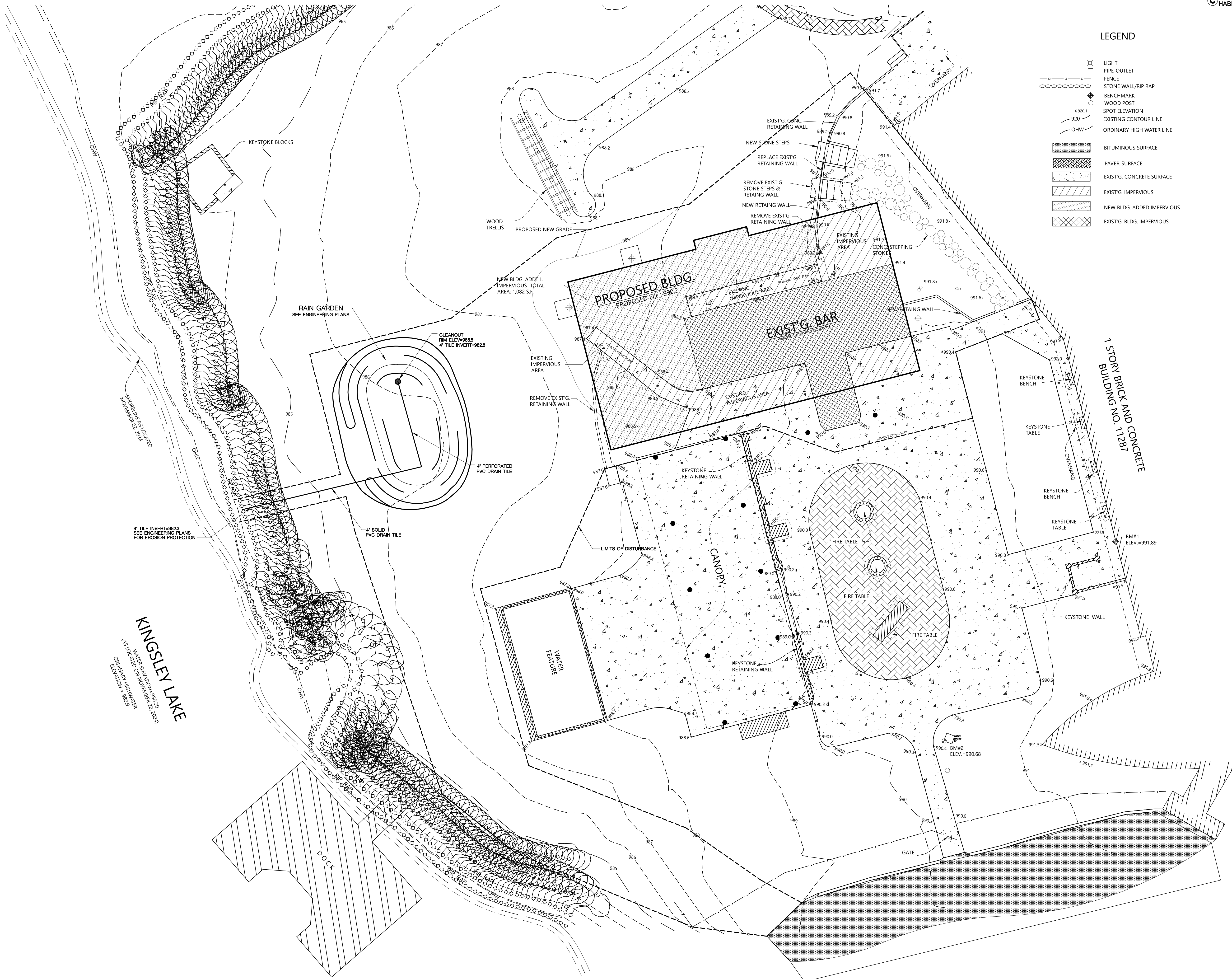
scale:

sheet number:

A-1
OF 5

LEGEND

- LIGHT
- PIPE-OUTLET
- FENCE
- STONE WALL/RIP RAP
- BENCHMARK
- WOOD POST
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- OHW
- ORDINARY HIGH WATER LINE
- BITUMINOUS SURFACE
- PAVER SURFACE
- EXIST'G. CONCRETE SURFACE
- EXIST'G. IMPERVIOUS
- NEW BLDG. ADDED IMPERVIOUS
- EXIST'G. BLDG. IMPERVIOUS



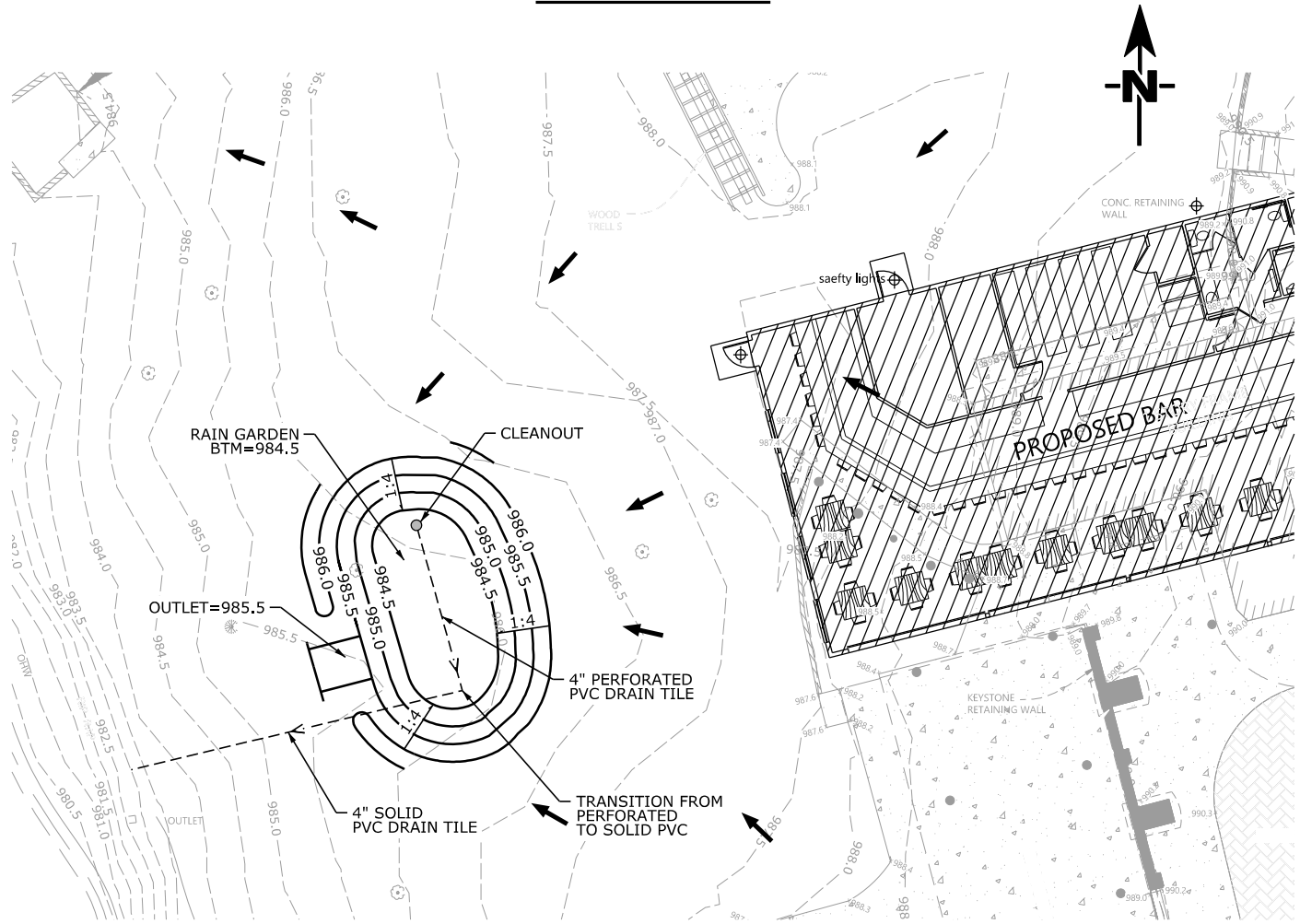
SITE PLAN

SEE CIVIL ENGR'G. PLANS FOR EROSION CTRL. AND ALL OTHER SITE RELATED CONCERNS, NOT INCLUDE HERE.

1" : 10'-0"

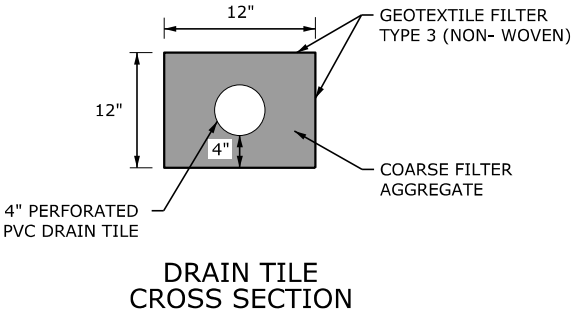
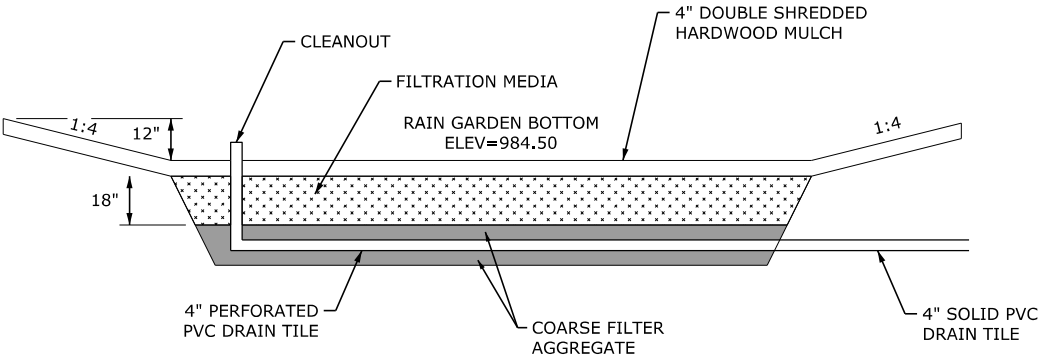
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PLOT DATE: 8/8/2025 4:47:53 PM

GRADING PLAN



<u>LEGEND</u>	
---  ---	4" PVC DRAIN TILE
	CLEANOUT
— XXXX —	PROPOSED CONTOUR
- - - - -	EXISTING CONTOUR
	DRAINAGE FLOW ARROW

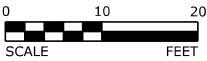
RAIN GARDEN DESIGN DETAIL



NOTES

1. THE BOTTOM OF THE EXCAVATION SHALL BE SCARCIFIED TO A 2' DEPTH WITH A FROST RIPPING TOOTH OR OTHER APPROVED METHOD.
2. FILTRATION MEDIA SHALL CONSIST OF:
 - 70% SAND (PER MNDOT SPEC 3126.2.C)
 - 30% COMPOST GRADE 2 (PER MNDOT SPEC 3890.2.B)
3. FILTRATION MEDIA SHALL NOT BE COMPACTED DURING OR AFTER INSTALLATION.
3. COARSE FILTER AGGREGATE GRADATION SHALL FOLLOW MNDOT SPEC 3149.2.H FOR GRADATION. AGGREGATE SHALL BE ROUND RIVER ROCK, WASHED AND FREE OF FINE PARTICLES.
4. FINAL GRADE AND MULCHING SHALL BE DONE BY HAND.
5. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE RAIN GARDEN DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE RAIN GARDEN PRIOR TO CONTINUING CONSTRUCTION.

REV. NO.	DATE	BY	CHK	DESCRIPTION



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.

