

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

August 14, 2024

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Todd Tollefson, Scott Peters, John Mertens, Jake Chapek, and Tom Bowlin. Others present: Todd Bentley

Plat Name:	ROSEMOUNT SCHOOL DISTRICT FIFTH ADDITION
PID:	340281050013, 340330001022
City:	Rosemount
County Road:	CSAH 42 (150 th St. W.)
Current ADT (2021):	18,317
Projected ADT (2040):	23,000
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	½ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SW ¼ ; Sec. 28-115-19
In attendance (07/31/24):	Julia Hogan (city)
In attendance (08/14/24):	Julia Hogan (city); Mark Stotts (District 196); Arlee Carlson (surveyor); Aaron Ausing (Wold); Scott McQueen (Wold); Tyler Westerlund (Bolten-Menk)

REVIEW 07/31/24:

The site is a future middle school site located in the southeast quadrant of the intersection of CSAH 42 and Biscayne Avenue (a city street), which is near the Amber Fields development. The right-of-way needs along CSAH 42 are 75 feet of half right of way. There is no direct access to CSAH 42. Access to the site will be from future Boulder Trail via Biscayne Avenue. The future extension of Boulder Trail to the east, connecting to the Amber Fields development would provide safe streets and good pedestrian safety.

As discussed, pedestrian safety and traffic circulation are vital to the school site including crosswalks, sidewalks and trailways. Dakota County, Rosemount and the School district have had coordination meetings regarding the proposed middle school to discuss impacts to existing roadway networks and future projections. The school district has prepared a traffic impact assessment (TIA) and submitted it to the county for review. Further comments will be provided on the proposed site's traffic impacts.

REVIEW 08/14/24:

The 73 acre parcel is a future middle school site located in the southeast quadrant of the intersection of CSAH 42 and Biscayne Avenue (a city street), which is near the Amber Fields development. The right-of-way needs along CSAH 42 are 75 feet of half right of way, which have been met. There is no direct access to CSAH 42. Access to the site will be from future Boulder Trail via Biscayne Avenue. Restricted access should be shown along all of CSAH 42. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

As discussed, pedestrian safety and traffic circulation are vital to the school site including crosswalks, sidewalks and trailways. County transportation, city, and the school district have had coordination meetings regarding the proposed middle school to discuss impacts to existing roadway networks and future projections. The school district prepared a traffic impact assessment (TIA) and the county has reviewed and responded. There will be ongoing coordination meetings regarding pedestrian safety and traffic circulation and impacts to the school site and surrounding area.

A future extension of Boulder Trail to the east, connecting to the Amber Fields development will provide safe streets and good pedestrian safety; however, this roadway extension is too far into the future due to many factors.

RECOMMENDATION 08/14/24:

The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners.