

DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY
 December 7, 2022

The Plat Commission meeting began at 1:30 p.m. via Zoom. Members present included: Kurt Chatfield, Scott Peters, Jake Chapek, Tom Bowlin, Todd Tollefson.

- 1.) **Plat Name:** **ROSEWOOD COMMONS SECOND ADDITION**
 PID: **420200078060**
 City: **Rosemount**
 County Road: CSAH 42
 Current ADT (2017): 14,900
 Projected ADT (2040): 23,000
 Current Type: 4-lane, divided
 Proposed Type: 6-lane
 ROW Guideline: 100 ft ½ ROW
 Spacing Guideline: ½ mile full access
 Posted Speed Limit: 55 mph
 Proposed Use: Residential
 Status: Preliminary
 Location: SE ¼, Sec 29-115-19
 In attendance (12/07/22): Anthony Nemcek (city)

REVIEW 12/07/22:

The proposed plat is a replat of a recent plat. The right-of-way needs for a future 6-lane roadway along CSAH 42 are 100 feet of half right of way. The plat includes dedication of 100 feet of half right of way to meet the future needs. Restricted access is shown on the plat per the plat of ROSEWOOD ESTATES.

RECOMMENDATION 12/07/22:

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

- 2.) **Plat Name:** **VOYAGEUR FARMS 2ND ADDITION**
 PID: **220150026031**
 City: **Lakeville**
 County Road: CSAH 23 (Cedar Ave.) / Future CR 185th Street
 Current ADT (2017): 20,300 / N/A
 Projected ADT (2040): 39,000 / N/A
 Current Type: 4-lane, divided / N/A
 Proposed Type: 6-lane / N/A
 R/W Guideline: 100 ft ½ R/W / N/A
 Spacing Guideline: ½ mile full / N/A
 Posted Speed Limit: 55 mph / N/A
 Proposed Use: Residential
 Status: Preliminary
 Location: NW ¼; Sec 15-114-20
 In attendance (12/07/22): Alex Jordan (city)

REVIEW 12/07/22:

The proposed plat is a replat of a VOYAGEUR FARMS. The right-of-way needs for a future 6-lane roadway along CSAH 23 are 100 feet of half right of way, which has been met. Restricted access is shown on the plat per document no. 3565154. This plat will include the construction of 185th Street to Glamis Lane. A JPA for construction of 185th Street will be needed with the County and City.

RECOMMENDATION 12/07/22:

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

3.) **Plat Name:** **DEER CREEK**
 PID: **220150026031**
 City: **City of Empire**
 County Road: Future County Road (Biscayne Ave.)
 Current ADT (2017): tbd
 Projected ADT (2040): tbd
 Current Type: 4-lane divided
 Proposed Type: 4-lane divided
 R/W Guideline: 75 ft ½ R/W
 Spacing Guideline: tbd
 Posted Speed Limit: tbd
 Proposed Use: Residential
 Status: Preliminary
 Location: SE ¼; Sec 20-114-19
 In attendance (12/07/22): Jane Kansier (Bolten & Menk); John Branderson (developer)

REVIEW 12/07/22:

The proposed site includes a residential development along Future County Road (Biscayne Avenue). The right-of-way needs for a future 4-lane roadway along Future CR (Biscayne Ave) are 75 feet of half right of way. The plat includes dedication of 75 feet of half right of way to meet the future needs. Access guidelines along Future CR (Biscayne) are ¼ mile full access and 1/8-mile restricted access. Access to the site will be from 197th Street West. Restricted access should be shown along all of Future CR (Biscayne Ave). A quit claim deed to Dakota County for restricted access is required with recording of the plat mylars. As noted, development in the area should plan for a future north-south collector road.

RECOMMENDATION 12/07/22:

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