DRAFT

NAME JESSICA L. GRIFFIN LIC. NO. 59503 DATE

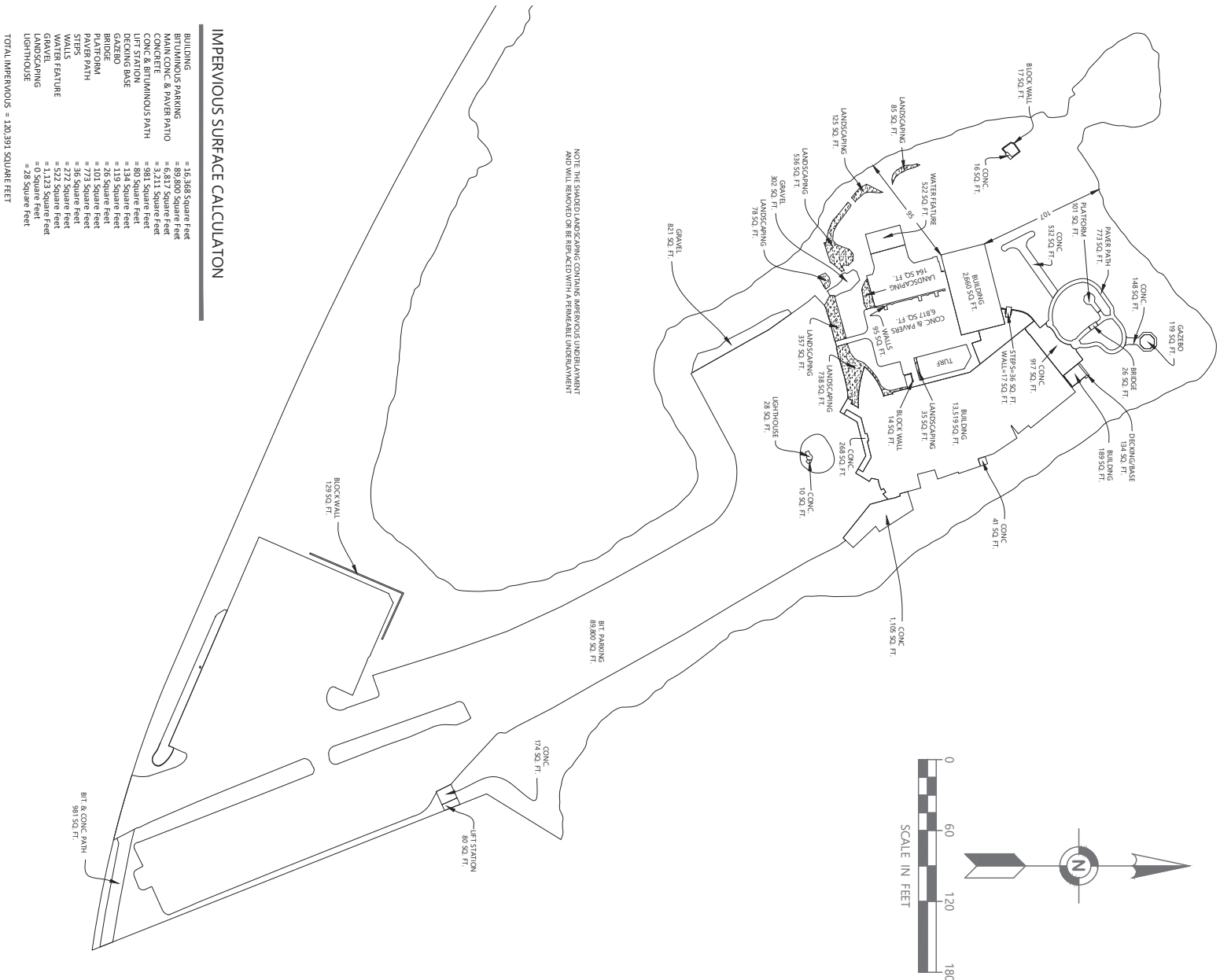
DESIGNED
CAN
DRAWN
CAN
CHECKED
JLG



Stonebrooke

GRADING PLAN AND RAIN GARDEN DESIGN	SHEET 1 OF 1
CHART HOUSE BAR	

PROPOSED IMPERVIOUS SURFACE DETAIL



Registrations:

Consultants:

NEW OUTDOOR BAR
CHART HOUSE EVENT CTR.
11287 KLAMATH TRAIL
LAKEVEILLE, MN

drawn by: HK
checked by:
date: 6-2-25
project number:
revisions:
1: T-1-25
2: T-1-25
3: T-24-25
4: 8-7-25
5: 9-11-25

sheet title:

scale:

sheet number:

A-2
OF 5

GENERAL NOTES :

- 1- ALL CONSTRUCTION SHALL COMPLY W/ 2000 I.R.C. & ALL OTHER LOCAL CODES.
- 2- ALL EXTERIOR OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHER PROOF.
- 3- VERIFY ALL DRS. & KDYS. SIZE, ROUGH OPENINGS & LOCATIONS. KDYS. SPEC'D. ARE "MARVIN WINDOWS & DOORS" OR APPROVED EQUAL, GLAD UNITS. (VERIFY COLOR)
- 4- ALL STRUCTURAL MEMBERS; HEADERS, BEAMS, POSTS, FOOTINGS AND FOUNDATION SIZES, REINFORCING AND BEAR'G, POINTS SHALL BE VERIFIED & CONFIRMED BY CONTRACTOR.
- 5- DIMENSIONS ARE TYPICALLY TO THE FACE OF THE STUDS &/OR CONCRETE.
- 6- ALL HEADERS SHALL BE 2-1 3/4"x8 1/2"=ML UNLESS NOTED OTHERWISE.
- 7- FIRESTOPS SHALL BE INSTALLED IN ALL CONCEALED SPACES SUCH AS SOFFITS, FLOOR-CEILING ASSEMBLIES, OPENING AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE.

New Building Code Analysis:

Building Occupancy: A-2
Construction Type: Type 5-B, Not sprinkled, under 5,000 s.f.
Total Building Area: 2,660 s.f.
Allowable Building Area: 6,000 s.f.

Occupant Load Calculations:

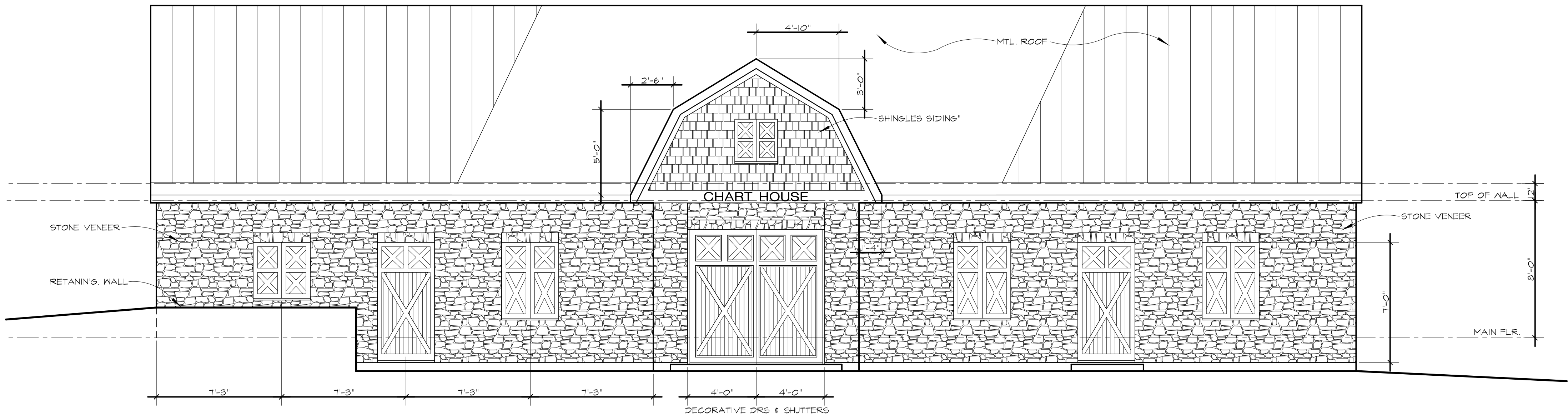
Occupancy	Area (s.f.)	Occupant Load Factor	Occupant load
General Seating	1,120	15	75
Bar	592	200	3
Storage	596	300	2
Restrooms	217	100	2
Total Existing Building Occupant load:			82

Exit Requirements:

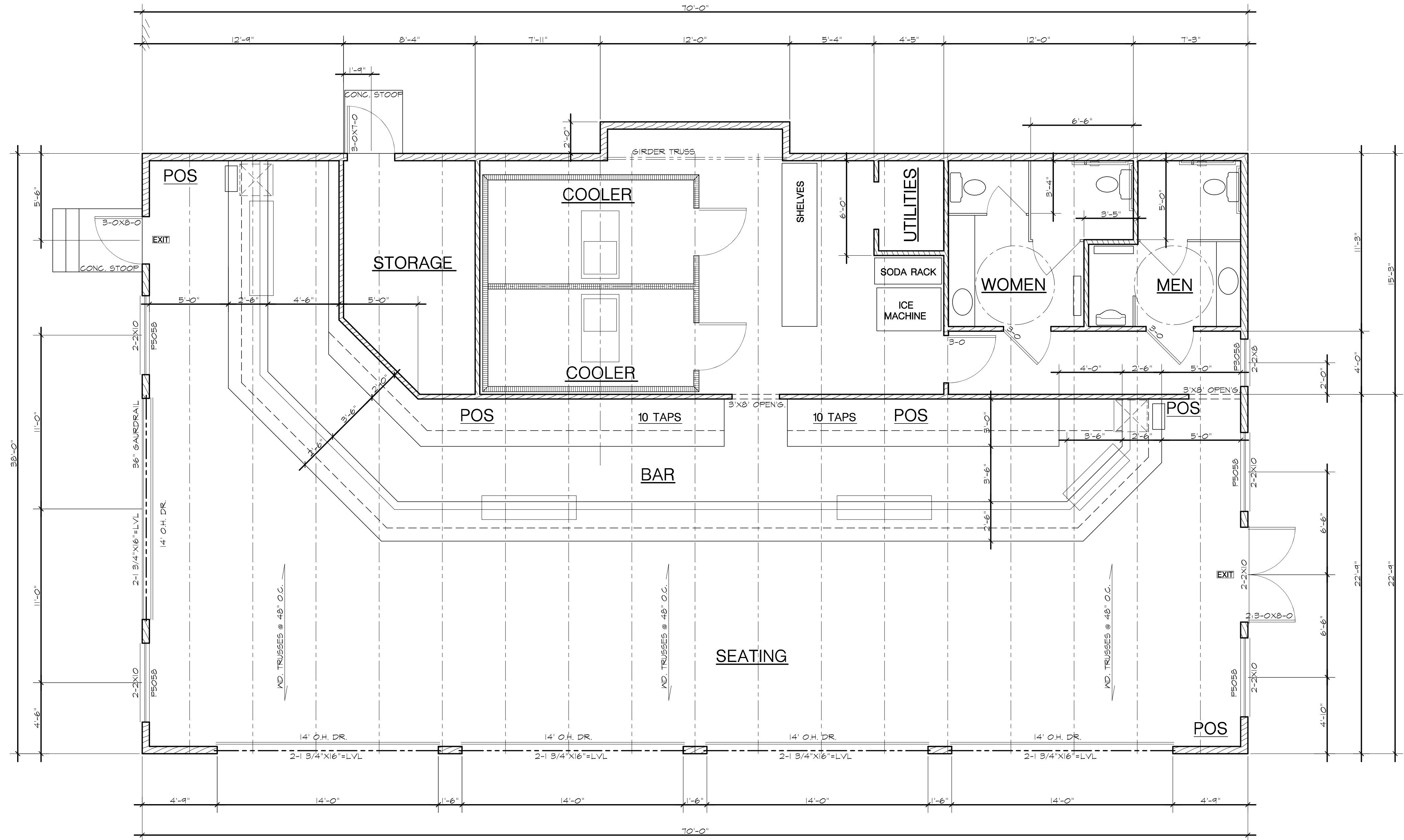
Number of Exits required: 2
Exit width requirement:
 $82 \times 0.2''/12 = 1.36''$
Total width of exits provided: 9'

Restroom fixture Requirements:

Fixture Count Calculation:
Minimum number of plumbing fixtures per table 2902.1: 1 per 75 (W.C.), 200 (Lav.)
Men-1 WC + 1 Uniral, Women-2 WC - Lavatories; 1 each.



NORTH ELEVATION 1/4" : 1'-0"



FLOOR PLAN
PROPOSED OUTDOOR BAR

1/4" : 1'-0"
AREA : 2,660 SF.

NEW OUTDOOR BAR
CHART HOUSE EVENT CTR.
11287 KLAMATH TRAIL
LAKEVEILLE, MN

sheet title:

scale:

sheet number:

A-3
OF 5



- Stone Veneer: ClipStone Osceola ProPanel NorthernLedge; Manufactured Stone Veneer Siding Flats (5 sq ft) Model Number: CSS13.203.40 Menards # SKU: 1448071
- Roofing: Blue Metal Roofing; 36" Pro-Rib Ocean Blue Steel Panel Model Number: Ocean_Blue_1558373-55 Menards # SKU: 1558373
- Gable Siding: Grey shingles siding; Cedar Impressions Double T" x 48" Charcoal Gray Straight Edge Perfection Shingles Model Number: 3014446 Menards # SKU: 1486954
- Garage Doors: Aluminum Full View rolling doors from Action Garage Doors in Prior Lake

Botten, Heather

From: DePaz, David (DNR) <david.depaz@state.mn.us>
Sent: Monday, September 8, 2025 8:55 AM
To: Botten, Heather
Subject: RE: CUP and Variance - Lakeville

Heather,

Applicant should be mindful of the DNR OHWL for Lake Kingsley. Specifically for the raingarden, the PVC drain tile outlet should stay above the OHWL to avoid needing a public water permit. It would also be helpful if the raingarden location was shown on the overall site plan sheets.

David De Paz
(Dah-veed)

Watershed Specialist | Temporary South Metro Area Hydrologist
Ecological and Water Resources Division

Minnesota Department of Natural Resources

1200 Warner Road

St. Paul, MN 55106

Phone: 651-259-5775

Email: david.depaz@state.mn.us



From: Botten, Heather <hbotten@lakevillemn.gov>
Sent: Thursday, September 4, 2025 4:02 PM
To: DePaz, David (DNR) <david.depaz@state.mn.us>
Subject: CUP and Variance - Lakeville

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Hi David,

Please see the attached letter and plans regarding the property located at 11287 Klamath Trail, Lakeville.

If you have any questions or would like additional information, please reach out.

