



## CITY OF MENDOTA HEIGHTS

### PLANNING COMMISSION REGULAR MEETING AGENDA

August 26, 2025 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - a. Approve meeting minutes from the July 22, 2025 Planning Commission Meeting.
- 4. Public Hearings**
  - a. **Tabled - CASE No. 2025-12 MRCCA Permit** Application of M&M Home Contractors for a Mississippi River Corridor Critical Area (MRCCA) Permit at 1867 Hunter Lane
  - b. **CASE No. 2025-15 Preliminary Plat** Application of BC Middleton LLC for a Preliminary Plat to be known as Wentworth Hills
- 5. New and Unfinished Business**
  - a. Dorset Road - Street Improvements
- 6. Updates/Staff Comments**
- 7. Adjourn**

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

**CITY OF MENDOTA HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**DRAFT PLANNING COMMISSION MINUTES  
JULY 22, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, July 22, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve, at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Patrick Corbett, Cindy Johnson, Brian Udell, Jason Stone, and Jeff Nath. Those absent: Steve Goldade.

**Approval of Agenda**

The agenda was approved as submitted.

**Approval of June 24, 2025 Minutes**

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH TO APPROVE THE MINUTES OF JUNE 24, 2025.

AYES: 6

NAYS: 0

**Hearings**

**A) PLANNING CASE 2025-11  
POT MAMA’S MSO LLC, 1155 CENTRE POINTE DRIVE – CONDITIONAL USE  
PERMIT**

Community Development Manager Sarah Madden explained that Pot Mama’s MSO LLC has applied for a Conditional Use Permit (CUP) for a cannabis retailer location, located in the B-1 General Business zoning district at 1155 Centre Pointe Drive.

Hearing notices were published and mailed to all properties within 350 feet of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City’s website).

Staff recommended approval of this application based on the findings and with conditions.

Commissioner Johnson asked if there is a maximum size for retail space in B-1.

Community Development Manager Sarah Madden stated that there is a maximum size for accessory retail use within the industrial zone, but there is no maximum in the general business district.

Commissioner Johnson asked if there would be consumption on site, noting the reference to a social boutique within the Commission packet.

Commissioner Corbett commented that a retail use would not allow consumption on site.

Community Development Manager Sarah Madden confirmed that this would only be retail sales. She explained that the social aspect would be through engagement and community building, which is found within the business plan. She explained that the event license would be a separate process through the State. She commented that an event within the retail space would be allowed and would be different. She explained that the business plan mentioned things like women's groups as an example of social events.

Chair Field opened the public hearing.

Andrew Katz, 1960 Walsh Lane, asked if any data was provided related to whether there would be increased police activity or police calls from this type of business.

Chair Field commented that there was no information of that type within the staff report.

Community Development Manager Sarah Madden replied that the level of data was not provided as part of the application. She stated that the majority of security requirements and review will be done through the State license review through the Office of Cannabis Management (OCM). She reviewed the role of the City in reviewing this type of license.

Vicky Katz, 1855 Hunter Lane, commented that she has conflicting feelings as she believes there are benefits to regulation that would allow this type of business, but this also brings to mind a stereotypical image of potential customers. She stated that Mendota Heights is a family-oriented community, and she would not want to see this business bringing in unwanted customers from other communities. She asked the Commission to ensure that the request is well vetted before allowing the business into the community.

Scott Van, 1870 Hunter Lane, commented that he was not aware that this type of business was allowed in Mendota Heights and believed that the applicant should be present.

Commissioner Corbett stated that there is no subjectivity to this decision as the State regulations cannot be changed. He stated that the application complies with all regulations.

Chair Field commented that this would be the only cannabis retailer allowed.

Community Development Manager Sarah Madden confirmed that if the licensee fully completes the process, this would be the only retail business allowed in Mendota Heights. She explained the

State law related to this type of business and the regulations the City was able to enact. She commented that the City will be involved in compliance checks.

Seeing no one further coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR 1155 CENTRE POINTE DRIVE, BASED ON THE FINDINGS-OF-FACT AND WITH THE FOLLOWING CONDITIONS:

1. ALL PARKING FOR THE MULTI-TENANT BUILDING MUST BE ACCOMMODATED ON SITE. ANY INDICATION THAT THE SITE IS UNDER PARKED MAY RESULT IN REQUIRED AMENDMENTS TO THE SITE PLAN AND/OR THE CONDITIONAL USE PERMIT.
2. CANNABIS BUSINESSES ARE LIMITED TO RETAIL SALE OF CANNABIS, CANNABIS FLOWER, CANNABIS PRODUCTS, LOWER-POTENCY HEMP EDIBLES, OR HEMP-DERIVED CONSUMER PRODUCTS BETWEEN THE HOURS OF 8:00 A.M AND 10:00 P.M. ON MONDAY-SATURDAY; AND BETWEEN THE HOURS OF 10:00 A.M. AND 9:00 P.M. ON SUNDAYS.
3. ANY NEW REMODELING OR INTERIOR WORK (INCLUDING BUILDING, ELECTRICAL, PLUMBING, HEATING/COOLING, AND OTHER RELATED WORK MUST BE SUBMITTED FOR STANDARD BUILDING PERMIT REVIEW PRIOR TO ANY WORK BEING STARTED.

AYES: 6

NAYS: 0

Chair Field advised that the City Council would consider this application at its August 6, 2025, meeting.

**B) PLANNING CASE 2025-12  
M&M HOME CONTRACTORS, 1867 HUNTER LANE – MISSISSIPPI RIVER  
CORRIDOR CRITICAL AREA (MRCCA) PERMIT**

Community Development Manager Sarah Madden explained that M&M Home Contractors is the applicant and owner's representative of the property located at 1867 Hunter Lane, and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to construct a new single-family home located at 1867 Hunter Lane.



Hearing notices were published and mailed to all properties within 350 feet of the site; no written comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application based on the findings and with conditions.

Chair Field asked about the location of the prior home that was demolished.

Community Development Manager Sarah Madden identified the location of the previous home, noting that the prior home was a different style of home. She commented that the setback of the prior home is generally consistent with the proposal.

Commissioner Johnson commented that it seems that the new home would be closer to the bluff than the previous home, and similar to the home at 1875 Hunter.

Community Development Manager Sarah Madden confirmed that the new home would be slightly more setback and generally centrally located on the lot.

Chair Field noted that the applicant is not present. He stated that the Commission could open the public hearing or consider other action.

Community Development Manager Sarah Madden replied that the public hearing was noticed for tonight. She stated that if the Commission desires to table the request, she would still ask them to open the public hearing tonight.

Chair Field opened the public hearing.

Chair Field cautioned that the applicant is not present, and their input may change the input of public speakers. He noted that members of the public are only allowed to speak once, and therefore members of the public may want to hold their input for a time when the applicant is present.

Commissioner Corbett stated that members of the public can speak tonight, and if they want to speak again at the next meeting, they could still do that.

Commissioner Johnson stated that residents chose to attend tonight, and they should be allowed to speak again at the next meeting if this item is tabled.

Commissioner Stone agreed that members of the public who chose to attend tonight should speak.

John and Theresa Cosgriff, 1875 Hunter Lane, commented that they are supportive of the build and are looking forward to having neighbors.

Andrew Katz, 1960 Walsh Lane, commented on the trees and vegetation that exist on the west end of the lot. He commented that there is a small spring that runs down through the area identified in yellow. He wondered if there was information available relating to tree removal and whether that could include a tree inventory. He asked if solar panels would be planned for the home and whether that would include utility work to the street.

Commissioner Corbett confirmed that they would be leaving the public hearing open as the applicant is not here to address questions.

Seeing no one further coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER JOHNSON, TO TABLE CASE #2025-12 AS THERE ARE QUESTIONS FOR THE APPLICANT AND THE APPLICANT IS NOT PRESENT.

Further discussion: Chair Field asked that staff advise the applicant about the concern that was raised relating to trees and landscaping.

Commissioner Johnson commented that she feels that this application is incomplete as details are missing from the landscaping plan.

Commissioner Corbett asked if there is a requirement for a detailed landscaping plan as part of the application process.

Commissioner Johnson confirmed that it is part of the requirements provided to the applicant that a detailed landscaping plan must be included.

Commissioner Stone commented that he would think that a house of this scale would have more landscaping than two trees and would hope that the landscaping plan would be provided at the next meeting.

Commissioner Corbett agreed that there should be a plan, but also recognized that this is a crude layout and the type of flowers someone is going to plant is not a detail people often plan for at this level of planning. He stated that he wanted to ensure that there is an actual requirement for that level of detail.

Community Development Manager Sarah Madden commented that the Commission has debated this issue before, and it comes down to a difference in interpretation of the minimum requirements. She stated that while minimal, the applicant has provided a plant schedule that identifies two swamp white oaks as the two trees. She stated that it is not a full landscape schedule of all perennial beds, which would be a preference of the Commission, but the minimum landscape requirements of the City would be for two overstory trees, and the applicant has met that requirement.

