



**NOTICE OF PUBLIC HEARING
CITY OF LAKEVILLE**

REQUEST:

1. Preliminary plat of one commercial lot to be known as Kenwood Trail Business Park 2nd Addition
2. Vacation of public drainage and utility easements, alleys, and road right-of-way

APPLICANT: City of Lakeville

LOCATION DESCRIPTION: The property is located north of Kenwood Trail (CSAH 50) and east of Ipava Avenue in the City of Lakeville, Dakota County, Minnesota. The legal descriptions of the preliminary plat and the easements and right of way to be vacated are on file and available for review in the Planning Department.

WHEN: Thursday, August 5, 2021 at 6:00 p.m. or as soon thereafter as the parties may be heard.

WHERE: Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota. The public can also join the meeting via Zoom by calling 1-312-626-6799, Meeting ID: 838 2988 2256, Passcode: 786220.

QUESTIONS: Call Associate Planner Frank Dempsey at (952) 985-4423 or e-mail comments or questions to fdempsey@lakevillemn.gov

DATED this 13th day of July 2021

CITY OF LAKEVILLE

Daryl Morey, Planning Director

KENWOOD TRAIL BUSINESS PARK 2ND ADDITION PRELIMINARY PLAT

EXISTING DESCRIPTION

Outlot C and G, KENWOOD TRAIL BUSINESS PARK, according to the recorded plat thereof, Dakota County, Minnesota.

AND

Parcel 56A and 57A, DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 469, on file and of record in the office of the County Recorder, Dakota County, Minnesota.

AND

That part of Lot 1, Block 1, LAKEVILLE ELEMENTARY 2ND ADDITION, according to the recorded plat thereof, lying southerly of the westerly extension of the north line of Outlot G, KENWOOD TRAIL BUSINESS PARK, according to the recorded plat thereof, said north line also being a south line of said Lot 1, all in Dakota County, Minnesota.

AND

All the Alleys, not already vacated, lying within Block 2, LENIHAN'S LOTS, ANTLERS PARK, according to the recorded plat thereof; and Blocks 1 and 2, "ANTLERS PARK", according to the recorded plat thereof, all in Dakota County, Minnesota.

AND

That part of 1st Street (now known as 201st Way), not already vacated, as delineated and dedicated, in ANTLERS PARK, according to the recorded plat thereof, lying northeasterly of the northeasterly line of DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 469, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

UTILITY AND SITE DATA

All Zoning and Setback information was obtained from the City of Lakeville Planning Department web site, on June 15, 2021. For detailed zoning information and specific interpretation of code requirements, contact the City of Lakeville Planning Department (952)-985-4420.

EXISTING ZONING:
Subject property: O-R (Office/Residential Transition District) & P/OS (Public and Open Space District)
(Note: Majority of proposed Lot 1, Block 1 lies within Zone O-R. The majority of proposed Outlot A lies within Zone P/OS.)

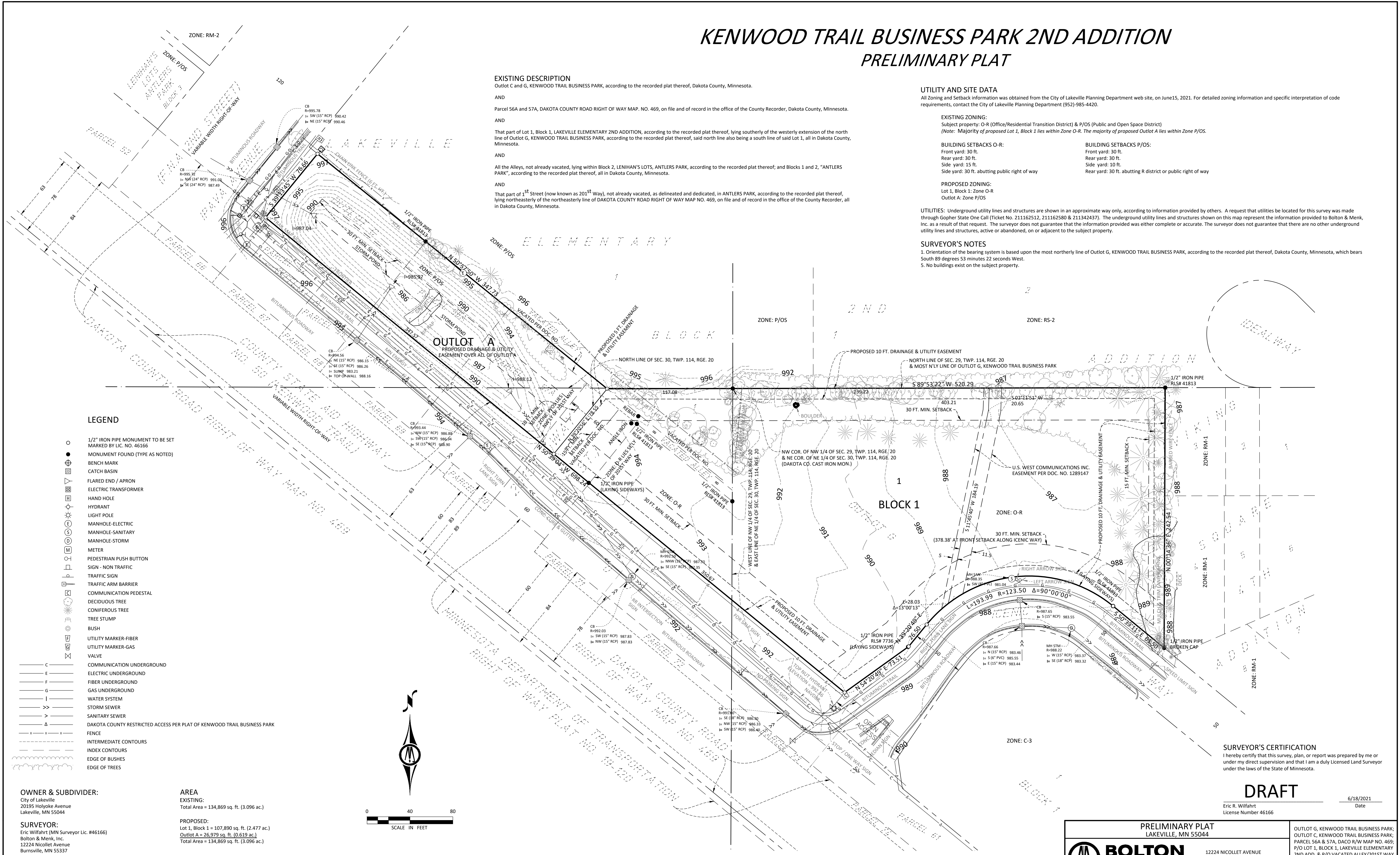
BUILDING SETBACKS O-R:	BUILDING SETBACKS P/OS:
Front yard: 30 ft.	Front yard: 30 ft.
Rear yard: 30 ft.	Rear yard: 30 ft.
Side yard: 15 ft.	Side yard: 10 ft.
Side yard: 30 ft. abutting public right of way	Rear yard: 30 ft. abutting R district or public right of way

