

## DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

June 4, 2025

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Todd Tollefson, Scott Peters, Kurt Chatfield, John Mertens, and Jake Chapek. Others present: none

<b>Plat Name:</b>	<b>ASPEN FIELDS</b>
<b>PID:</b>	<b>340270001010, 340270011010</b>
<b>City:</b>	<b>Rosemount</b>
County Road:	CSAH 42 (County Road 42)
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:	Commercial
Status:	Preliminary
Location:	NE ¼ ; Sec. 27-115-19
In attendance (06/04/25):	Anthony Nemcek (city)

### REVIEW 06/04/25:

The proposed site includes 4 lots including a daycare, apartment, and two retail buildings. The County right-of-way needs along CSAH 42 are 75 feet of half right of way. The plat boundary should dedicate the existing 33 feet of right of way along CSAH 42. Access to the site will be from Aspen Avenue and Connemara Trail. 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, a trail along CSAH 42 will be needed in the near future. The Plat Commission recommends the city to require the developer to bench in a trail along CSAH 42 for this proposed site.

### RECOMMENDATION 06/04/25:

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.