Commissioner Johnson stated that while she understands and appreciates that, the intention of the applicant is to plant more. She stated that if the intention is to have just two trees and sod, then

this would be acceptable. She noted previous applications that sailed through smoothly because of the level of detail that was provided for landscaping.

Commissioner Corbett commented that there seems to be a discontinuity between the requirements of City Code and the desire expressed by Commissioner Johnson. He stated that he would not want to base the process on a preference for a previous application that included very detailed information about landscaping.

Commissioner Stone asked why every little detail would need to be decided if the minimum requirement has been met. He noted that anyone can install additional landscaping on their property after the minimum requirements are met.

Commissioner Corbett commented that he does not want this to be subjective. He commented that changes can always be made to landscaping after the fact.

Commissioner Nath commented that without written requirements in Code, the issue is very subjective. He stated that he would see this to be a complete landscaping plan as it meets the requirements of the City Code, although Commissioner Johnson would like to see more information. He noted that while Commissioner Johnson would deem this landscaping plan as incomplete, he would consider it to be the bare minimum. He stated that while he would love a more detailed landscaping plan, it is not required under Code.

Commissioner Johnson stated that a tree inventory would be important.

Commissioner Corbett asked if it is required.

Commissioner Johnson was unsure and asked that staff follow up on that.

AYES: 6

NAYS: 0

**C) PLANNING CASE 2025-13  
ST. AUGUSTINE SCHOOL, 1345 MENDOTA HEIGHTS ROAD –  
CONDITIONAL USE PERMIT**

Community Development Manager Sarah Madden explained that St. Augustine School is seeking a Conditional Use Permit (CUP) for the property located at 1345 Mendota Heights Road. The CUP would allow for the use of space as a middle and secondary private school, or 6<sup>th</sup> – 12<sup>th</sup> grades, at the former Sanford Brown College site, within the space previously used by Interim Use Permit in 2017-2019 for Minnehaha Academy.

Hearing notices were published and mailed to all properties within 350 feet of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application based on the findings and with conditions.

Commissioner Corbett asked if this is a conditional use allowed in both industrial and business districts.

Community Development Manager Sarah Madden commented that the use is only listed within the business district and not the industrial district. She noted that the previous trade school use was listed. She stated that the property is currently zoned B-1, general business.

Chair Field believed that there were regulations for small class sizes with the previous user, Minnehaha Academy. He asked if there would be an ability to cap the number of students.

Community Development Manager Sarah Madden commented that if the expansion of the school were necessary to occupy additional space in the building, an amendment would be needed for the CUP. She commented that a condition could be added, but was unsure of the language that would be used and the onus that could be placed on the applicant and staff.

Chair Field stated that perhaps a cap on the number of students could be added to the conditions that would trigger a review.

Community Development Manager Sarah Madden commented that it could be written as a condition, but there could be enforcement issues. She noted that the enrollment could expand past 40 students and still be within the fire code occupancy for the building. She noted that there would be other triggers that would require a review/amendment, including parking and the need for additional space. She stated that the applicant can provide additional information on the vision for the school and small classroom size.

Bill Faulkner, representing the applicant, stated that the vision for the school is to keep the classrooms small. He stated that they would love to have that issue with expanded enrollment, but in that case, they would prefer to expand the size of the school rather than the size of the classroom.

Chair Field opened the public hearing.

Seeing no one coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT REQUEST FROM ST. AUGUSTINE SCHOOL FOR A MIDDLE AND SECONDARY (PRIVATE) SCHOOL AT 1345 MENDOTA HEIGHTS ROAD, BASED ON THE FINDINGS OF FACT THAT THE PROPOSED PROJECT COMPLIES WITH THE POLICIES AND STANDARDS OF THE CITY CODE AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN, WITH THE FOLLOWING CONDITIONS:

1. ALL PARKING FOR THE MULTI-TENANT BUILDING MUST BE ACCOMMODATED ON SITE. ANY INDICATION THAT THE SITE IS UNDER PARKED MAY RESULT IN REQUIRED AMENDMENTS TO THE SITE PLAN AND/OR THE CONDITIONAL USE PERMIT.
2. ANY NEW REMODELING OR INTERIOR WORK (INCLUDING BUILDING, ELECTRICAL, PLUMBING, HEATING/COOLING, AND OTHER RELATED WORK) MUST BE SUBMITTED FOR STANDARD BUILDING PERMIT REVIEW PRIOR TO ANY WORK BEING STARTED.

AYES: 6

NAYS: 0

Chair Field advised that the City Council would consider this application at its August 6, 2025, meeting.

### **New and Unfinished Business**

### **Staff Announcements / Updates**

Community Development Manager Sarah Madden provided a review on recent City Council actions on cases previously reviewed by the Commission as well as other items of interest to the Commission.

### **Adjournment**

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO ADJOURN THE MEETING AT 8:23 P.M.

AYES: 6

NAYS: 0



## Planning Commission

**Meeting Date:** August 26, 2025

**Agenda Item:** **Tabled - CASE No. 2025-12 MRCCA Permit** Application of M&M Home Contractors for a Mississippi River Corridor Critical Area (MRCCA) Permit at 1867 Hunter Lane

**Department:** Community Development

**Contact:** Sarah Madden,  
Community Development Manager

### Introduction:

M&M Home Contractors is the Applicant and Owner's Representative of the property located at 1867 Hunter Lane, and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to construct a new single-family home located at 1867 Hunter Lane.

A duly noticed public hearing was opened at the July 22, 2025 Planning Commission meeting. Two residents representing one household spoke in favor of the proposal, and one resident spoke inquiring about tree removal, and any plans for additional utility work for the construction of the home. City staff has received one written comment related to this item as of the submittal of this report which is attached.

During discussion of the application, the Commission expressed concerns with the available details on proposed landscaping for the new home site, and requested additional information from the applicant. The applicant was unable to attend the July 22nd meeting and verbally address the Commission's questions and the comments which arose from residents attending the public hearing, leading to the Commission voting to Table the application. The applicant has provided updated landscaping plans and details which are included as an attachment to this report. An updated survey has also been provided illustrating the location of existing trees on the property.

As the application was tabled while the public hearing was open, the public hearing will continue at this meeting to allow any interested parties to speak to the application.

### Background:

The subject property is located on the west side of Hunter Lane and generally southeast of Sibley Memorial Highway and adjacent wooded vacant lots. The total area of this property is 2.25 acres and contains three parcels owned in common, however this application's impact area includes the addressed property of 1867 Hunter Lane, an R-1 zoned property .92 acres in size. The subject property is part of the Colliton Place subdivision, and is currently vacant as the prior home was demolished in 2023.

The prior home was accessed from a long driveway that remains in place today with access from Hunter Lane to a point generally centrally located within the lot. There is also a portion of the neighboring driveway to the north which is located on this parcel and which is subject to a

driveway easement agreement. The subject property is located within the Mississippi River Critical Corridor Area (MRCCA), and therefore the construction of a new single-family home requires a MRCCA permit.

### **Analysis:**

The existing lot is vacant, but previously was developed with a single-family home. The proposed project is to construct a new 8,907 sq-ft home on the property, generally located centrally on the lot and with deep setbacks consistent with neighboring existing homes and the prior constructed home. The proposed home will be accessed by a reconstruction of the existing driveway, with a proposed circle drive closer to the new home. The proposed improvements are located outside of the Bluff Impact Zone (BIZ) and bluff setback, located at the rear of the property. The applicant is also proposing to construct two rock infiltration trenches on site; one at the rear of the property, and one north of the existing driveway in the front yard. The applicant has also indicated that they will be planting two new overstory trees in the front yard, consistent with zoning requirements.

The proposed site plan, and layout of the home is consistent with the base requirements of the zoning ordinance. The proposal meets minimum setback requirements for the R-1 zoning district, and 21.5% of the site would be covered by impervious surface, meeting the City's zoning requirements.

### **MRCCA Critical Area Permit**

Per Title 12, Chapter 6 Critical Area Overlay District a Critical Area Permit is required for the subject project. The following summary of the site is provided as reference:

<b>Standard</b>	<b>Subject Property Conditions</b>
MRCCA Sub District	Separated from River
Bluff on Site?	Yes, at the rear of the property
Bluff Impact Zone (BIZ)	Yes, the Bluff Impact Zone crosses the west line of the lot, approximately 40-ft into the rear yard of the property. The proposed home is setback 102-ft from the BIZ.
Significant Vegetative Stands or Primary Conservation Area (PCA)	No. The proposed home is located more than 100-feet from any PCA or significant vegetation. The proposed rock infiltration garden is located 10-ft from the BIZ, and approximately 40-ft from the nearest significant existing vegetative stand.
Subject to Section 12-6A-9 Vegetation Management	No, does not meet criteria as no significant vegetative removal required as part of the proposed improvements.
Subject to Section 12-6A-11 Land Alteration Standards and Stormwater Management	Yes. A new home construction is permitted but stormwater must be diverted from any BIZ area. The demolition and new construction are both subject to the Land Alteration and Stormwater standards.
Subject to Section 12-6A-12 Site Plan	Yes. Must include Site Plan and

As described in Section 12-6A-4 C.3., the Separated from River (SR) sub-district describes the management purpose as, "...provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and the flow of untreated storm water into the river are priorities..." As indicated on the attached GIS maps, the Bluff Impact Zone (BIZ) crosses and covers the far western end of the site, within the first 40-ft of the rear yard. As shown on the Site Plan and Landscape Plan, the applicant will construct a new single-family home and seed/sod the entirety of the site, install two rock infiltration trenches, add additional circle drive immediately in front of the home, and plant two new overstory trees. As proposed, the new home will be setback approximately 102-ft from the BIZ boundary, with the proposed rear deck approximately 78-ft from the BIZ.

There is an additional Primary Conservation Areas on the site, as the nearest significant vegetative stands are located directly west of the property in the large vacant wooded hillside. The attached MRCCA Map illustrates the boundary of a Significant Existing Vegetative Stand of Midwestern White Oak – Red Oak Forest, which crosses the rear of the property approximately 10-ft in, and more than 100-ft from the proposed new home. The infiltration area in the rear yard is outside of all Primary Conservation Areas, and has been proposed to comply with the City's stormwater and land disturbance requirements which are requirements of the Building Permit process.

Per Code Sect. 12-6A-12, the Detailed Site Plan must be drawn to scale and the proposed project accurately described through narrative and supporting maps and/or plans. The plan set for the new home is attached to this report, and the Site Survey and Landscaping Plan are included. The proposed new home location is sited on a relatively flat area of the lot, consistent with the prior home on site, and there are no significant grades. As noted on the attached plans, there are retaining walls proposed north of the new home, and west of the rear of the home in areas where a change in grade is present. Restoration of the site once the construction is complete is planned and described as sodded and irrigated. The Applicant provided a revised Landscape Plan, dated 8/7/25, which illustrates that there are 15 trees preserved on site, three new trees proposed to be planted, and a number of foundation plantings including native, ornamental, and pollinator-attracting perennials as well as shrubs.

### **Interagency Review**

Under the MRCCA Ordinance, the city is required to submit the MRCCA permit request to the MnDNR and the National Park Service (NPS). The plan set and project information was transmitted to both agencies for their review and comment. At the time of this report the NPS has responded noting that they have no comments, but no correspondence has been received from MnDNR. Staff will provide a verbal update of their correspondence at the Planning Commission meeting.

### **Alternatives:**

1. Approve the MRCCA-Critical Area Permit request for 1867 Hunter Lane, which would allow for the construction of a new single-family home and associated improvements based on the findings-of-fact that the proposed project is compliant with the policies and standards of the MRCCA Overlay District and City Zoning Code standards, with certain conditions; or
2. Deny the MRCCA-Critical Area Permit request for 1867 Hunter Lane, based on the



revised or amended findings-of-fact that the application does not meet certain policies and standards of City Code as determined by the Planning Commission; or

3. Table the request and request additional information from staff and/or the applicant; Staff will extend the review period an additional 60 days, in compliance with Minnesota State Statute 15.99.

**Staff Recommendation:**

Staff recommends approval of the MRCCA-Critical Area Permit request for 1867 Hunter Lane, with the following conditions:

1. A building permit, including a grading plan, must be approved by the City prior to the commencement of any site work.
2. The proposed project must comply with all requirements of the City's Land Disturbance Guidance Document. All plans must be reviewed and approved by the Public Works Director.
3. All erosion control requirements must be put in place prior to the commencement of any grading and site work activities. Such measures must remain in place for the duration of the construction activities until proper site restoration plans are completed.
4. All grading and construction activity must comply with applicable federal, state, and local regulations and codes.
5. All work on site will only be performed between the hours of 7:00 AM and 8:00 PM Monday through Friday; 9:00 AM to 5:00 PM weekends.

**Attachments:**

1. Findings of Fact for Approval
2. Site Location Map
3. MRCCA Map
4. Letter of Intent
5. 1867 Hunter Lane Survey (Dated 8/8/25)
6. 1867 Hunter Lane Landscape Plan (Dated 8/7/25)
7. Construction Plans - Cover Sheet
8. A1 - Front Elevation
9. A2 - Left Elevation
10. A3 - Rear Elevation
11. A5 - Right Elevation
12. A6 - Foundation Plan
13. Letter of Support from John and Theresa Cosgriff for CASE No. 2025-12 - MRCCA Permit

**FINDINGS-OF-FACT FOR APPROVAL****MRCAA -Critical Area Permit  
for  
1867 Hunter Lane**

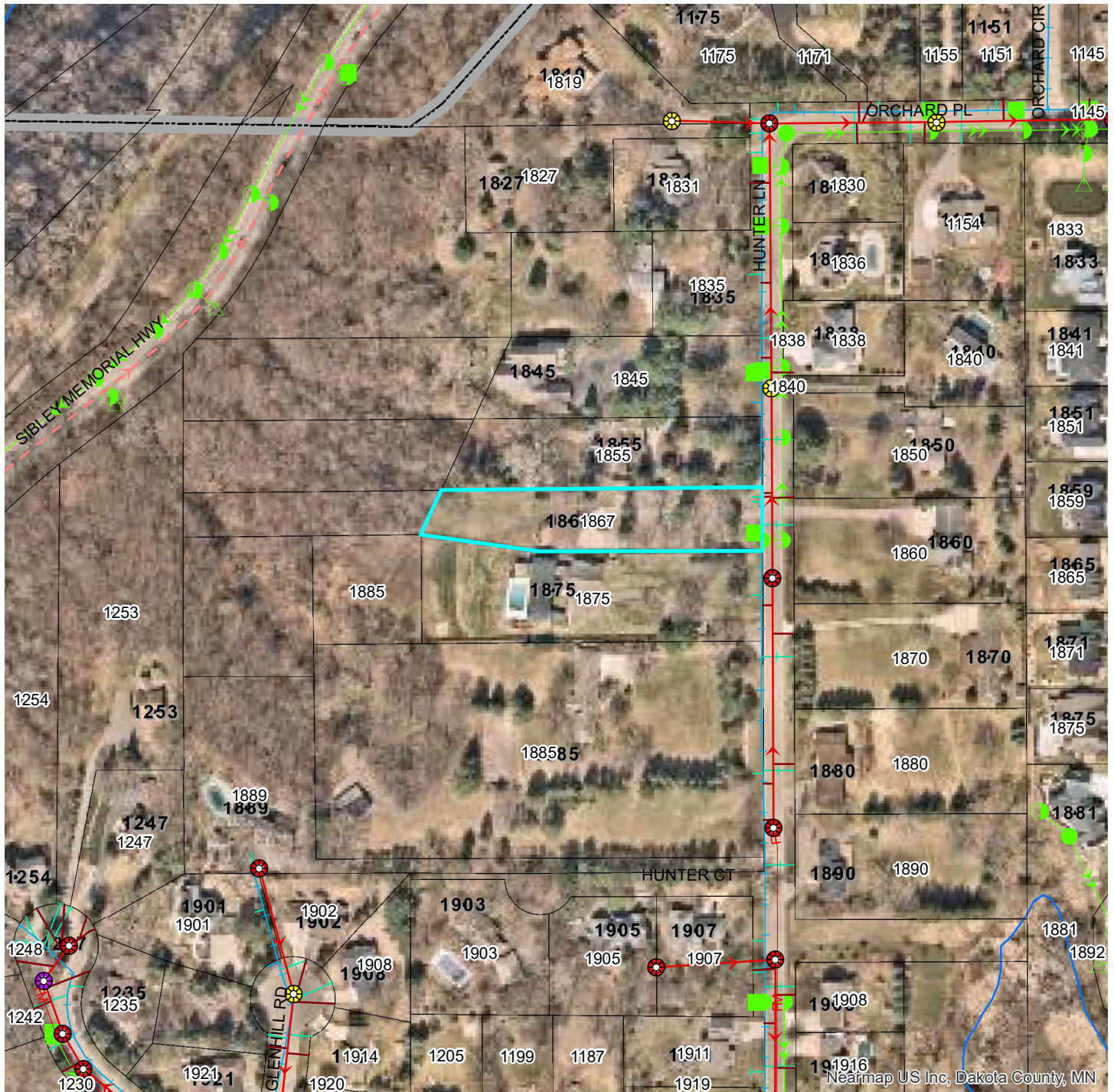
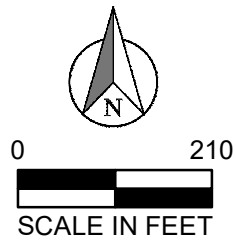
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The following Findings of Fact are made in support of approval of the proposed requests:

