

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

June 17, 2026

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Todd Tollefson, Scott Peters, Jake Chapek, Tyler Krage, and Kurt Chatfield. Others present: Todd Bentley

Plat Name:	INTERSTATE SOUTH LOGISTICS PARK FOURTH ADDITION
PID:	223751200010
City:	Lakeville
County Road:	CSAH 70 (215 th St)
Current ADT (2021):	9,700
Projected ADT (2040):	18,000
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ ROW)
Spacing Guideline:	½-mile full access (principal arterial)
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SW ¼; Sec. 31-114-20
In attendance (04/08/26):	Kris Jensen (city); Zach Johnson (city); Heather Botten (city); Jake Kurth (Scannell)
In attendance (06/17/26):	Kris Jensen (city); Johnathan Nelson (city); Chloe Anderson (city); Patrick Sveum (Stantec)

REVIEW 04/08/26:

The proposed plat is a replat for two lots and one outlot. The eastern lot is an industrial building, and the western lot along Jacquard Avenue is planned for a Kwik Trip site. The right-of-way needs are 75 feet of half right of way along CSAH 70 for a 4-lane divided roadway, which have been met. Access spacing along CSAH 70 for a future principal arterial roadway are ½ mile full access and ¼-mile access for restricted access locations. Access to site will be from Jacquard Avenue and 217th Street West. Restricted access should be shown along all of Lots 1 and 2 along CSAH 70. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars. As noted, a city sidewalk is recommended along Jacquard to the CSAH 70 intersection for the Kwik Trip site. As discussed, the County Transportation/Traffic Department will evaluate and determine if a traffic study is necessary.

RECOMMENDED 04/08/26:

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

REVIEW 06/17/26:

The proposed plat is a replat for two lots and one outlot. The eastern lot is an industrial building, and the western lot along Jacquard Avenue is planned for a Kwik Trip site. The right-of-way needs are 75 feet of half right of way along CSAH 70 for a 4-lane divided roadway, which have been met. Access spacing along CSAH 70 for a future principal arterial roadway are ½ mile full access and ¼-mile access for restricted access locations. Access to site will be from Jacquard Avenue and 217th Street West. Restricted access should be shown on Lots 1 and 2 along CSAH 70. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars. As noted, a city sidewalk is recommended along Jacquard to the CSAH 70 intersection for the Kwik Trip site.

RECOMMENDED 06/17/26:

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

Plat Name:	LAKEVILLE 35 LOGISTICS CENTER SOUTH
PID:	224446600010
City:	Lakeville
County Road:	CSAH 70 (Juniper Way)
Current ADT (2021):	13,300
Projected ADT (2040):	16,800
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75 ft ½ ROW
Spacing Guideline:	½ mi full access
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NE ¼, Sec. 31-114-20
In attendance (01/28/26):	Johnathan Nelson (city); Tina Goodread (city); Kris Jensen (city); Heather Botten (city)
In attendance (03/11/26):	Johnathan Nelson (city); Heather Botten (city); Zach Johnson (city)
In attendance (06/17/26):	Kris Jensen (city); Johnathan Nelson (city); Chloe Anderson (city); Joseph Bailey (Sambatek)

REVIEW 01/28/26:

The plans include one lot for a commercial building site. The right-of-way guidelines along CSAH 70 as a 4-lane divided roadway are 75 feet of half right of way. The right-of-way needs have been met. No access is shown to CSAH 70. Restricted access should be shown along all of CSAH 70. As noted, the intersection at CSAH 70/215th Street West will be changed to a restricted access location in the future.

The Ordinance requires submittal of preliminary and final plats for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

REVIEW 03/11/26:

The site includes one lot for a commercial building site. The right-of-way guidelines along CSAH 70 as a 4-lane divided roadway are 75 feet of half right of way, which have been met. No access is shown to CSAH 70. Restricted access should be shown along all of CSAH 70. A quit claim deed for restricted access to Dakota County is required with the recording of the plat mylars. As noted, the intersection at CSAH 70/215th Street West will be changed to a restricted access location in the future.

RECOMMENDATION 03/11/26:

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

REVIEW 06/17/26:

The site includes one lot for a commercial building site. The right-of-way guidelines along CSAH 70 as a 4-lane divided roadway are 75 feet of half right of way, which have been met. No access is shown to CSAH 70 except at 215th Street. Restricted access is required along all of CSAH 70 except one opening at 215th Street. A quit claim deed for restricted access to Dakota County is required with the recording of the plat mylars. As noted, the intersection at CSAH 70/215th Street West will be changed to a restricted access location in the future.

RECOMMENDED 06/17/26:

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