Thanks,



Heather Botten
Senior Planner, City of Lakeville
☎ 952-985-4423 | 🌐 www.lakevillemn.gov
📍 20195 Holyoke Avenue, Lakeville, MN, 55044
📎



Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Date: September 8, 2025

Subject: Packet Material for the September 18, 2025 Planning Commission Meeting

Agenda Item: Launch Park Fourth Addition Preliminary Plat

Action Deadline: November 27, 2025

BACKGROUND

Lakeville Flexspace, LLC has submitted a preliminary plat for Launch Park Fourth Addition. The proposed plat includes one lot and one outlot on a 20-acre parcel. Lot 1 is eight acres and the outlot is 12 acres. Lakeville Flexspace is proposing to construct a garage condo development on Lot 1. The proposed storage development is a permitted use in the I-2, General Industrial District. The complex would include three garage condo buildings, each roughly 33,750 square feet (375' x 90') in size and one building about 16,875 square feet (375' x 40'). Each building consists of multiple units, and each unit has access to water and sewer.

The property is located east of Cedar Avenue (CSAH 23) and south of future 222nd Street. The preliminary plat plans have been reviewed by the Engineering Division, Fire Marshal, and Parks and Recreation Department.

The following exhibits are attached for your information:

EXHIBITS

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

- E. Grading Plan
- F. Utility Plan
- G. Landscape Plan
- H. Photometric Plan
- I. Building Elevations

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	Vacant Property	Industrial	I-2, General Industrial
South	Metropolitan Airports Commission Property	Outside City Limits. Eureka Township Comprehensive Plan guides for agricultural use	Agriculture per Eureka Township Zoning Map
East	Dakota Electric Assoc. – Site under construction	Industrial	I-2, General Industrial
West	Industrial Building	Industrial	I-2, General Industrial

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 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 District. The proposed lot and outlot 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 parent parcel is platted as Outlot A, Launch Park First Addition. This was platted as an outlot with the intent of future industrial development. The preliminary plat of Launch Park Fourth Addition consists of one lot and one outlot. 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	Lot 1	Outlot A
Minimum 1-Acre	7.98 acres	12.04 acres
Minimum 100-feet	515 feet	762 feet

Streets. Right-of-way dedication for 222nd Street was done with previous plats and no additional right-of-way is needed. 222nd Street is a local rural industrial street constructed as a 40-foot-wide paved section within an 80-foot right of way.

Grading, Drainage and Utilities. City sanitary sewer and water is currently available to the site. 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. Proposed grading, drainage, erosion control, and utility plans for Launch Park Fourth Addition are shown on the attached civil plans.

Grading, drainage, erosion control, and utility issues are addressed in the engineering review memo prepared by Jon Nelson, Assistant City Engineer and Mac Cafferty, Environmental Resources Manager dated September 8, 2025. A copy of the engineering report is attached for your review. The Engineering Division recommends approval of Launch Park Fourth Addition preliminary plat subject to the stipulations outlined in the engineering report.

Fire Marshal. The Fire Marshal reviewed the plans and stated an onsite hydrant about midpoint of the property would be required on the east side of the development.

Wetlands. There are no wetlands on the site.

Tree Preservation. There are no significant trees identified within the preliminary plat.

Park Dedication, Trails and Sidewalks. The City's Comprehensive Parks, Trails, and Open Space Plan does not identify any future park needs in the area of the plat and no public trails or sidewalks are being constructed with this plat. Park dedication will be satisfied by a cash fee in lieu of land dedication, which is \$5,615 per acre for industrial zoned property. Lot 1, Block 1 is 7.98 acres and must pay \$44,807.70 for park dedication with Launch Park Fourth Addition final plat. The park dedication requirement for Outlot A will be paid when platted into lots and blocks.

SITE PLAN REVIEW

The site plan proposes three 33,750 square foot (375' x 90') garage condo buildings and one 16,875 square foot (375' x 40') building. Site improvements also include access drive aisles, utilities, and stormwater management facilities. The proposed stormwater treatment involves an infiltration pond on the east side of the site.

Building Setbacks. The I-2, Industrial District requires the following setback requirements:

	Front Yard	West Side Yard	East Side Yard	Rear Yard
Minimum	40 feet	10 feet	10 feet	30 feet
Proposed	120 feet	35 feet	126 feet	30 feet

Building Height. The maximum height of a building in the I-2 zoning district is 50 feet. The proposed buildings are single level with a mezzanine. The tallest point of the buildings is 31 feet, complying with code requirements.

Building Design. The buildings are designed with LP Smartside LAP siding (engineered wood) with accent panels on the corners. On walls that are public-facing, three feet of stone veneer is added to the bottom of the building. The proposed materials are in compliance with the requirements for industrial buildings.

Parking Lot and Drive Setbacks. There is one access point on 222nd Street. The access complies with spacing guidelines in the City Code. There is no separate guest parking area proposed. Section 11-19-13 of City Code requires 3 parking spaces, plus 1 space per 100 storage units. A revised site plan demonstrating the required parking spaces is required prior to final plat approval.

Landscaping. Landscaping on the site includes deciduous and coniferous trees planted along the front property line. Financial security will be required with the final plat to guarantee installation of the approved landscaping. A revised landscaping plan is required to identify the tree species and the quantity of each to be planted and must be reviewed and approved by the City Forester.

Trash Enclosure. If trash will be kept outdoors in an enclosure, the structure must meet the requirements of Section 11-18-11, including exterior materials, location, and screening. All outdoor trash enclosures must be screened with a structure that is a minimum of six feet in height or one foot taller than the containers and must be constructed of materials that match the architecture of the principal building.

Site Lighting. The submitted lighting plan shows that the proposed lighting on site meets the Zoning Ordinance requirement of light levels not exceeding one foot candle at the property line along right-of-way. At this time, there are no parking lot lights, only wall mounted lights that are downward facing LED wall packs.

Signs. All signs shall comply with the Zoning Ordinance requirements for the I-2 District. A sign permit shall be issued prior to the installation of any signs.

Mechanical Equipment. Primary mechanical equipment will be contained within the building. Any exterior equipment shall follow the screening requirements in Section 11-21-13 of city code.

RECOMMENDATION

Community Development staff recommend approval of Launch Park Fourth Addition preliminary plat subject to the following stipulations:

1. Implementation of the recommendations listed in the engineering report dated September 8, 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.
4. The site and building shall be developed in accordance with the plans approved by the City Council.
5. Landscaping shall be installed consistent with a landscape plan approved by the City Forester. A financial security shall be submitted with the development contract to guarantee installation of the approved landscaping. All landscaped areas within and adjacent to the building and parking lot shall be irrigated. Trees and shrubs shall not be planted in road right-of-way.
6. The park dedication fee must be paid with the final plat.
7. Site lighting shall not exceed one foot candle at the property line adjacent to public right-of-way. All exterior light fixtures shall be down-cast design so as not to glare onto public right-of-way.
8. Section 11-19-13 of City Code requires 3 parking spaces, plus 1 space per 100 storage units. A revised site plan demonstrating the required parking spaces is required prior to final plat approval.
9. An onsite hydrant about midpoint of the property shall be required on the east side of the development as required by the Fire Marshal.



Memorandum

To: Heather Botten, Senior Planner

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

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

Date: September 8, 2025

Subject: Launch Park Fourth Addition

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

BACKGROUND

Lakeville Flexspace, LLC representatives have submitted a preliminary plat named Launch Park Fourth Addition along with preliminary plans to construct a garage condo complex on one (1) block with one (1) outlot on 20.02 acres. The parent parcel (Outlot A, Launch Park First Addition) is zoned I-2, General Industrial District.

The proposed development is located east of Cedar Avenue (CSAH 23), south of and adjacent to 222nd Street, north of 225th Street and Eureka Township, and west of Flagstaff Avenue. The parent parcel consists of Outlot A, Launch Park.

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

Outlot A: Future Development; retained by Developer (12.04 acres)

The proposed development will be completed by:

Developer:	Hat Trick Investments, Inc.
Engineer/Surveyor:	Auth Consulting & Associates

SITE CONDITIONS

The existing parcel consists of Outlot A, Launch Park First Addition. The site consists of undeveloped agricultural land. The site is located within the South Creek Stormwater District with the site generally draining west to east. The northwest of the site is being used for stockpiling.

STREET AND SUBDIVISION LAYOUT

222nd Street

Launch Park Fourth Addition is located south of and adjacent to the extension of 222nd Street from its existing terminus at the intersection of 222nd Street and Garvey Lane through the western plat boundary. The roadway is a 40-foot-wide rural roadway terminating in a cul-de-sac and is actively under construction in association with Airlake DEA final plat.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and street construction shall be limited to a single access from 222nd Street.

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.

UTILITIES

SANITARY SEWER

Launch Park Fourth Addition is located within 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 via the MCES Elko/New Market Interceptor monitored by meter M646.

Launch Park Fourth Addition includes the construction of privately owned and maintained sanitary sewer. 8-inch sanitary sewer will be connected to the public sanitary sewer stub located at the property line south of 222nd Street.

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 Launch Park Fourth Addition includes the construction of privately owned and maintained watermain. 6-inch watermain will be connected to the public sanitary sewer stub located at the property line south of 222nd Street.

DRAINAGE AND GRADING

Launch Park Fourth Addition is located within the South Creek stormwater district as identified in the City's Water Resources Management Plan.

Development of Launch Park Fourth Addition includes the construction of a privately owned and maintained stormwater management infiltration basin to collect and treat the stormwater runoff generated from the site. The Developer shall submit an approved final stormwater management plan for the site prior to approval and recording of the Launch Park Fourth Addition final plat. The Developer shall submit an approved final grading plan prior to approval and recording of the Launch Park Fourth Addition final plat and issuance of a grading permit.

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.

Launch Park Fourth 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.

STORM SEWER

Development of Launch Park Fourth Addition includes the construction of a privately owned and maintained storm sewer system. Storm sewer will be installed within the subdivision to collect and convey stormwater runoff to the privately owned and maintained infiltration basin.

The Storm Sewer 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.

FEMA FLOODPLAIN ANALYSIS

Launch Park Fourth Addition is located within areas shown on the Flood Insurance Rate Map (FIRM) as Zone X, as determined by FEMA (Map number 27037C0214E). Based on this designation, no areas within the plat are located within a Special Flood Hazard Area (SFHA).

WETLANDS

There are no wetlands within the project area.

TREE PRESERVATION

There are no significant trees identified on the site.

LANDSCAPE PLAN

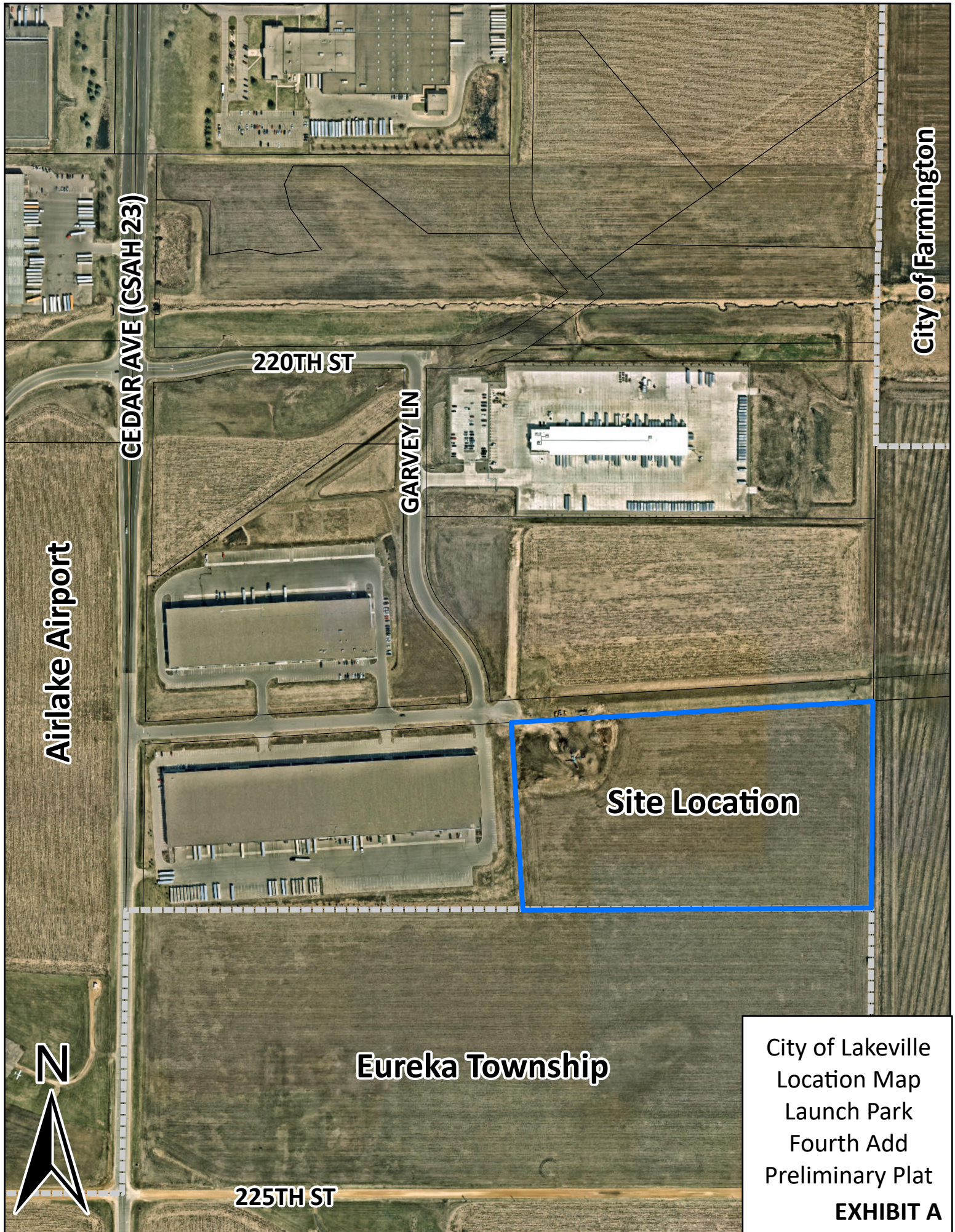
The plant schedule is to be updated to identify the specific tree types and quantity of each to be planted.

EROSION CONTROL

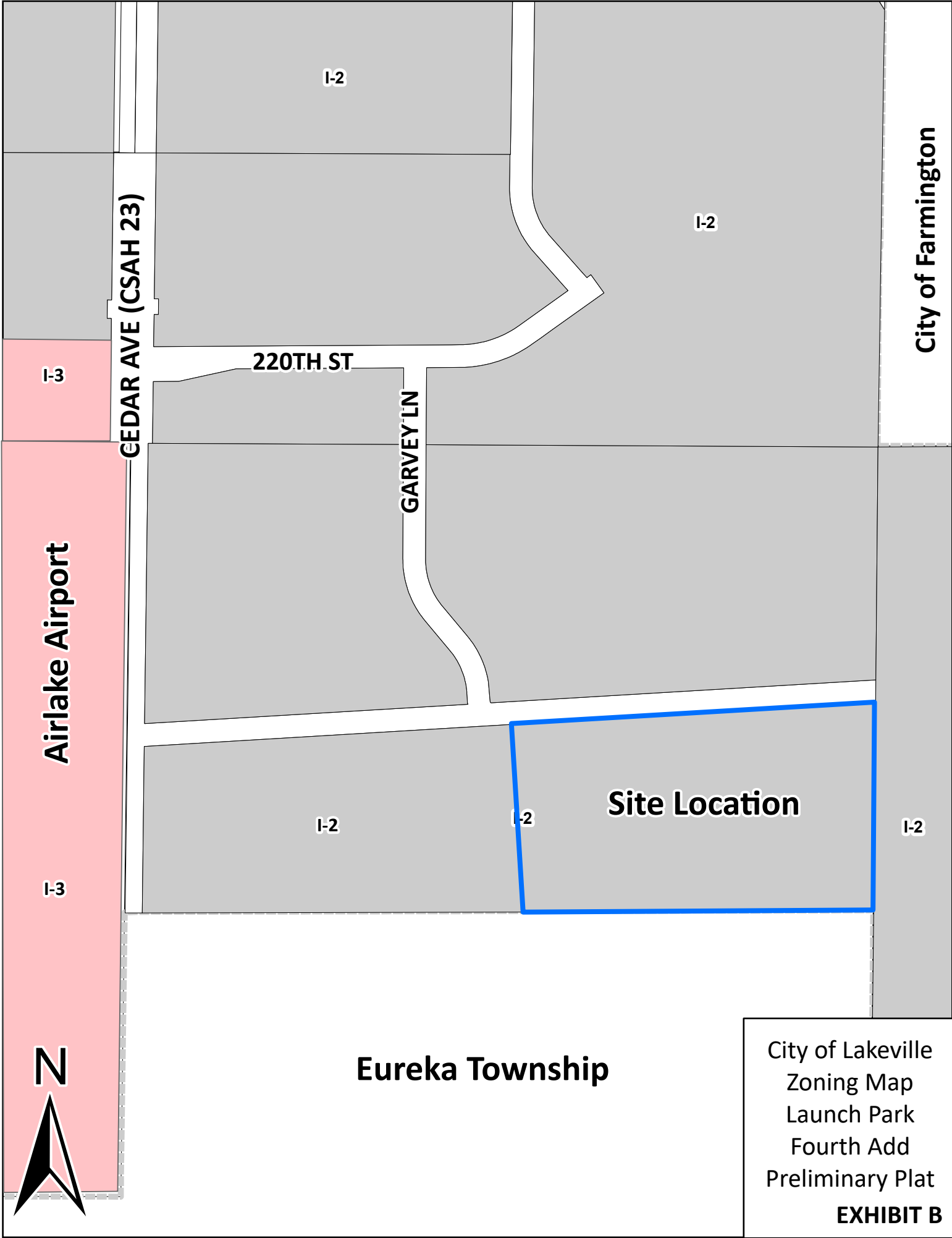
The Developer is responsible for obtaining an MPCA Construction Permit for the site prior to construction. The developer is responsible for following and implementing all of the requirements outlined in the SWPPP. Any changes made throughout construction must be documented in the SWPPP. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the Developer.

RECOMMENDATION

Engineering recommends approval of the Launch Park Fourth Addition preliminary plat, preliminary erosion control plan and grading plan, preliminary utility plan, and preliminary landscape plan subject to the requirements and stipulations within this report.



City of Lakeville
Location Map
Launch Park
Fourth Add
Preliminary Plat
EXHIBIT A



PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Outlot A, Launch Park First Addition, Dakota County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS:

Lot 1, Block 1, Launch Park Fourth Addition, Dakota County, Minnesota.

AND

Outlot A, Launch Park Fourth Addition, Dakota County, Minnesota.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Land Title, Inc., as agent for Old Republic National Title Insurance Company, Commitment No. 710824 dated April 14, 2025 at 7:00 am.
- The surveyed property has direct access to 222nd Street West, a public right of way.
- The address of the property described hereon is Unassigned, Lakeville, Minnesota 55402.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27037C 0214 E, dated December 12, 2011.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 251192251. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

PROPOSED LOT SUMMARY:

Lot 1, Block 1:	347,824	Square Feet	7.98494	Acres
Outlot A:	524,403	Square Feet	12.03864	Acres
Total:	872,227	Square Feet	20.02358	Acres

OWNER/SUBDIVIDER:

Hat Trick Investments, LLC
2866 White Bear Avenue North
Maplewood, MN 55109
Attn: Dan Regan

LAND SURVEYOR:

Egan, Field & Nowak, Inc.
475 Old Highway 8, Suite 200
New Brighton, MN 55112
Attn: Eric Roeser, LS

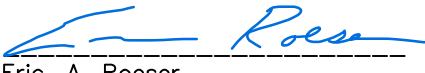
CIVIL ENGINEER:

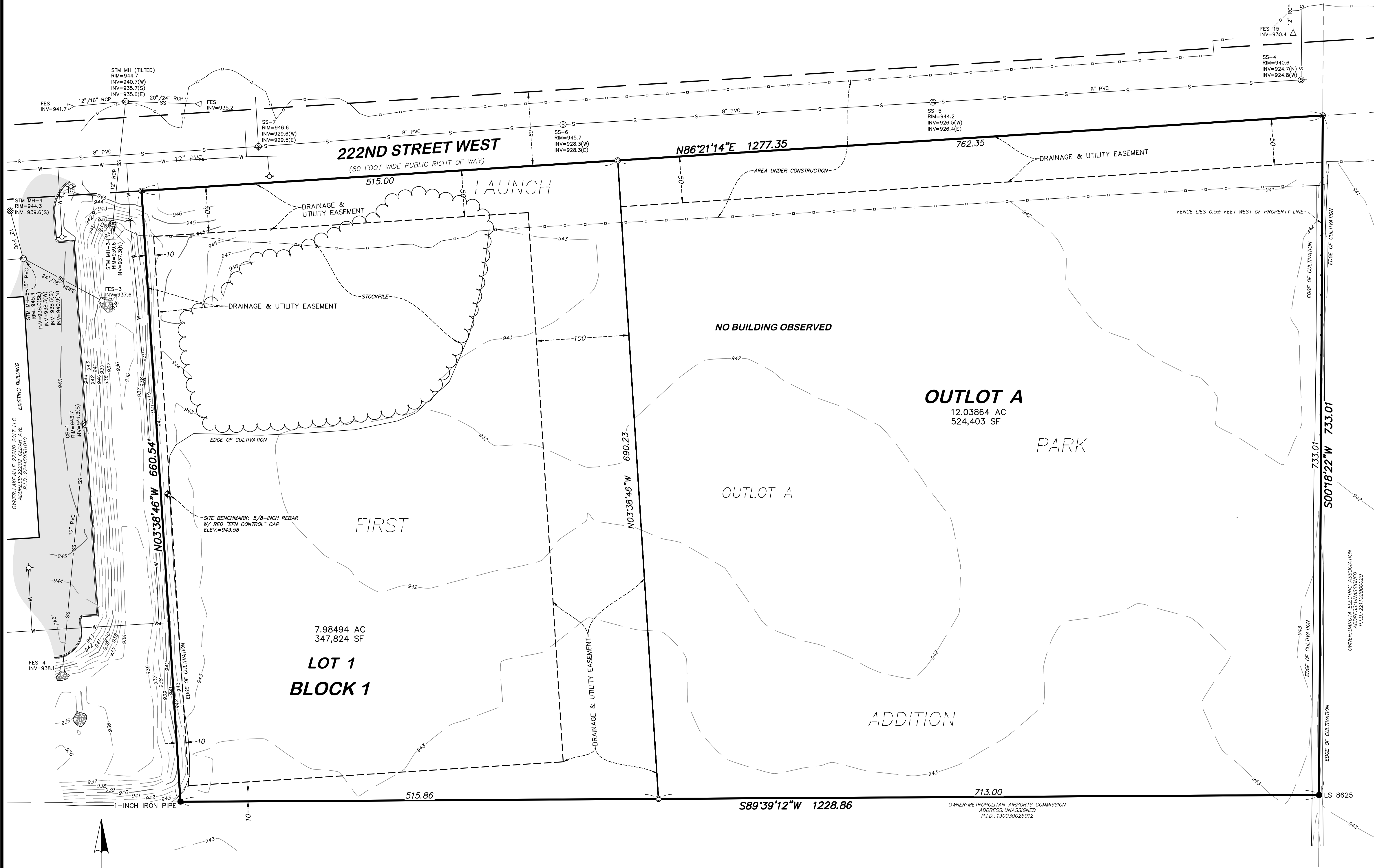
Kimley Horn
11995 Singletree Lane, Suite 225
Eden Prairie, MN 55344
Attn: Brian Wurdeman, PE

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.

Date of survey: May 5, 2025.
Date of signature: August 28, 2025


Eric. A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com



LEGEND:

- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ OVERFLOW CONTROL STRUCTURE
- ⊙ CATCH BASIN
- ⊙ FLARED END SECTION
- ⊙ CULVERT
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ LIGHT
- COMMUNICATION BOX
- SIGN
- WOOD FENCE
- SS STORM SEWER
- S SANITARY SEWER
- W WATERMAIN
- 920 EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- RIP RAP SURFACE

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 251192251.

CITY OF LAKEVILLE
DAKOTA ELECTRIC
ENTERPRISE PRODUCTS OPERATING
FRONTIER COMMUNICATIONS
MINNESOTA ENERGY RESOURCES
NORTHERN NATURAL GAS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
		LH	NO. DATE DESCRIPTION
		DRAWN BY: DAV	
DRAWING NAME:		CHECKED BY: EAR	
JOB NO. 42639			
FILE NO. 5859_DAK81			

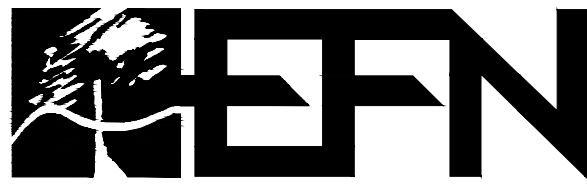
PRELIMINARY PLAT OF
LAUNCH PARK FOURTH ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:

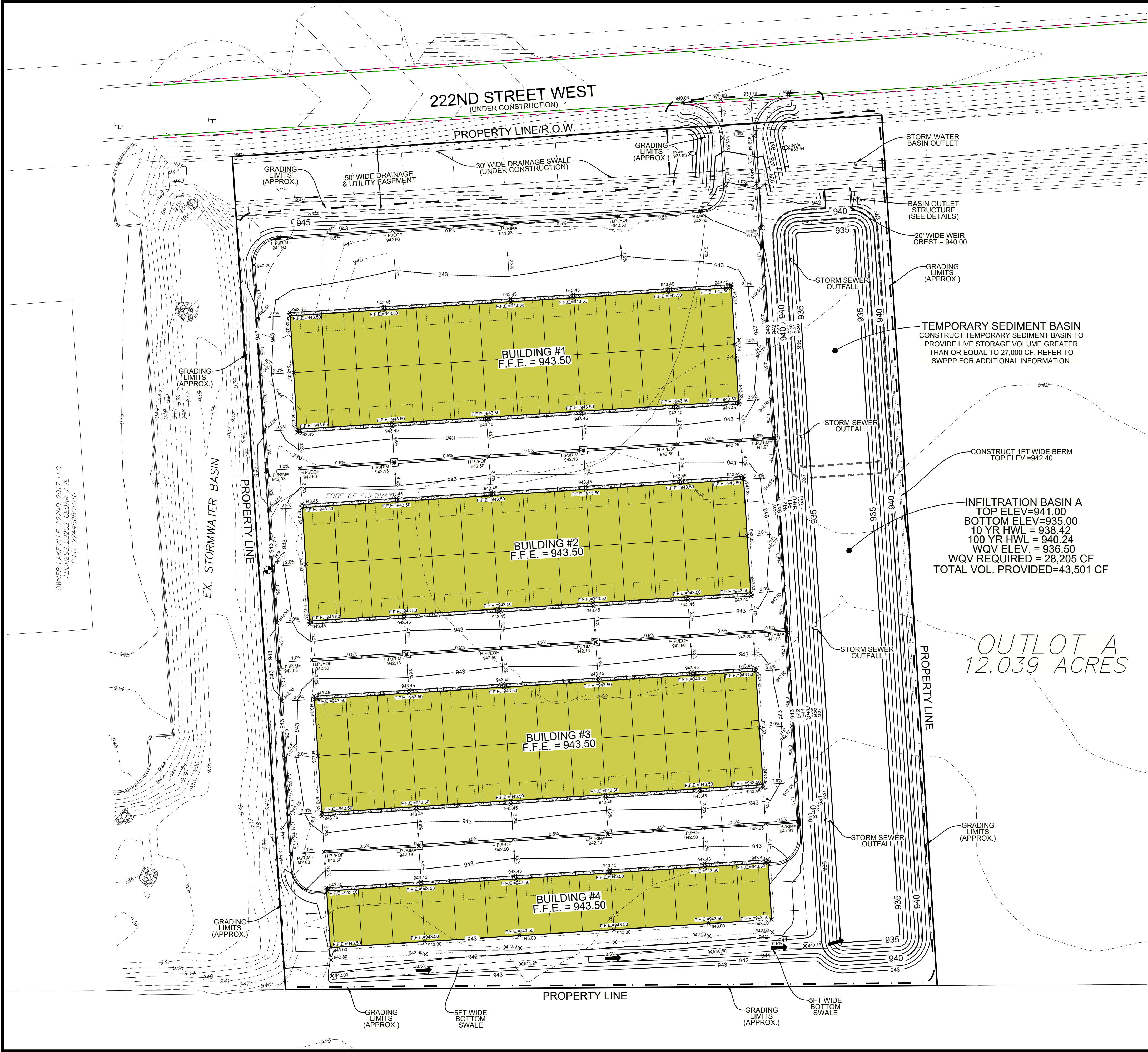
222nd Street W & Garvey Lane
Lakeville, Minnesota 55024
Dakota County Tax PID 224450500010



Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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OWNER: LAKEVILLE 222ND 2017, LLC
ADDRESS: 22202 CEDAR AVE
P.I.D.: 224450501010

LEGEND

PROPERTY BOUNDARY LINE

EXISTING 5FT CONTOURS

EXISTING 1FT CONTOURS

PROPOSED 5FT CONTOURS

PROPOSED 1FT CONTOURS

APPROXIMATE GRADING LIMITS

BENCHMARK

PROPOSED BUILDINGS

PROPOSED FINISHED GRADE SPOT ELEVATIONS
(ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)

PROPOSED FINISHED GRADE SURFACE DRAINAGE

H.P. = HIGH POINT GRADE ELEVATION
L.P. = LOW POINT GRADE ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
EOF = EMERGENCY OVERFLOW

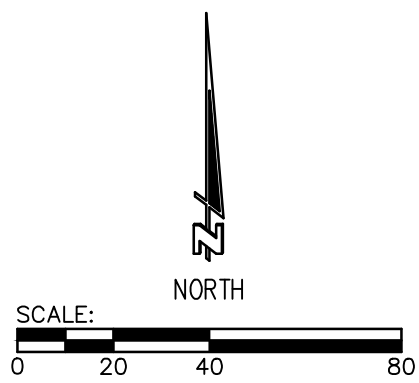
TEMPORARY SEDIMENT BASIN (APPROXIMATE)

GRADING NOTES

1. REFER TO SHEET C1.1 - "GENERAL NOTES" FOR GRADING NOTES.

INFILTRATION BASIN A
TOP ELEV=941.00
BOTTOM ELEV=935.00
10 YR HWL = 938.42
100 YR HWL = 940.24
WQV ELEV. = 936.50
WQV REQUIRED = 28,205 CF
TOTAL VOL. PROVIDED=43,501 CF

OUTLOT A
12.039 ACRES



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Zachary P. Fagan
ZACHARY P. FAGAN
DATE: 08/28/2025 REG. NO. 47252

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Hudson, WI 54016
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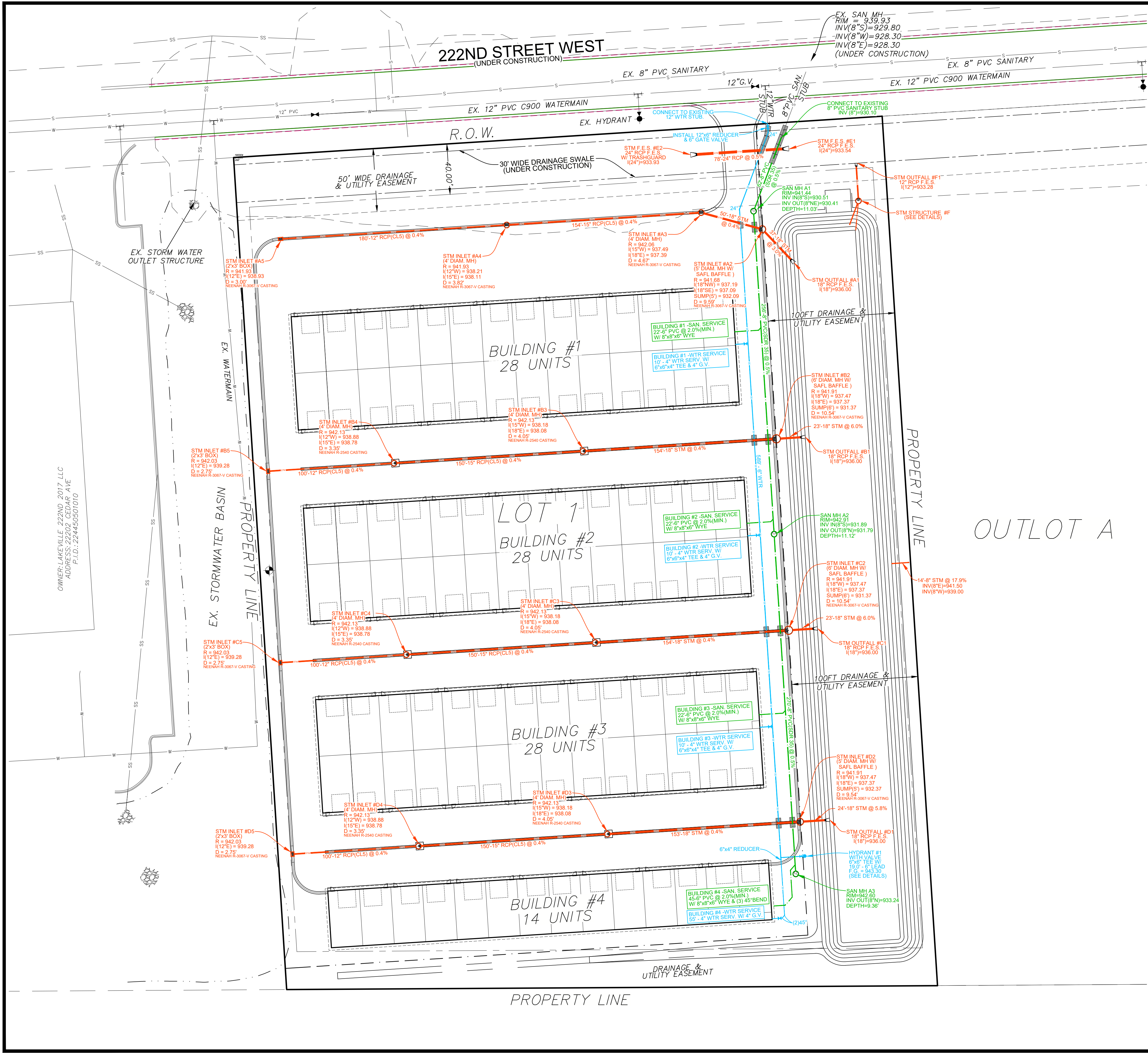
CORPORATE OFFICE
408 Technology Drive East
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Menomonee, WI 54751
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authconsulting.com

PROJECT:
LAKEVILLE FLEXSPACE
LAKEVILLE FLEXSPACE, LLC.
CITY OF LAKEVILLE, DAKOTA COUNTY, MN

SHEET NO.
C4.0

DRAWING PHASE:	OWNER REVIEW	AGENCY REVIEW	BID DOCUMENT	FOR CONSTRUCTION	AS-BUILT DOCUMENT
DRAWN BY:	ZPF/JVF	CHECKED BY:	ZPF	DATE:	07/01/25
REVISED PER CITY COMMENTS	ZPF	08/28/25	RELEASED FOR REVIEW	ZPF	07/08/25
REVISION DESCRIPTION:					

GRADING PLAN



LEGEND

PROPERTY BOUNDARY LINE

STM

EXISTING STORM SEWER

S.S.

EXISTING SANITARY SEWER

W

EXISTING WATERMAIN

G

EXISTING UNDERGROUND GAS LINE

OE

EXISTING OVERHEAD ELECTRIC LINE

E

EXISTING ELECTRIC LINE

T

EXISTING TELEPHONE LINE

EXISTING POWER POLE

EXISTING HYDRANT AND VALVE

EXISTING CATCH BASIN

EXISTING SANITARY SEWER

PROPOSED BUILDINGS

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

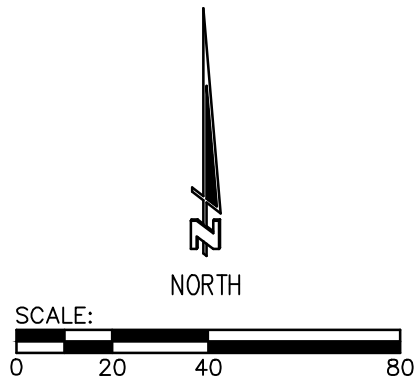
PROPOSED WATER MAIN

PROPOSED INSULATION

STORM WATER UTILITY EASEMENT

UTILITY NOTES

1. REFER TO SHEET C1.1 - "GENERAL NOTES" FOR GENERAL UTILITY, SANITARY SEWER, WATER AND STORM SEWER NOTES.



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Auth Consulting/associates

S&L Land Surveying a division of A.C/a

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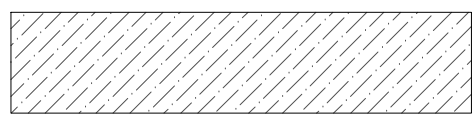
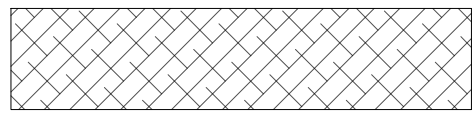
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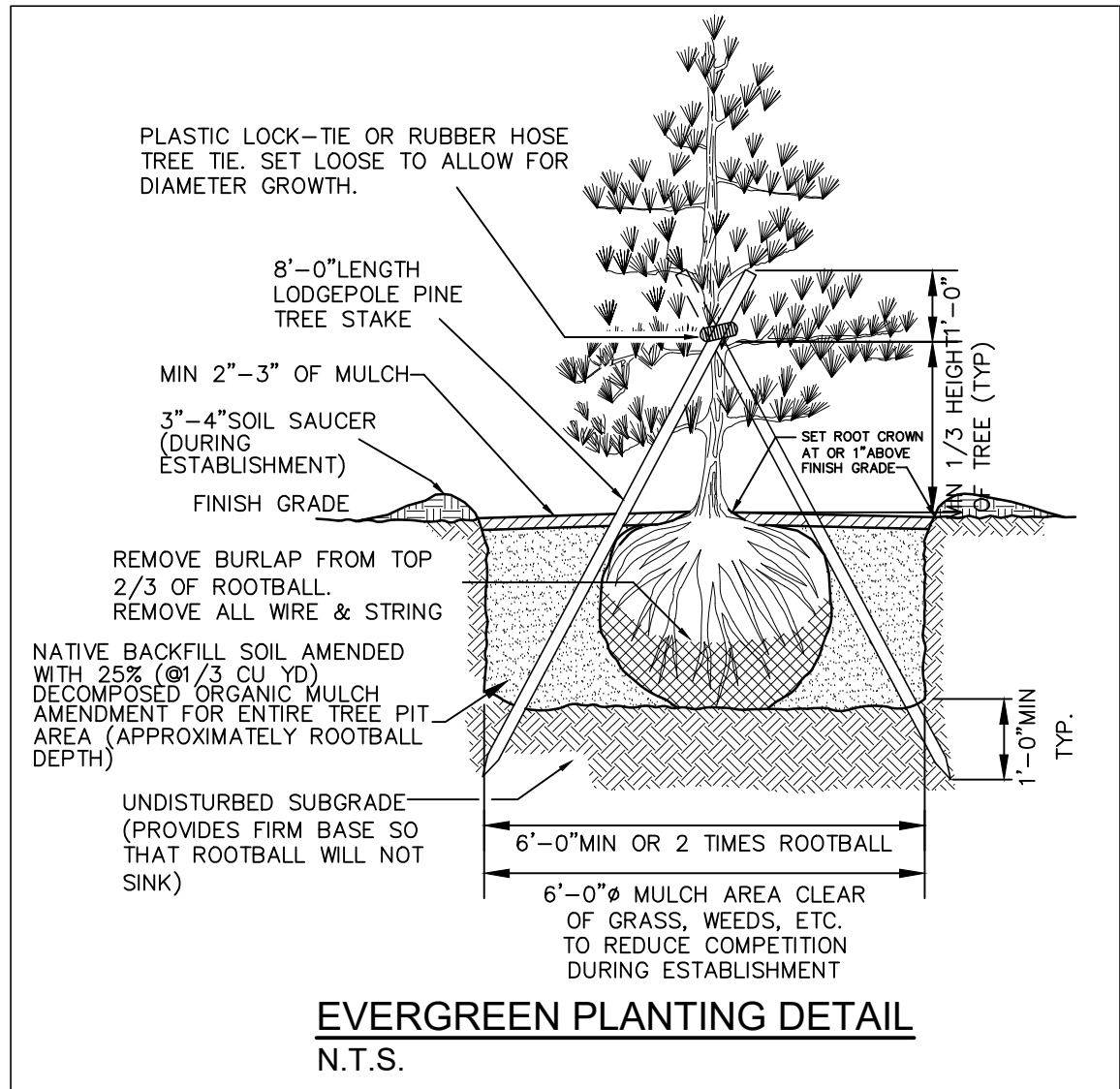
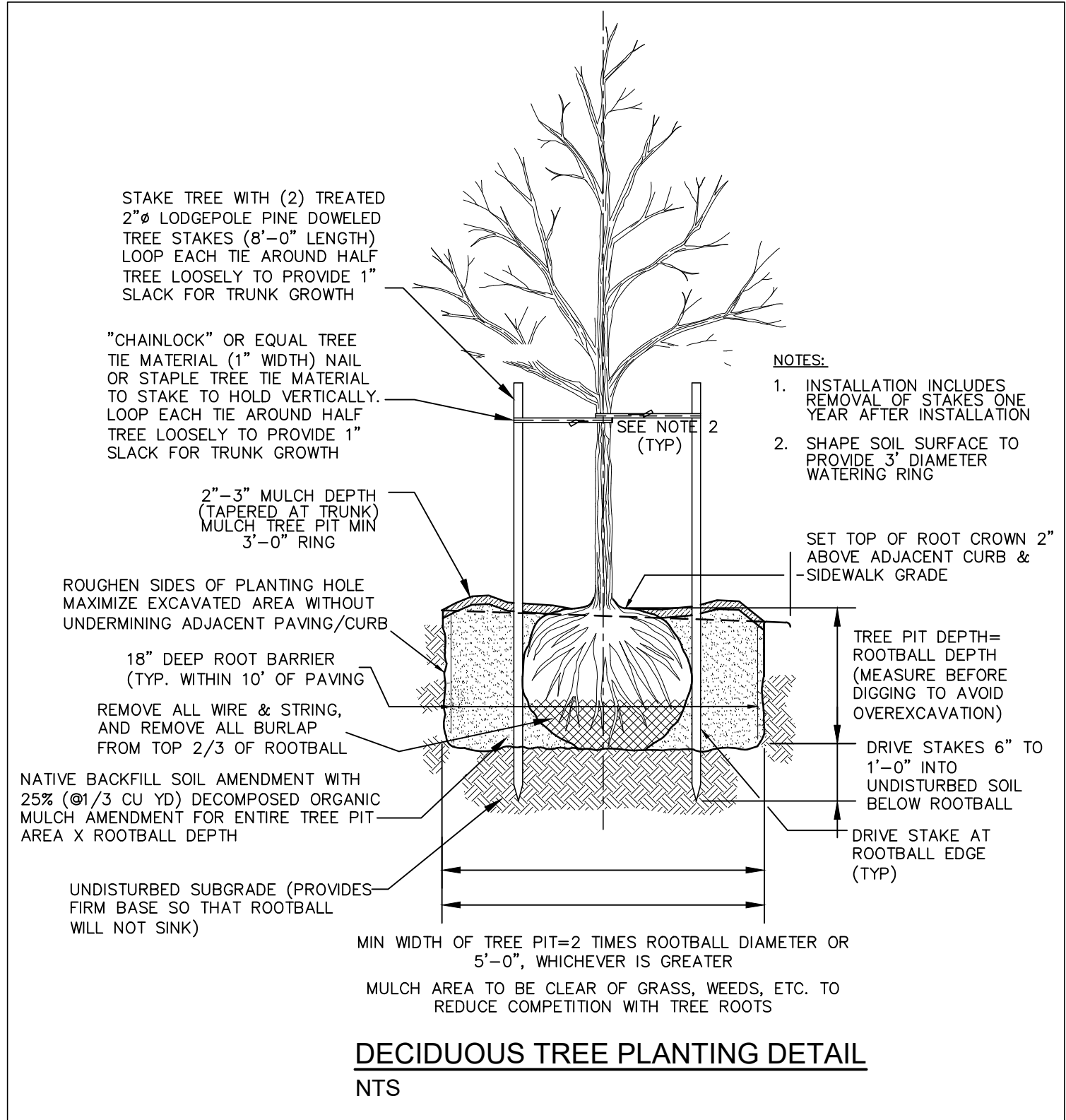
LEGEND



SCREENING TREE (DECIDUOUS)



SCREENING TREE (EVERGREEN)



LANDSCAPE PLANTING SCHEDULE				
SYMBOL	CATEGORY	PLANT	INSTALLATION SIZE (MINIMUM)	QUANTITY
D	DECIDUOUS TREE CHOOSE VARIETIES FROM THE PLANT LIST TO THE RIGHT	AUTUMN BLAZE MAPLE, NORTHWOOD MAPLE, NORTHERN PIN OAK, NORTHERN RED OAK, SWAMP WHITE OAK, RIVER BIRCH, SENTRY LINDEN, LITTLE LEAF LINDEN, HACKBERRY, THORNLESS HONEYLOCUST, SKYLINE HONEYLOCUST, KENTUCKY COFFEE TREE	DECIDUOUS SHADE TREES: 2 1/2 INCH DIAMETER DECIDUOUS ORNAMENTAL TREES: 2 INCH DIAMETER SINGLE STEM OR 6-7 FOOT, CLUMP FORM	8
E	EVERGREEN TREE CHOOSE VARIETIES FROM THE PLANT LIST TO THE RIGHT	COLORADO BLUE SPRUCE, BLACK HILLS SPRUCE	EVERGREEN TREES: 6 FEET IN HEIGHT	7

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DATE:

LANDSCAPE PLAN

LIGHTING LEGEND

	RECESSED 2x4 FIXTURE		SINGLE POLE SWITCH
	RECESSED 2x2 FIXTURE		2-POLE SWITCH
	INDICATES NIGHTLIGHT FIXTURE		3-WAY SWITCH
	INDICATES EMERGENCY FIXTURE		4-WAY SWITCH
	INDICATES EMERGENCY/NIGHTLIGHT FIXTURE		WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR - SEE SCHEDULE
	SURFACE MOUNT 1x4 FIXTURE		WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR - SEE SCHEDULE
	HIGH BAY 2x4 FIXTURE		CEILING MOUNTED OCCUPANCY SENSOR - SEE SCHEDULE
	SURFACE WALL MOUNTED FIXTURE	NL	INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
	SURFACE CEILING MOUNT FIXTURE	a.b	INDICATES LIGHT FIXTURE SWITCH-LEGS
	RECESSED DOWNLIGHT OR DISC FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	SURFACE WALL MOUNTED FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	SURFACE MOUNTED FIXTURE	EX	INDICATES EXISTING FIXTURE
	SURFACE MOUNTED PENDANT FIXTURE	RL	INDICATES RELOCATED FIXTURE
	OUTSIDE POLE-MOUNT LIGHT FIXTURE	TC	INDICATES FIXTURE CONTROLLED BY TIMECLOCK
	EXTERIOR GROUND MOUNTED LIGHT FIXTURE	EM	INDICATES FIXTURE ON EMERGENCY OR STANDBY POWER
	EMERGENCY LIGHTING FIXTURE		
	LED EXIT SIGN--SHADED AREA INDICATES ILLUMINATED FACE		
	LED EXIT/EMERGENCY SIGN--SHADED AREA INDICATES ILLUMINATED FACE		
	EXTERIOR EMERGENCY EGRESS LIGHT		

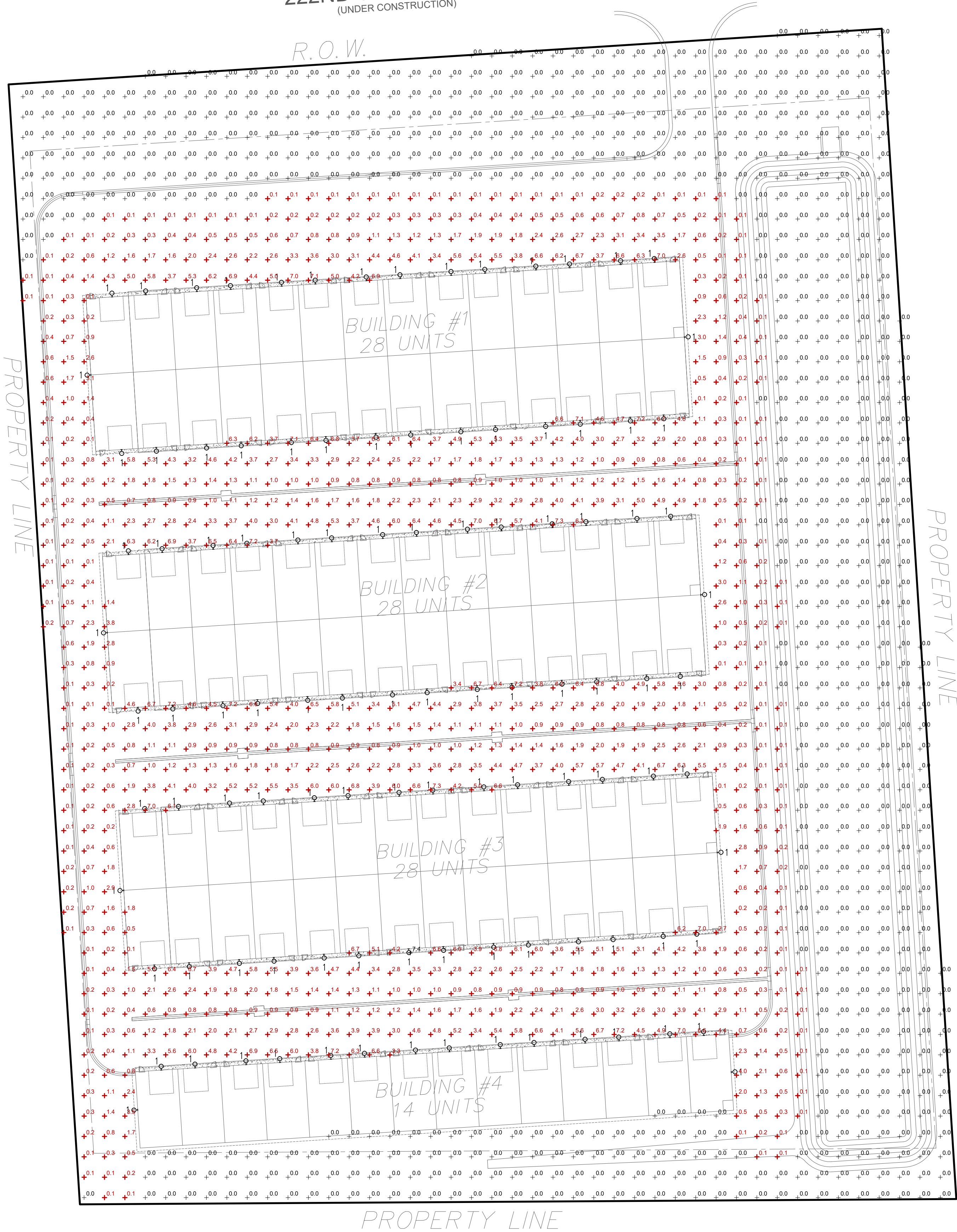
LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	VOLTAGE	WATTS	DESCRIPTION	NOTES
1	RAB	SLIM17FA30ADJ	LED	120V	30W	LED WALL PACK, 3,813 LUMEN, 4000K, 70 CRI	-

GENERAL NOTES:

- PROVIDE ALL REQUIRED MOUNTING ACCESSORIES TO INSTALL A COMPLETE FINISHED AND OPERABLE LIGHTING SYSTEM TO THE OWNERS SATISFACTION.
- FIXTURES ON GABLE ENDS TO BE MOUNTED AT 25' ABOVE GRADE, FIXTURES ABOVE OVERHEAD DOORS TO BE MOUNTED AT 16' ABOVE GRADE.