1. The proposed construction of a new single family home and associated improvements meets the general purpose and intent of the Mississippi River Corridor Critical Area (MRCCA) Separated from River Overlay District.
  2. The proposed work and disturbance to construct the new home and associated improvements are low-intensity with no anticipated impact to Primary Conservation Areas within the MRCCA Plan, and the project includes restoration of the area once developed with sod cover and native trees. The proposed project is within the spirit and intent of the MRCCA Separated from River Overlay District that provides for flexibility within the management purpose.
  3. The proposed project will not be detrimental to the health, safety or general welfare of the community; should not cause any serious traffic congestion nor hazards; will not seriously depreciate surrounding property value; and said use appears to be in harmony with the general purpose and intent of the City Code and the Comprehensive Plan.
  4. The construction of the home is shown in the plan to comply with all standards and regulations of the Mississippi River Corridor Critical Area Overlay District and Zoning Ordinance and other applicable ordinances; represents reinvestment in a residential neighborhood that is consistent with the Comprehensive Plan's goals for residential land uses; and is consistent with current single-family development pattern of the neighborhood.
-

# Site Location/Aerial Map 1867 Hunter Lane

Date: 7/18/2025



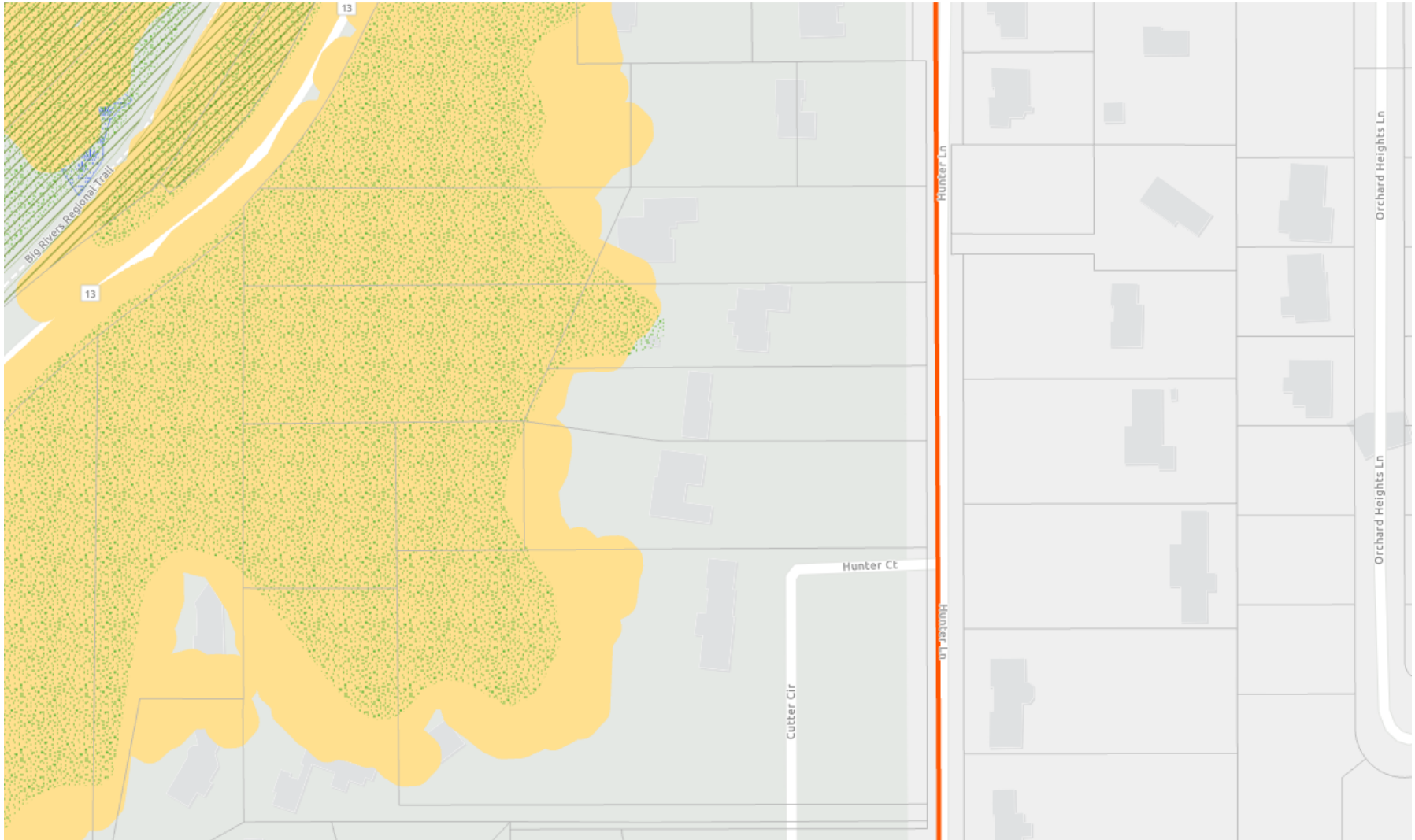
## GIS Map Disclaimer:

This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.



Case No. 2025-12





Builders of Distinct Quality.

To: City of Mendota Heights

Date: 06-18-2025

Letter of Intent – 1867 Hunter Lane, Mendota Heights, MN

The purpose of the Critical Area Permit is for the construction of a new home at 1867 Hunter Lane, Mendota Heights, MN.

President/Owner

Michael Fritz

M & M Home Contractors

CERTIFICATE OF SURVEY for: M&M HOME CONTRACTORS

4a5.

SEE SITE PLAN ON SHEET 2 FOR PROPOSED IMPROVEMENT DETAILS

PROPERTY INFORMATION

Property Address:  
1867 Hunter Ln.  
Mendota Heights, MN

PROPERTY AREA

Parcel A = 0.92 acres  
Parcel B = 0.50 acres  
Parcel C = 0.83 acres  
Total Property Area = 2.25 acres

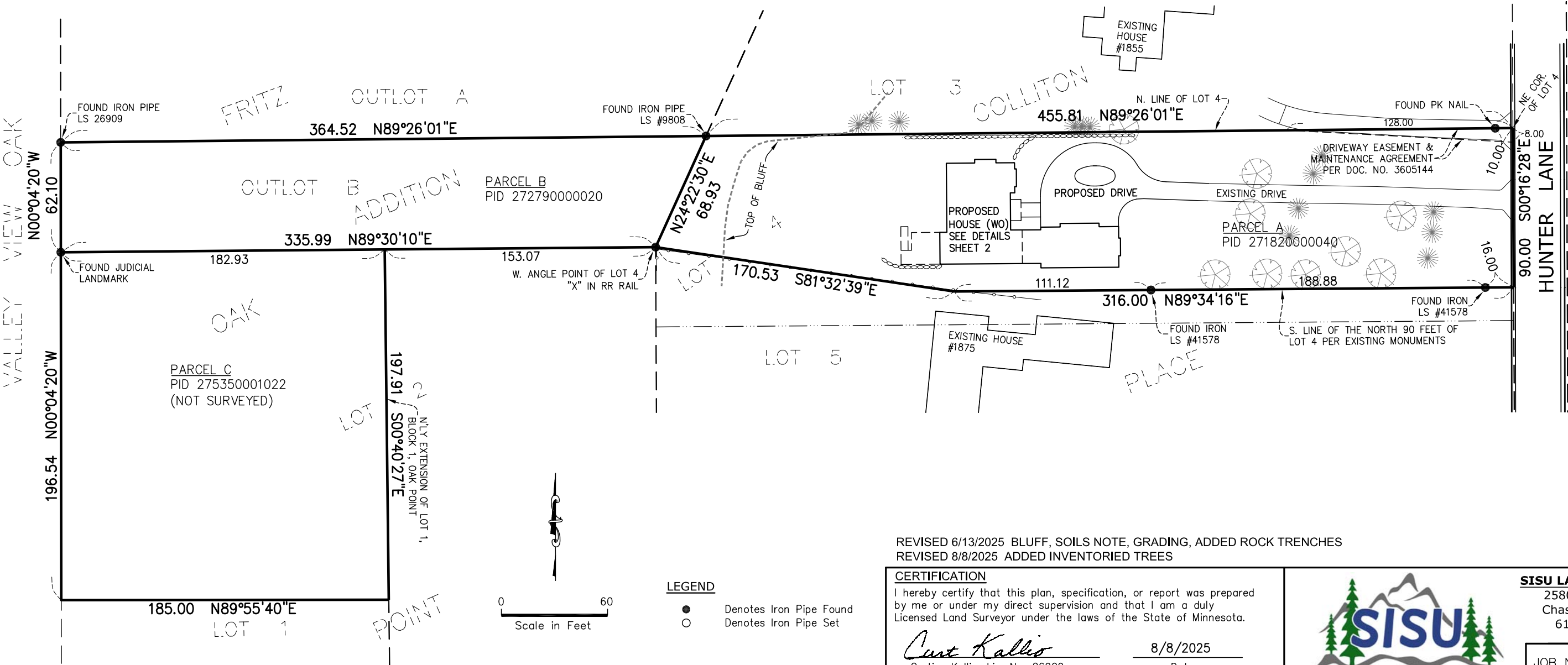
PROPERTY DESCRIPTION

NOTE: The property consists of 3 separate parcels as described below:

Parcel A  
The North 90 feet of Lot 4 in Colliton Place, (Dakota County, Minnesota) except: Commencing on the South line of the tract above described at a point 316 feet West of the E'ly line thereof which is the point of beginning of the description of the tract to be excepted from the above conveyance; thence running W'ly along said South line of said tract to the W'ly line of said Lot 4; thence running N'ly along the W'ly line of said Lot 4 a distance of 26.55 feet to a point; thence running in a SE'ly direction to the point of beginning, together with all hereditaments and appurtenances belonging thereto.

