

DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY
September 25, 2024

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

Plat Name:	DEER CREEK
PID:	220150026031
City:	City of Empire
County Road:	Future County Road (Biscayne Ave.)
Current ADT (2017):	tbd
Projected ADT (2040):	tbd
Current Type:	4-lane divided
Proposed Type:	4-lane divided
R/W Guideline:	75 ft ½ R/W
Spacing Guideline:	tbd
Posted Speed Limit:	tbd
Proposed Use:	Residential
Status:	Preliminary
Location:	SE ¼; Sec 20-114-19
In attendance (12/07/22):	Anthony Nemcek (city)
In attendance (9/26/24):	Jenni Faulkner (Bolton & Menk)

REVIEW 12/07/22:

The proposed site includes a residential development along Future County Road (Biscayne Avenue). The right-of-way needs for a future 4-lane roadway along Future CR (Biscayne Ave) are 75 feet of half right of way. The plat includes dedication of 75 feet of half right of way to meet the future needs. Access guidelines along Future CR (Biscayne) are ¼ mile full access and 1/8-mile restricted access. Access to the site will be from 197th Street West. Restricted access should be shown along all of Future CR (Biscayne Ave). A quit claim deed to Dakota County for restricted access is required with recording of the plat mylars. As noted, development in the area should plan for a future north-south collector road.

RECOMMENDATION 12/07/22:

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners.

REVIEW 9/25/2024

The preliminary plat from 2022 was modified slightly to include more single family residential lots. The ROW dedication for Biscayne (future County Road) remained at 75' ½ RW. The internal road network and access locations remained unchanged from when the plat received preliminary approval in 2022. *The restricted access symbol should be shown along the entirety of Biscayne including across the outlots, with the exception for the opening at 197th Street.*

RECOMMENDATION 9/25/2024

The Plat Commission has approved the preliminary and final plat (with the above conditions in italics) and will recommend approval to the County Board of Commissioners.

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

October 23, 2024

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

Plat Name:	EMERALD ISLE 4TH ADDITION
PID:	342300100020
City:	Rosemount
County Road:	CSAH 42 (145 th St. E.)
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:	¼ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Multi-Use
Status:	Preliminary
Location:	NE ¼ ; Sec. 27-115-19
In attendance (10/23/24):	Anthony Nemcek (city)

REVIEW 10/23/24:

The development is a replat of Outlot B, EMERALD ISLE 4TH ADDITION to include two 4-story apartment buildings with 192 total units. The future right of way needs have been met along CSAH 42 from the dedication of the underlying plat. There will be no direct access to CSAH 42. Restricted access along CSAH 42 should be shown per document no. 3404069.

There is an existing trail along Connemara Trail. As noted, a trail was also recommended to be constructed along CSAH 42.

RECOMMENDATION 10/23/24:

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.

Plat Name:	WEST PUBLISHING COMPANY 8TH ADDITION
PID:	108380300030, 108380300020, 108380601010, 108380301010
City:	Egan
County Road:	CSAH 28 (Yankee Doodle Rd.)
Current ADT (2021):	17,700
Projected ADT (2040):	22,000
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	¼ mile full access
Posted Speed Limit:	50 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NW ¼ ; Sec. 13-27-23
In attendance (09/25/24):	Aaron Nelson (city); Pam Dudziak (city), Jared Olson (Ryan Companies), Brent Clark (Ryan Companies), Matt Welinski (Westwood Engineering/Survey)
In attendance (10/23/24):	Aaron Nelson (city); Pam Dudziak (city)

REVIEW 09/25/24:

The future right-of-way needs along CSAH 28 as a 4-lane divided roadway are 75 feet of half right of way, which have been met. Access to the site will be to STH 149 and CSAH 28 (future access) via Opperman Drive internal connection. A private driveway easement to access CSAH 28 in the future is planned over the Gopher Smelting site.