222ND STREET WEST
(UNDER CONSTRUCTION)



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Timothy J. Auth II
TIMOTHY J. AUTH II

DATE: 07/07/2025 REG. NO. 63538

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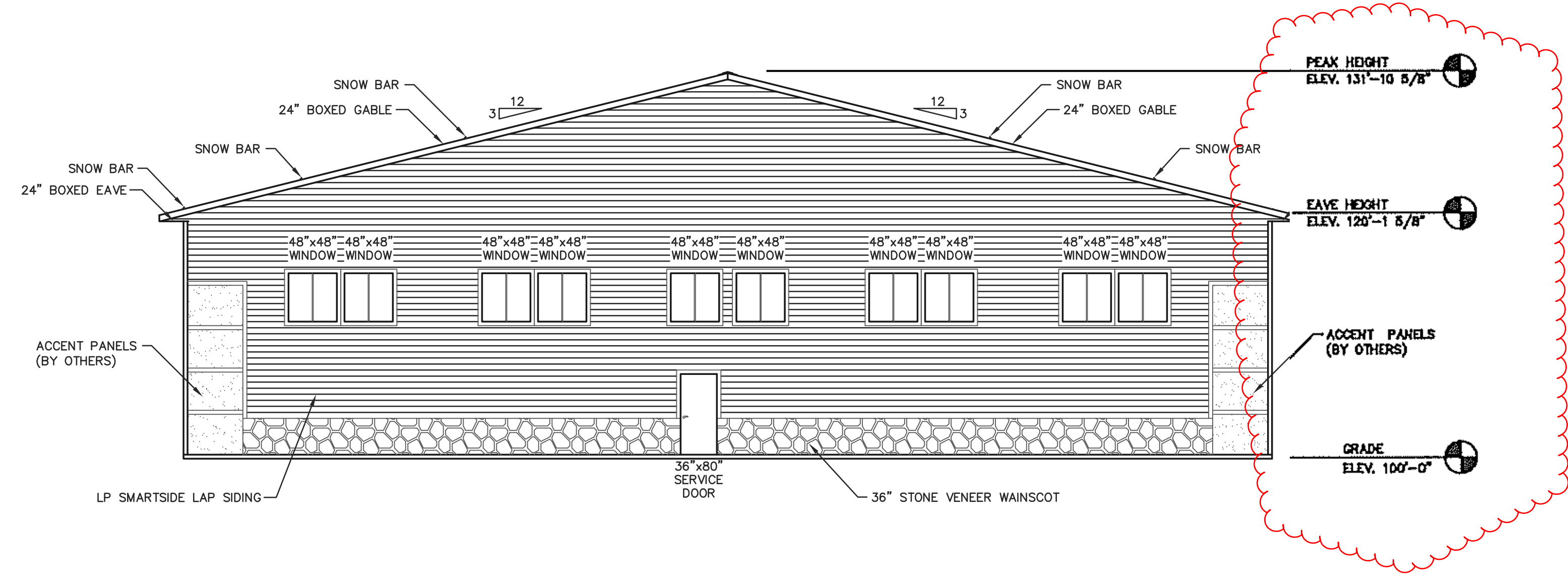
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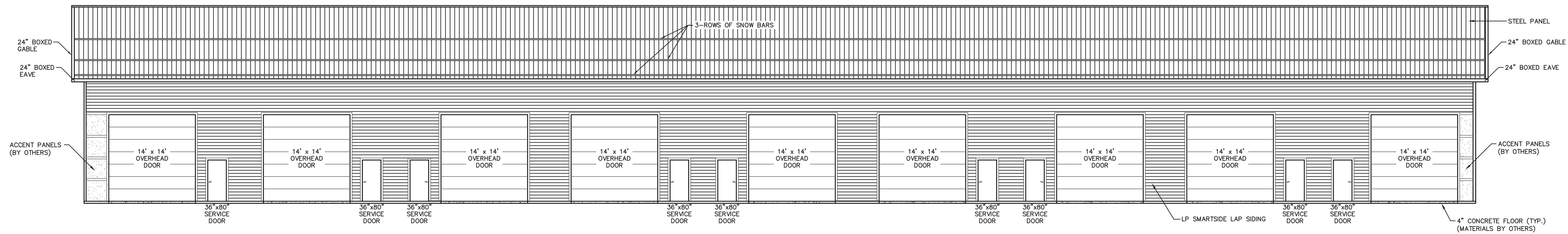
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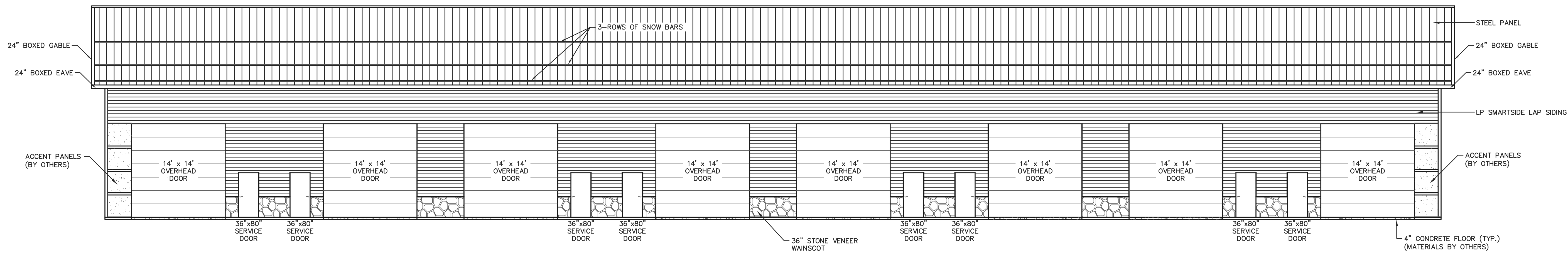
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PUBLIC FACING ENDWALL



NON-PUBLIC FACING SIDEWALL



PUBLIC FACING SIDEWALL



① Stone/Faux Stone Wainscot



② Cement Bd Siding (Horizontal)



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: September 11, 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:

- Taco Bell – CUP for a convenience restaurant drive-through (Marketplace at Cedar)
- Ritter Meadows Clubhouse – CUP for a private community center

The following items were approved by the City Council at the September 2, 2025 City Council meeting.

- Ordinance annexing land owned by Compass Rail Lakeville, LLC and Metropolitan Airports Commission (MAC) located in Eureka Township
- Tradition Development Comprehensive Plan and Zoning Map Amendments



Memorandum

To: Planning Commission
From: Tina Goodroad, Community Development Director
Date: September 10, 2025
Subject: Packet Material for the September 18, 2025 Planning Commission Work Session
Agenda Item: Sketch Plan Review

BACKGROUND

Staff received a sketch plan application from Norsq Companies for the 25-acre property formerly part of the George Warweg estate, located south of Kenwood Trail and east of Ipava Avenue. The property is currently under contract, and the applicant is seeking preliminary review and feedback.

The site is currently split-guided and zoned: the western portion is designated OP, Office Park, and the remainder is zoned C-3, General Commercial. Due to site constraints, including limited visibility, restricted access points, and traffic circulation needs, future development as commercial or office/industrial is considered challenging.

In February, the applicant presented an initial concept plan to the City Council during a work session, which included apartments and townhomes. At that time, the council directed the applicant to preserve as much commercial area as feasible, while recognizing the site limitations. The council also expressed support for retail uses that would complement Antlers Park.

In response, the applicant has submitted a revised concept plan. The updated plan proposes 10.23 acres of commercial development in the southeastern portion of the site—an increase compared to what is currently guided and zoned as commercial. Proposed uses within this area include entertainment, restaurant, and retail opportunities, with a focus on “experiential retail” at

the corner of Ipava Avenue and Kenwood Trail. More specific details regarding these uses will be shared by the applicant during the work session.

The remainder of the site is proposed for market-rate townhomes with a clubhouse and multiple on-site amenities. Additional details are provided in the applicant's narrative.

Discussion

Staff is seeking for Planning Commission input on the sketch plan and potential land use/zoning amendments that could be required with a future application.

Attachment

Narrative

Land use exhibit

Concept Plan

Experiential retail images

Townhome images



LAKEVILLE 25 ACRE MIXED USE APPLICATION

10 ACRES COMMERCIAL & 15 ACRES MARKET RATE TOWNHOME COMMUNITY – 165 UNITS



Comprehensive Plan Amendment – Mixed Use PUD

Project Narrative

20xxx IPA VA AVENUE, LAKEVILLE, MN 55311

September 2025

Developer: Nörsq Companies: 2201 Meeting Street, Wayzata, MN 55391

Architect: Practic Design : 510 S 17th St, Ames, IA 50010

Engineering: Measure Group, PO Box 10 , Wayzata, MN 55391





1. DEVELOPER BACKGROUND

Nörsq Companies is a fully integrated real estate development company with ownership possessing over 20 years of real estate development experience totaling over \$2 Billion in total development value across the nation. Based in Plymouth, Minnesota, the company builds and operates communities across the Midwest, with ownership in over 46 multifamily projects across the US. They take pride in the communities they build in and seek to build long term relationships with the cities and neighborhoods they invest in. The companies name bodes homage to the strong Norwegian heritage that is engrained in the culture of their home state of Minnesota and community designs are influenced by Scandinavian architecture.

2. PROJECT VISION

Nörsq Companies is proposing a 25-acre mixed use commercial project consisting of 10.5 acres of commercial/retail and 15.6 acres of a new construction single family housing community directly to the East of Antlers Park in Lakeville, MN, a city highly regarded for its great schools, park systems, retail, and close proximity to major employers. More specifically, young families are seeking communities like Lakeville to start families, but America is currently grappling with the widest housing cost gap for owning vs. renting a home on record since the federal government started tracking in 1954. The average house payment for a newly purchased home in Q3 2022 was 57% more expensive than the average monthly rental, the widest cost gap on record. With record high single family home prices in the for-sale market, coupled with low inventory and high mortgage interest rates, this project seeks to provide the same benefits of homeownership, including larger living spaces, personal 2-car garage, and outdoor patio space without the headaches, upkeep and expense of homeownership. This community helps to diversify the City of Lakeville's housing stock product type availability which is one of the key housing land use goals in the 2040 comprehensive plan.

Subject to obtaining final development plan approvals, we anticipate commencing construction in the Spring of 2026 and proceeding continuously to completion by late winter of 2027, with first occupancy expected in the summer of 2027.

Townhome living options range from a 3-story 2 BD home with 1,338 SF of living space with a 2-car garage and outdoor deck area or a 2-story 3BD townhome with 1,883 SF of living space, 2-car garage and outdoor patio. Residents will be greeted with a prominent entrance with a tree lined boulevard leading to the main clubhouse that will provide ample amenities for residents.

The planned community amenities for this market rate project include:

- Fitness Center- An approximate 1,000 SF fitness center with state-of-the-art equipment overlooking the outdoor pool/courtyard area.





- Community Lounge- Large open shared community lounge that can accommodate private events (birthday, holiday, and other event parties) and overlooks the outdoor pool/courtyard area to engage residents and create a sense of community.
- Outdoor Patio- An outdoor patio area will be situated near the pool and have outdoor seating and grill stations to encourage outdoor resident engagement.
- Coffee Bar- A gourmet coffee machine will be provided for residents to use for residents with on the go lifestyles and to bring residents to common areas to further the community engagement.
- Pet Spa- A large majority of our residents have pets, and this amenity space will include a stand up pet wash station, dryer, and treats for their loved ones.
- Outdoor Pool- large outdoor pool will be provided for the residents use during the hot summer days.
- Business Center- An approximate 1,000 SF business center/ WiFi lounge will be provided to the guests for their use as residents leverage a more integrated work from home environment.
- Pickleball court – An outdoor pickleball court will be provided for the residents of this community to encourage active participation and engagement of residents of this community.

3. LAND USE

The land is currently one large 25.01 Acre parcel zoned AG- Green Acres (agricultural) and is currently being used as farmland to grow crops. As part of the City of Lakeville 2040 comprehensive plan, the future land use is guided between two land uses: 1) Commercial use guided for 9.94 Acres and 2) Office Park, guided for 15.96 Acres (see Exhibit 4.1).

During the February 24, 2025 city council work session meeting, we presented our initial design concept, which included 15 acres of medium density with 165 townhomes, 8 acres of high density residential with 200 units of apartments in a 4 story structure, and a 2.8 acre commercial site. During that work session, we heard from numerous individuals from both the city staff as well as the public expressing their feedback and concerns. Some of the most frequent feedback heard was :

1. City should purchase the 25 Acre Warweg site for public benefit.
2. Opposition to the 4-story apartment building. Primary concerns being height of project and traffic.
3. Public desired “experiential retail” and suggested indoor pickleball courts, slide park, trampoline park, and uses aligned with the new Antlers Park (restaurant use with patio, brewery, ice cream, kayak rental, etc.)
4. Townhome use – public liked the design and landscaped boulevard entrance mimicking the Antlers park entrance to bring uniformity. No other major concerns for or against apart from that feedback.

We heard staff and the public’s concerns and did our best to incorporate all the feedback we could reasonably accommodate into our latest plan before you today.

Specifically, we are seeking to amend the 2040 Comprehensive Plan to re-guide this parcel as “PUD – Mixed Use” at a concept level to support more commercial at 10.23 acres of commercial to accommodate





experiential retail and 15.67 acres of medium density residential across the site and specifically seeking development stage approval for the 15.67 acre townhome site.

Upon consulting with local commercial brokers regarding retail viability in this location, the location of the proposed commercial has been moved from the Southeastern section of the site where the commercial use was originally guided to the NW section of the site due to 2 primary accessibility concerns: 1) railroad crossing and 2) signalized intersection. Regardless of whether the commercial is on the SE or NW side of the site, this site will always have the railroad encumbrance as a negative benefit to retail vs our neighboring retail at the Cub Foods anchored Heritage Commons location, which has direct access via a signalized intersection and no railroad crossing encumbrance. Heritage commons was developed in the late 1990's and early 2000's and is still not fully developed after 25 years. This helps speak to the commercial viability of commercial in this area, especially when stacked railroad cars sit in front of this site for days/weeks on end.

Additionally, the comprehensive plan was established pre-pandemic, when office parks were more commercially viable and economically feasible, when post-pandemic office performance has reduced significantly. We feel our proposal balances the most economically viable projects that can be built for today's market that incorporates feedback on what the public is looking for.