PROPOSED ZONING:
Lot 1, Block 1: Zone O-R
Outlot A: Zone P/OS

UTILITIES: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 211162512, 211162580 & 211342437). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

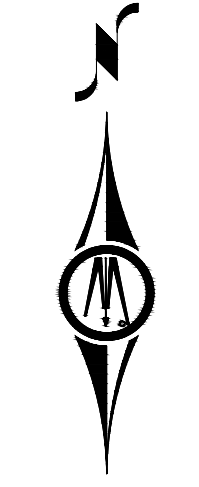
SURVEYOR'S NOTES

- Orientation of the bearing system is based upon the most northerly line of Outlot G, KENWOOD TRAIL BUSINESS PARK, according to the recorded plat thereof, Dakota County, Minnesota, which bears South 89 degrees 53 minutes 22 seconds West.
- No buildings exist on the subject property.



LEGEND

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OWNER & SUBDIVIDER:
City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044

SURVEYOR:
Eric Wilfahrt (MN Surveyor Lic. #46166)
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337

AREA
EXISTING:
Total Area = 134,869 sq. ft. (3.096 ac.)

PROPOSED:
Lot 1, Block 1 = 107,890 sq. ft. (2.477 ac.)
Outlot A = 26,979 sq. ft. (0.619 ac.)
Total Area = 134,869 sq. ft. (3.096 ac.)

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DRAFT

Eric R. Wilfahrt
License Number 46166

6/18/2021
Date

BOLTON & MENK 12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509	PRELIMINARY PLAT LAKEVILLE, MN 55044 OUTLOT G, KENWOOD TRAIL BUSINESS PARK; OUTLOT C, KENWOOD TRAIL BUSINESS PARK; PARCEL 56A & 57A, DACO R/W MAP NO. 469; P/O LOT 1, BLOCK 1, LAKEVILLE ELEMENTARY 2ND ADD. & P/O VACATED ALLEY/201ST WAY FOR: CITY OF LAKEVILLE
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PROPOSED STREET & ALLEY VACATION

LAKEVILLE ELEMENTARY

IPA VA AVENUE

BLOCK 1

2ND ADDITION

ALLEY IN BLOCK 2, "ANTLERS PARK" & BLOCK 2, LENIHAN'S LOTS ANTLERS PARK

OUTLOT C

OUTLOT A

DAKOTA

201ST WAY (1ST ST.)

C.S.A.H. NO. 50 (KENWOOD TRAIL)

ALLEY IN BLOCK 1, "ANTLERS PARK"

OUTLOT G

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VACATION EXHIBIT

19900 IPA VA AVENUE, LAKEVILLE, MN 55044

LOT 1, BLOCK 1
LAKEVILLE ELEMENTARY 2ND ADDITION
DAKOTA COUNTY, MN



12224 NICOLLET AVENUE
BURNSVILLE, MINNESOTA 55337
(952) 890-0509

FOR: CITY OF LAKEVILLE

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FILE NO. 5389 S19-T-114-R20-44; S29-T114-R20-22; S30-T114-R20-14