Restricted access is shown along all of CSAH 28 except for the existing water tower driveway access (as dedicated per the underlying plat of WEST PUBLISHING COMPANY 4TH ADDITION). The Plat Commission does not have any concerns about the existing maintenance driveway leading to the City water tower, and the water tower driveway may remain indefinitely

as a utility access. As a practical matter it is Dakota County's practice to close utility access openings on newly recorded plats using the access restriction symbol. In these circumstances the County grants an access permit for the driveway that allows utility access but restricts general use. *Restricted access should be shown along all of CSAH 28. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars. Dakota County will provide a utility access permit for the existing driveway to the water tower.*

West-bound left turn lane

Modifications may or may not be needed to the existing CSAH 28 west-bound left turn lane to address the need for large commercial vehicle cueing. *The developer's engineer will provide detailed traffic movement data to the County's Traffic Engineer to determine if modifications to the existing turn lane will be needed.*

East-bound vehicles on CSAH 28 may or may not back up through the proposed west-bound turn lane depending on how MNDOT operates the signal at State Highway 149. *Follow-up is needed with MNDOT staff to understand whether signal timing modifications will be needed to prevent east-bound vehicles on CSAH 28 from blocking west bound CSAH 28 turning movements at the proposed west bound left turn lane. The developer's engineer will provide detailed traffic movement data to the County Traffic engineer as the basis for these discussions with MNDOT.*

East-bound right turn lane

A large retaining wall appears to be needed in order to construct the east-bound right turn lane on CSAH 28 at the proposed access location. *The design of the retaining wall, right turn lane, boulevard, pedestrian crossing, and multi-purpose trail, needs to meet County standards. Dakota County and the City of Eagan need to discuss the retaining wall and agree to the location of the retaining wall and long-term maintenance responsibilities. It is the County's preference that a retaining wall be avoided but understands the adjacent property constraints may necessitate the use. The developer's engineer will provide County and City staff with detailed design information for the intersection modification needs.*

RECOMMENDATION 09/25/24:

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 10/23/24:

The future right-of-way needs along CSAH 28 as a 4-lane divided roadway are 75 feet of half right of way, which have been met. Access to the site will be to STH 149 and CSAH 28 (future access) via Opperman Drive internal connection. A private driveway easement to access CSAH 28 in the future is planned over the Gopher Smelting site.

Restricted access is shown along all of CSAH 28 except for the existing water tower driveway access (as dedicated per the underlying plat of WEST PUBLISHING COMPANY 4TH ADDITION). The Plat Commission does not have any concerns about the existing maintenance driveway leading to the City water tower, and the water tower driveway may remain indefinitely as a utility access. As a practical matter it is Dakota County's practice to close utility access openings on newly recorded plats using the access restriction symbol. In these circumstances the County grants an access permit for the driveway that allows utility access but restricts general use. *Restricted access should be shown along all of CSAH 28. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars. Dakota County will provide a utility access permit for the existing driveway to the water tower.*

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East-bound right turn lane

A large retaining wall appears to be needed in order to construct the east-bound right turn lane on CSAH 28 at the proposed access location. *The design of the retaining wall, right turn lane, boulevard, pedestrian crossing, and multi-purpose trail, needs to meet County standards. Dakota County and the City of Eagan need to discuss the retaining wall and agree to the location of the retaining wall and long-term maintenance responsibilities. It is the County's preference that a retaining wall be avoided but understands the adjacent property constraints may necessitate the use. The developer's engineer will provide County and City staff with detailed design information for the intersection modification needs.*

The Dakota County Transportation staff received and reviewed the design of the ¾-interesection at CSAH 28. The final design has not been approved at this time; however, County staff will continue to work with the engineer to finalize for approval. As noted by the city, the developer has been working with Gopher Smelting on finalizing the cross access easement agreement.

RECOMMENDATION 10/23/24:

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:	PUMPKIN CREEK
PID:	220180081011, 220180081012
City:	Lakeville
County Road:	CSAH 60 (185 th St. W.)
Current ADT (2021):	12,500
Projected ADT (2040):	31,000
Current Type:	2-lane
Proposed Type:	4-lane divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	¼ mile full access
Posted Speed Limit:	45 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	SE ¼ ; Sec. 18-114-20
In attendance (10/23/24):	Frank Dempsey (city); Kris Jensen (city); Jonathan Nelson (city); Tina Goodroad (city); David Knaeble (engineer)

REVIEW 10/23/24:

The development includes 29 residential lots with one access opening at Ixonia Avenue. The future right-of-way needs of 75 feet have been met. Restricted access should be shown along all of CSAH 60 except for one opening at Ixonia Avenue. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 10/23/24:

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.