Additional Exhibits provided:

- **Exhibit A –Original site plan presented to staff and public February 24, 2025**
- **Exhibit B – Current proposed site plan incorporating Mixed-Use**
- **Exhibit C - Visioning images for “Experiential Retail” commercial use. Highlights general intent of situating retail and restaurant(s) around an open grassy area.**



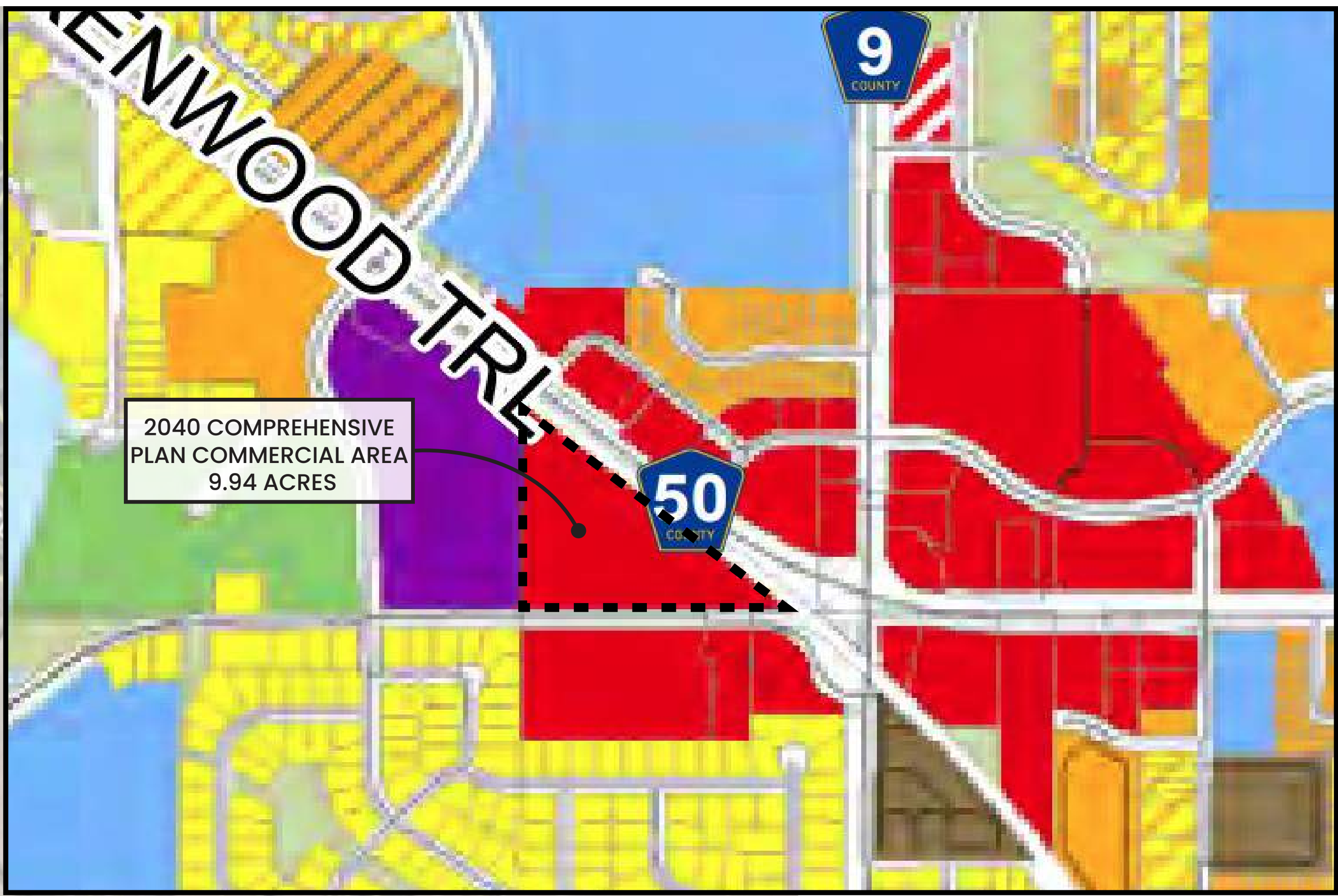
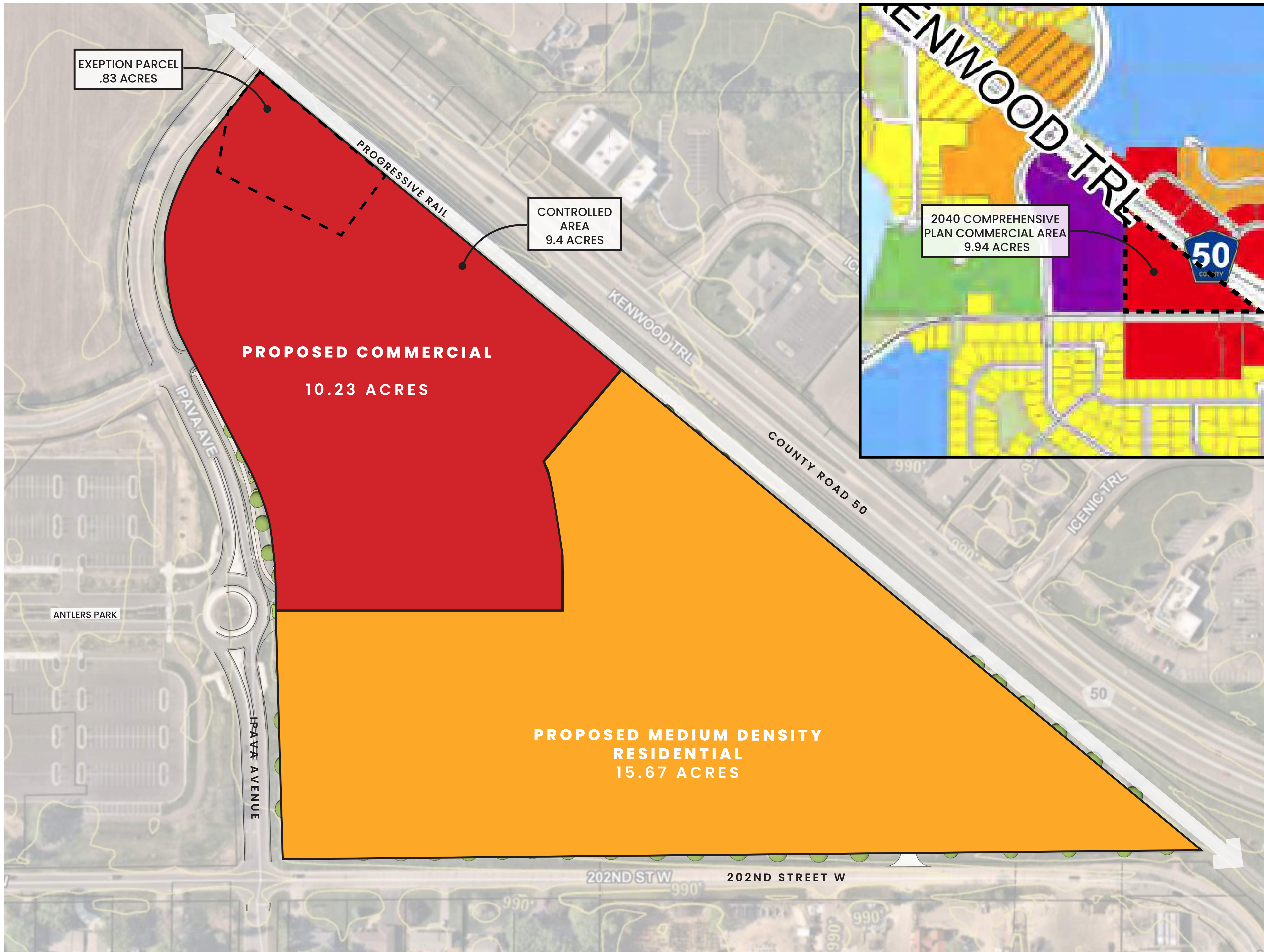


Exhibit 4.1 - 2040 Comprehensive Plan – City of Lakeville 2040 Land Use Plan



- Office Park (15.96 Acres)
- Commercial (9.94 Acres)





EXISTING LAND USE

**WARWEG SITE
LAND USE EXHIBIT
LAKEVILLE, MN**

SEPTEMBER 9, 2025





LAND USE SUMMARY

- TOWNHOMES- 165 UNITS
- COMMERCIAL -10.23 ACRES

SITE NET ACRES : 25.90 AC
COMMERCIAL ACREAGE : 10.23 AC
RESIDENTIAL ACREAGE : 15.67 AC
TOTAL RESIDENTIAL UNITS: 165
PROPOSED DENSITY: 10.53 UNITS/ AC

DRAWING KEY

- 1 ENTRANCE MONUMENT
- 2 COMMUNITY RECREATION AREA
- 3 STORMWATER BASIN
- 4 SIGNALIZED INTERSECTION

WARWEG SITE
CONCEPTUAL
DEVELOPMENT PLAN
LAKEVILLE, MN

SEPTEMBER 9, 2025



Experiential Retail Lakeville Warweg Site – Visioning Images



Copyright – Confluence Architecture



The Hub – Destin, FL



Copyright – RSP Architecture
Page 178 of 184
Avienda Chanhassen







Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: September 11, 2025
Subject: Packet Material for the September 18, 2025 Planning Commission Work Session
Agenda Item: Development Update

BACKGROUND

There are two residential developments which would require amendments to the Comprehensive Plan and Zoning Map that Staff has recently reviewed at a sketch level. Community Development staff are sharing a brief summary of each development for informational purposes to make Commissioners aware of possible future agenda items which involve amendments to the Comprehensive Plan.

Kyla Crossing 2nd Addition is a development of 17 single family home lots proposed for the vacant parcel at the northeast corner of Kenwood Trail (CSAH 50) and Ipava Avenue, across from Ames Arena. The development parcel is currently guided for Medium Density Residential land use and zoned RM-2, Medium Density Residential. The site is proposed to be rezoned to RS-4, Single Family Residential District, and the land use designation will be either Low Density or Low/Medium Density Residential, depending upon the density of the proposed development. A land use application for the preliminary plat, rezoning, and comprehensive plan amendment has been submitted and it under review for completeness.

Progressive LLC, has acquired two parcels of approximately 20 acres located adjacent to Lake Marion, just north of Antlers Park. The parcels have multiple land use and zoning designations, as listed in the table below:

	Land Use	Zoning
Parcel 1	Low Density Residential	RS-3, Single Family Residential
Parcel 2	Low Density Residential	RS-3, Single Family Residential
	Low/Medium Density Residential	RST-2, Single and Two-Family Residential
	Medium Density Residential	RM-1, Medium Density Residential

A sketch plan submitted for parcels proposes one single family home along Lake Marion, with the remainder of the site developed with detached townhomes and twinhomes. Development of these parcels will require rezoning and comprehensive land use amendments to reflect the proposed development. The plat would also extend Itasca Lane to 201st Street, providing the homes west of Kenwood Trail (CSAH 50) and south of Kenwood Trail Middle School a second access out of the neighborhood. The parcels are within the Shoreland Overlay District of Lake Marion and subject to the shoreland regulations.

Attachments

- A. Kyla Crossing 2nd Addition (Outlot A, Warweg Addition) sketch plan
- B. Progressive, LLC sketch plan



SITE DATA:

GROSS AREA: ±21.5 ACRES
WETLAND AREA: ±2.1 ACRES
FLOODPLAIN (OUTSIDE OF WETLAND): ±1.3 ACRES
NET DEVELOPABLE: ±18.1 ACRES

ZONING: AP, RM-1, AND R5-3
LAND USE: MEDIUM DENSITY RESIDENTIAL (4-7 UNITS/ACRE), LOW-MEDIUM DENSITY RESIDENTIAL (4-5 UNITS/ACRE), LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)
PROPOSED ZONING:
VILLAS AND TWINS: RST-2 SHORELAND PUD
SINGLE LAKE LOT: SHORELAND OVERLAY (R-3, NO PUD)
PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)

RST-2 STANDARDS (TWINS AND DETACHED TOWNHOMES):
BASE LOT SETBACK: 30'
SETBACK BETWEEN BUILDINGS:
DETACHED TOWNHOME: 14'
FRONT SETBACK: 25' FROM PUBLIC ROW, 30' FROM PRIVATE DRIVE

SHORELAND STANDARDS FOR LAKE MARION (REC DEVELOPMENT):
SINGLE FAMILY:
AREA: 20,000 SF
WIDTH: 75'
SETBACK FROM OHW: 75'
SIDE SETBACK FOR PROPERTY ABUTTING LAKE: 20'

PROPOSED SHORELAND PUD STANDARDS (REC DEV LAKE):
REQUIRED OPEN SPACE: 50% OF 21.5 = 10.75 ACRES
PROPOSED OPEN SPACE: 10.75 ACRES

SHORELAND TIER ANALYSIS

Tier	Base Density			Density Multiplier		
	Suitable Area	Min lot area/DU	Allowed DU	Density Increase	Max. DU	Proposed DU
1	5,346 sf	20,000 sf	0	50%	0	0
2	151,846 sf	15,000 sf	10	100%	20	10
3	338,240 sf	15,000 sf	22	200%	66	23
4	225,550 sf	15,000 sf	15	200%	45	16
Total			47		131	49

PROPOSED UNITS: 50
TWIN UNITS: 40
DETACHED TOWNHOME: 9
LAKE LOT: 1
NET DENSITY: ±2.8 UNITS/ACRE

- SHORELAND PUD OPEN SPACE
- DETACHED TOWNHOME
- TWIN HOME
- LAKE LOT
- WETLAND
- SHORELAND OVERLAY
- EXISTING TRAIL
- FLOODPLAIN (985)
- ROW TO BE VACATED

CONCEPT BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS HAVE NOT BEEN DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE

