



Inver Grove Heights Planning Commission

Tuesday, June 2, 2026 at 7:00 PM

8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, June 2, 2026, will be provided to the Commission at or before the June 2, 2026 meeting.

1. **Call to Order**
2. **Oath of Office**
3. **Roll Call**
4. **Election of Officers**
 - A. Election of the 2026 Planning Commission Chair, Vice-Chair and Secretary.
5. **Approval of Agenda**
6. **Consent Agenda**
 - A. Minutes of the May 5, 2026, Planning Commission Meeting.
7. **Public Hearing**
 - A. Table the Request by Darran Lazan, Landorm Professional Services, for a Conditional Use Permit, Major Site Plan Review, and Easement Vacation on properties located at 1037 50th Street East, 4600 Akron Avenue, and 4605 S. Robert Trail. *(Item has been tabled since the March 3, 2026, Planning Commission meeting)*
 - B. Request by Ron and Patti Deters for a Variance from the maximum fence height within a front yard and a Variance from the minimum visibility percentage of a fence in the front yard located at 7948 Cooper Court.
 - C. Request by G-Cubed, Inc. for a Site Plan Review for the construction of two 11-unit storage facilities and a Conditional Use Permit Amendment to allow a mini-storage facility in the I-1, Limited Industry Zoning District located at 10125 Courthouse Boulevard.
 - D. Request by Pulte Homes of MN, LLC, to Rezone from A, Agricultural to an R-3A, PUD designation; and a Preliminary Plat for the development of 46-unit attached townhomes; and a Planned Unit Development for the flexibility of the number of units within a building, from the limit of 4-units per building to 6-units per building and the length of streets within a cul-de-sac to exceed the street length by 100 feet located at 7927 Argenta Trail.
8. **Regular Business**
9. **Commission and Staff Comments**
10. **Adjourn**

June 2, 2026 - Planning Commission Agenda

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

Item 4.A. Election of Officer (Chair, Vice-Chair, & Secretary)

The current Chair will begin by asking the Commission for nominations for the position Chair.

- Nominations do not require a "second".
- After nominations are made, there should be a motion made to close the nominations.
- A second is necessary to close the nominations.
- The Commission needs to vote to close the nominations. Ayes/Nays are needed.

Motion by _____, Second by _____, to close nominations for the position of Chair.
Ayes: 9
Nays: 0 Motion carried.

Chair: It is moved and seconded to close the nominations. Please take roll.

If only one nomination is made, the following motion could be used:

Commissioner 1: Motion to elect _____ by unanimous consent to the position of Chair.

Commissioner 2: Second.

Chair: A motion has been made and seconded to elect _____ to the position of Chair. Please take roll. (A second to the motion is necessary. Ayes/Nays are needed.)

Motion by _____, Second by _____, to elect _____ by unanimous consent to the position of Chair.
Ayes: 9
Nays: 0 Motion carried.

If more than one nomination is made:

- The Chair will request a show of hands for each nominee and record the votes.
- Based upon the show of hands, a motion should be made by the Chair:
Chair: Motion to elect _____ to the position of Chair.
Commissioner: Second. Chair: Please take roll.
(A second to the motion is necessary. Ayes/Nays are needed)

- **The process is then repeated for the position of *Vice-Chair & Secretary* as needed.**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 5, 2026 - 7:00 p.m.

City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioner(s) Present: Jonathan Weber (Chair)
Scott Clancy (*Vice-Chair*)
Lance Twedt (Secretary)
Jason Teiken
Connor Gosell
Amy Hunting
Dennis Wippermann

Commissioner(s) Absent: Robert Heidenreich - *excused*
Aida Schaefer - *excused*

Staff Present: Kevin Shay, Planning Manager
Ben Schneider, Senior Planner
Stacy Bodsberg, Community Development Support Specialist

3. APPROVAL OF AGENDA

Motion by Hunting, Second by Twedt, to Approve the Agenda as Published.

Ayes: 7

Nays: 0 Motion Carried.

4. CONSENT AGENDA

A. Minutes of the April 7, 2026, Planning Commission Meeting.

Motion by Hunting, Second by Clancy, to Approve the Minutes as Submitted.

Ayes: 7

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Table the Request by Darren Lazan, Landform Professional Services, for a Conditional Use Permit, Major Site Plan Review, and Easement Vacation on properties located at 1037 50th Street East, 4600 Akron Avenue, and 4605 S. Robert Trail. (Item has been tabled since March 3, 2026, Planning Commission meeting)

Motion by Twedt, Second by Teiken, to table the item until June 2, 2026, Planning Commission meeting.

Ayes: 7

Nays: 0 Motion Carried.

B. Request by Builders Lot Group, LLC for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary Planned Unit Development (PUD) for 33-unit single-family homes and an apartment building located at 1400 70th Street and 7101 Argenta Boulevard.

Reading of Public Notice

Commissioner Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider explained that the application was originally submitted as the Glen Ellyn Addition and was later renamed Peltier Reserve 4th Addition. The 13.6-acre property is located at the corner of 70th Street West and Argenta Boulevard, southeast of the roundabout, adjacent to the existing Peltier Reserve neighborhood and near the Yellow Tree apartment development currently under construction. The site is currently guided Mixed-Use and zoned Agricultural. The proposal includes 33 single family lots and a 196-unit apartment building, along with requests for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (PUD) approval.

The Comprehensive Plan Amendment request would re-guide the single-family portion of the project from Mixed-Use to Low Density Residential because the proposed single-family density of 3.4 units per acre does not meet the minimum density required under Mixed-Use guidance. The apartment portion would retain the Mixed-Use designation. Schneider noted that when the apartment and single-family densities are combined, the overall density equals 16.8 units per acre, which is consistent with the intent of the Mixed-Use designation. The development pattern also closely matches the existing neighborhood to the east, including similar lot layouts, setbacks, and a combination of residential housing types. Significant grade changes across the property were also identified as a factor supporting the single-family layout, as it allows development to better work with the natural topography rather than requiring extensive grading.

The Rezoning request would align zoning with the proposed land use guidance. The apartment portion would be rezoned to High Density Residential/Planned Unit Development, and the single-family lots would be rezoned to Low Density Residential/Planned Unit Development which is required within the Northwest Area. Discussion also included the requested flexibility standards associated with the Planned Unit Development process. The preliminary plat and site layout include 33 single-family lots and one apartment lot. Stormwater management would be provided through infiltration basins located on the west side of the property and north of the apartment site. Street access would connect to Argenta Boulevard through an existing connection and a new northern access that includes a right turn lane. Dakota County Plat Commission reviewed and approved the proposed access configuration. Sidewalks would be installed along one side of the streets and connect to the regional county trail system along Argenta Boulevard. The Parks and Recreation Commission recommended a cash-in-lieu park dedication payment rather than land dedication, and the developer intends to satisfy the requirement through that payment option. Development would occur in phases, with the single-family lots constructed first, and the apartment site developed later once a future apartment builder is secured. Because the apartment component is identified as a future phase of the PUD, detailed architectural elevations are not currently required.

The development standards were reviewed, including lot sizes, setbacks, parking, open space, landscaping, and tree preservation. Parking requirements are being met with 319 apartment parking stalls proposed along with garages for all single-family homes. Open space requirements are exceeded overall by approximately one-half acre; however, the proposal does not include the required amount of undisturbed open space and falls short of the required contiguous open space percentage, resulting in flexibility requests. Tree preservation challenges associated with the steep grades would require extensive tree removal, with mitigation provided through replacement trees

and fee-in-lieu contributions in accordance with City Code. The landscaping plan exceeds minimum tree planting requirements, with 244 trees proposed compared to the 229 required, while additional buffering trees are planned along roadways and adjacent neighborhoods.

Several flexibility requests were outlined as part of the Preliminary PUD. Setback reductions along Argenta Boulevard are requested because the roadway carries larger setback requirements as a major collector street. Staff noted that despite the reduced setbacks, the structures would still maintain substantial separation from the roadway, in many cases exceeding 60 to 100 feet. Additional flexibility requests involve side yard setbacks, structure separation distances, minimum lot widths, and minimum lot sizes that are comparable to or less extensive than those previously approved in the adjacent Peltier Reserve neighborhood. Rear yard setback flexibility is requested on several lots where only portions of the homes encroach into setback areas, with some lots adjacent to stormwater ponds rather than neighboring homes.

Additional flexibility requests involve open space and impervious surface requirements. While the proposal does not meet the required percentage of undisturbed or contiguous open space, staff indicated the development still meets the overall intent of the standards because the single family and apartment areas each contain largely connected open space areas. Impervious surface coverage exceeds standard limits in certain portions of the development; however, all stormwaters would be treated through infiltration systems, which is the engineering department's preferred approach within the northwest area. Landscaping and green space amenities were also noted as exceeding City Code requirements. Staff recommended approval of the requests subject to the conditions outlined within the staff report.

Commissioner Twedt questioned whether the City received any feedback from the 126 notification letters that were sent to surrounding property owners regarding the proposed development. Schneider stated that no public comments were received following the mailing. The developer also held a neighborhood meeting attended by two individuals, neither of whom opposed the project.

Commissioner Twedt inquired as to whether the City has any input regarding the specific types of trees planted within the development or if the requirements are based solely on caliper measurements. Schneider stated that City Code includes requirements for a mix of coniferous and deciduous trees and encourages species diversification. Detailed tree species plans will be reviewed during the Final Plat/PUD process, while the Preliminary stage focuses on ensuring a healthy mix of tree types throughout the development.

Chair Weber inquired about the large retaining wall proposed along the west portion of the site and whether fencing would be installed on retaining walls exceeding 3 feet in height. Schneider confirmed that fencing would be required on all retaining walls where applicable and noted that staff would ensure the final plans clearly identify those requirements.

Commissioner Wippermann questioned how the proposed 196-unit apartment building compares in size to the apartment development currently under construction immediately east of the site. Schneider stated that the Yellow Tree apartment development currently under construction contains 217 units, making the proposed apartment building comparable in size.

Chair Weber inquired as to why 71st Street is proposed at a narrower width than 72nd Street, noting concerns regarding the street connection to Argenta Boulevard and the proposed width difference between the two roadways. Schneider stated that both right-of-way's are proposed at 60 feet wide and noted that Engineering staff reviewed the plans without identifying concerns related to the

narrower roadway width. Additional review will occur prior to City Council consideration to verify there are no operational concerns related to the street design.

Chair Weber expressed concern regarding on-street parking potentially occurring on both sides of the roadway and questioned whether adequate access would remain available for emergency and fire service vehicles serving the apartment building. He referenced prior apartment developments within the Peltier area where wider street access was considered during the review process.

Commissioner Wippermann questioned the proposed single-family setbacks and noted that the staff report referenced side-yard setbacks ranging from 10 to 20 feet. Schneider clarified that some lots may exceed the minimum five-foot side yard setback, resulting in varying distances between structures. In some cases, one lot could have a ten-foot setback while the adjacent lot has a five-foot setback, resulting in 15 feet of separation between homes. Wippermann noted that under the proposal, structures could potentially be located only ten feet apart. Schneider confirmed the requested flexibility would allow structures to be located as close as ten feet apart and stated the approach was consistent with the adjacent development to the east. Wippermann stated that some recent residential proposals utilized 7.5-foot setbacks to provide at least 15 feet between homes and reduce the appearance of row houses and asked whether that approach had been considered. Schneider stated that staff focused primarily on maintaining consistency with the surrounding neighborhood and the adjacent approved development and therefore did not place significant scrutiny on that aspect of the proposal. Wippermann questioned the proposed 20-foot front yard setback and asked whether the City's standard Ordinance requirement was 30 feet. Schneider explained that the Northwest Area has a special exception allowing a 20-foot front yard setback, while other single-family subdivisions outside that area continue to require a 30-foot setback.

Opening of Public Hearing

Mark Anderson, Applicant, 12800 Whitewater Drive, Suite 300, Minnetonka, stated that he was representing Builder's Lot Group for the Peltier Fourth Addition project.

Commissioner Hunting questioned whether Builder's Lot Group would also serve as the builder for the single-family homes within the development. Mr. Anderson stated that Builder's Lot Group is the developer for the overall project and similar to the other Peltier development, plans to sell lots to various home builders. The current Peltier project includes builders such as Distinctive Homes, Fieldstone, and Country Joe Homes, resulting in a variety of complementary home styles.

Commissioner Hunting questioned whether the architecture being envisioned for the project would be complementary and consistent with the surrounding development. Mr. Anderson confirmed in the affirmative.

Commissioner Hunting inquired as to whether there had been any interest from the builder currently constructing the apartment development immediately to the east regarding the proposed apartment building.

Melvin Moore, 14560 Wilds Parkway Northwest, Prior Lake, stated the project has received interest from Yellow Tree as well as other apartment builders.

Commissioner Hunting stated she recently drove through the area and described the apartment building currently under construction to the east as one of the nicest apartment buildings in the City.

Commissioner Teiken inquired as to if the proposed apartment units would be rental units, while the single-family homes are intended to be owner occupied. Mr. Anderson confirmed that understanding was correct.

Commissioner Wippermann inquired as to the estimated price range for the proposed single-family homes. Mr. Moore stated that discussions have occurred with Country Joe Homes regarding exclusive construction within that section of the development. The homes within the adjacent community have ranged from approximately \$900,000 to \$1.3 million and stated the anticipated price range for the proposed development is expected to be approximately \$800,000 to \$1 million.

Mr. Anderson stated that 72nd Street, identified as the southerly roadway, is proposed at 36 feet wide face-to-face and is intended to continue the same roadway width utilized within the existing Peltier development. The roadway is wider because it provides full access to Argenta Court and is therefore expected to accommodate a greater volume of traffic. 71st Street is proposed at a narrower width because it will function as a right in, right out access only. The proposed street widths are intended to align with the adjacent development and maintain consistency throughout the neighborhood. Regarding setbacks, the proposal was consistent with the existing Peltier development. It was clarified that while five feet is permitted as the minimum setback, not every home would be constructed at that distance, with setbacks varying based on home footprints, garage configurations, and lot design. It was further explained that in situations where homes are located at the minimum setback, the reduced separation typically applies only to garage portions of the homes, while the remaining structure areas generally provide greater spacing between residences.

Planning Commission Discussion

Commissioner Wippermann stated that he had concerns regarding the proposed side yard setbacks and the overall extent of the requested flexibility from standard guidelines. He could not recall another project involving a similar number of Variances or flexibility requests and indicated he would likely vote against the project.

Chair Weber stated that he shared similar concerns regarding the number of requested flexibilities. The Commission has recently reviewed several Preliminary Plats and Planned Unit Developments with comparable requests and acknowledged the project's overall cohesiveness, while also commenting that the development appeared relatively tight in layout.

Commissioner Hunting stated that the homes within the surrounding neighborhood are relatively close together but acknowledged that style of development remains in strong demand. She described the project as attractive, noted the curving roadway layout and varying home angles help reduce the appearance of closely spaced homes, and stated she would support the project.

Motion by Twedt, Second by Clancy, to Approve the Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD subject to the conditions listed in the Staff Report.

Ayes: 6

Nays: 1 (Wippermann) Motion Carried.

This item is tentatively scheduled to go before the City Council on May 26, 2026.

6. REGULAR BUSINESS

None.

7. COMMISSION AND STAFF COMMENTS

Planning Manager Shay provided updates on recent applications previously reviewed by the Planning Commission. The request by Xcel Energy considered at the April Planning Commission meeting advanced to the City Council and was approved consistent with the Commission's recommendation. The request by Kimley-Horn & Associates for the data center application was considered by the City Council at the same meeting and was recommended for tabling, with further discussion scheduled for the May 26 City Council meeting. The monopole application previously reviewed in March was also approved by the City Council following an earlier delay related to the associated project bid package.

Planning Manager Shay announced that two commissioners are concluding their service terms with the Commission and recognized Commissioners Twedt and Clancy for their years of service to the Commission, the City, and residents. He thanked both Commissioners on behalf of staff and the community for the time and effort dedicated to reviewing applications and serving the City. Staff appreciated the opportunity to work with the Commission and encouraged the departing Commissioners to remain involved and continue providing feedback or comments to staff in the future.

8. ADJOURN

Motion to adjourn the meeting at 7:39 p.m.

Respectfully submitted by Tammy Greenlee, Recording Secretary.



Planning Commission Report

MEETING DATE:	June 2, 2026
CASE NO:	26-05CUP-SP-VAC
APPLICANT:	Darren Lazan, Landform Professional Services
PROPERTY OWNER:	LKMCD Properties, LLC
REQUEST:	Conditional Use Permit, Major Site Plan Review, and Easement Vacation
LOCATION:	1037 50th Street East, 4600 Akron Avenue and 4605 S. Robert Trail
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	B-3, General Business
STAFF CONTACT:	Kevin Shay, 651-450-2554

ACTION REQUESTED

Table the request from Darren Lazan, Landform Professional Services for a Conditional Use Permit, Site Plan Review and Easement Vacation.

BACKGROUND

This item has been tabled at the March 3rd, April 7th and May 5th Planning Commission meetings. The applicant has granted the City an extension to the application as they are still working through design options and have requested the item be tabled to the next agenda.

EVALUATION OF REQUEST

ALTERNATIVES

RECOMMENDATION

ATTACHMENTS

None



Planning Commission Report

MEETING DATE:	June 2, 2026
CASE NO:	26-12V
APPLICANT:	Ron and Pat Deters
PROPERTY OWNER:	Same as Applicant
REQUEST:	Variance
LOCATION:	7948 Cooper Court
COMPREHENSIVE PLAN:	LDR, Low Density Residential
ZONING:	R-1C, Low Density Residential
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

The Planning Commission is asked to consider a request for two related Variance requests:

1. Variance from the maximum fence height within a front yard to allow a 6-foot-tall fence where the maximum height is 4 feet.
2. Variance from the minimum visibility percentage of a fence in a front yard to allow a privacy fence where at least 75 percent of visibility is required.

BACKGROUND

The Applicant resides at 7948 Cooper Court (“Property”), a single-family residential lot. The Property is a “through lot,” meaning it has multiple street frontages that do not intersect. In this case, the Property is accessed from the north on Cooper Court and also has frontage along 80th Street East to the south.

In April 2026, the homeowners applied for a fence permit to have a 6-foot privacy fence along their southern property line that has a secondary frontage along 80th Street East. Staff was unable to approve the permit due to the height limitations and visibility requirement for fences within front yards. From a City Code perspective, any yard along a property line with street frontage is considered a “front yard.” Staff advised the homeowners that a Variance would need to be approved for staff to sign off on the fence permit.

The desire of the homeowners for a fence in this location is largely due to losing a significant amount of vegetation that previously provided screening and privacy from 80th Street East, a County Highway. The vegetation was removed by Dakota County in the summer of 2025 in preparation for a future 10-foot-wide trail.

SURROUNDING USES

Like the subject property, all abutting properties are zoned R-1C, Low Density Residential and guided LRD, Low Density Residential.

EVALUATION OF REQUEST

Variances are required to satisfy the following criteria in [City Code Section 10-3-4](#). Each criteria is evaluated in this section.