Parcel B  
Outlot B, FRITZ ADDITION, Dakota County, Minnesota.

Parcel C (Not surveyed)  
That part of Lot 2, Block 1, OAK POINT, Dakota County, Minnesota, lying westerly of the northerly extension of Lot 1, Block 1. (Online tax statement version)



REVISED 6/13/2025 BLUFF, SOILS NOTE, GRADING, ADDED ROCK TRENCHES  
REVISED 8/8/2025 ADDED INVENTORIED TREES

**CERTIFICATION**  
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 Land Surveyor under the laws of the State of Minnesota.  
*Curt Kallio*  
Curtiss Kallio, Lic. No. 26909  
8/8/2025  
Date

**SISU LAND SURVEYING**  
2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828  
JOB NO.: 202506

SITE PLAN/EROSION & SEDIMENT CONTROL PLAN

4a6.

PROPERTY INFORMATION

Property Address:  
1867 Hunter Ln.  
Mendota Heights, MN

PROPOSED ELEVATIONS

Garage Floor at drive = 942.7  
Top of Foundation = 943.0  
Lowest Floor Elev. Main = 933.3  
Lowest Floor Elev. Bowling Alley = 932.3

BENCHMARK

Top of Iron Pipe as shown.  
Elev. 830.91

EXISTING SOILS

Existing soils within the proposed improvement areas are mapped as Hubbard loamy sand (hydrologic soil group A) in the rear of the house and Wadena loam (hydrologic soil group B) in the front yard. No site specific soil borings have been performed. There are no visible erosion issues within the proposed improvement area.

SOIL LOSS

Per the Universal Loss Loss Equation, the soil loss during construction is estimated at 120 lbs and the post construction soil loss is estimated at 2 lb/year.

FOREST ALTERATION

Trees as shown have been inventoried by Midwest Wetland Improvments. See Midwest Wetland Improvement plans for details. No trees are proposed to be removed for home construction.

MRCCA (CRITICAL AREA) PERMIT LAND ALTERATION

No work is proposed in riparian areas and no work is proposed in the bluff or bluff impact zone. Therefore, the permit is not applicable.

MRCCA (CRITICAL AREA) PERMIT VEGETATION CLEARING

No vegetation clearing is proposed. Therefore, the permit is not applicable.

MRCCA (CRITICAL AREA) PERMIT SITE PLAN

Applicable permit checklist items are shown. Not applicable items include the follwing: No parking facilities will be constructed, No areas dedicated for public use, No access for public views

Items not shown that may be provided by others include:  
Landscape plan, Description of flora and fauna, Soils report for suitability

AREAS & IMPERVIOUS

(See volume reduction calculations on Sheet 3)

Lot Area = 40,210 sq. ft.

Existing Impervious Areas

House and garage = 2115 sq. ft.  
Driveway = 5506 sq. ft.  
Walk = 71 sq. ft.  
Total Existing Impervious = 7692 sq. ft. = 19.1%

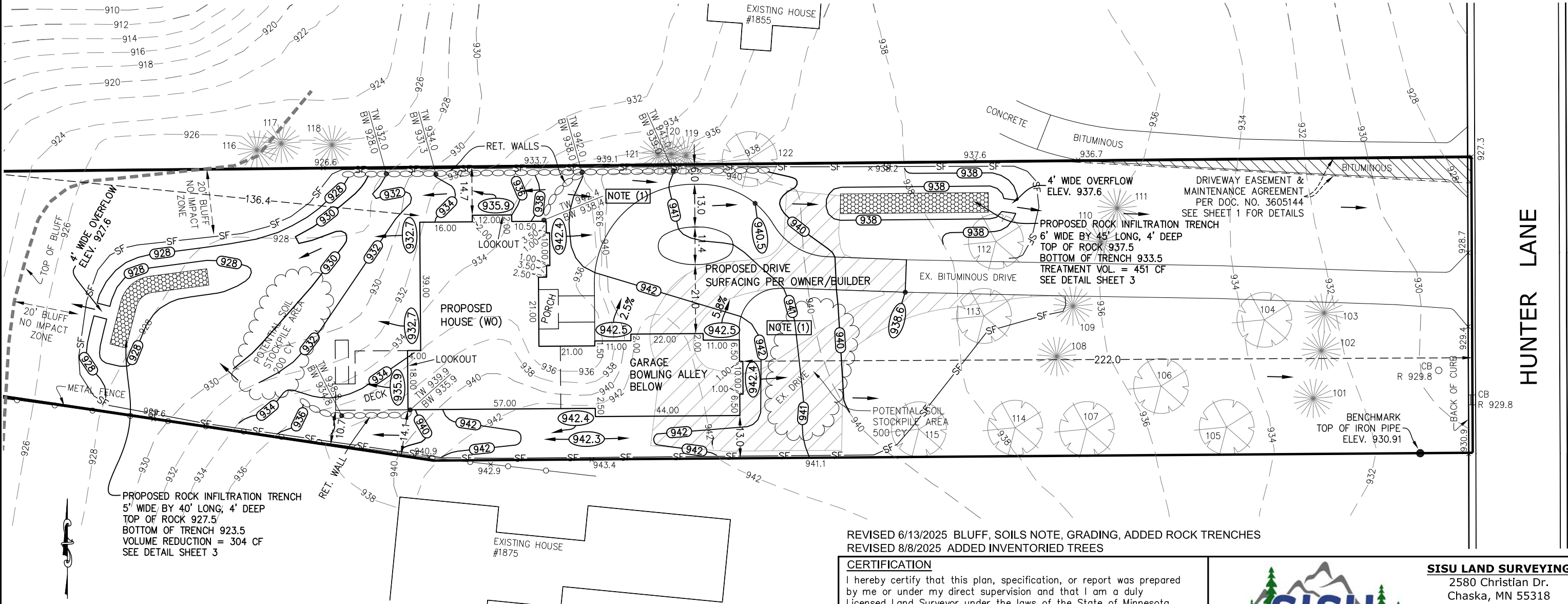
Proposed Impervious Areas

House = 2324 sq. ft.  
Garage = 1266 sq. ft.  
Porch = 72 sq. ft.  
Driveway = 4157 sq. ft.  
Walk = 88 sq. ft.  
Future rear patio/pool = 2000 sq. ft.  
Total Proposed Impervious = 9907 sq. ft. = 24.6%

LEGEND

- Denotes Surface Drainage
- Denotes Offset Hub or Spike
- Denotes Drain. and Utility Ease.
- Denotes Proposed Elevation
- Denotes Existing Elevation
- Denotes Existing Contour
- Denotes Proposed Contour
- Denotes Silt Fence, Type Machine Sliced
- Denotes existing driveway removal area
- Denotes driveway easement area

NOTE (1): FRONT YARD RUNOFF MUST DRAIN TOWARDS ROCK INFILTRATION TRENCH AS SHOWN. FRONT YARD RUNOFF NOT DRAINING TO ROCK INFILTRATION TRENCH MUST DRAIN TOWARDS THE STREET.



REVISED 6/13/2025 BLUFF, SOILS NOTE, GRADING, ADDED ROCK TRENCHES  
REVISED 8/8/2025 ADDED INVENTORIED TREES

CERTIFICATION

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 Land Surveyor under the laws of the State of Minnesota.

*Curt Kallio*  
Curtiss Kallio, Lic. No. 26909

8/8/2025  
Date



SISU LAND SURVEYING

2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828

JOB NO.: 202506



VOLUME REDUCTION CALCULATIONS & DETAILS

FRONT YARD VOLUME REDUCTION

Front Impervious Area  
House & garage = 2110 sq. ft.  
Drive = 2375 sq. ft.  
Front porch = 72 sq. ft.  
Sidewalk = 88 sq. ft.  
Total Front Impervious = 4645 sq. ft.  
Volume Reduction Req'd = 426 cu. ft.  
Volume Reduction provided = 432 cu. ft.

