

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

April 8, 2026

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

Plat Name:	KWIK TRIP 1952
FNA:	DIFFLEY 13
PID:	020251005010, 020251007010, 100300031011
City:	Burnsville & Eagan
County Road:	CSAH 30 (Diffley Rd.)
Current ADT (2021):	8,800
Projected ADT (2040):	9,200
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft ½ mi R/W
Spacing Guideline:	¼ mi full; 1/8 mi restricted
Posted Speed Limit:	35 mph
Proposed Use:	Commercial
Status:	Final
Location:	NE ¼, Sec. 26-27-24
Attendance (04/26/23):	Deb Garross (city)
Attendance (03/11/26):	Steve Lowe (Kwik Trip); Logan Vlasaty (city); Conner Lakes (city)
In attendance (04/08/26):	Steve Lowe (Kwik Trip); Logan Vlasaty (city); Conner Lakes (city); Lisa Wadsen (Kwik Trip); Aaron Nelson (city); Steve Schultz (city)

REVIEW 04/26/23 (Diffley 13):

The proposed site includes three commercial lots. Per the 2040 Transportation Plan, the County's Official Plat Needs Map identifies the right-of-way needs along CSAH 30 as 75 feet of half right of way to accommodate for a 4-lane divided roadway. The access spacing guidelines are ¼-mile full and 1/8-mile restricted access. The CSAH 30 access is located only about 250 feet from Highway 13, located to the east of this property. This access is currently operating as a full access and does not meet the access spacing guidelines for a full access (1320 feet) or a restricted access (660 feet). In the future, this access may be a restricted access.

As discussed, the eastern boundary of the site is along the Burnsville/Eagan border. The site currently has access to CSAH 30 (Diffley Rd.) via the north/south roadway, which is in the City of Eagan and is owned by the City of Eagan. As understood by the City of Eagan, they have no future plans on continuing this north/south roadway as a public roadway. A recent concept plan for the redevelopment of the Metcalf School site indicated that the City of Eagan plans to vacate the north/south roadway with a redevelopment. In addition, as discussed, the current access to CSAH 30 to this proposed site does not have proper access spacing from Highway 13 and may become restricted in the future. Therefore, it is recommended to work the adjoining property to the east for a future cross easement and along with access to a future full access location. The applicant should contact the City of Eagan and School District regarding a future cross access easement agreement.

RECOMMENDED 04/26/23 (Diffley 13):

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.

REVIEW 03/11/26:

The redevelopment on this site includes a proposed Kwik Trip. Per the 2040 Transportation Plan, the County's Plat Needs Map identifies the right of way CSAH 30 as 75 feet of half right of way to accommodate for a future 4-lane divided roadway. The access spacing guidelines are ¼-mile full and 1/8-mile restricted access. The proposed/existing CSAH 30 access is only about 250 feet from Highway 13. There is also an existing access that is only 170 feet from Highway 13, which is planned for closure. The proposed access is currently operating as a full access and does not meet the access spacing guidelines for a full access (1320 feet) or a restricted access (660 feet). In the future, this access is planned to be restricted; however, there are no current plans to reconstruct CSAH 30 in the next 5-year CIP. The access would be evaluated if safety concerns arise in the future. There is a right turn only access along Highway 13 via access easement, which will require a turn lane per MnDOT.

As discussed, the eastern boundary of the site is along the Burnsville/Eagan border. The proposed/existing access along CSAH 30 (Diffley Rd.) is in the City of Eagan and owned by the City of Eagan. The developer plans to work with the city on a title transfer on the existing city parcel to Kwik Trip. As noted, Kwik Trip has communicated with adjoining property (Metcalf site) to discuss the potential for a cross easement to access the future full access location at Old Sibley Highway.

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 04/08/26:

The revised plat located in Burnsville now includes the Eagan parcel to the east for the proposed Kwik Trip site. Per the 2040 Transportation Plan, the County's Plat Needs Map identifies the right of way for CSAH 30 as 75 feet of half right of way to accommodate for a future 4-lane divided roadway. The access spacing guidelines are ¼-mile full and 1/8-mile restricted access. The proposed/existing CSAH 30 access is only about 250 feet from Highway 13. There is also an existing access that is only 170 feet from Highway 13, which is planned for closure. The proposed access is currently operating as a full access and does not meet the access spacing guidelines for a full access (1320 feet) or restricted access (660 feet). In the future, this access is planned to be restricted; however, there are no current plans to reconstruct CSAH 30 in the next 5-year CIP. The access would be evaluated if safety concerns arise in the future. There is also a right turn only access along Highway 13 via access easement, which will require a turn lane per MnDOT. Restricted access should be shown along all of CSAH 31 except for the one existing opening along Outlot A. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The proposed/existing access along CSAH 30 (Diffley Rd.) is in the City of Eagan. As noted, Kwik Trip has had prior communications with the adjoining property (Metcalf site) to discuss the potential for a cross easement to access with the future redevelopment to the future full access location at Old Sibley Highway, which there did not seem to be any interest at this time.

RECOMMENDED 04/08/26:

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:	EB FIRST ADDITION
FNA:	LAKEVILLE CROWN APARTMENTS
PID:	220260081010
City:	Lakeville
County Road:	CSAH 70 (210 th St. W.)
Current ADT (2021):	8,000
Projected ADT (2040):	8,200
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75 ft ½ R/W
Spacing Guideline:	½ mile full (future principal)
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Final
Location:	NE ¼; Sec 35-114-21
In attendance (06/21/23):	Kris Jensen (city); Zach Johnson (city); Steve Troskey (Sambatek)
In attendance (04/08/26):	Kris Jensen (city); Zach Johnson (city); Heather Botten (city); Mark Anderson (developer)

REVIEW 06/21/23:

The proposed site includes two apartment buildings with access at CSAH 70/Keswick Loop. The plat meets the future right-of-way needs along CSAH 70. As discussed, the County will look into the possibility of releasing the existing highway easement for 207th Street as the future connection is no longer needed.

Restricted access should be shown along all of CSAH 70 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDED 06/21/23:

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 04/08/26:

The proposed site includes a four-story apartment building and 24 townhomes with access at CSAH 70/Keswick Loop. The plat meets the future right-of-way needs along CSAH 70. As discussed, the county will soon be releasing part of Parcel

40 (207th Street) to the city as this future city connection will no longer be needed. The city will vacate that portion of 207th Street with the recording of the proposed plat. Restricted access should be shown along all of CSAH 70 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

As noted, there is an existing cross access agreement for the frontage road along CSAH 70 to Keokuk Avenue, which will be needed for this proposed site when the Keswick Loop access is restricted in the future.

RECOMMENDED 04/08/26:

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:	AUTHENTIX LAKEVILLE SECOND ADDITION
PID:	221197000010
City:	Lakeville
County Road:	CSAH 70 (210th St. W.)
Current ADT (2021):	8,000
Projected ADT (2040):	8,200
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:	Mixed Use/Residential
Status:	Preliminary
Location:	SE ¼, Sec 26-114-21
In attendance (04/10/24):	Frank Dempsey (city); Zach Johnson (city)
In attendance (04/08/26):	Kris Jensen (city); Zach Johnson (city); Heather Botten (city); Mark Anderson (developer)

REVIEW 04/10/24:

This is a replat of Outlot A, AUTHENTIX LAKEVILLE, splitting into two outlots. Restricted access is shown along CSAH 70 per document no. 3565867 and the right-of-way requirements have been met. As noted, the 207th Street/CSAH 70 intersection is planned to be restricted in the future.

RECOMMENDATION 04/10/24:

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

REVIEW 04/08/26:

This is a replat of Outlot A, AUTHENTIX LAKEVILLE, splitting into three outlots. Restricted access is shown along CSAH 70 per document no. 3565867 and the right-of-way requirements have been met. As noted, the 207th Street/CSAH 70 intersection is planned to be restricted in the future.

RECOMMENDED 04/08/26:

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

Plat Name:	GLOBUS TRANSPORT
PID:	220360004010, 220360003012
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); Brad Busselman (engineer)
In attendance (04/08/26):	Kris Jensen (city); Zach Johnson (city); Heather Botten (city)

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. There is one access (right turns only) along CSAH 70, which would be allowed by the Plat Commission as shown on the site plan. Restricted access should be shown along all of CSAH 70 except for one access opening per the concept plan. As noted, the right turn lane for CSAH 70 will need to be reviewed during the permitting process after approval of the final plat and offsets for sightlines may be required during the evaluation process.

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 04/08/26:

The plat 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. There is one access (right turns only) along CSAH 70, which would be allowed by the Plat Commission as shown on the site plan. Restricted access should be shown along all of CSAH 70 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The right turn lane required for the CSAH 70 access will be reviewed during the permitting process after approval of the final plat, offsets for sightlines may be required during the review process.

RECOMMENDED 04/08/26:

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.