1. The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan.

Staff Analysis: The general purposes of the Zoning Ordinance are stated in [City Code Section 10-1-2](#). The purpose statements include goals of protecting public safety and comfort. The desire to have a 6-foot-tall privacy fence along a busy roadway with a planned regional trail is consistent with these goals. The Comprehensive Plan also has similar goals. **This criterion is met.**

2. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

Staff analysis: It is reasonable to want adequate screening from a County Highway for privacy and safety reasons. **This criterion is met.**

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Staff Analysis: The homeowners did not choose to have their vegetation removed for the County trail project. Installing a privacy fence is the most practical way to get back the screening that was lost. **This criterion is met.**

4. The Variance will not alter the essential character of the locality.

Staff Analysis: Privacy fences up to seven feet tall are permitted in all zoning districts throughout the City. The homeowners also note in their narrative that there are other properties along 80th Street East that have privacy fences that do not comply with the standards that prompted this Variance request. **This criterion is met.**

5. The request does not rely on economic conditions alone

Staff Analysis: The desire for privacy and security is not based on economic considerations. **This criterion is met.**

6. The request does not rely on economic conditions alone.

Staff Analysis: The desire for privacy and security is not based on economic considerations. **This criterion is met.**

COMMENTARY ON OTHER PROPERTIES

Staff would like to provide additional information regarding the presence of several properties throughout the City that do not appear to comply with front yard fence standards, most commonly on corner lots and “through lots” like the subject property. There are several potential reasons for any given non-compliant fence:

- The fence was installed prior to limitations for front yard fences being established, which would make a fence a legal-nonconforming structure. State Statute and City Code allow legal-nonconforming structures to be maintained, repaired, and replaced.
- A variance was approved to allow for the fence.
- The fence was installed without applying for a permit.
- A permit was erroneously approved.

From an enforcement perspective, there are practical challenges to requiring the removal of non-compliant fences. Staff generally must have clear evidence that a fence was installed without receiving a permit or that a fence was installed after the limitations of front yard fences were codified.

Given the number of non-conforming fences throughout the City, an amendment to the City Code could be considered to address fences that are along secondary “front yards.” Staff is open to feedback on this issue from the Commission.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make a recommendation of approval. Findings for approval of the variance should be given.

B. Denial. If the Planning Commission does not favor the proposed variance, a recommendation of denial should be made and can be based on the findings included in the staff report.

RECOMMENDATION

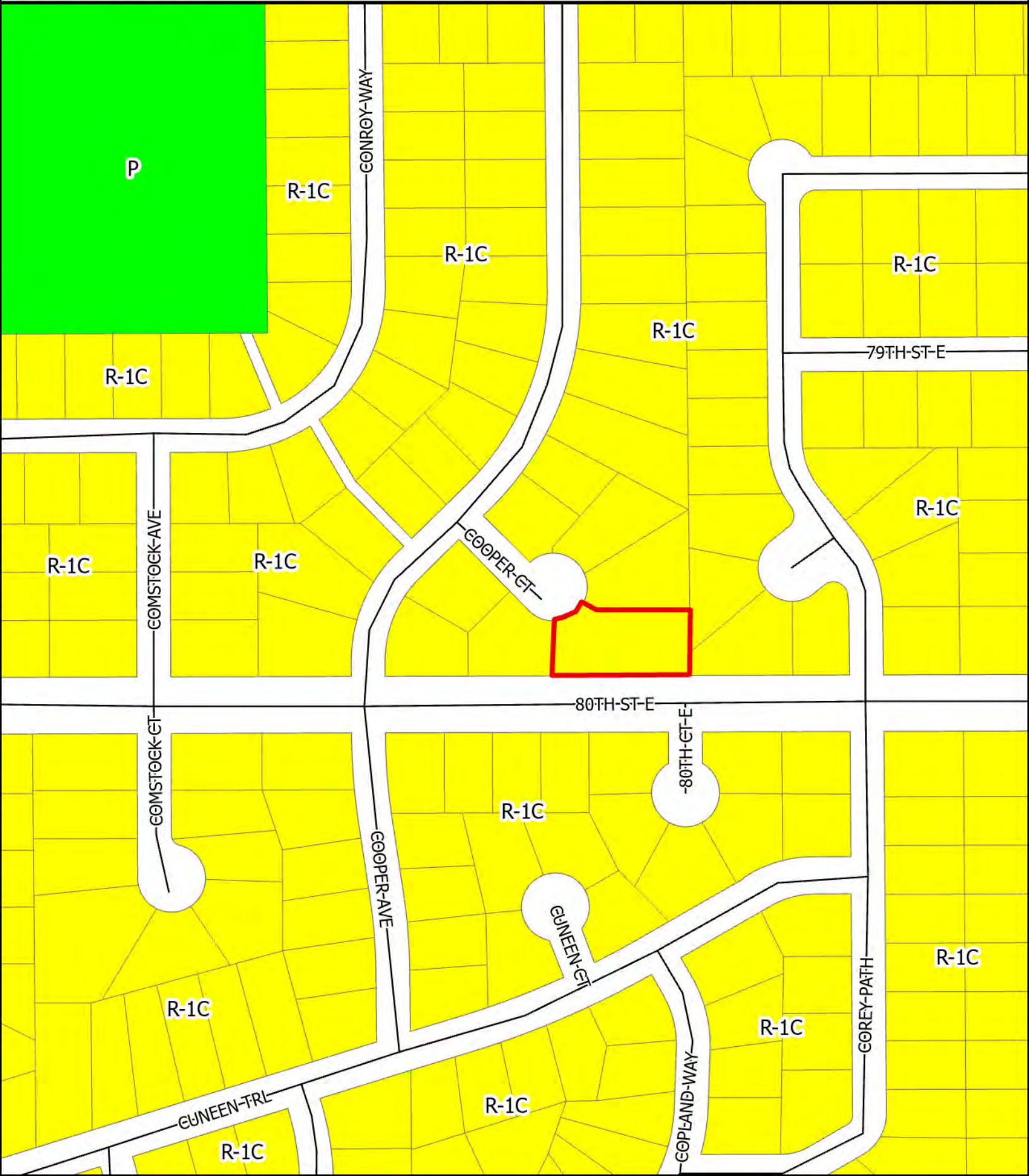
City staff recommend approval of the Variance request given that all the Variance criteria are satisfied as noted in this report.

ATTACHMENTS

1. Zoning Map
2. Fence Plan
3. Location Map
4. Application Narrative



Deters Variance Zoning Map





FenceIn Deck
 1009 Felix St.
 West St. Paul, MN 55118
 Dave - (651) 246-3176
 Fenceindave@gmail.com
 www.fenceindeck.com

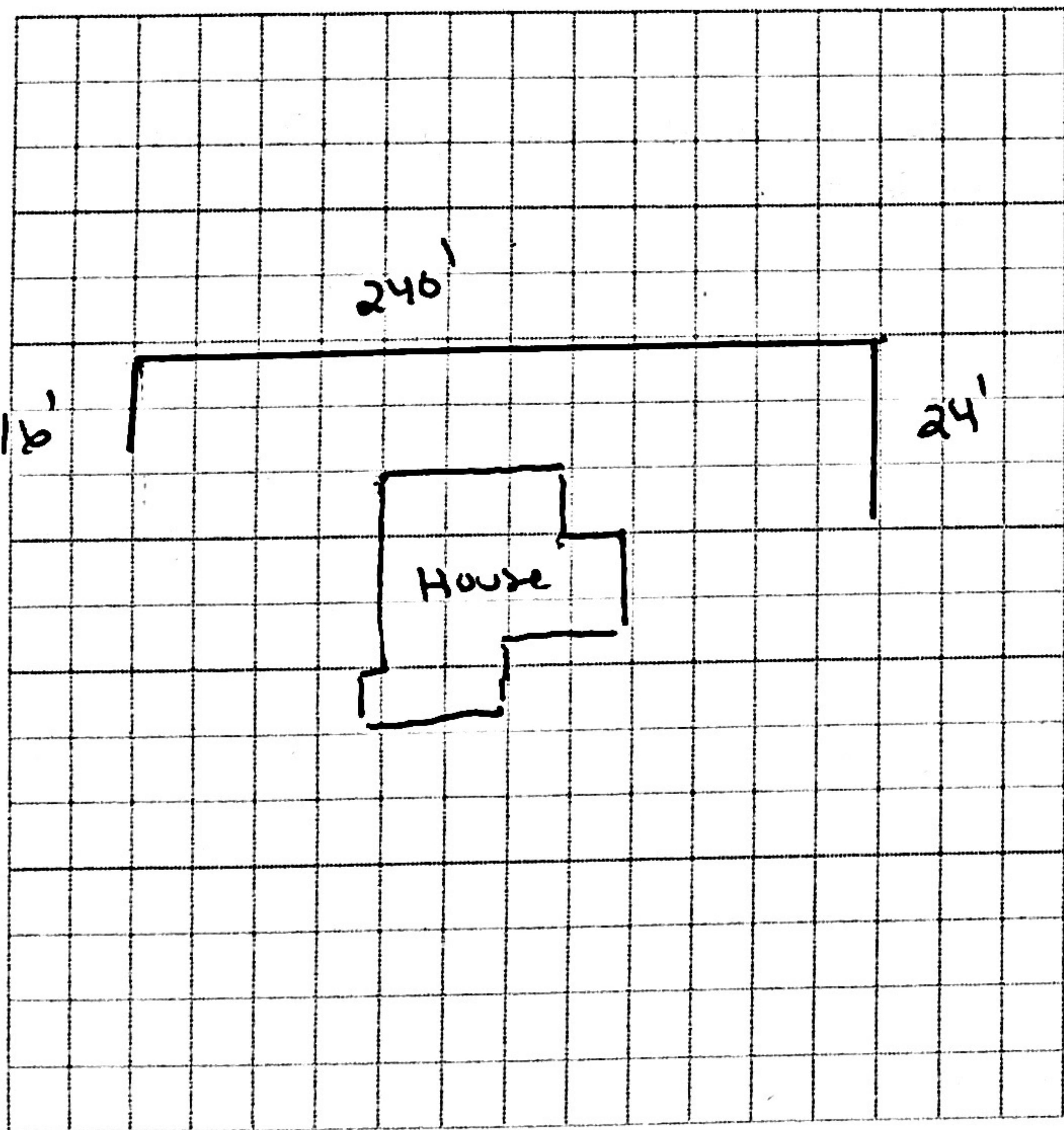
Estimator: _____
 Estimate Date: _____
 Order Date: _____
 Payment: _____
 Proposal # _____

Customer Information

Name: Patricia and Ron Deters
 Address: 7948 Cooper CT
 Address: _____
 City: _____
 State/ZIP: _____

Home: 651-270-8492
 Work: _____
 Fax: _____
 Email: patti.deters@gmail.com
 Cross Street _____

Job Diagram:



1. 280' of 6' Clay Vinyl Newbury
2. Post set 3' deep and finished
3. with a concrete footing
4. Custom built to yard
5. No subcontractors
6. Bid includes labor tax and
7. material
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Conditions:

_____ Customer responsible for showing correct property lines, fence lines, and removal of obstructions unless otherwise discussed & noted

_____ Owner responsible for locating any private utilities, sprinkler systems, or other buried items. FenceIn Deck will contact Gopher State to locate *Public Utilities*

_____ Owner will provide Water and Electricity

_____ FenceIn Deck will obtain permit unless otherwise noted

Dirt Location _____

Additional Terms and Conditions are located on reverse side of this contract

Total Estimate \$ 12,000
 25% Down: \$ 3,000
 50% Progress (Post Set): \$ 6,000
 Balance @ Completion: \$ 3,000

Acceptance of Proposal: The above estimate, specifications, and conditions are satisfactory and are hereby accepted. Payment to be made as outlined above. This transaction may be cancelled within three business days from the date of acceptance without penalty.

FenceIn Deck reserves the right the lien the improved property if payment in full as agreed, in this contract is not received.

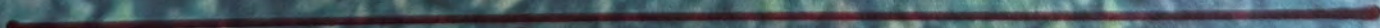
Signature: _____
 Date: _____
 Signature: _____
 Date: _____

Driveway

Deck

Patio

Patio



Fence
1 foot inside property line

80th St E

Google Maps

28

80th

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 75 feet
5/21/2026

Legal Description: Lot 15, Block 1, INVER GROVE NO 2

Narrative: We are requesting a variance to allow a residential fence located within the front yard setback along 80th Street. The proposed fence will be installed approximately one foot inside our property line and will border a public bike trail being constructed by the County.

This request is based on a unique and unintended hardship created by public infrastructure changes outside of our control. For over 40 years, this portion of the property was buffered by an established 15-foot lilac hedge that provided full privacy along 80th Street. That hedge was originally approved by the City and served as a long-standing visual screen between our backyard and the roadway corridor.

As part of recent County improvements, it was decided for 80th Street that a public bike trail will be installed directly adjacent to our property line. The existing lilac hedge was removed by the County to accommodate construction. This removal eliminated the only existing privacy buffer on the street side of the property, significantly altering the character and usability of our backyard space.

The resulting condition was not created by the property owner and represents a substantial change in site conditions due to public right-of-way improvements. The requested fence is intended to restore a comparable level of screening that previously existed. The fence does not introduce a new, different, or expanded use of the property.

The property has no driveway access, mailbox, or primary entry along 80th Street. All functional access, including the front entrance and driveway, is located on the opposite side of the home along Cooper Court. As a result, the 80th Street frontage functions as a rear/secondary exposure. The city designates the fence being along a "front yard", although 80th Street is a County Road so the City designation doesn't seem like it should apply. Also, the fence will be bordering the bike path, not the street.

The proposed fence will not adversely affect adjacent properties or public safety. It will not obstruct sightlines at intersections or drive access points. The fence will be set back one foot inside the property line and will border a non-motorized bike trail rather than active roadway traffic. The design will use a neutral "clay" vinyl material to minimize visual impact, and existing mature trees along the corridor will further soften its appearance. Ben and Kevin said that they do approve replacing fences even if they no longer meet code. We are simply wanting to replace the lilac screening with a vinyl screening fence.

We believe the request meets the intent of the zoning ordinance because:

- The variance is necessary due to a hardship created by public infrastructure changes
- The fence restores previously existing lawful screening rather than expanding enclosure
- The impact on neighboring properties, light, and air is minimal to none
- The request represents the minimum deviation necessary to address the hardship

We are not seeking to change the essential character of the neighborhood. Rather, we are requesting permission to restore a longstanding privacy condition that was removed through public right-of-way improvements. The fence itself will fit right in. There are many other similar privacy fences along 80th Street. See attached jpegs. We can provide more if it is helpful. Ben Schneider checked on six of the addresses and found none of them have approved variances and some don't even have permits. Ben's notes below:

- 7995 Cooper Avenue - no permit is on file that I can find
- 8015 Comstock Court- a fence permit was approved in 1988, but the file does not include plans. Another permit was issued in 2012 to replace the fencing that was there.
- 8020 Claymore Avenue - no permit is on file that I can find
- 7996 Clayton Avenue - A permit was issued in 2009. The plans from the permit show the fence to be offset from the property line along 80th (no measurement is provided to the exact setback). It appears the fence was constructed up to the property line based on current aerial imagery
- 8019 Cleadis Avenue - A permit was issued in 2025 to replace an existing fence along 2025. I cannot find a permit on file for the original fence.



Planning Commission Report

MEETING DATE:	June 2, 2026
CASE NO:	26-02SP-CUPA
APPLICANT:	G-Cubed, Inc.
PROPERTY OWNER:	J & K Storage, LLC
REQUEST:	Major Site Plan Review and Conditional Use Permit Amendment
LOCATION:	10125 Courthouse Boulevard
COMPREHENSIVE PLAN:	LI, Light Industrial
ZONING:	I-1, Limited Industry
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing for the following requests:

1. Major Site Plan Review to construct two mini-storage buildings.
2. Conditional Use Permit Amendment to allow a mini-storage facility in the I-1, Limited Industry Zoning District.

BACKGROUND

G-Cubed, Inc. ("Applicant") is requesting a Major Site Plan Review and a Conditional Use Permit ("CUP") Amendment to construct two mini storage buildings at 10125 Courthouse Boulevard ("Property"). Each building would be 11,000 square feet and have 11 storage units. The buildings would be constructed in two phases.

The Property currently has a small office building and several shipping containers. The shipping containers were approved via an Interim Use Permit that was approved in 2003. This permit expires in 2032, after which the containers must be removed. There is also an existing CUP approval that allows for outside storage and mini storage. These previous approvals did not include mini storage buildings, prompting the requests for Major Site Plan Review and a CUP Amendment.

SURROUNDING USES

The Property is surrounded by a combination of large estate lots and other industrial uses. Except for the property adjacent to the south, all surrounding properties are guided for LI, Light Industrial in the 2040 Comprehensive Plan. The southern property is guided RDR, Rural Density Residential.

EVALUATION OF REQUEST

The Major Site Plan Review and CUP Amendment requests are evaluated separately in this section.

MAJOR SITE PLAN REVIEW

Below is an evaluation of the Site Plan Review against Zoning Code Performance Standards.

Structure Setbacks

The mini storage buildings all comply with the required 40-foot setback from all property lines. *The standards are met.*

Parking

City Code does not have specific parking requirements for mini-storage facilities. Of the listed uses with minimum parking requirements in [City Code Section 10-15A-3J](#), the most similar use is warehouses over 15,000 square feet. This requirement is one space for every 2,000 square feet. Using this standard, 11 spaces are needed. The Site Plan shows 56 parking stalls, far exceeding this requirement. *The standards are met.*

Architecture

The proposed building materials are a combination of two vertical lap siding products – engineered wood and steel. The engineered wood makes up 82 percent of the siding, and the steel makes up the other 18 percent. The architectural plans meet the City’s exterior building material standards. *The standards are met.*

Impervious Surface and Stormwater

The Zoning Ordinance does not limit impervious surface in the I-1 District. The Owner still must satisfy all stormwater requirements. A new filtration basin is being proposed as a part of the Site Plan Review request. The Engineering Department has reviewed the design of this pond, and their review comments have been addressed. *The standards are met.*

The I-1 District limits building coverage to 20 percent of the lot. The proposed building coverage is nine percent. *The standard is met.*

Tree Preservation

City Code allows up to 60 percent of tree removal in the I-1 District without mitigation. The Applicant is proposing to remove approximately 25 percent of the trees, which is under the threshold. This means that no tree mitigation is required. *The standard is met.*

Screening

The Property has an existing privacy fence along the front property line that provides screening of the outdoor storage. The Applicant is proposing to remove the fencing and utilize the mini storage buildings as screening for the shipping containers and large vehicle parking in the rear area of the site. The buildings would be more effective at screening compared to the fencing, as the height of buildings would be about 25 feet. *The standard is met.*

The buildings are proposed to be constructed in two phases, with the northern building as the first phase. A condition has been added to the recommended approvals in this report stating that the fencing on the southern half of the site must remain in place until the southern phase two building is constructed. The Applicant has verbally agreed to this and plans to update the plans accordingly prior to City Council approval.