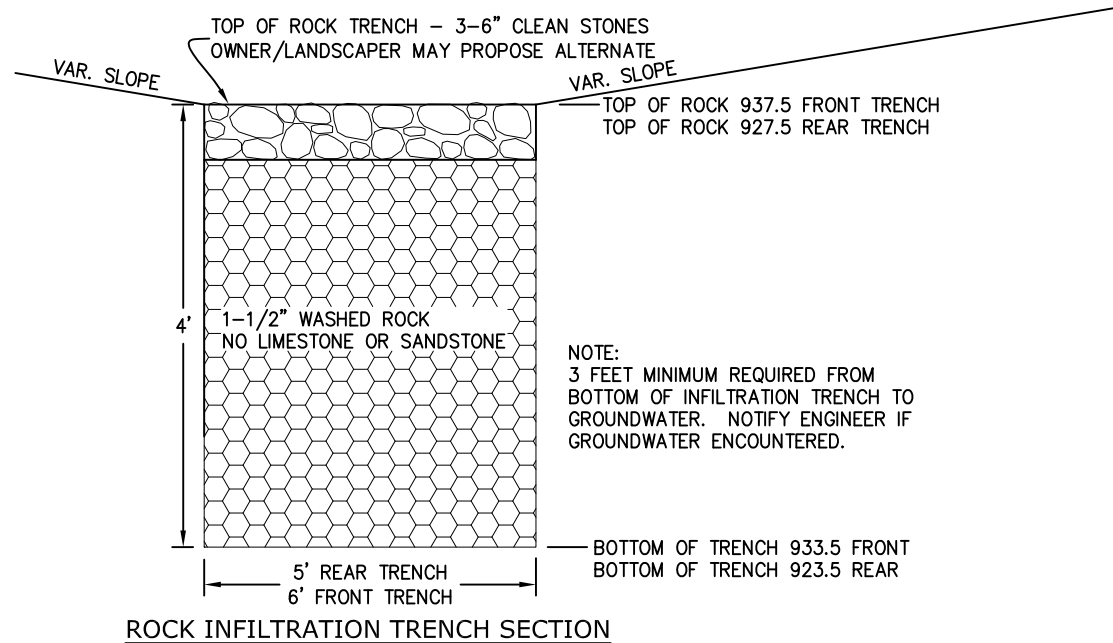
Trench Design  
1.5" washed rock, 40% voids  
Design width = 6 feet  
Design Depth = 4 feet  
Design Length = 45 feet

NOTE: 1782 sq. ft. of existing driveway is not impacted and not included in volume reduction calculations.

REAR YARD VOLUME REDUCTION

Rear Impervious Area  
House = 1480 sq. ft.  
Future pool/patio = 2000 sq. ft.  
Total Rear Impervious = 3480  
Volume Reduction Req'd = 319 cu. ft.  
Volume Reduction provided = 320 cu. ft.

Trench Design  
1.5" washed rock, 40% voids  
Design width = 5 feet  
Design Depth = 4 feet  
Design Length = 40 feet



CERTIFICATION

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 Land Surveyor under the laws of the State of Minnesota.

*Curt Kallio*  
Curtiss Kallio, Lic. No. 26909

6/13/2025  
Date



**SISU LAND SURVEYING**  
2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828

JOB NO.: 202506



Trees Preserved				
Tag	DBH	Species	Notes	Status
101	13.0	Spruce, White		Save
102	12.75	Pine, Red		Save
103	14.5	Pine, Red		Save
104	34.25	Maple, Silver		Save
105	14.5	Maple, Sugar		Save
106	31.0	Maple, Silver		Save
107	13.0	Honeylocust		Save
108	15.75	Pine, Red		Save
109	19.5	Pine, Red		Save
110	15.75	Pine, Red		Save
111	13.0	Pine, Red		Save
112	25.25	Maple, Silver		Save
113	37.5	Maple, Silver		Save
114	14.25	Maple, Norway		Save
115	16.75	Maple, Norway		Save
116	9.0	Spruce, White		Save
117	13.0	Spruce, White		Save
118	15.0	Spruce, White		Save
119	20.0	Spruce, White		Save
120	16.0	Spruce, White		Save
121	20.0	Spruce, White		Save
122	18.0	Box Elder		Save

TOTAL DBH SURVEYED	401.8
TOTAL DBH TO BE SAVED	401.8
HERITAGE TREES SAVED	4

Trees Removed				
Tag	DBH	Species	Notes	Status
TOTAL DBH REMOVED				0

CITY OF MENDOTA HEIGHTS FOREST MITIGATION NOTES

1.

Significant tree means a healthy tree measuring a minimum of six inches in diameter for deciduous trees, 10 feet in height for conifer trees, and is not considered hazardous.
2.

Heritage tree means a tree of any native species or cultivar of a native species that is 24 inches in diameter or greater, excluding invasive species.
3.

The applicant shall post a tree replacement escrow with the City. For every heritage tree preserved on site, the escrow may be reduced by \$250.00.
4.

If seven (7) or more total significant or heritage trees on the property are removed, the applicant shall mitigate all significant and heritage tree inches measured at DBH at a rate of 75%. Example: 84 DBH inches removed x .75 = 63 DBH inches required to be replaced.
5.

Trees shall not be planted within 10 feet of property lines without written permission of the affected adjacent property, nor shall trees be planted at lot corners in a way that obstructs a driver's line of sight. If compliance with the tree replacement requirement is not feasible, the City may approve alternative tree replacement measures, including the planting of trees at an alternate site. The alternate site must be public land, and at the choice of the city. The city may require post-construction tree care.
6.

In order to preserve diversity and provide protection from tree disease and pests; where ten or more replacement trees are required, not more than 20 percent shall be of the same family, not more than 10 percent of the same genus, and not more than 5 percent of the same species, unless approved by the City. Tree species of the genus Acer shall be limited to 10 percent of total replacement trees planted, due to its over-abundance in the City's forest canopy. A minimum of 50 percent of replacement trees must be species native to Minnesota or recommended by the Department of Natural Resources or University of Minnesota Extension.
7.

When replacement trees are required, replacement trees shall be no less than a one-caliper inch deciduous or six-foot height conifer tree unless approved by the City. No more than three consecutive trees of the same species may be planted in a continuous row, including around corners and in groupings.

FOREST MANAGEMENT PLAN

1.

Contact responsible for tree preservation during the course of the project:  
  
Mike Fritz  
  
413 Paul Ave S  
  
Cologne, MN 55322  
  
(612) 554-2556
2.

Tree replacement escrow reduction = 4 heritage trees preserved x \$250 = \$1,000
3.

No existing trees are being removed, therefore a replacement landscape plan for trees has not been prepared.

MIDWEST  
WETLAND  
improvements

P.O. BOX 448  
VICTORIA, MN 55386  
PHONE: (952) 261-9990  
WWW.MIDWESTWETLANDS.COM

CERTIFICATION:  
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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LUCIUS JONETT  
LICENSE NO.: 52856  
DATE: 08/07/2025

SUB CONSULTANT:

