

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

July 1, 2026

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

Plat Name:	EVOLVE WORKPLACE
PID:	420200079010, 424760001032
City:	West St. Paul
County Road:	CSAH 8 (Wentworth Ave.)
Current ADT (2025):	14,543
Projected ADT (2040):	10,700
Current Type:	3-lane, divided
Proposed Type:	3-lane, divided
R/W Guideline:	60ft (½ ROW)
Spacing Guideline:	¼ mile full
Posted Speed Limit:	35 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SE ¼; Sec. 20-28-22
In attendance (07/01/26):	Melissa Houtsma (city)

REVIEW 07/01/26:

The proposed plat includes an existing warehouse building. The right-of-way guidelines are 60 feet of half right of way for a 3-lane future roadway. Due to the existing buildings and right of way in the area, the Plat Commission is recommending 45 feet of half right of way; therefore, an additional 5-feet of dedication is required. Restricted access should be shown along all of CSAH 8 except for the existing access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDED 07/01/26:

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.