CONDITIONAL USE PERMIT AMENDMENT

Mini storage facilities are allowed as a conditional use in the I-1 Zoning District. The Property has an existing CUP for mini-storage, but the business at the time was focused on outdoor “mini-storage.” Any time a site plan is amended on a property with a CUP, an amendment to that CUP is required. Below is a review of the proposed CUP Amendment against City Code standards for conditional uses, which can be found in [City Code Section 10-3A-5A](#).

1. *The use is consistent with the goals, policies and plans of the city comprehensive plan, including future land uses, utilities, streets and parks.*

The Future Land Use Plan does not propose any changes to the Property, meaning it is anticipated to maintain its current I-1, Limited Industry zoning designation. Also, the proposed use does not have adverse impacts on future park, utility, or street plans. *The standard is met.*

2. *The use is consistent with this code, especially this title and the intent of the specific zoning district in which the use is located.*

The Property is zoned I-1, Limited Industry. A mini-storage facility is allowed as a conditional use in this zoning district. *The standard is met.*

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

Adding mini-storage buildings to the site would decrease the amount of outdoor storage and enhance the screening of the large vehicles and shipping containers that are in the rear of the Property. The proposed use would therefore improve site conditions. *The standard is met.*

4. *The use does not have an undue adverse impact on existing or planned city facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the city to provide such services in an orderly, timely manner.*

No negative impacts are anticipated with this use for nearby city facilities. *The standard is met.*

5. *The use is generally compatible with existing and future uses of surrounding properties, including aesthetics/exterior appearance, noise, traffic, drainage, fencing, landscaping, buffering, and other operational characteristics.*

The proposed buildings comply with exterior building material standards and will improve screening of the storage in the rear of the Property from public view. *The standard is met.*

6. *The property is appropriate for the use considering size and shape, topography, vegetation, other natural and physical features, access, traffic volumes and flows, utilities, parking, setbacks, lot coverage, and other zoning requirements.*

There are no major traffic impacts anticipated with this use. The Applicant is proposing a new filtration basin to mitigate stormwater runoff. *The standard is met.*

7. *The use does not have an undue adverse impact on the public health, safety, or welfare.*

The use does not appear to have adverse impacts on public health, safety, or welfare. *The standard is met.*

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use would not have environmental impacts on the area. *The standard is met.*

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed requests:

A. Approval. If the Planning Commission finds the requests acceptable, the Commission should make the following recommendations with the conditions identified below:

- Approving the Major Site Plan Review for the two mini-storage buildings.
- Approving the Conditional Use Permit Amendment to allow mini-storage facilities on the Property.

The approvals shall be subject to the following conditions:

1. The Owner must enter into a Site Improvement Agreement for all private exterior amenities, as required by City Code Section 10-15J-10.
2. The plans must be updated to show that the existing fencing south of the site access must remain until construction of the phase two building is completed.

B. Denial. If the Planning Commission does not support the requests, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

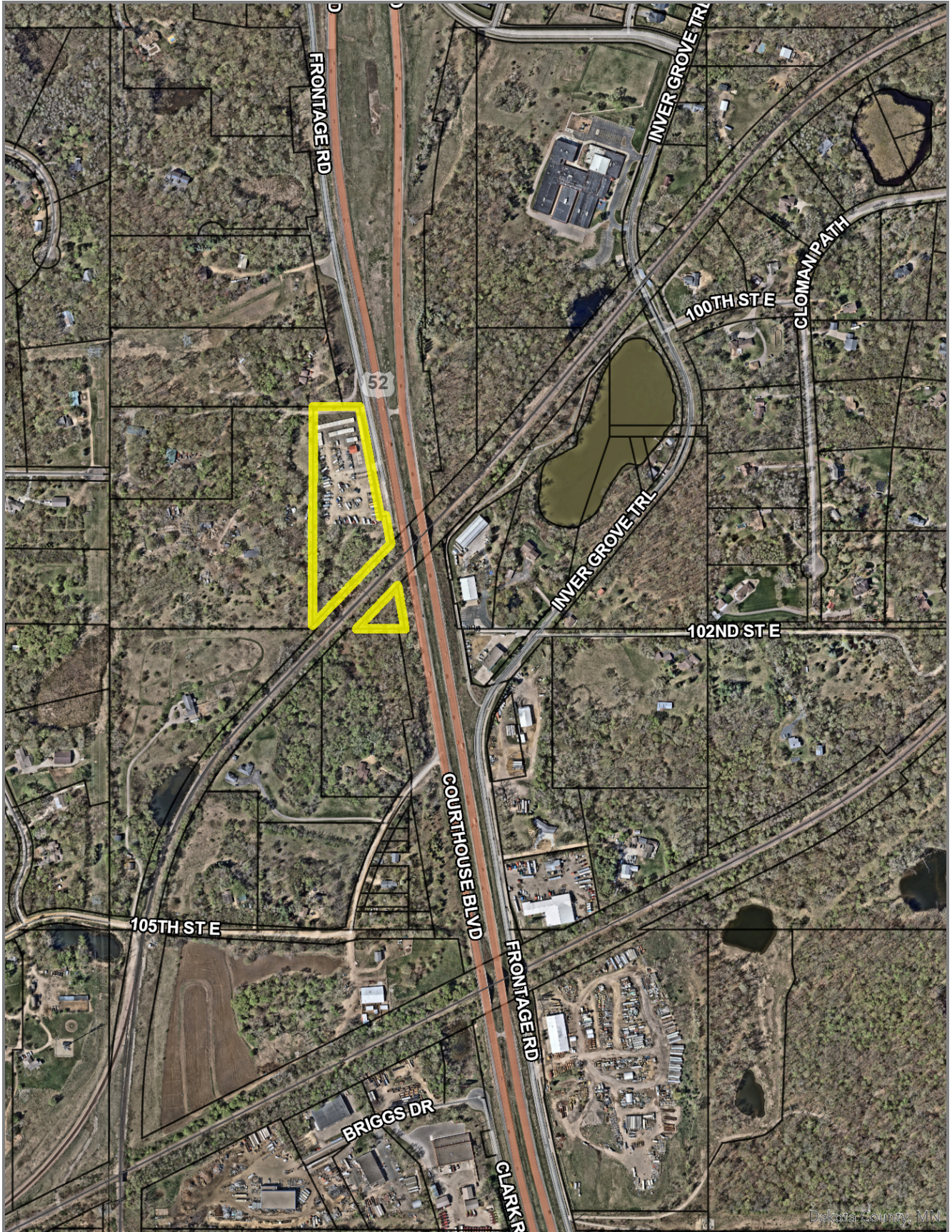
RECOMMENDATION

City Staff supports the applicant's requests for the Subject Property based on the analysis provided throughout this report.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Application Narrative
5. Civil Plans
6. Architectural Plans

Dakota County, MN

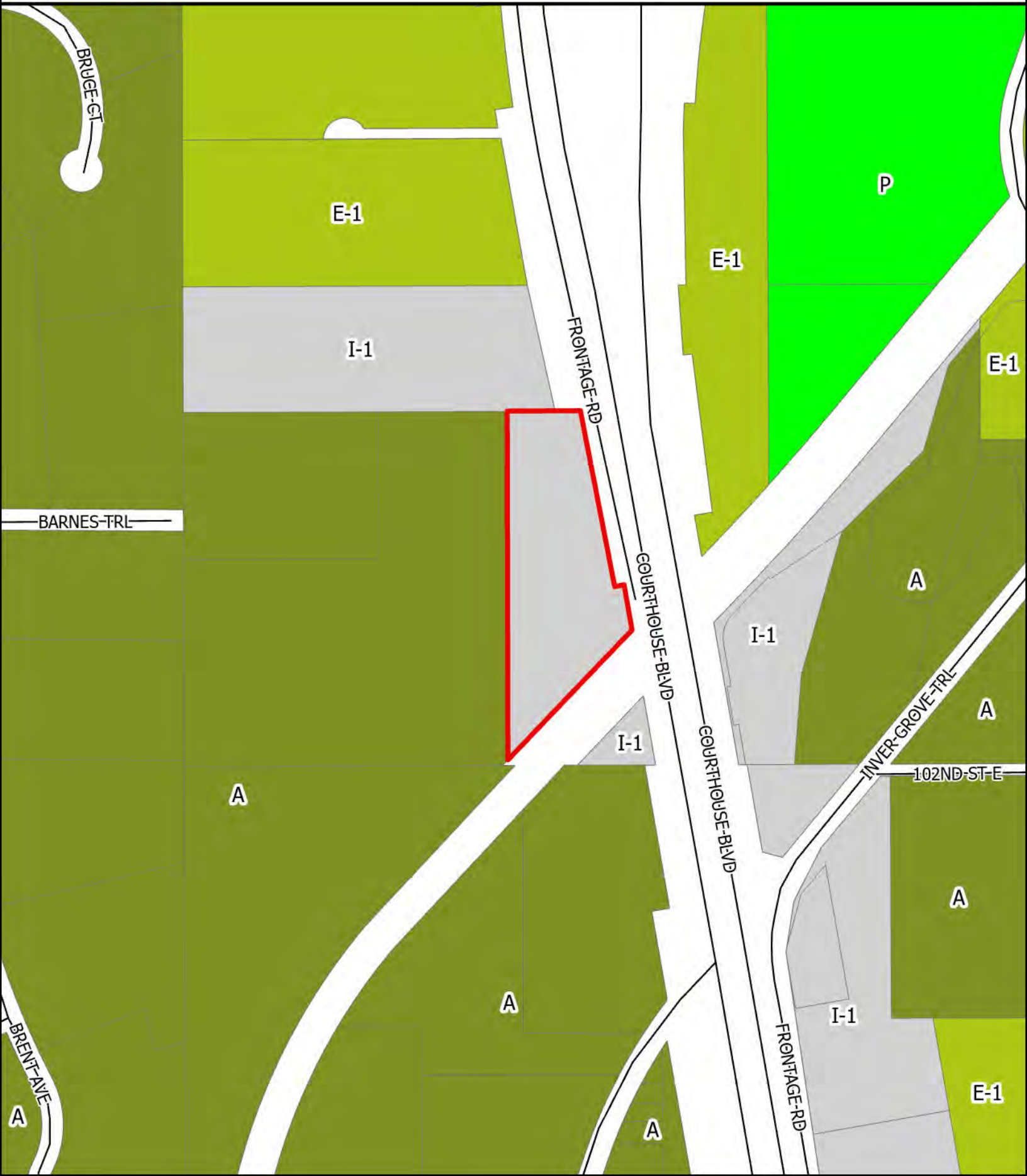


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 600 feet
2/6/2026

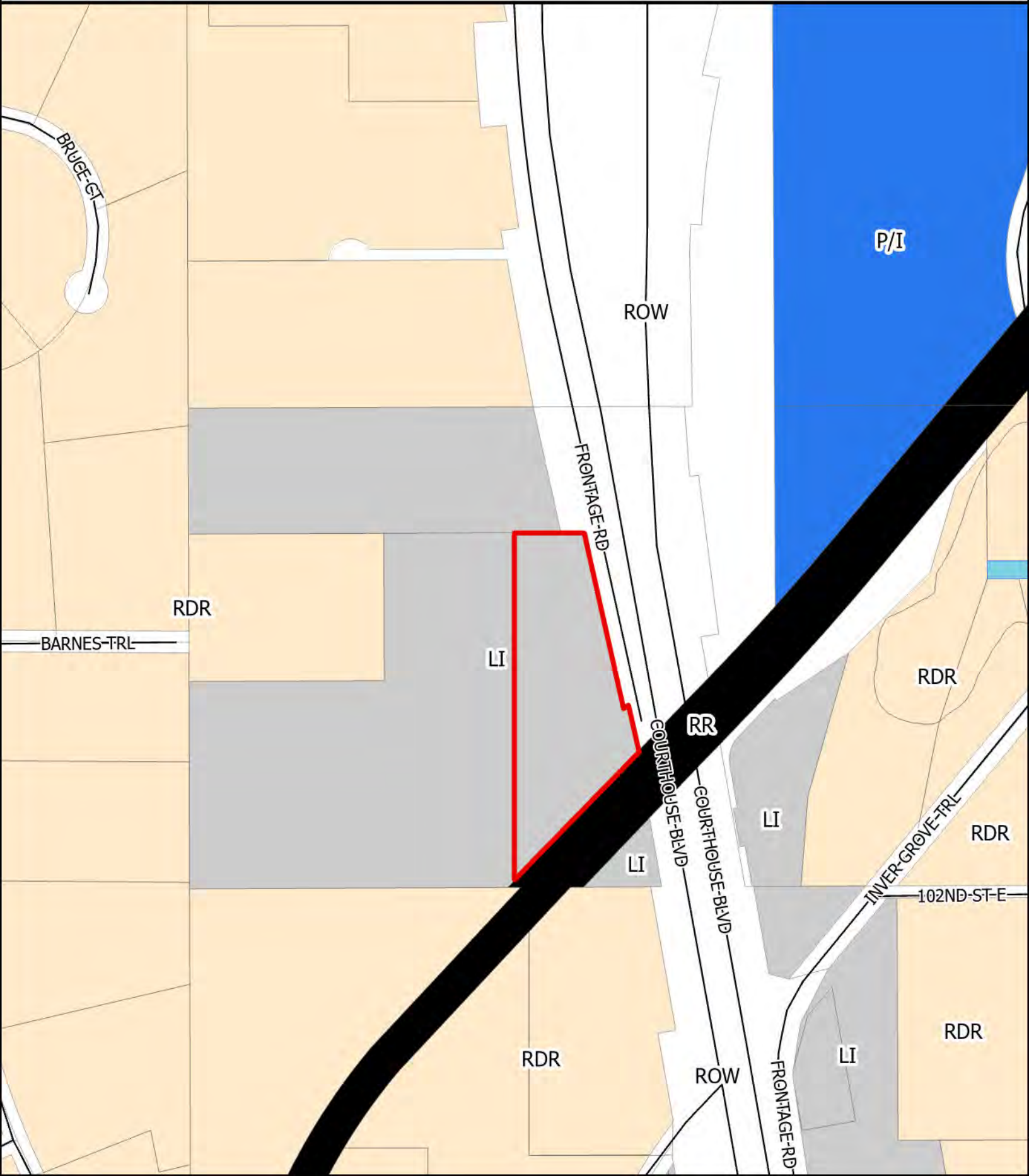


Inver Grove Storage Zoning Map





IG Storage Future Land Use Map



Inver Grove Storage

Inver Grove Heights, MN

Owner:

J&K Storage, LLC.

11677 Castle Bluff Dr SE

Stewartville, MN 55976

Contact: Kevin Larson
(507) 438-4277

[larson.kl12@gmail.com](mailto:l Larson.kl12@gmail.com)

Contact: John Bergstrom
(507) 993-9084

johnbergstrom@ymail.com

Site Address:

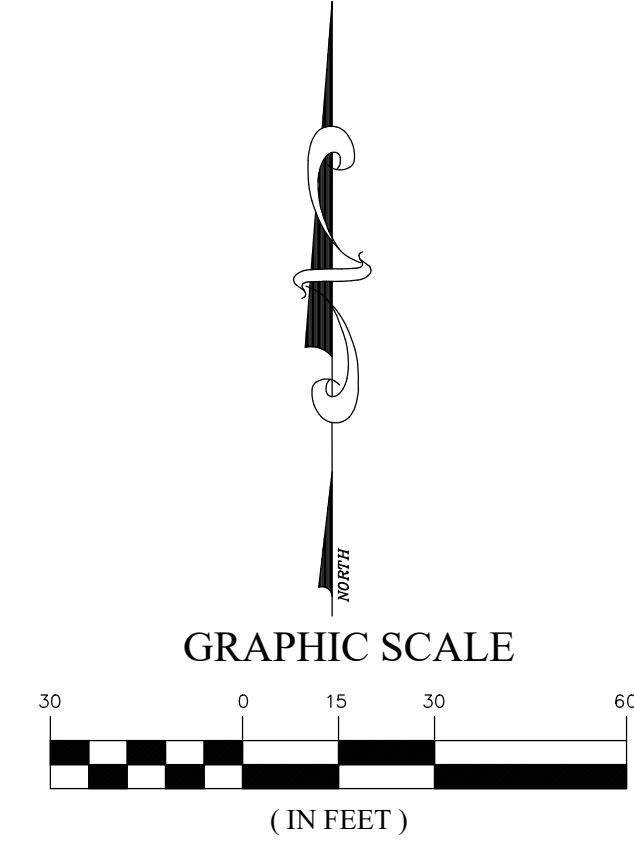
10125 Courthouse Blvd

Inver Grove Heights, MN 55077

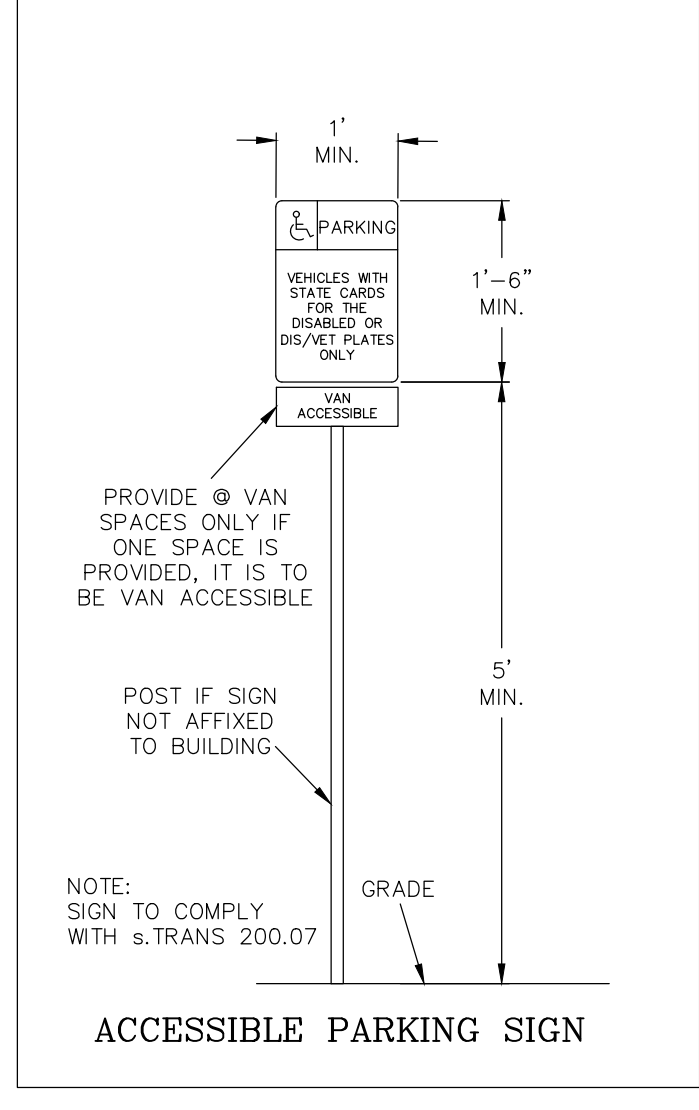
Dakota County PID: 200270030010

Project Description:

The property is located in the Northwest Quarter of the Northwest Quarter of Section 27, Township 27, Range 22, Dakota County, Minnesota situated west of both Trunk Highway 52 and Courthouse Bouvard. The parcel is split by the Union Pacific Railroad. The total parcel contains 5.57 acres (north of railroad 5.10 acres and south 0.47 acres). The site Inver Grove Storage is owned and operated by J&K Storage LLC. The existing entrance is off of Courthouse Boulevard. The site is currently used for cold storage where the lot consists of an office, aggregate and bituminous surfacing, shipping containers and a privacy fence. The existing shipping containers will be reorientated and remain onsite until the permit expires in 2032. The owners are proposing to clean up the property by constructing two 11-unit storage facilities being 11,000 sqft each in phases. The north building is proposed to be constructed in the spring of 2026, barring approvals and the south building in upcoming years. Surfacing within the proposed building footprint will be removed and replaced to the east with new bituminous and to the west with aggregate. One unit within the north storage building (near the location of the existing office) will contain a small area for an office space and bathroom which will tie into the existing water service and septic system onsite. The proposed buildings will be mono-sloped to the south similar to the existing slope onsite. The net impervious area between existing and proposed conditions will not see change as the new impervious will exist in a different form however; all proposed and existing impervious onsite is planned to be treated with the introduction of the filtration basin on the south side of the improvements.



SOLOMON DAVID
10045 COURTHOUSE BLVD
ZONED: I-1



FADEL SAKKAL
10163 COURTHOUSE BLVD
ZONED: A

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
Jason Kappers, PE
jasonk@ggg.to
Geoffrey Griffin, PE LS
geoffg@ggg.to

OWNER
J&K STORAGE, LLC
114 PRAIRIE STONE CT SE
STEWARTVILLE MN, 55976
JOHN BERGSTROM
johnbergstrom@gmail.com
(507) 993-9084



SITE ZONING INFORMATION

-CURRENT ZONING: I-1 - LIMITED INDUSTRY DISTRICT
- SITE ADDRESS: 10125 COURTHOUSE BLVD, INVER GROVE HEIGHTS, 55077

LAND USES IN ALL NONRESIDENTIAL DISTRICTS (10-6-2) FOR I-1:
- MINISTORAGE FACILITIES (INCLUDING CARETAKER QUARTERS) AND OUTDOOR VEHICLE STORAGE:
C - CONDITIONALLY PERMITTED USE
- OUTDOOR STORAGE: C - CONDITIONALLY PERMITTED USE

BULK STANDARDS (10-11A-2)

- LOT AREA: 1 ACRE
- LOT WIDTH: 100 FEET
- FRONT YARD SETBACK: 40 FEET
- SIDE YARD SETBACK: 40 FEET
- REAR YARD SETBACK: 40 FEET
- SETBACKS ABUTTING E OR R DISTRICTS: 100 FEET WHEN ABUTTING E OR R DISTRICTS
50 FEET WHEN ABUTTING R-2 OR R-3 DISTRICTS
- HEIGHT (MAXIMUM): 60 FEET
- BUILDING COVERAGE (MAXIMUM): 30%

ADDITIONAL LOT REQUIREMENTS (10-11A-4):

ADJACENT ZONING: I-1, A
-NO FENCES OR HEDGES REQUIRED - NO R OR E ZONING DISTRICTS ABUT THE SITE

TREE PROTECTION AND PRESERVATION DURING LAND ALTERATION (10-15-D):

Therefore, in the following zoning districts listed in column I, a percentage of the woodland may be removed without any obligation for reforestation, but only up to and including the threshold percentage of woodland listed in column II. If the land alteration results in woodland removal that is less than the percentage thresholds of column II, then the applicant shall be given, for each percent under the thresholds, a credit of one percent (1%), up to a maximum of ten percent (10%), toward the total park dedication or park contribution requirement of sections 11-4-5 and 11-4-6 of this code. If the land alteration results in woodland removal that exceeds the percentage listed in column II, then the applicant shall be responsible for reforestation in accordance with the standards of this article.

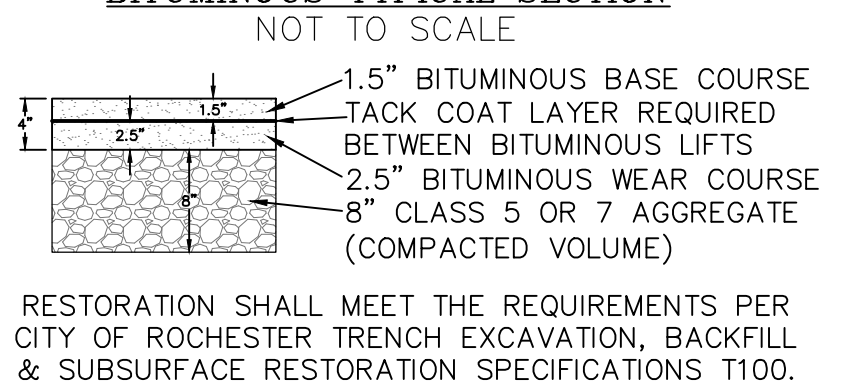
COLUMN I	COLUMN II
ZONING I-1	THRESHOLD 60%

TREE PROTECTION & PRESERVATION PLAN NOT REQUIRED AS TREE REMOVAL WILL BE LESS THAN THRESHOLD.

SITE PLAN LEGEND

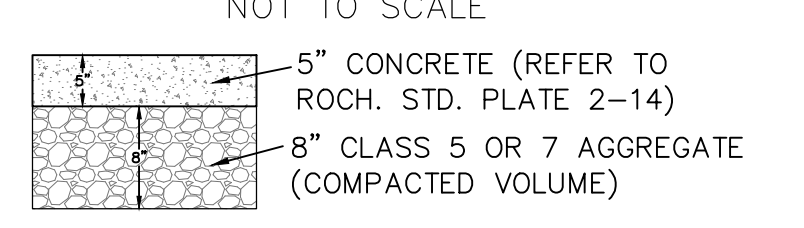
- PROPERTY LINE
- BUILDABLE SETBACK
- EASEMENT
- RIGHT OF WAY
- CONTROLLED ACCESS
- EXISTING FENCE
- GAS
- OVHE
- STORM
- WATERMAIN *VERIFY*
- SEPTIC SYSTEM *VERIFY*
- TREE DRIP LINE
- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC BOX
- ELECTRIC POLE
- LIGHT POLE
- PROPOSED BUILDING PHASE 1
- PROPOSED BUILDING PHASE 2
- PROPOSED BITUMINOUS SURFACING
- EXISTING BITUMINOUS SURFACING
- EXISTING CONCRETE SURFACING

BITUMINOUS TYPICAL SECTION



RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.

CONCRETE TYPICAL SECTION



RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.

G³ G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
Ph: 507-867-1666
Fax: 507-867-1665
www.ggg.to

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE 4/15/2026 REG. NO. 62741

DESIGNED	GGG
DRAWN	GGG
CHECKED	JWK

REVISED	BY	DATE
PRE. DEV.	IGH	07/09/25
SUBMITTAL	GGG	01/30/26
RESUBMIT	GGG	04/15/26

**J&K STORAGE, LLC
SITE PLAN**

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT
1907 AC ELEV. = 901.156. LOCAL BENCHMARK: TNH
EAST OF PROP COR B9 ELEV. = 908.15

SHEET 1
OF 1 SHEETS



SOLOMON DAVID
10045 COURTHOUSE BLVD
ZONED: I-1



FADEL SAKKAL
10163 COURTHOUSE BLVD
ZONED: A

FILTRATION BASIN WITH UNDERDRAIN
BASIN 6' DIKE TOP: 896.00
BASIN E.O.: 895.00
BASIN BOTTOM: 892.00
100YR HWL: 895.37

F&I 50.00 LF @ 0.50%
4" PERFORATED DRAINTILE

F&I 75 CY MEDIA MIX: A
70% CONSTRUCTION SAND
15% SANDY LOAM (5% CLAY)
15% ORGANICS GRADE 2 COMPOST
(PER MNDOT STD, 3890)
TOP 892.00
BOTTOM 891.00

J&K STORAGE, LLC
10125 COURTHOUSE BLVD
ZONED: I-1

WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

G³ G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
Ph: 507.867.1666
Fax: 507.867.1665
www.gcg.to

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 1/30/2026 REG. NO.: 62741

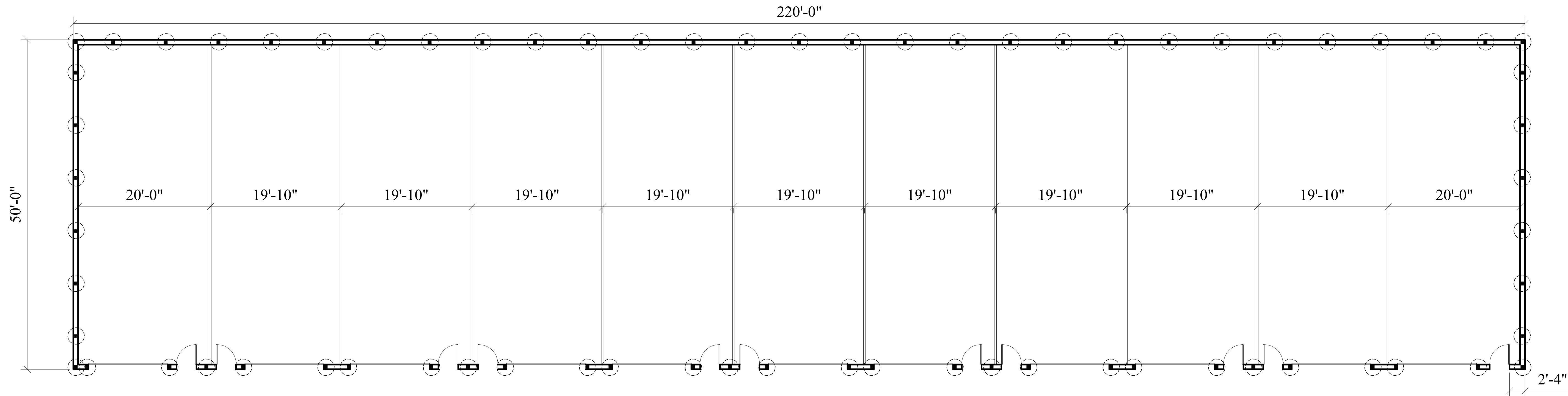
DESIGNED	GGG
DRAWN	GGG
CHECKED	JWK

REVISED	BY	DATE
PRE. DEV.	IGH	07/09/25
SUBMITTAL	GGG	01/30/26
RESUBMIT	GGG	04/15/26

**J&K STORAGE, LLC
GRADING PLAN**

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT
1907 AC ELEV. = 901.156. LOCAL BENCHMARK: TNH
EAST OF PROP COR B9 ELEV. = 908.15

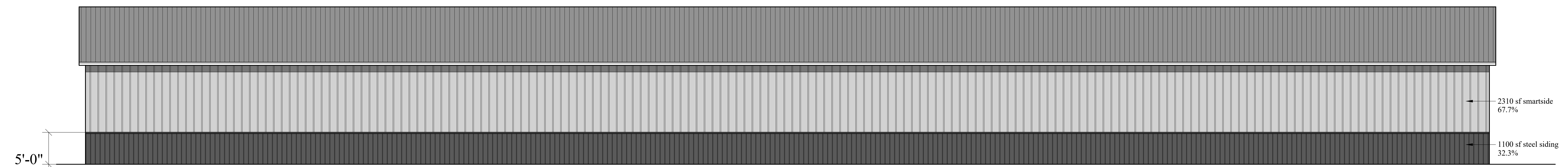
INVER GROVE STORAGE



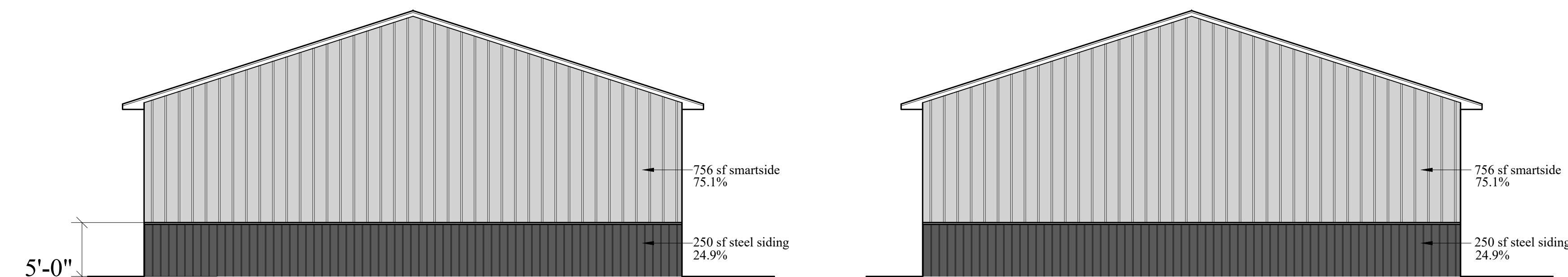
1 FLOOR PLAN
A.1 1/8" = 1'-0"



2 FRONT ELEVATION
A.1 1/8" = 1'-0"



3 REAR ELEVATION
A.1 1/8" = 1'-0"



4 SIDE ELEVATIONS
A.1 1/8" = 1'-0"

Trimension
ARCHITECTURAL DESIGN
PHONE: 651-343-8144
trimension.com

These drawings, specifications, design and construction details are the property of Trimension and shall remain the property of Trimension. No part of these drawings, specifications, design and construction details may be copied, disclosed to others or used in any way without the written consent of Trimension. In the event of any dispute, the decision of Trimension shall be final. Visual representation of the building shall constitute an offer of the building. The actual building may vary from the visual representation.

DRAWN BY: CP
DATE: 24 MARCH 2025
COMMENTS:
JOB NUMBER:
REVISIONS:

MINNESOTA
ARCHITECTURAL DRAWINGS FOR:
INVER GROVE STORAGE
INVER GROVE

PRELIMINARY - NOT FOR CONSTRUCTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota.
date: 3-24-25 Reg. #40807

A.1
DRAWING



Planning Commission Report

MEETING DATE: June 2, 2026

CASE NO: 26-04RZ-PP-PUD

APPLICANT: Pulte Homes of Minnesota, LLC

PROPERTY OWNER: Argenta Properties, LLC

REQUEST: Rezoning, Preliminary Plat and Preliminary Planned Unit Development (PUD)

LOCATION: 7927 Argenta Trail

COMPREHENSIVE PLAN: LMDR, Low-Medium Density Residential

ZONING: A, Agricultural

STAFF CONTACT: Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Pulte Homes of Minnesota (“Developer”) for a Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (PUD) for a 46-unit townhome development (“Development”).

BACKGROUND

Pulte Homes (“Developer”) is proposing to construct an owner-occupied, 46-unit townhome development (“Development”). The development site is located at 7927 Argenta Trail (“Subject Property”) on the southwest corner of Argenta Boulevard and Argenta Trail, near the border between Inver Grove Heights and Eagan.

LAND USE & ZONING

The Subject Property is 8.1 acres and is guided LMDR, Low-Medium Density Residential in the 2040 Comprehensive Plan. This land use guidance has a density range of 4–8 units per acre and allows for attached housing. The proposed density is 5.7 units per acre.

SURROUNDING USES

The table below identifies the adjacent uses, zoning, and guided future land use of surrounding properties.

LOCATION	ADJACENT USES	ZONING	LAND USE
----------	---------------	--------	----------

North	Vacant	Agricultural	LMDR, Low-Medium Density Residential
East	Single-Family	Agricultural	LMDR, Low-Medium Density Residential
West	Single-Family	Agricultural	LMDR, Low-Medium Density Residential
South	Cemetery	Public Institutional	P/I, Public Institutional

REZONING

The Subject Property is currently zoned A, Agricultural and is located within the Northwest Area Overlay District (“NWA”). This Overlay District has additional performance standards that either supersede or supplement regulations of underlying zoning districts.

The Developer is requesting to rezone the property to R-3A, High Density Residential and PUD, Planned Unit Development. The R-3A, High Density Residential Zoning District allows for attached housing at a density of 4–8 units per acre, which is consistent with the Low-Medium Density land use guidance.

The PUD zoning is required because the project is within the Northwest Area. The general purpose of PUD’s is to allow for development of creative designs with an opportunity to request flexibility from City Code Standards that would otherwise be required. Each flexibility must be specifically requested, and the City has discretion as to whether to grant these flexibilities. The Developer has included three flexibility requests that will be analyzed later in this report.

PRELIMINARY PLAT

This section highlights the major components of the proposed plat.

Plat Name and Legal Description

The Preliminary Plat is proposed as “Dawson Woods.” The proposed corresponding legal description is Lots 1 through 6, Block 1; Lots 1 through 4, Block 2; Lots 1 through 4, Block 3, Lots 1 through 6, Block 4; Lots 1 through 6, Block 5; Lots 1 through 4, Block 6; Lots 1 through 6, Block 7; Lots 1 through 4; Block 8, and Lots 1 through 6, Block 9.

Lot Configuration and Site Layout

The Preliminary Plat shows 46 lots for each townhome unit. There are also seven outlots for stormwater management, common areas, and natural area/open space. The proposed development includes a combination of four-unit and six-unit buildings with a total of nine buildings. As allowed in the R-3A, High Density Residential district standards, the internal lot lines of each building bisect the common walls between units.

The Development does not include the residential property at 7923 Argenta Trail. The Developer has included a ghost plat with 12 additional units for this property. Similarly, there is a ghost plat for the neighboring property to the west that shows 10 units. The ghost plats confirm that the proposed layout of the site can accommodate future development of these properties.

Streets and Sidewalks

The development has one access off Argenta Trail, aligning with Alberta Way on the east side of the street. The proposed streets would be public with a right-of-way width of 53 feet and a road width of 30 feet. A six-foot sidewalk is proposed on one side of the street throughout the neighborhood.

The southern edge of the Subject Property has an existing private driveway that provides access for the adjacent landowner to the west at 7985 Argenta Trail. At the request of this property owner, this private driveway is proposed to remain with this project. The private driveway would be removed when future development is approved on the adjacent property. A small outlot is proposed between the end of the right-of-way and the shared property line, allowing the Developer to plant trees to screen the new road from the property to the west.

Traffic

The Developer has included a Trip Generation Memo for the project. The memo estimates that the development would generate 22 additional vehicle trips in the AM peak hour and 23 trips in the PM peak hour. These additional trips are within the service capacity for Argenta Trail and are expected to have minimal impact on traffic in the area.

Utilities

The Subject Property is subject to the 1997 Joint Powers Agreement (“JPA”) between the City of Inver Grove Heights and the City of Eagan. Properties that are within the boundary of the JPA area must have their water and sewer utilities served by the City of Eagan. In return, the City of Eagan collects development fees associated with these utility hookups. This particular JPA was negotiated to include park dedication as one of the fees that must be paid to the City of Eagan. The primary purpose of the JPA is to allow for development that otherwise could not occur due to a lack of available utility lines within Inver Grove Heights.