ISSUE NO.:  
01  
02

DESCRIPTION:  
PRELIMINARY PLAT SUBMITTAL  
REVISED PRELIMINARY PLAT SUBMITTAL

DATE:  
06/19/2025  
08/07/2025

PROJECT TITLE:  
1867 HUNTER LANE  
HOUSE BUILD  
1867 HUNTER LANE  
MENDOTA HEIGHTS, MN 55118

MM

HOME CONTRACTORS  
DISTINCT QUALITY

M&M HOME  
CONTRACTORS  
413 PAUL AVE S  
COLOGNE, MN 55322  
PHONE: 952-797-3720  
WWW.MANDMQUALITY.COM

PROJECT NO.: B0026-0004

DWN BY: HRM  
ISSUE DATE: 08/07/2025

CHK'D BY: LNJ

APP'D BY: LNJ

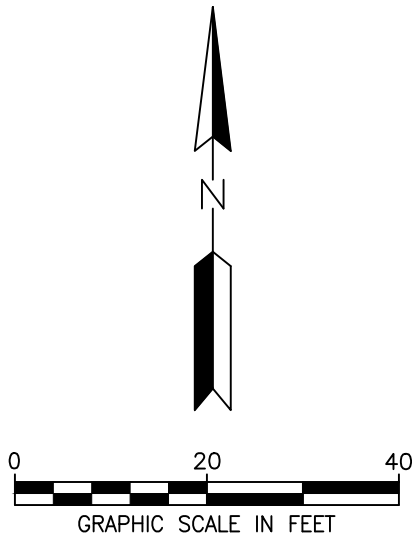
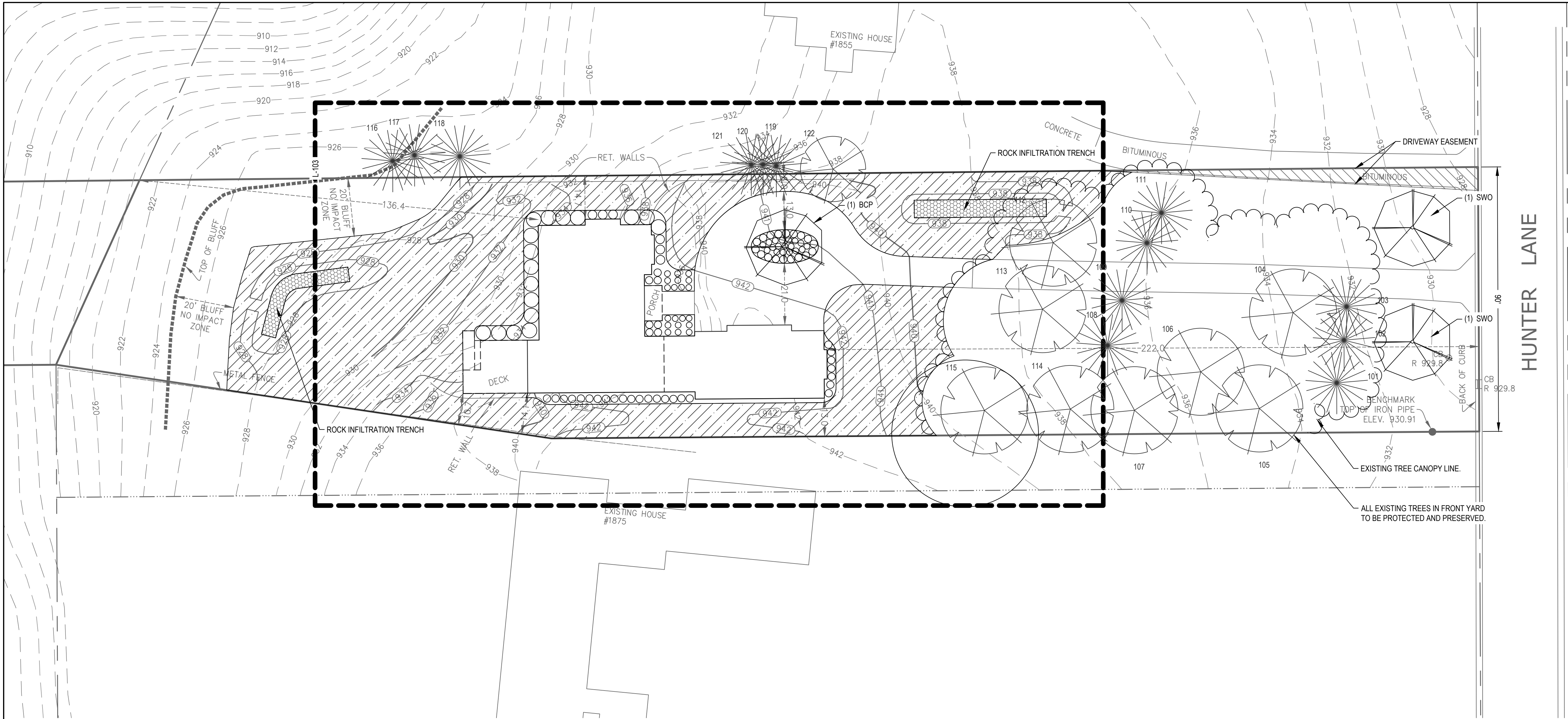
ISSUE NO.: 02

SHEET TITLE:  
FOREST MITIGATION  
PLAN

SHEET NO.:  
L-101

Page 21 of 47






## PLANT LEGEND

- 
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- NEW OVERSTORY DECIDUOUS TREE
- NEW HERBACEOUS PLANT

## GROUND COVER LEGEND

-  DENOTES AREA TO BE SODDED AND IRRIGATED.  
TOTAL AREA (0.3 AC)
1. ALL DISTURBED AREAS TO BE SODDED  
UNLESS NOTED OTHERWISE.
2. FOUNDATION PLANTINGS TO BE MULCHED  
WITH 1 1/2" DRESSER TRAP ROCK MULCH.

## TREE SCHEDULE

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C	MATURE DIMENSIONS
OVERSTORY DECIDUOUS TREES					
SWO	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60" W 40'
WB	1	Whitespire Birch/Betula Clump Populifolia 'White Spire'	2.5" BB	AS SHOWN	H 40'-45" W 30'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

## LANDSCAPE REQUIREMENTS

<u>TOTAL PROJECT MINIMUM PLANTING REQUIREMENTS</u>		<u>2 TREES</u>
<u>SEC 12-4B-2 SINGLE FAMILY DETACHED AND ATTACHED BUILDING REQUIREMENTS:</u>		<u>2 TREES</u>
3.a	NEW CONSTRUCTION, INCLUDING TEARDOWN AND RECONSTRUCTION OF SINGLE FAMILY DETACHED OR ATTACHED STRUCTURES ARE REQUIRED TO PLANT A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 50-FOOT OF LINEAL FRONTAGE OF PUBLIC STREET.	
<u>SEC 15-3-2 TREE REPLACEMENT REQUIREMENTS</u>		<u>0 TREES</u>
NO TREE REMOVALS PROPOSED.		

1. ALL LOTS MUST BE PLANTED WITH AN ACCEPTABLE GROUND COVER WHICH SHALL BE SODDED OR PLANTED WITH A NATIVE GROUND COVER.
2. ALL NEW OVERSTORY TREES SHALL BE 2.5" CALIPER BALLED AND BURLAPPED TREES.

## PLANTING NOTES

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL ([WWW.GOPHERSTATEONECALL.COM](http://WWW.GOPHERSTATEONECALL.COM) OR 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARDS FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION [HTTP://AMERICANHORT.ORG/DOCUMENTS/ANSI\\_NURSERY\\_STOCK\\_STANDARDS\\_AMERICANHORT\\_2014.PDF](http://AMERICANHORT.ORG/DOCUMENTS/ANSI_NURSERY_STOCK_STANDARDS_AMERICANHORT_2014.PDF)
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. IRRIGATION DESIGN TO COVER ALL AREAS SHOWN ON PLAN AS IRRIGATED TO BE COMPLETED BY IRRIGATION CONTRACTOR .
8. PLANTING BEDS SHALL GET 3 INCHES OF 1 1/2 INCH DRESSER TRAP ROCK MULCH.

[illegible]















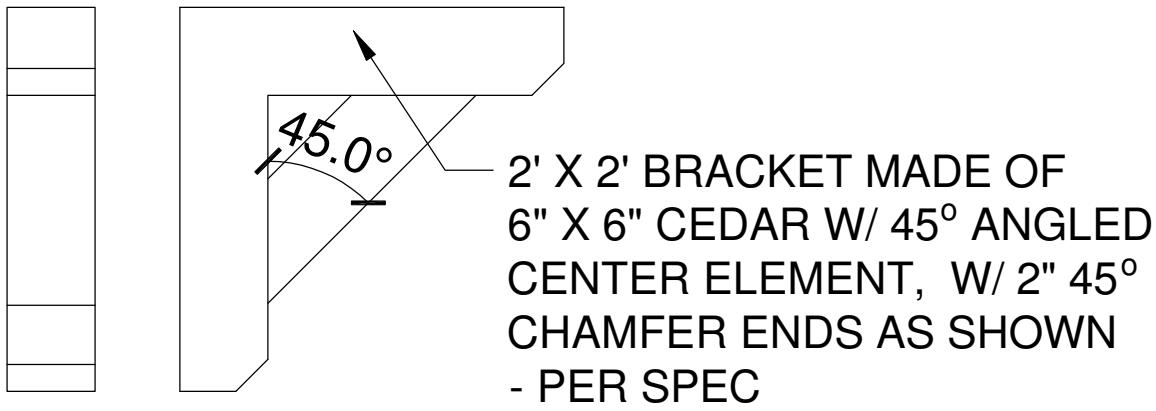
GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.

