

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

March 27, 2024

The Plat Commission meeting began at 1:30pm via Teams. Members present included: Todd Tollefson, Scott Peters, Kurt Chatfield, Jake Chapek, and Tom Bowlin. Other present: TJ Bentley; John Mertens

Plat Name:	PRESTWICK PLACE 25th ADDITION
PID:	345862300010
City:	Rosemount
County Road:	CSAH 42 (County Road 42)
Current ADT (2021):	18,317
Projected ADT:	23,000
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:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 27-115-19
In attendance (03/27/24):	Julia Hogan (city); Mitchell Cookas (Kimley-Horn)

REVIEW 03/27/24:

The site is a replat of Outlot A, PRESTWICK PLACE 24TH ADDITION to include two commercial lots. The right-of-way needs along CSAH 42 are 75 feet of half right of way, which have been met. Restricted access is shown per document no. 2573284.

RECOMMENDATION 03/27/24:

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

Plat Name:	EAGAN ART HOUSE
PID:	100220003010, 100220002012, 100220002011
City:	Eagan
County Road:	CSAH 43 (Lexington Ave.)
Current ADT (2021):	15,800
Projected ADT (2040):	16,400
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:	45 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 22-27-23
In attendance (03/27/24):	Aaron Nelson (city); Mike Schultz (city)

REVIEW 03/27/24:

The site includes a new proposed building on city park property. The right-of-way needs along CSAH 43 are 75 feet of half right of way. The existing right of way includes 55 feet of half right of way; therefore, the Plat Commission recommends dedicating 20 feet of additional right of way to meet the future needs of 75 feet. There is one existing access along the north portion of the plat (across from Northview Park Drive). Restricted access symbols should be shown along all of CSAH 43 except for the one existing access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 03/27/24:

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: LEWISTON EAST
PID: 350150078012, 350140051010, 350140052010, 350140052010
City: Sciota Township
 County Road: CR 59 (Alta Ave.) and CR 94 (Cannon River Blvd.)
 Current ADT (2021): 170 / 129
 Projected ADT (2040): 300 / 300
 Current Type: 2-lane / 2-lane
 Proposed Type: 2-lane / 2-lane
 R/W Guideline: 55 ft ½ ROW
 Spacing Guideline: ¼ mi full access
 Posted Speed Limit: 45 mph
 Proposed Use: Residential
 Status: Preliminary
 Location: SW ¼, Sec 14-112-19; SE ¼, Sec 15-112-19
 In attendance (03/27/24): None

REVIEW 03/27/24:

The proposed plat includes 8 residential lots along County Road 94 (Cannon River Blvd). The right-of-way needs are 55 feet of half right of way for County Road 94 and County Road 59 (Alta Ave) for a 2-lane rural roadway design. As discussed, the Plat Commission requires restricted access along all of CR 59 (Alta Ave) and along Lot 1 on CR 94 from the southwest corner of Lot 1 and easterly 480 feet. The access restriction will allow for a turn-lane along CR 94, if needed in the future. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

As noted, a potential trail has been discussed in the past for a MN State DNR Trail (Mill Towns Trail) along CR 94 in this area.

RECOMMENDATION 03/27/24:

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: ST. MICHAEL'S 3RD ADDITION
PID: 146525001010
City: Farmington
 County Road: CSAH 31 (Denmark Ave.) / CSAH 74 (220th St. W.)
 Current ADT (2021): 1,669 / 4,911
 Projected ADT (2040): 1,400 / 9,300
 Current Type: 2-lane / 2-lane
 Proposed Type: 3-lane / 4-lane
 R/W Guideline: 60 ft ½ ROW / 75 ft ½ ROW
 Spacing Guideline: ¼ mi full access / 1/8 mi full access
 Posted Speed Limit: 55 mph / 40 mph
 Proposed Use: Commercial
 Status: Preliminary
 Location: NW ¼, Sec 6-113-19
 In attendance (03/27/24): Tony Wippler (city)

REVIEW 03/27/24:

The site is an existing plat with an expansion of adding one outlot to the proposed plat. The right-of-way needs along CSAH 31 (Denmark Ave) are 60 feet of half right of way. The right-of-way needs along CSAH 74 (220th St W) are 75 feet of half right of way. The existing right of way along CSAH 74 includes 55 feet of half right of way; therefore, the Plat Commission recommends dedicating 20 feet of additional right of way to meet the future needs of 75 feet.

RECOMMENDATION 03/27/24:

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:	BROOKSHIRE 3RD ADDITION
PID:	221510000120, 221510000130
City:	Lakeville
County Road:	Future CR (179 th St. W) and CSAH 33 (Diamond Path)
Current ADT (2021):	9,200 / tbd
Projected ADT (2040):	14,700 / tbd
Current Type:	3-lane / 3-lane
Proposed Type:	3-lane / 3-lane
R/W Guideline:	60 ft ½ ROW / 60 ft ½ ROW
Spacing Guideline:	¼ mi full access / ¼ mi full access
Posted Speed Limit:	50 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 12-114-20; SE ¼, Sec. 12-114-20
In attendance (03/27/24):	Kris Jensen (city); Christian Froemke (Westwood); Mike Suel (DR Horton)

REVIEW 03/27/24:

The site is a replat of Outlots L & M, BROOKSHIRE for the next phase of residential development. The right-of-way needs along Future CR (179th Street) of 60 feet of half right of way have been met. Restricted access symbols should be shown along Future CR 179th Street for Outlot B, Lot 37 Block 4, Outlot A, and Lot 9 Block 3. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 03/27/24:

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.