Parks and Trails

The Parks and Recreation Commission has reviewed this project and has recommended a cash payment in lieu of dedicating parkland. Due to the Subject Property being within the JPA area, this cash payment will be paid to the City of Eagan.

The Developer is proposing a private fire pit for residents between Block 4 and Block 5.

Phasing

The Development is proposed to be constructed in one phase.

PRELIMINARY PUD - DEVELOPMENT STANDARDS REVIEW

This section will review the development against the required development standards. The next section will summarize the PUD flexibilities that are being requested.

Setbacks

The Development complies with all setback regulations, including 20 feet from internal right-of-way lines, 40 feet from Argenta Trail, and 20 feet of structure separation.

Tree Preservation and Landscaping

The Developer is proposing to preserve 66 trees along the periphery of the Subject Property and remove the remaining trees. A total of 578 caliper inches is proposed in the Landscape Plan, meaning a fee in lieu will be required for the remaining 800 caliper inches.

The Landscape Plan includes 206 trees, far exceeding the requirement of 46 trees. Several of the plantings are along the periphery of the site to supplement the existing vegetation that is being saved. The Developer worked with the adjacent landowner to the west to provide additional screening that was requested.

Natural Areas/Open Space

All developments in the Northwest Area Overlay District require 20 percent of the net developable area to be preserved for natural area/open space. The net developable land for the Property is 8.1 acres. Out of this 20 percent of land, at least 50 percent is required to be undisturbed. There is also a requirement for at least 75 percent of the open space to be contiguous. The table below shows what the Developer is proposing for natural areas/open space. Overall, all the natural area/open space requirements are met.

NATURAL AREA / OPEN SPACE FEATURE	REQUIRED	PROPOSED
Total Natural Area / Open Space	1.6 Acres	3.9 Acres
Total Undisturbed Natural Area / Open Space	0.8 Acrea	1.3 Acres
Total Contiguous Open Space	1.2 Acres	2.5 Acres

Impervious Surface and Building Coverage

The maximum impervious surface coverage in the Northwest Area Overlay District is 35 percent for projects zoned R-3A, High Density Residential. This requirement applies to the whole site rather than per lot. The Developer is proposing 46.6 percent of impervious surface. This will require flexibility through the PUD process.

The amount of building coverage on the site is limited to 20 percent. The Developer is proposing a building coverage of 13.8 percent, satisfying the requirement.

Parking

Each townhome unit has a two-car garage and a driveway that can fit another two cars, exceeding City Code requirements. Additionally, six guest parking spaces are required to be provided. This can be accommodated with street parking, as allowed in the Northwest Area Overlay District.

REQUESTED PUD FLEXIBILITIES

A summary of the requested PUD flexibilities is detailed below, including the rationale for supporting the requests.

1. Impervious Surface Coverage. The proposed impervious surface coverage for the site is 46.6 percent; the City Code maximum is 35 percent.

The Developer is proposing to treat stormwater runoff with a central infiltration basin, which is the preferred stormwater management method in the Northwest Area. Also, the Developer is exceeding City Code requirements for the number of trees being planted, which helps mitigate stormwater runoff.

2. Number of Units in a Building. The R-3A Zoning District has a limit of four dwelling units per building; five of the nine buildings are proposed to have six units.

The irregular shape of the site limits the options for the site layout. It would be challenging to maintain the same unit count if all buildings were limited to four units. The buildings still meet all setback requirements, and the proposed density of 5.7 units per acre is well within the allowed range of four to eight units per acre.

3. Cul-de-sac Length. City Code limits the length of streets with cul-de-sacs to 500 feet; the southerly street in the plans is proposed to be about 600 feet in length.

With limited options for configuring the site, this standard would be difficult to meet. Additionally, this dead-end road is needed for the parcel to the west to develop in the future.

EVALUATION OF REQUEST

DEPARTMENT REVIEWS

Public Works and Engineering

Engineering staff have reviewed the plans for compliance with grading, drainage, utility, and stormwater requirements. The Developer is working with the Engineering Department to confirm that all necessary easements are in place outside the property limits in order for the stormwater infrastructure to tie into Dakota County's storm system along Argenta Boulevard. Depending on outcome of the findings, it is possible that additional easements outside the Property may be required, at the cost to the Developer.

Police and Fire

The plans were shared with the Police and Fire Departments. No comments were received from either department.

WETLANDS

There are no wetlands identified on the Property.

DEVELOPMENT CONTRACT

The City and Developer shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the Applicant, City Attorney and Staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of the Rezoning, Preliminary Plat, and Preliminary PUD subject to the following conditions:
 1. Prior to Final Plat approval, the Developer must confirm that all easements are in place for stormwater that flows outside the Property to the satisfaction of the City Engineer. If the City Engineer concludes that additional easements are needed, such easements must be acquired and paid for by the Developer prior to Final Plat approval.
 2. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 3. The PUD shall be approved with the flexibilities outlined in the "Requested PUD Flexibilities" section of this report.
 4. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
 5. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
 6. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a

Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

7. The Developer and Owner shall enter into a Development Contract with the City.
8. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

B. Denial. If the Planning Commission does not favor the requests, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The project complies with all performance standards of the Northwest Area except for the flexibility requested.

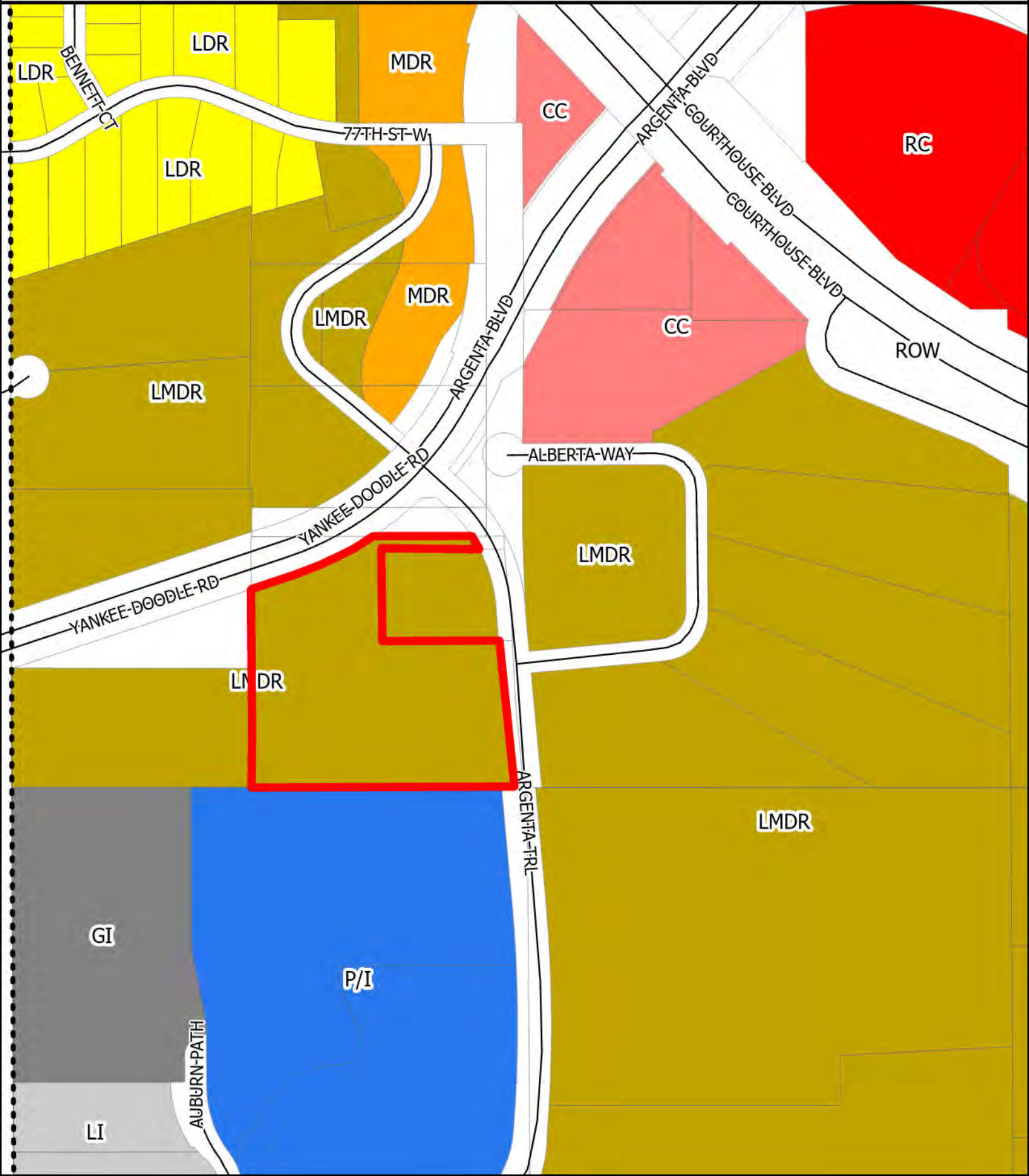
Staff is supportive of the flexibility requests and would recommend approval of the requests as presented with the conditions listed.

ATTACHMENTS

1. Future Land Use Map
2. Zoning Map
3. Trip Generation Memo
4. Application Narrative
5. Resident Comments
6. Location Map
7. Civil and Landscape Plans

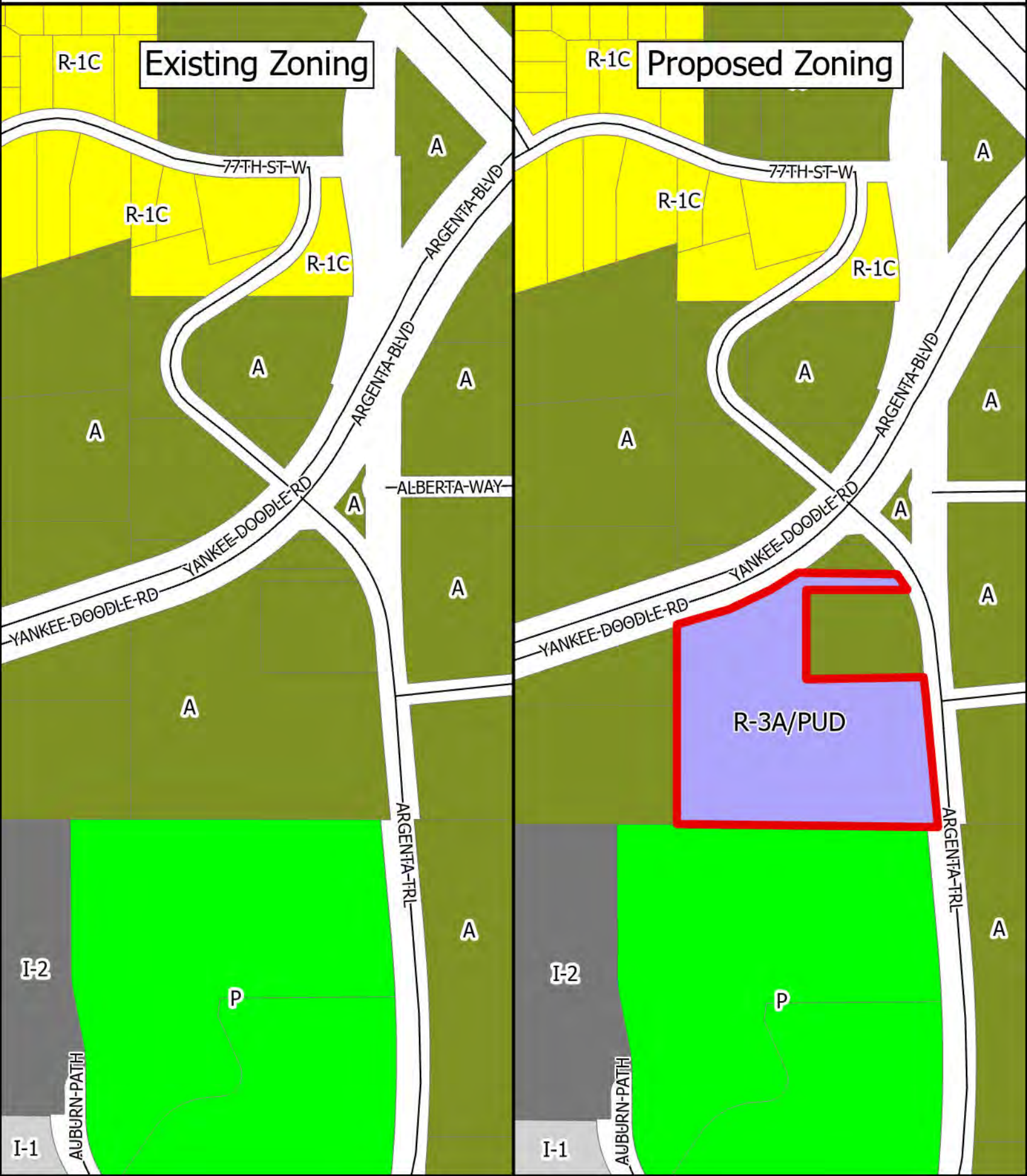


Dawson Woods Future Land Use Map





Dawson Woods Proposed Zoning Change



Trip Generation Memorandum

To: Haley Daily-Sievers, Pulte Group

From: Nick Grage, PE, PTOE, RSP₁
Caleb Harff

Date: 11/4/2025

Subject: Dawson Woods – Trip Generation Memorandum

1. Introduction

Alliant has completed a trip generation memorandum to document the trip generation potential of the (Dawson Woods property to be located along Argenta Trail immediately south of CSAH 28 (Yankee Doodle Road) in Inver Grove Heights, MN (see **Figure 1**). CSAH 28 is a four-lane, divided *Minor Arterial* roadway with a speed limit of 50 mph. Argenta Trail is a two-lane, undivided *Major Collector* roadway with a speed limit of 45 mph. Although a full traffic impact study will not be completed at this time, this trip generation memorandum will document the trip generation potential of the development and identify anticipated trip distribution.

1.1 SITE DESCRIPTION

The planned residential development will consist of 46 townhomes within nine buildings across 8.14 acres. Individual townhome units are 24 feet wide and are grouped together with either four units per building (four buildings) and six units per building (five buildings). The site also shared spaces (firepit, sidewalks) and 1,392 linear feet of internal roadways (see proposed site plan, **Figure 2**).

1.2 SITE ACCESS

Access to the site is provided exclusively via Argenta Trail opposite Alberta Way which extends to the east. The internal roadway splits into two shortly west of the intersection, providing access to each of the buildings. One internal roadway extends to a cul-de-sac in the northwest corner of the property, and another extends to the southwest corner of the property tying into an existing private driveway for a single-family property. Although proposed traffic control and/or signing configurations at the intersection with Argenta Trail are not shown, it is assumed that it would remain through/stop controlled with side streets stopping and Argenta Trail remaining uncontrolled.

Figure 1. Project Location



Figure 2. Proposed Site Plan



2. Proposed Development

The following sections detail how the proposed site traffic was generated. Development trips were not assigned to the adjacent roadway network as an operations analysis was not completed, however, trip distribution was established to provide a general understanding of impacts.

2.1 TRIP GENERATION

Trip generation for the proposed affordable housing development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition using the AM and PM peak hours of the adjacent roadway network. **Table 1** shows the results of the trip generation analysis for the development site. Results of the trip generation analysis show the development generating 22 trips during the AM peak hour, 23 trips during the PM peak hour, and 302 daily trips. Multi-use and pass-by reductions were not applicable to the identified land use.

Table 1. Trip Generation

Land Use (ITE Code)	Dwelling Units	AM Peak Hour Trips (1)			PM Peak Hour Trips (1)			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Attached Housing (215)	46	5	17	22	13	10	23	151	151	302
Total Trips		5	17	22	13	10	23	151	151	302

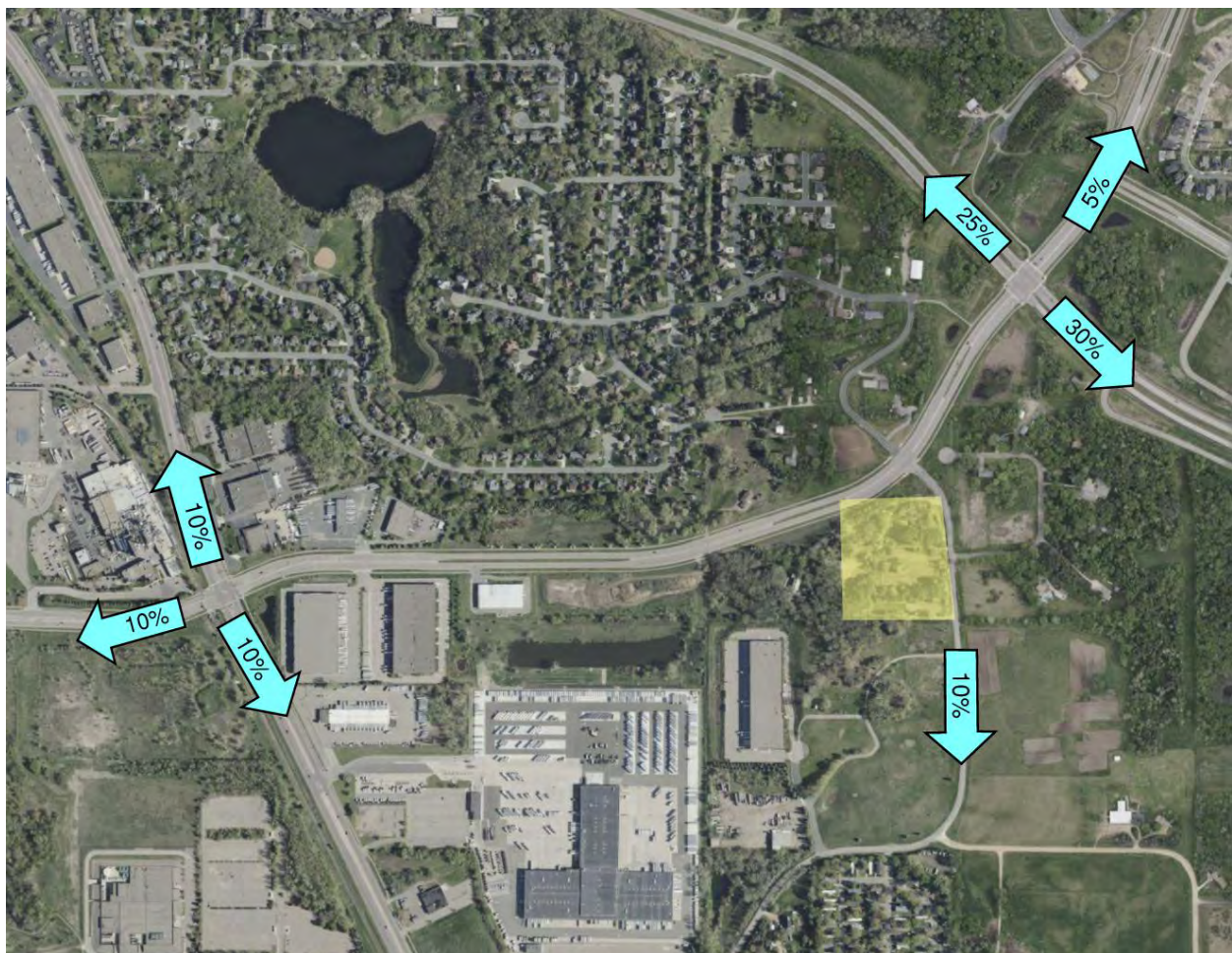
Source: Institute of Transportation Engineers Trip Generation Manual, 12th Edition

(1) Peak hour of the adjacent roadway network

2.2 TRIP DISTRIBUTION

Within this study the distribution of site-generated traffic was estimated based on a review of existing traffic volumes and traffic patterns (see **Figure 3**). For this development, approximately 30 percent of trips are expected to utilize CSAH 28 to the west, with 20 percent of trips utilizing Dodd Road and 10 percent of trips continuing west on CSAH 28. 60 percent of trips are expected to utilize CSAH 28 to the east, with 55 percent of trips utilizing MN 55 and 5 percent of trips continuing east onto Argenta Boulevard. Finally, 10 percent of trips are expected to utilize Argenta Trail to the south. This distribution does not account for any trips along to the north 77th Street W or to/from commercial driveways along CSAH 28 between the site and Dodd Road, however, given the nature of these destinations the number of trips would be expected to be minimal.

