

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

March 12, 2025

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

Plat Name:	HERITAGE COMMONS 9TH ADDITION
PID:	223203200010
City:	Lakeville
County Road:	CSAH 50 (202 nd St. W.)
Current ADT (2021):	16,048
Projected ADT (2040):	14,900
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:	45 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NW ¼ ; Sec. 29-114-20
In attendance (03/12/25):	Kris Jenson (city)

REVIEW 03/12/25:

The proposed site is a replat of Outlot A, HERITAGE COMMONS 8TH ADDITION. The plat includes one lot and one outlot. The right-of-way needs for a 4-lane divided roadway are 75 feet of half right of way, which has been met. Restricted access is shown along all of CSAH 50 as dedicated in the plat of HERITAGE COMMONS.

RECOMMENDED 03/12/25:

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

Plat Name:	RESERVE AT CEDAR CREEK
PID:	220280001028, 220280001022
City:	Lakeville
County Road:	CSAH 50 (202 nd St. W.)
Current ADT (2021):	7,800
Projected ADT (2040):	7,300
Current Type:	3-lane, divided
Proposed Type:	3-lane, divided
R/W Guideline:	60 ft ½ ROW
Spacing Guideline:	¼ mi full access
Posted Speed Limit:	50 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 28-114-20
In attendance (03/12/25):	Kris Jenson (city); John Anderson (developer)

REVIEW 03/12/25:

The proposed site includes a residential development for 58 lots. The right-of-way needs for a 2-lane divided roadway are 60 feet of half right of way, which has been met. Restricted access should be shown along all of CSAH 50. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDED 03/12/25:

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.