Figure 3. Proposed Trip Distribution



3. Conclusions

The following conclusions are offered for consideration:

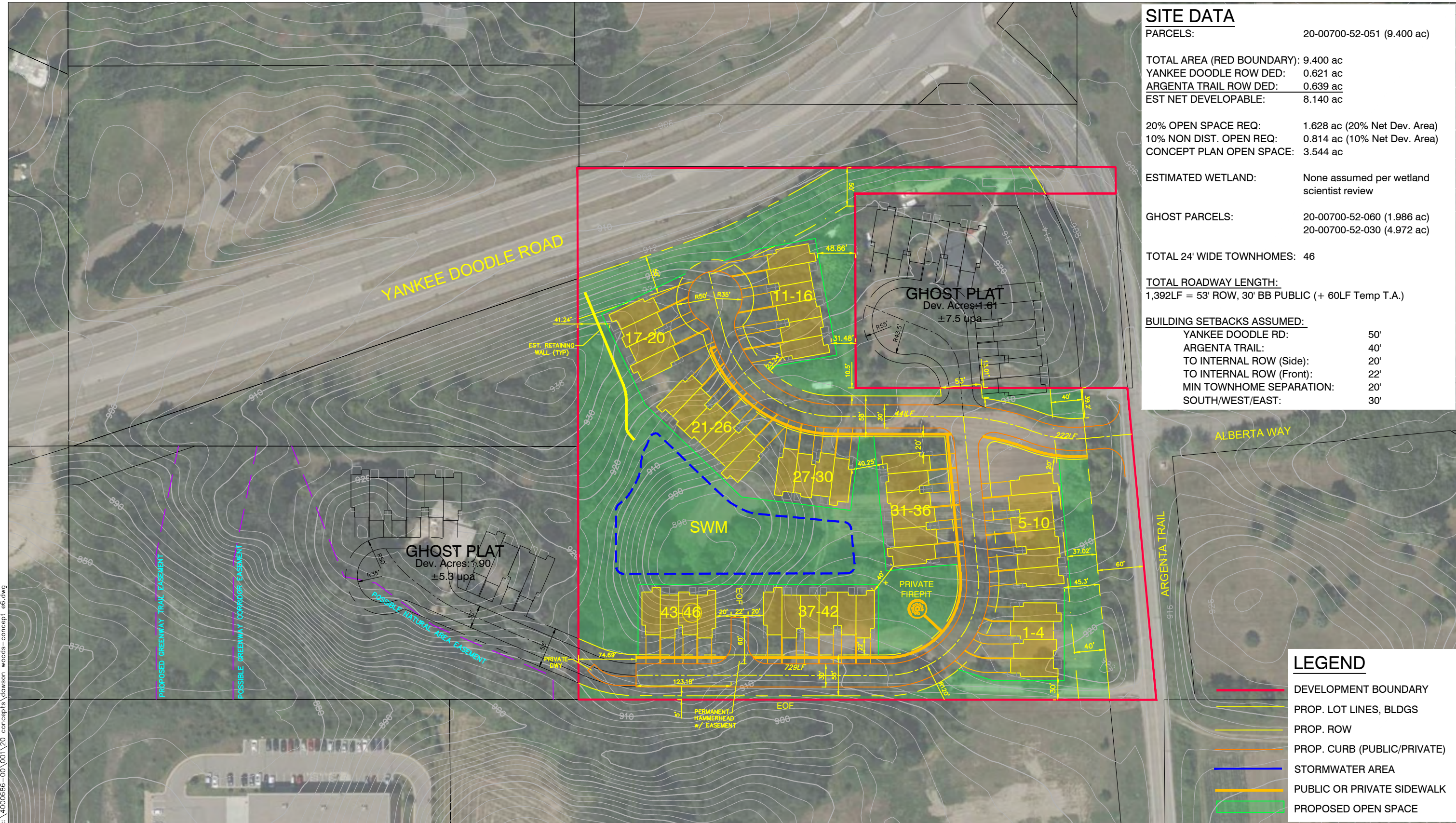
- The proposed development to be located along Argenta Trail immediately south of CSAH 28 (Yankee Doodle Road) in Inver Grove Heights is expected to consist of townhomes in groups of four or six, totaling nine buildings and 46 units.
- Access to the development site is proposed via one driveway located along Argenta Trail opposite of Alberta Way. It is assumed that the intersection would remain through/stop controlled with side streets stopping and Argenta Trail remaining uncontrolled.
- Trip generation estimates completed based on rates in the Institute of Transportation Engineers Trip Generation Manual, 12th Edition indicate that the proposed development would be expected to generate approximately 22 AM peak hour trips, 23 PM peak hour trips, and 302 daily trips.
- Minimal impacts are expected to the surrounding roadway network. The actual distribution of proposed development trips will be dependent on the origin/destination of business center users; however, based on a review of existing traffic volumes, traffic patterns, and engineering judgement it is anticipated that a majority of development trips will utilize CSAH 28 (Yankee Doodle Road), with MN 55 and I-35E serving as more desirable routes for long-distance trips.
- A review of the proposed site plan and access was completed to identify any issues and recommend potential improvements. Signing should be provided at internal intersections to assign vehicle right-of-way, and internal circulation should be reviewed to ensure appropriate access for garbage trucks, delivery trucks, and snowplows.



ALLIANT

Appendix A

DETAILED SITE LAYOUT



SITE DATA

PARCELS:	20-00700-52-051 (9.400 ac)
TOTAL AREA (RED BOUNDARY):	9.400 ac
YANKEE DOODLE ROW DED:	0.621 ac
ARGENTA TRAIL ROW DED:	0.639 ac
EST NET DEVELOPABLE:	8.140 ac
20% OPEN SPACE REQ:	1.628 ac (20% Net Dev. Area)
10% NON DIST. OPEN REQ:	0.814 ac (10% Net Dev. Area)
CONCEPT PLAN OPEN SPACE:	3.544 ac
ESTIMATED WETLAND:	None assumed per wetland scientist review
GHOST PARCELS:	20-00700-52-060 (1.986 ac) 20-00700-52-030 (4.972 ac)
TOTAL 24' WIDE TOWNHOMES:	46
TOTAL ROADWAY LENGTH:	1,392LF = 53' ROW, 30' BB PUBLIC (+ 60LF Temp T.A.)
BUILDING SETBACKS ASSUMED:	
YANKEE DOODLE RD:	50'
ARGENTA TRAIL:	40'
TO INTERNAL ROW (Side):	20'
TO INTERNAL ROW (Front):	22'
MIN TOWNHOME SEPARATION:	20'
SOUTH/WEST/EAST:	30'

LEGEND

	DEVELOPMENT BOUNDARY
	PROP. LOT LINES, BLDGS
	PROP. ROW
	PROP. CURB (PUBLIC/PRIVATE)
	STORMWATER AREA
	PUBLIC OR PRIVATE SIDEWALK
	PROPOSED OPEN SPACE

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DAWSON WOODS

INVER GROVE HEIGHTS, MINNESOTA

CONCEPT PLAN

DATE: 10-22-25 - NIM PLOT
DRAWN BY: MPR



Dawson Woods

APPLICATION FOR:
Rezoning, Planned Unit Development (PUD), Preliminary Plat

Inver Grove Heights, Minnesota
February 2, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company's mission statement is "***Building Incredible Places Where People Can Live Their Dreams.***" We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 600 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both the property developer and the builder of the homes. The primary contact for Pulte is Haley Daily-Sievers, Manager of Land Planning & Entitlement. Haley's contact information has been provided to City Staff.

There is one owner of the property:

Argenta Properties, LLC
C/o Todd Kimmes

The planner, surveyor, civil engineer, and landscape architect are:

Alliant Engineering, Inc.
Attn: Mark Rausch
733 Marquette Ave, Suite 700
Minneapolis, MN 55402

The Property

Legal Description:

Please see the attached survey.

Property Identification Number:

Parcel 1: 20-00700-52-051

Property Address:

7927 Argenta Trail, Inver Grove Heights, MN 55077

Key Facts

- Existing zoning A (Agricultural)
- Guided Land Use Low-Medium Density Residential
- Proposed zoning R-3A, Planned Unit Development
- Proposed use 46 attached townhome units
- Net calculations:
 - Gross area 9.40 acres
 - Yankee Doodle Rd ROW 0.621 acres
 - Argenta Trail ROW 0.639 acres
 - Net area 8.14 acres
 - Net density 5.65 units/acre
- Open Space Requirements:
 - 20% Open Space Required 1.628 acres
 - 10% Non-Disturbed Open Space Required 0.814 acres
 - 75% of the Req. Open Space Be Contiguous 1.221 acres
- Open Space Provided:
 - 20% Open Space 3.911 acres (48.05% of net area)
 - 10% Non-Disturbed Open Space 1.260 acres (15.48% of net area)
 - 75% of the Req. Open Space Be Contiguous 2.542 acres (1.221 ac required)
- Setbacks
 - Yankee Doodle Setback 50 feet
 - Argenta Trail Setback 40 feet
 - Internal Side (ROW) 20 feet
 - Min. Driveway Length/Front Setback 22 feet
 - Min. Distance Between Buildings 20 feet

Proposed Land Use and Zoning

The Inver Grove Heights Comprehensive Plan and Northwest Expansion Area AUAR guide the subject parcel as Low-Medium Density Residential, allowing 4-8 units per net acre. We propose an attached townhome neighborhood with a density of 5.65 units per net acre, which is consistent with the land use guidance. The current zoning is listed as A (Agricultural). We understand that the parcel is located within the Northwest Overlay District and that all proposed developments require rezoning to a Planned Unit Development. Based on staff feedback, we propose rezoning the development from A (Agriculture) to R-3A (Planned Unit Development).

Proposed Neighborhood

We are seeking approvals for a proposed neighborhood comprised of attached townhomes called Dawson Woods. The future community will consist of 46 units in 4- or 6-unit string buildings, with 22 units featuring walkout basements and the rest slab-on-grade. When designing our plan, we looked at the City's Comprehensive Plan and the Northwest Area AUAR for guidance. Our proposed product and density align with the vision in both plans. Additionally, we believe attached townhomes are a suitable fit for this area given the parcel's limited size, proximity to major roadways, and the industrial use to the southwest. We propose public streets with a sidewalk on one side and a connection to the existing trail

along Yankee Doodle Road, which will provide future residents with access to the broader trail network beyond the immediate community. Lastly, we propose a large stormwater pond and a private fire pit for future homeowners to use at their convenience.

Access, Right-of-Way Dedication, and Streets

Based on staff feedback, we propose a single access point to Argenta Trail. Our plan accounts for dedicating 60' of right-of-way to the city for future expansion of Argenta Trail, so the road can be improved once warrants are met. Additionally, we are accounting for the required 40' setback from the future Argenta Trail right-of-way. A portion of the northwest boundary of the site overlaps with the existing Yankee Doodle Road. As the application progresses, we would anticipate dedicating the portion of the site that overlaps the road to Dakota County, as required. We are also meeting the 50' setback from Yankee Doodle Road.

Our plan proposes that all the internal streets are public, city roads, and they are shown as a 30' pavement width with a 53' right-of-way. For the most southern street, we propose to plat the right-of-way to the property line to the west; however, we would stop the pavement short of the property line. This is proposed so that, when the property owner to the west develops, the right-of-way will be established; however, by stopping the public street pavement before the property line, we can avoid impacting the existing driveway the owner uses to access his property to the west. We are also proposing to stop the pavement for the future road to the west to accommodate the western property owner's desire for privacy and to avoid any future residents from the proposed development from disturbing that property owner. The existing driveway and easement will be discussed further in this narrative.

Parking

Based on the parking requirements in the Northwest Area, 2.0 parking spaces are required per townhome unit and 1 additional guest spot per 6 units. The required parking is calculated at 92 spots plus 8 additional guest spots, for a total of 100 spaces. Each townhome unit provides a total of 4 parking spots: 2 in the garage and 2 in the driveway. Additionally, with the proposed public streets, an additional 37 parking spaces will be available. Public streets will not be painted to indicate the spots, but we have shown the possible additional parking in the "Parking Exhibit" as supplementary to this application. In sum, we propose 184 spots, with additional parking provided on the public streets, exceeding requirements.

Utilities

We understand the subject parcel is located within the Eagan Area District for utilities and that a Joint Powers Agreement exists between the Cities of Eagan and Inver Grove Heights. We understand that the City of Eagan will provide sewer and water services.

We propose connecting to the existing utilities along Yankee Doodle and have discussed our plan with Dakota County. We understand that the county plans to construct an underpass under Yankee Doodle, which will be completed in the future. We have incorporated the County's conceptual design into our engineering plan to avoid future conflicts. We will continue to work through plan review and approvals with all required agencies.

Setbacks

Our plan accounts for the required setbacks from Yankee Doodle Road and Argenta Trail. Additionally, our proposed buildings comply with all required setbacks under the R-3A Code. For Buildings Block 4 and Block 5, we can accommodate a 40' setback between the structures, which is the required Rear-to-Side Setback. Given the buildings' orientation, we consider this code application more appropriate, as the two buildings are not rear-to-rear. Lastly, we propose that Block 3 be approximately 70 feet from the western property line, which exceeds code requirements, to provide an even greater distance between the future development and the existing owner to the west.

Stormwater Management

Our current plan proposes a large central pond for stormwater management. We intend for the pond to serve as an infiltration pond and to meet all volume and rate-control requirements set by the City of Inver Grove Heights' Stormwater Management. Please see the preliminary plat for more details.

DWSMA Boundary

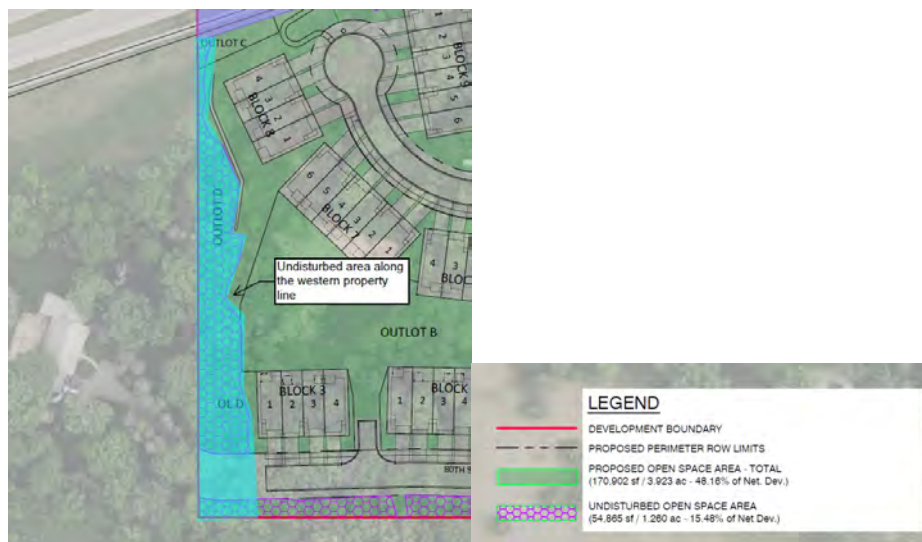
After further coordination with the city, the stormwater narrative has acknowledged that the project is located within a moderate DWSMA boundary. However, there are no stormwater hotspots on site, no mentioned karst regions, and the site is not within the city's emergency response site; therefore, infiltration is suitable on the property.

Impervious and Building Coverage

The project meets the 20% building coverage requirement. While the project results in 46.59% impervious surface when the internal right-of-way is included, the impervious surface is 35% when the ROW is excluded. While this slightly exceeds typical guidance, the proposed stormwater management system is designed to fully mitigate the additional impervious area by providing rate and volume control consistent with all engineering requirements. Please see the Impervious & Building Coverage Exhibit for more details.

Open Space Requirements

We understand that within the Northwest Overlay District, there are specific requirements for the percentage of open space that must be provided. Our proposed site plan allocates 3.911 acres of open space, which is 48.05% of our net acreage, exceeding the open space requirement for the Northwest Overlay District. Additionally, we propose 1.26 acres (15.48%) of non-disturbed open space, exceeding the 10% requirement. This was also done to preserve some of the natural vegetation along the western property line and to maintain the sense of privacy that the owner to the west currently has.



Lastly, we are meeting the requirements that 75% of the open space must be contiguous and 100 feet wide. Please see Open Space Exhibit View A and View B for more details.

Tree Preservation and Landscaping

The property contains trees throughout the site, and when engineering the site, we worked to preserve as many trees as possible. However, due to modern stormwater regulations, maximum street grades, minimum yard grades, and home flood protection, there is limited flexibility in the property's mass grading, leading to the removal of trees. Where feasible, we have preserved many trees along all property edges to enhance the proposed development and maintain the existing buffer along the property boundaries.

For the trees we removed to meet design requirements, we have created an extensive landscape plan to replace as many trees on site as possible. We propose extensive buffering along Argenta Trail and the adjoining property boundaries for the nearby residents. We are also proposing larger trees and extensive landscaping throughout the neighborhood to provide a beautiful streetscape for future homeowners and adjacent residents. In total, we propose planting 190 new trees in addition to the existing trees we are saving. For the additional trees that cannot be mitigated on site, we will work with staff to determine the cash payment equivalent to the cost of planting, so that the city can use it for future plantings on public property. Please see the landscaping plan in the preliminary plat for more details.

Amenities & Park Fees

In addition to the abundance of open space and extensive landscaping, we propose a centrally located fire pit for future homeowners to use at their leisure, which the Homeowners Association would maintain. We propose connecting to the existing trail along Yankee Doodle Road via a trail from our proposed development. This will provide future residents with easy access to the wider trail network in the immediate area. Lastly, we would pay City Park Dedication fees as required.

Traffic

As part of our application, we assessed the potential increase in traffic from our proposed development. Trip generation for the proposed housing development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, based on the AM and PM peak hours of the adjacent roadway network. Results of the trip generation analysis show the development generates 22 trips during the AM peak hour and 23 during the PM peak hour. The full Trip Generation Memorandum is included as supplemental information to our application.

Existing Driveway & Easement

Currently, there is a 16.5' existing driveway easement and driveway along the southern boundary of the site, which serves as access to the property owner to the west. The physical driveway meanders in and out of the established easement. We have been in discussions with the property owner to the west since June of 2025 to determine the path that works best for all parties. To avoid disturbing the property owner, we propose leaving the driveway easement and physical driveway in place as they are today. By leaving the driveway in place, the owner will maintain their current access and avoid having to change their address, which was a concern we heard from the resident. We understand that no code restrictions are preventing the driveway from remaining in place. Additionally, we have modified our site plan to avoid disturbing the western property boundary and to plant additional trees throughout the site to provide ample screening and minimal disturbance to the owner to the west. We also recognize that when the property owner to the west develops, the private driveway will be removed from our neighborhood.

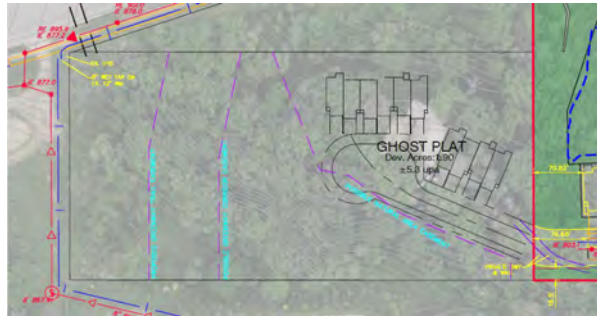
Ghost Plat

Based on staff feedback, our plan shows a ghost plat for the adjacent parcels. The parcels to the north and west are not included in our application, but are included to show how they could develop in the future to work well with our proposed neighborhood and meet the density requirements established by the Comprehensive Plan.

Northern Parcel Ghost Plat



Western Ghost Plat



Snow Removal Plan

While our proposed neighborhood will have public streets, we have developed a snow storage plan that shows where snow could be stored for the public streets and where snow from the private driveway can be placed. Our proposed plan provides ample snow storage for the private driveway and the future neighborhood. Please see the Snow Storage Exhibit for further information.

Requested Flexibilities

As part of our application, we are seeking the following flexibilities -

- **Number of Units within a Building:** Our proposed neighborhood includes a mix of townhome buildings with four (4) and six (6) units. While the R-3 zoning district limits buildings to 4 units, we respectfully request flexibility to permit up to 6-unit buildings. This variation supports the project's density goals and creates architectural diversity, while also advancing the City of Inver Grove Heights 2040 Comprehensive Plan's objectives to provide a range of housing options that meet the needs of residents across all life stages.
- **Length of Streets with Cul-de-sac:** The City Code limits cul-de-sac street length to 500 feet. While future Alberta Way meets this standard, the proposed southern road slightly exceeds the limit (+/- 600 feet). We are requesting this flexibility since the site is limited in size and has challenging grades, and the layout must also accommodate a centrally located stormwater pond. It is difficult to achieve the planned density while responding to these site constraints. Additionally, the southern road will have units on the north side only, resulting in fewer homes than a typical street with homes on both sides.
- **35% Impervious Surface:** The project slightly exceeds the 35% impervious surface maximum when the internal right-of-way is included (46.59%) but meets the standard at 35% when the ROW is excluded. We are requesting this variation to allow a slightly higher impervious surface to support the City's density goals for Low-Medium Density Residential, while remaining on the low end of the guidance. The proposed stormwater management system is designed to fully account for the additional impervious area by providing rate and volume control in accordance with all engineering requirements.

Neighborhood Meeting

We held the neighborhood meeting on November 10, 2025. Seven attendees signed in, but approximately twenty people attended. A summary of key items that were discussed is below:

- Traffic concerns relating to the wider transportation network and the number of semi-trucks in the area
- Traffic generation from the proposed development
- Price points of townhomes
- HOA services and responsibilities
- Allowable land use and zoning for the parcel
- A few attendees expressed positive reactions to the proposal for residential versus higher uses, such as industrial.

As supplemental information for this application, we have included the sign-in sheet and a copy of the presentation used at the neighborhood meeting.

Pulte Townhomes and Homeowners Association

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can visit this link to learn more about Pulte's homebuilding process <https://www.pulte.com/design/life-tested>. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "***Building Incredible Places Where People Can Live Their Dreams.***"

To remain aligned with the evolving preferences of today's homebuyers, we continually refine and update our home designs. These revisions are informed by ongoing market feedback and the design review process outlined above. The proposed townhome product will consist of two-story homes arranged in buildings of four to six units each, providing architectural variety and a unique building pattern. Of the units, 22 will feature walkout basements, with the remaining homes built on slab-on-grade foundations. Incorporating walkout options expands the range of layouts available to buyers, allowing homeowners to choose an option that best supports their lifestyle and space needs. We anticipate that the townhomes will sell in the low \$400,000s.

We will establish a homeowners association (HOA) to provide lawn care, snow removal, and exterior building maintenance. We have found that our townhomes appeal to singles and first-time home-buying families. We have also found that approximately 30% of buyers of this home are empty nesters, who purchase the units for multiple reasons. First, they are attracted to the HOA's lawn maintenance and snow removal services. Second, empty nesters are attracted to smaller square footage, as they prefer a home they can live in and maintain. Third, the open, flexible floor plans, along with options such as a sunroom, have been particularly appealing to this demographic. Combined, these traits have made our townhomes very popular among singles, first-time homebuyers, and empty nesters.

Townhomes – Home Specifications

- 1,850 to 2,020 square feet (*does not include basement square footage*)
- 3 to 4 bedrooms
- 2.5 bathrooms
- 2-stall garage
- Two stories

Conceptual Home Elevations

Please refer to the pages following the "Summary" section for renderings of the proposed townhomes.

Energy Efficiency and Sustainability

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

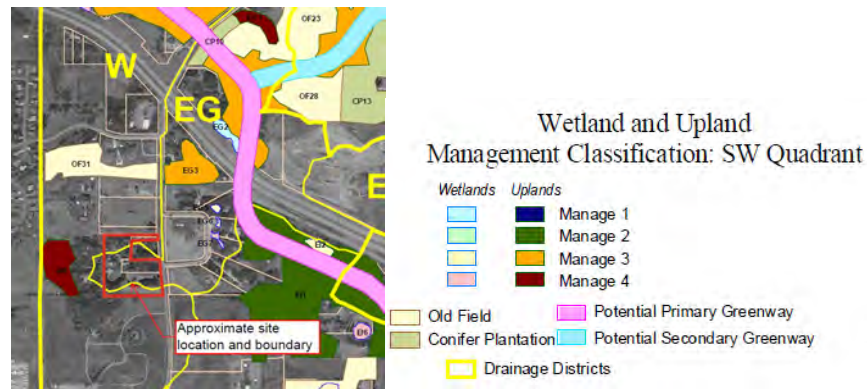
Development Capacity Plan

In accordance with Section 10-13J-5(E), we have completed a development capacity estimate, as shown below. The proposed 46 units are a net density of 5.65 units per acre, consistent with the Comprehensive Plan and the development capacity plan.

2040 Comp Plan Land Guidance	Comp Plan Allowed Density (units/acre)	Proposed Base Zoning District	Overlay District	Zoning Density Allowed (units/acre)	Net Acres	Min. Units	Max Units	Proposed Units	Proposed Density (units per acre)
LMDR	4-8	R-3A	NW Area	4-8	8.14	32.56	65.12	46	5.65

City of Inver Grove Heights Natural Resource Inventory and Wetlands

We have reviewed the Final Report for the Inver Grove Heights Northwest Area Natural Resource Inventory and Management Plan. We believe our subject parcel has no environmental features identified in the report, as shown in the Southwest Quadrant Figure below.



Wetlands

We completed a site assessment to determine if any wetlands were present on the site and submitted our findings to the Technical Evaluation Panel (TEP). We received a Notice of Decision (NOD) from the TEP on July 11, 2025, confirming our findings that there are no wetlands on this parcel. Since there are no wetlands within the parcel boundary, our proposed development will not impact any wetlands.

Staging Plan & Schedule

Due to the site's limited size, we will construct the project in a single phase. The City of Inver Grove Heights application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary plat approval	spring 2026
Site development starts	summer 2026
Model home opens	late 2026
Complete build of homes	late 2028

Summary

The proposed community will consist of 46 attached townhomes, which aligns with the City of Inver Grove Heights' Comprehensive Plan and Northwest Expansion Area AUAR. We look forward to working with city staff, Commissions, and Council as this application progresses through the review process. We respectfully request the City's support for this application. Thank you for your consideration.

Opposition to Argenta Trail / Dawson Woods Development as Proposed

March 15, 2026

The Honorable Mayor Brenda Dietrich
Mayor of Inver Grove Heights MN &
Members of the City Council and Planning Commission
8150 Barbara Ave E, Inver Grove Heights, MN 55077

Dear Mayor Dietrich, and Members of the City Council and Planning Commission:

I am writing to express my opposition to the Argenta Trail development (Pulte's proposed Dawson Woods) that is currently moving through the planning process. While I support thoughtful and responsible development in Inver Grove Heights, the proposal for 46 attached townhome units on this site is far too dense and out of scale for the surrounding neighborhood and would represent a planning approach that prioritizes a single developer's proposal over cohesive, long-term community planning.

Density and Neighborhood Compatibility

The area surrounding this site is characterized by low-density residential development, large lots, and a semi-rural character. Introducing 46 homes into this setting fundamentally alters that character and creates impacts that cannot be adequately mitigated through buffering, landscaping, or minor design adjustments. The scale and intensity of the proposal are simply incompatible with the existing neighborhood.

While development may be appropriate at this location, it must be scaled to fit the context, not forced into it.

Zoning and Comprehensive Plan Consistency

The subject property is currently zoned A (Agricultural). Pulte's application confirms the existing zoning is A (Agricultural) and that the proposal seeks rezoning to R-3A, Planned Unit Development, to allow 46 attached townhome units. The City's Comprehensive Plan guides future use as Low-Medium Density Residential (LMDR).

Although the applicant cites that LMDR allows 4–8 units per net acre and calculates a net density of 5.65 units/acre, the fact that a proposal can be made to fit within a range does not mean it is the right fit for this corner or for the neighborhood's existing character. The City should evaluate whether the requested rezoning and PUD flexibilities create a precedent that undermines predictable land-use planning for the broader area.

Concern with Piecemeal Rezoning and Spot Zoning

I am particularly concerned that this proposal effectively functions as spot zoning, accommodating one developer's plan rather than advancing a comprehensive vision for this area. Rezoning or granting approvals to allow this level of density on an isolated parcel sets a precedent that undermines predictable, consistent land-use planning.

If higher-density development is being contemplated for this location, it should be done through a broader, coordinated planning effort for the entire corner and surrounding area and not through incremental approvals

designed to fit a single project. Notably, the application itself includes ‘ghost plat’ concepts for adjacent parcels, underscoring that this corner can develop as a system and should be planned as one.

Traffic Impacts — Yankee Doodle Road (CSAH 28) and Argenta Trail

Both my neighbors and I consider traffic impacts to be one of our main concerns. Pulte’s application includes a Trip Generation Memorandum estimating 22 trips during the AM peak hour, 23 trips during the PM peak hour, and 302 daily trips for the 46-unit project. The memorandum also notes that a full traffic impact study will not be completed at this time.

The intersection of Yankee Doodle and Argenta will see the bulk of the traffic increase.

The trip estimates are potentially understated for this project. The homes are proposed as 3–4-bedroom units in a desirable school district. That combination will likely attract larger families and higher household vehicle ownership than many typical townhome assumptions. Even a modest underestimation in trip generation can materially change queueing, turning movements, and safety at this already busy intersection.

Accordingly, I respectfully request that the City require a full Traffic Impact Study that is focused on the Yankee Doodle/Argenta intersection and surrounding network before granting rezoning and PUD entitlements, and that the study include sensitivity scenarios reflecting the likely demographics of 3–4 bedroom units.

Environmental Impacts — Tree Removal and Vehicle Emissions

The land in this application is a rare remaining example of an oak savanna ecosystem. While some tree removal may be unavoidable with development, the scale of this proposal would effectively eliminate the remaining canopy structure and the ecological functions that define the savanna. Although the applicant proposes planting new trees, replacement plantings cannot replicate the ecological functions, buffering value, and neighborhood benefits of mature canopy for decades.

In addition, increased vehicle trips (the applicant estimates 302+ daily trips) will increase localized emissions and noise, particularly concentrated at the Yankee Doodle/Argenta intersection where much of the added traffic will funnel.

I respectfully request that the City require stronger, enforceable tree preservation and mitigation measures that prioritize preservation where feasible and ensuring meaningful replacement/mitigation for mature trees along with any additional environmental mitigation the City deems appropriate for this location.

Support for Reasonable, Scaled Alternatives

To be clear, I am not opposed to development. I would support development that is appropriately scaled and compatible with the neighborhood, such as:

- Four to six estate-style single-family homes, consistent with the existing neighborhood character and the property’s current Agricultural zoning context.
- A small, single-story townhome community with a meaningfully reduced unit count and site design that minimizes traffic and preserves existing natural buffers.

Either of these alternatives would allow development to proceed without imposing disproportionate impacts on adjacent properties or fundamentally altering the character of this part of Inver Grove Heights.

Request

For these reasons, I respectfully urge the City Council and Planning Commission to deny approval of the project as currently proposed.

If the city wishes to move forward:

1. Require a lower-density, neighborhood-compatible alternative
2. Require a detailed plan for the entire corner before approving piecemeal rezoning and PUD requests for a single development.
3. Conduct formal traffic studies using more realistic trip counts
4. Impose tree preservation stipulations

Requests related solely to my property:

From an individual standpoint, this development would have a considerable effect on my quality of life, home value and access to my property. The proximity of my driveway to a newly planned city street raises concerns, as does the proposed addition of 46 homes in what is currently my front yard. These changes would result in a neighborhood density comparable to that found in the urban environment I left 15 years ago to the peace of my IGH home. For these reasons, I ask if this development moves forward, you ask Pulte to ensure that these items are resolved before any plan moves forward.

- Require the applicant to record the existing prescriptive driveway easement serving my property, in place since 1968, for driveway purposes (including landscaping thereof), and to ensure that development activities do not encroach upon, obstruct, or impair access, maintenance, snow removal, or the ability to repair or replace the driveway or diminish the lawful use and enjoyment of that easement.
- Require the applicant to perform documented pre-construction inspections of my property and assume responsibility for restoring any damage or property movement attributable to construction or site activities associated with the development.
- Require the applicant to provide additional landscape screening to preserve the rural character and privacy of my property and driveway.
- Require the City Engineer to ensure that the alignment and operation of the proposed public street does not interfere with the use of my private driveway, including through snow storage or snow plowing practices.

Thank you for your time, consideration, and service to the community.

Respectfully,



David E Jansen
7985 Argenta Trail, Inver Grove Heights, MN

From: [Kassandra Fries](#)
To: [Stacy Bodsberg](#); [Kevin Shay](#)
Subject: Opposition to "Dawson Woods" Pulte Homes Development
Date: Monday, March 23, 2026 2:01:08 PM

Hello Stacy and Kevin,

Please forward this correspondence to our Inver Grove Heights Planning Commission members:

I am writing to express my concern with and opposition to the proposal by Pulte Homes to build the 46 "Dawson Woods" townhomes at the corner of Argenta Trail and Yankee Doodle Road.

The following are my concerns:

- **Rezoning:** rezoning the area from agriculture to such dense housing is a drastic shift and would significantly change the current feel of the green space adjacent to the property.
- **Traffic:** this area is already congested from all of the Eagan residents who cut to Yankee Doodle from 149, as well as the hundreds of UPS trucks that take the route.

This corner of Inver Grove Heights is one of the few in the Southeast metro that still has lush, mature green space. If this development were to happen, it would only lead to the continual development of neighboring properties, until we eventually reach a point where that green space is nonexistent.

There are other alternatives that would benefit our neighborhoods and community such as designated green space or a nature preserve. Even having one to four homes built on the property would be a change but would not have such a drastic negative impact on the area.

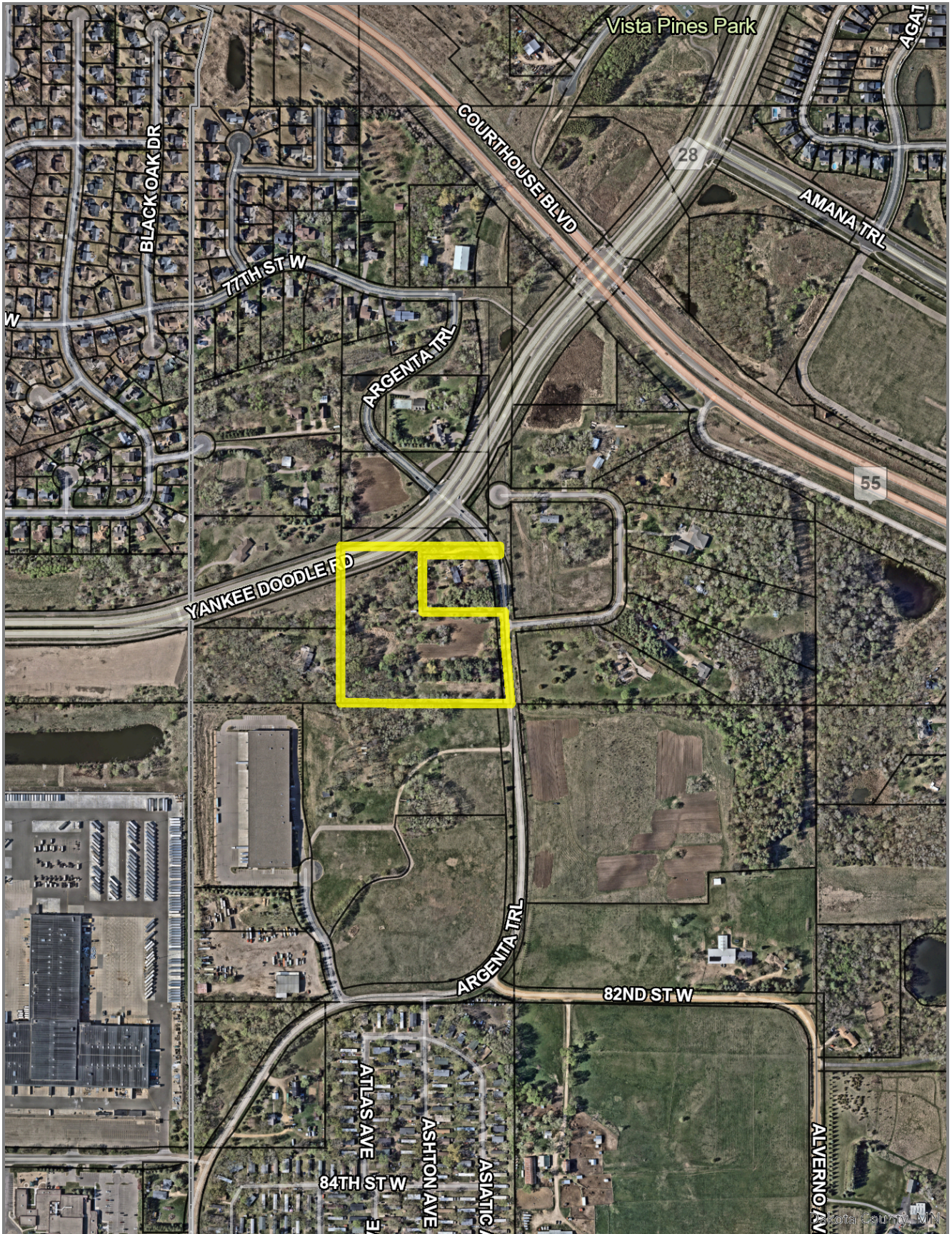
I strongly encourage you to consider the overall cost/benefit that this would have on our city, and vote **against** Pulte's proposals to rezone the lot as this would require and this specific development.

Thank you for your time and consideration.

Kassandra Fries
7920 Alberta Way
[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dakota County, MN

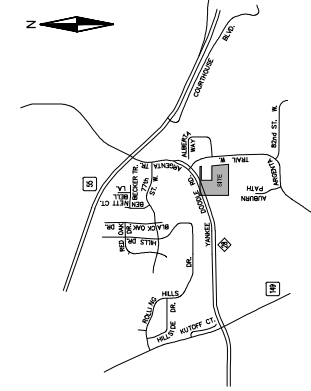


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 600 feet
2/9/2026

Dawson Woods

Inver Grove Heights, Minnesota



Dawson Woods
Inver Grove Heights, Minnesota
Preliminary Plat Submittal
Cover Sheet

CONTACT LIST

DEVELOPER
Pulte Group
1630 W. 24th Street, Suite 300
Bloomington, MN 55425
Email: friday.daily@pulte.com
Contact: Tobby Daily-Slevers

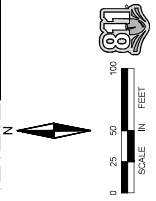
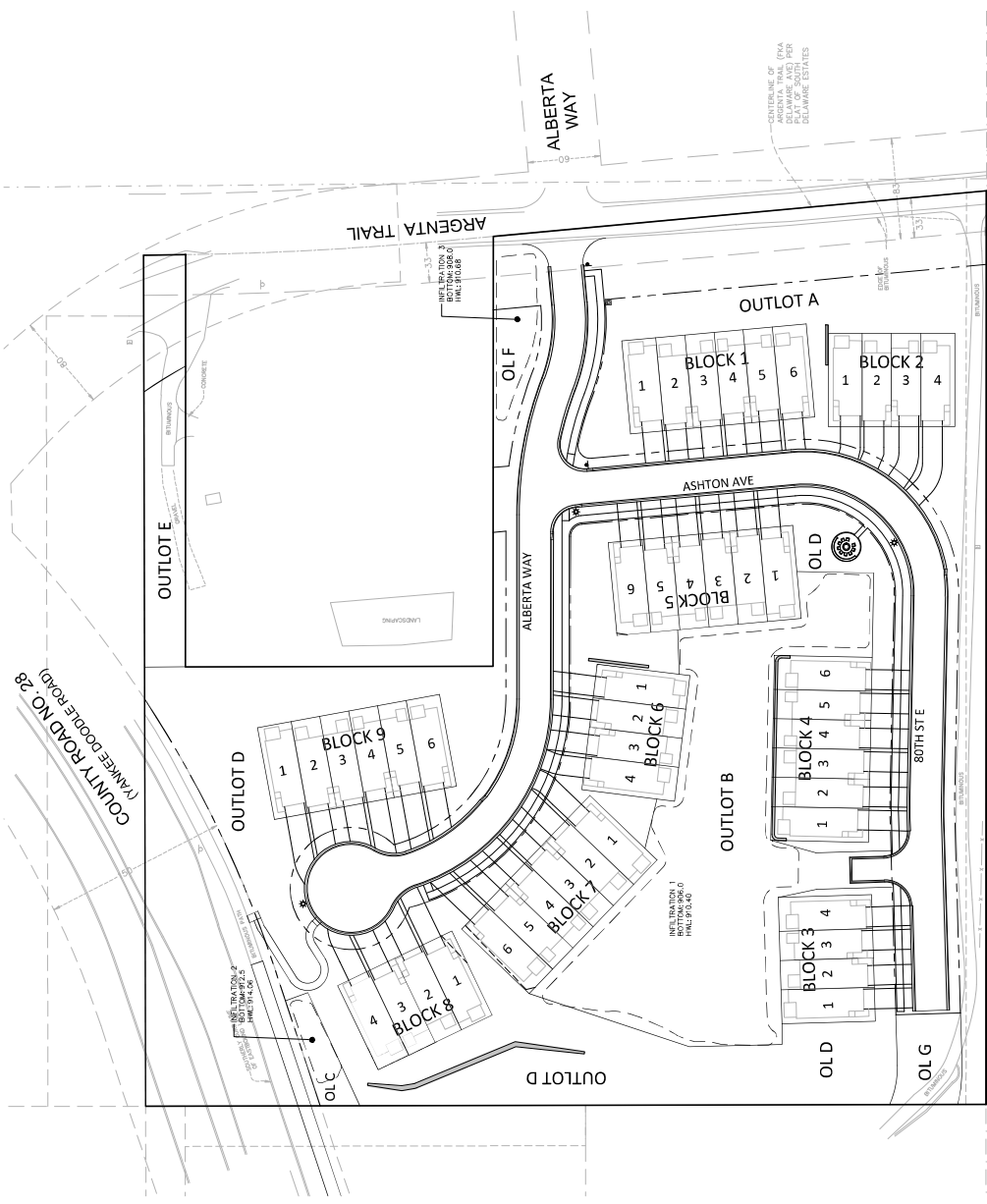
ENGINEER
Ben Pabzack
License No. 61669
Email: bpabzack@alliant-inc.com

SURVEYOR
Dan Erem
License No. 57305
Email: dere@alliant-inc.com

LANDSCAPE ARCHITECT
John Gronhoid
License No. 39233
Email: jgronhoid@alliant-inc.com

PLAN SUBMISSION/REVISION MATRIX

#	SHEET DESCRIPTION	2026-02-01	01-07-2026	2026-05-19
2-3	Cover Sheet	X	X	X
4-5	Existing Survey	X	X	X
6	Preliminary Plat	X	X	X
7	Site Plan	X	X	X
8	Grading & Drainage Plan	X	X	X
9	Grading Details & Grading Profiles	X	X	X
10	Pond Details	X	X	X
11-12	Erosion & Sediment Control Plan	X	X	X
13	Storm Sewer & Mainman Plan	X	X	X
14-15	Sanitary Sewer & Mainman Plan	X	X	X
16-17	Storm Sewer Plan	X	X	X
18	Landscaping Plan	X	X	X
19	Site Inventory	X	X	X
20	Tree Inventory & Removal Data	X	X	X



Know what's below.
Call before you dig.
Dial 811

CERTIFICATION
I, the undersigned, Ben Pabzack, a duly Licensed Professional Engineer in the State of Minnesota, hereby certify that I am the Engineer of Record for the above project and that the plans herein were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

FOR SIGNATURE ONLY
Name: Ben Pabzack
License No. 61669
Location: MN

DATE
5-14-26
3-4-26
2-10-26
1-15-26

DESCRIPTION
Add Outlot G
Preliminary
Final Plat
Final Plat

DATE
5-14-26
3-4-26
2-10-26
1-15-26

PROJECT TEAM DATA
Designed by: BPS/BP
Drawn by: DLE/ELL
Project No.: 000088400

TREE PRESERVATION NOTES:

1. BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECTS TO OCCUR, A TREE PROTECTION FENCE (AT LEAST 4 FEET IN HEIGHT AND 1/2" THICK) SHALL BE INSTALLED AROUND THE PERIMETER OF ALL EXISTING TREES TO BE PRESERVED. THIS FENCE LINE IDENTIFYING THE AREA OF A TREE PROTECTION AREA SHALL REMAIN IN PLACE UNTIL ALL GRADING AND CONSTRUCTION ACTIVITIES ARE TERMINATED.
2. WHEREVER THE PROTECTION MATERIALS OF SOIL MAY BE STORED OR PLACED, THE PROTECTION MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS POLLUTION OF SOIL. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECTS TO OCCUR. CONTRACTOR TO PREPARE THE CHANGE IN SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS, CAUSING BRACKISH ENVIRONMENTAL CHANGES IN THE SOIL WATERSHED. CONTRACTOR SHALL BE RESPONSIBLE TO BE PREPARED.
3. DRAINAGE PATTERNS ON THE SITE SHALL NOT CHANGE, CONSIDERABLE CAUSING BRACKISH ENVIRONMENTAL CHANGES IN THE SOIL WATERSHED. CONTRACTOR SHALL BE RESPONSIBLE TO BE PREPARED.
4. NO SIGNIFICANT TREES SHALL BE REMOVED UNTIL THIS TREE PRESERVATION PLAN IS APPROVED BY THE CITY OF INVER GROVE HEIGHTS, MINNESOTA. ADDITIONAL INFORMATION.
5. SEE LANDSCAPE PLAN (SHEET 18) FOR LOCATION OF TREE REPLACEMENT.
6. TREE CLASSES ARE DEFINED AS:
 - 10.1. CLASS A - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY ASPEN, SHERMAN ELM, AMERICAN ELM, SILVER MAPLE, RED MAPLE, BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).
 - 10.2. CLASS B - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY SPRUCE, CEDAR AND WILD HAWTHORN CONSISTING OF THE FOLLOWING SPECIES: BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).
 - 10.3. CLASS C - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY ASPEN, SHERMAN ELM, AMERICAN ELM, SILVER MAPLE, RED MAPLE, BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).
7. TREE CLASSES ARE DEFINED AS:
 - 10.1. CLASS A - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY ASPEN, SHERMAN ELM, AMERICAN ELM, SILVER MAPLE, RED MAPLE, BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).
 - 10.2. CLASS B - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY SPRUCE, CEDAR AND WILD HAWTHORN CONSISTING OF THE FOLLOWING SPECIES: BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).
 - 10.3. CLASS C - FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY ASPEN, SHERMAN ELM, AMERICAN ELM, SILVER MAPLE, RED MAPLE, BALSAM POPLAR, BIRCH, BASSWOOD, WALNUT, ASH, HAWTHORN, LOCUST ONE HUNDRED PERCENT (100%).

TREE MITIGATION CALCULATIONS:

Class	Tree Class	Count	Value
Total Healthy Significant Trees (Class A Included)		5,272	
Class A Mitigation		175	
Class B Mitigation		3,117	
Total Significant Trees to be Mitigated		3,292	
Total Significant Trees to be Mitigated		3,292	
Class A Mitigation		175	
Class B Mitigation		3,117	
Total Significant Trees to be Mitigated		3,292	
Class A Mitigation		175	
Class B Mitigation		3,117	
Total Significant Trees to be Mitigated		3,292	
Class A Mitigation		175	
Class B Mitigation		3,117	
Total Significant Trees to be Mitigated		3,292	

TREE PRESERVATION PLAN

Inver Grove Heights, Minnesota



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www.alliant.com

Pulte HOMES

Dawson Woods
Preliminary Plat Submittal

DATE	DESCRIPTION
5-14-19	City Resolution
5-14-19	Address Order

CERTIFICATION
I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief.

FOR PREPARATION BY:
Name: _____
Address: _____
City: _____
State: _____
Zip: _____

PROJECT TEAM DATA
Designed by: WRS, LLP
Drawn by: DLR, LLC
Project No.: 000000000

DATE
19

Sheet 19 of 20

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION LIMITS

Know what's below.
Call before you dig.
Dial 811



SITE DATA

PARCELS: 20-00700-52-051

TOTAL AREA (RED BOUNDARY): 9.400 ac
 YANKEE DOODLE/CR 28 ROW: 0.621 ac
 ARGENTA TRAIL ROW: 0.639 ac
 NET DEVELOPABLE: 8.140 ac

REQUIRED OPEN SPACE CALCULATION:

20% OPEN SPACE REQ: 1.628 ac (20% Net Dev. Area)
 75% OF REQ. OPEN SPACE MUST BE CONTIGUOUS AND 100' WIDE: 1.221 ac
 10% NON DISTURBED OPEN SPACE REQ: 0.814 ac (10% Net Dev. Area)
PROVIDED OPEN:
 OPEN SPACE PROVIDED: 3.911 ac (48.05% Net Dev. Area)
 LARGEST CONTIGUOUS OPEN SPACE WITH 100' WIDTH: 2.542 ac (>1.221 ac req)*
 *Refer to Open Space Exhibit - View B
 10% NON DISTURBED OPEN PROVIDED: 1.260 ac (15.48% Net Dev. Area)

LEGEND

DEVELOPMENT BOUNDARY
 PROPOSED PERIMETER ROW LIMITS
 PROPOSED OPEN SPACE AREA - TOTAL (170,371 sf / 3.911 ac - 48.05% of Net. Dev.)
 UNDISTURBED OPEN SPACE AREA (54,865 sf / 1.260 ac - 15.48% of Net.Dev.)



Date: 2026-03-18
 Drawn By: MPR, ELL
 Scale: As shown



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Dawson Woods - Open Space Exhibit - View A

Inver Grove Heights, Minnesota

SITE DATA

20-00700-62-061

TOTAL AREA (RED BOUNDARY): 9.400 ac (Gross Site Area)

YANKEE DOODLE ROW:	0.621 ac
ARGENTA TRAIL ROW:	0.639 ac
INTERNAL PUBLIC ROW:	1.763 ac
NON PUBLIC ROW AREA:	6.377 ac

IMPERVIOUS SURFACE:

PROPOSED NON-ROW IMPERVIOUS SURFACE: 2,243 ac (35% of non-ROW area)*

*Calculation includes the following existing driveway impervious surface:

- 3,934 sf of existing driveway along south boundary line - temporary condition.
- 1,133 sf of existing driveway in the north in Outlot E

PROPOSED IMPERVIOUS SURFACE (WITH INTERNAL ROW): 3,558 AC (46.59% of site including internal ROW).

BUILDING COVERAGE:

TYPICAL BUILDING MAXIMUM AREA POSSIBLE:

- 4-UNIT TOWNHOME BUILDING AREA = 5,160 sf
- 6-UNIT TOWNHOME BUILDING AREA = 7,662 sf

TOTAL BUILDING AREA = 4*5160 + 9*7662 = 56,450 sf / 1,296 ac

BUILDING AREA RATIO TO GROSS SITE AREA = 13.79%

LEGEND

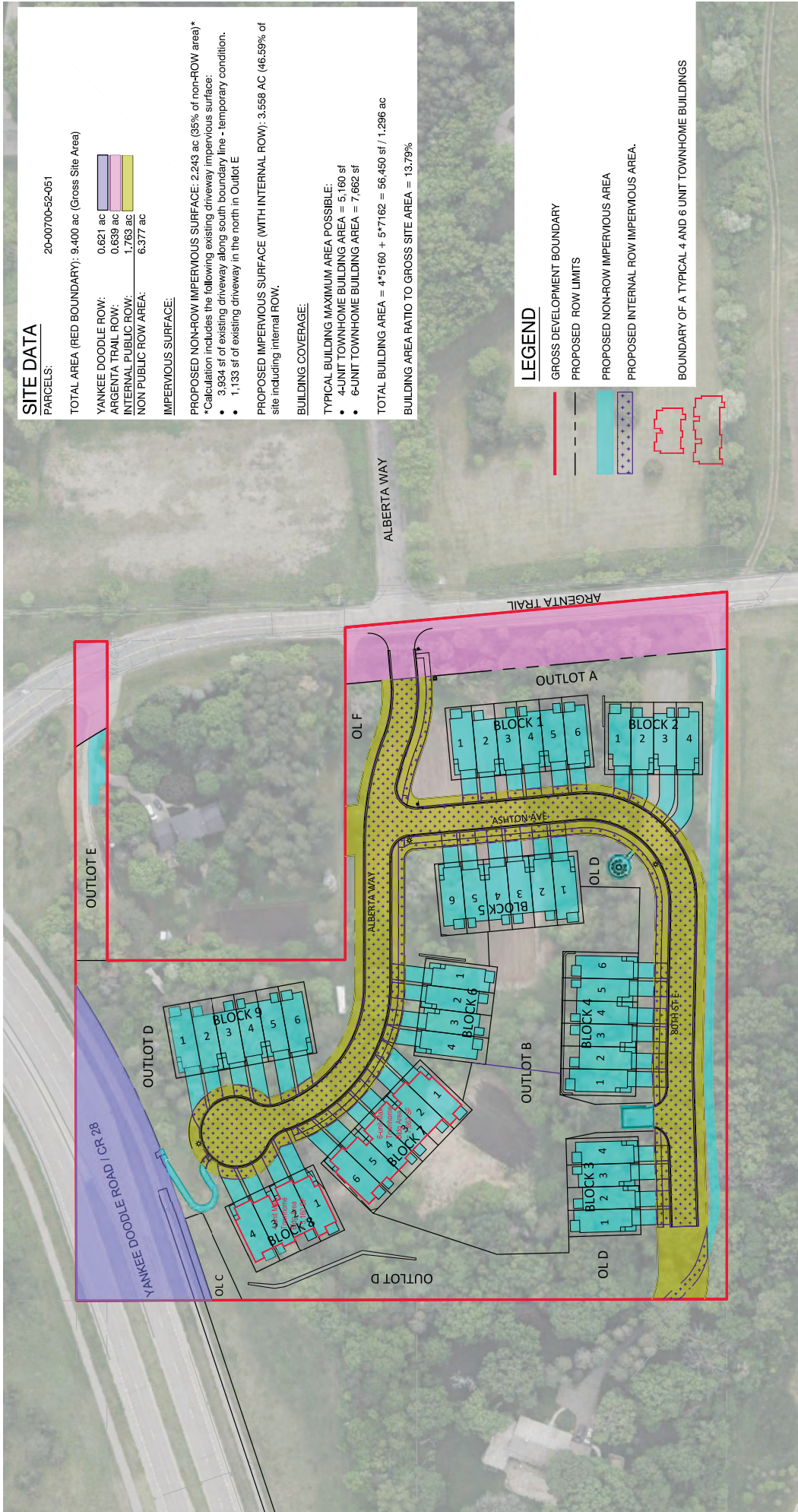
GROSS DEVELOPMENT BOUNDARY

PROPOSED ROW LIMITS

PROPOSED NON-ROW IMPERVIOUS AREA

PROPOSED INTERNAL ROW IMPERVIOUS AREA.

BOUNDARY OF A TYPICAL 4 AND 6 UNIT TOWNHOME BUILDINGS



1" = 50'

Date: 2026-03-18
 Drawn By: MPR, ELL
 Scale: As shown



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Dawson Woods - Impervious & Building Coverage Exhibit

Inver Grove Heights, Minnesota