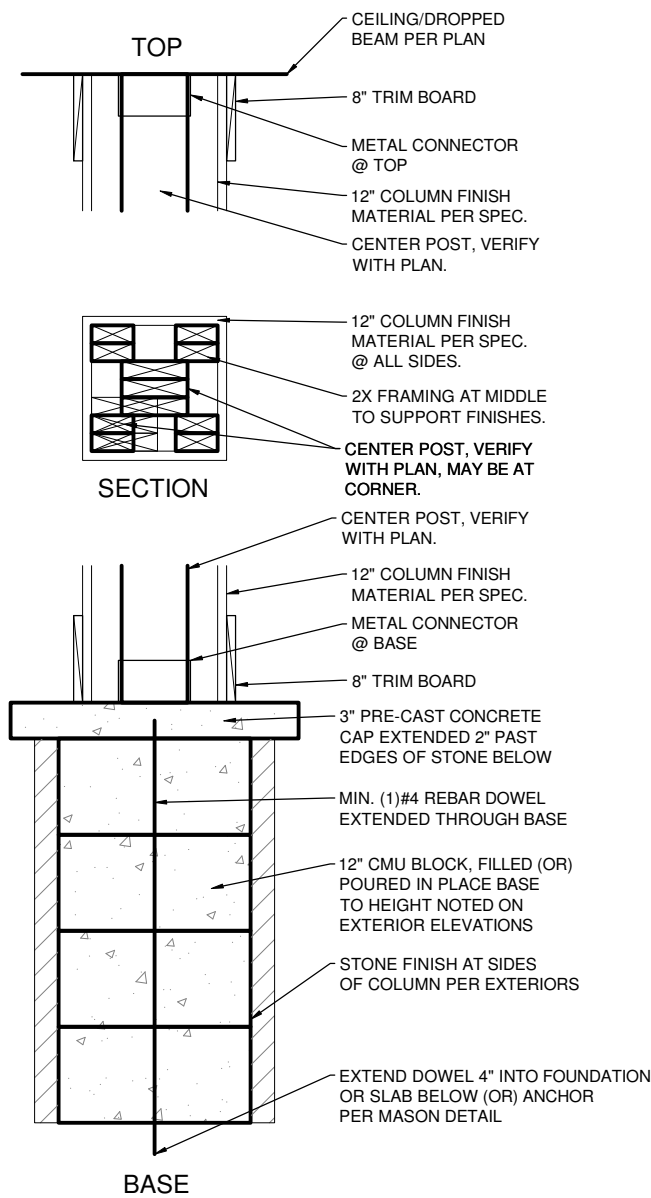
EXTERIOR MATERIAL KEY

**6" HORIZONTAL SIDING**  
-MATERIAL: SMART-SIDING,  
VERIFY W/ SPEC.

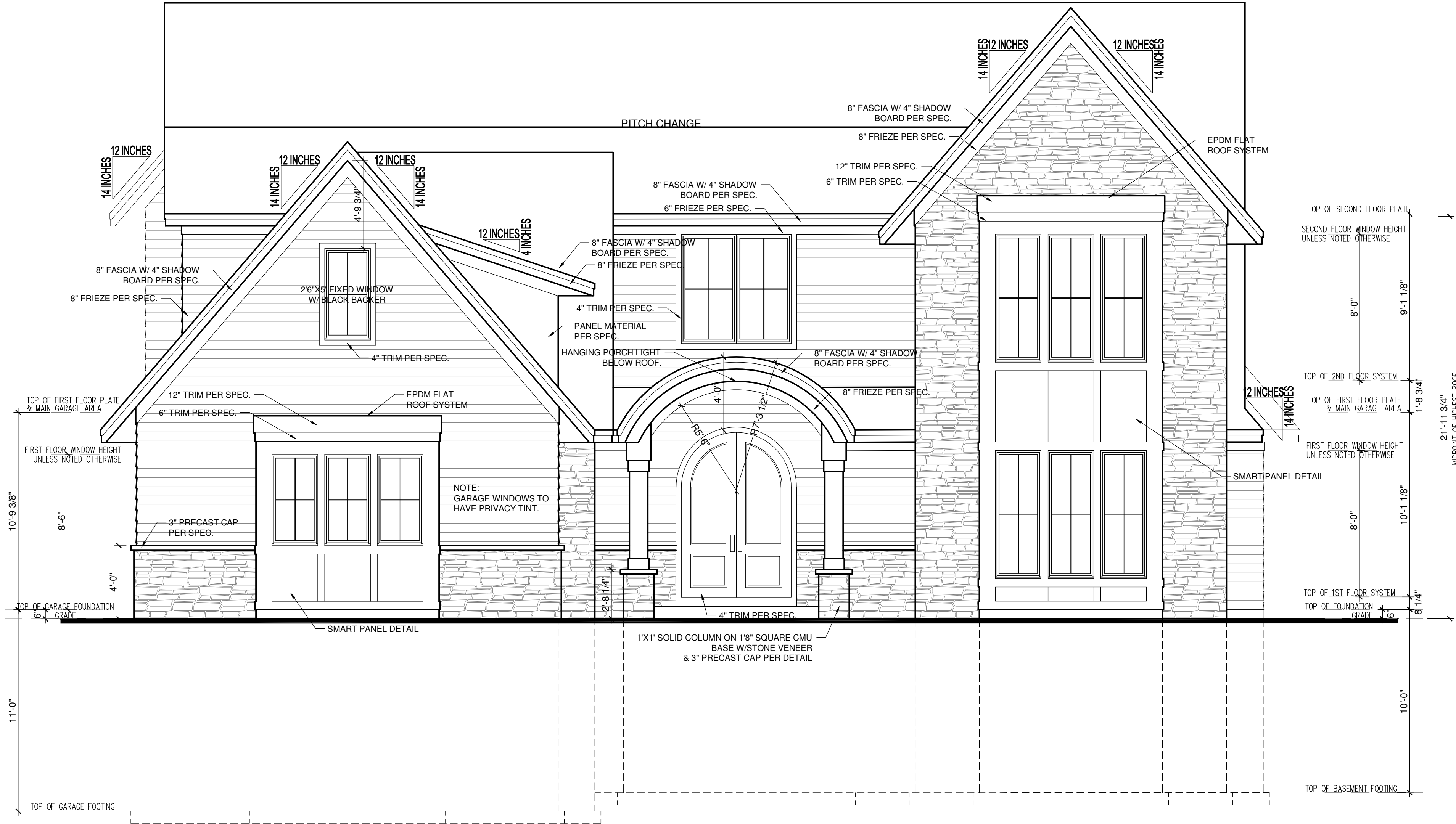
**STONE VENEER**  
-MATERIAL: COMPOSITE,  
VERIFY W/ SPEC.



2 2'X2' DECORATIVE BRACKET  
SCALE: 1/2" = 1'-0"



3 12"X12" COLUMN OVER 18" SQUARE STONE BASE DETAIL  
SCALE: 3/4" = 1'-0"




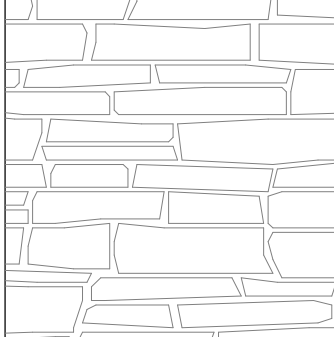
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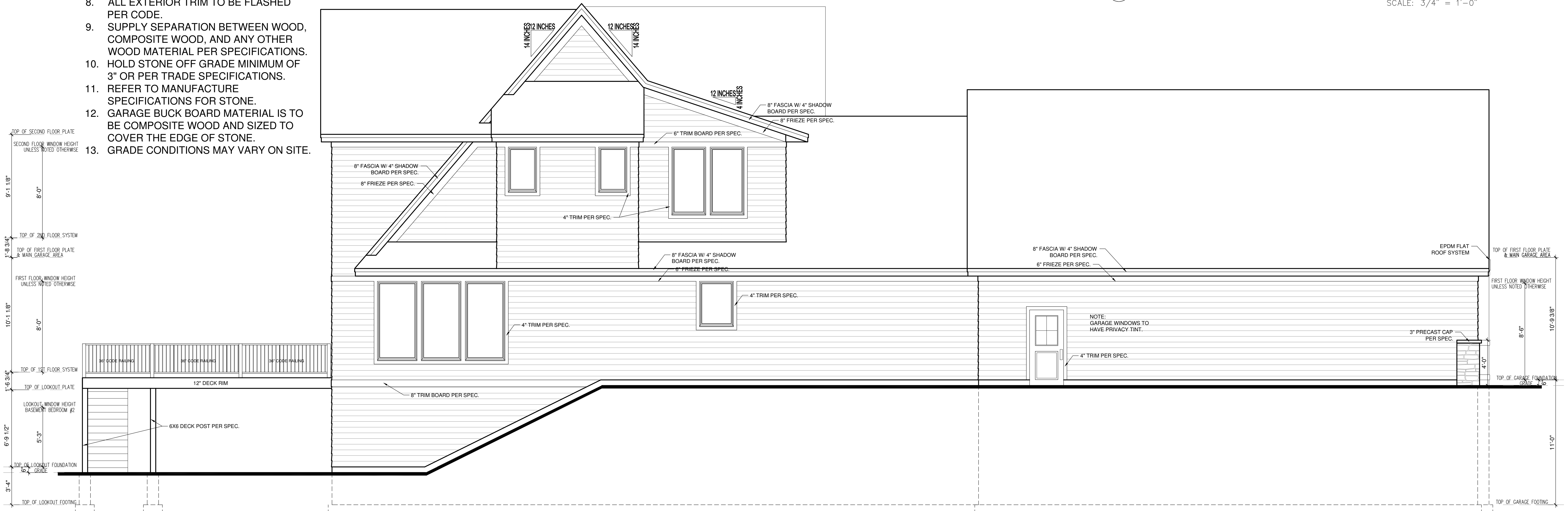
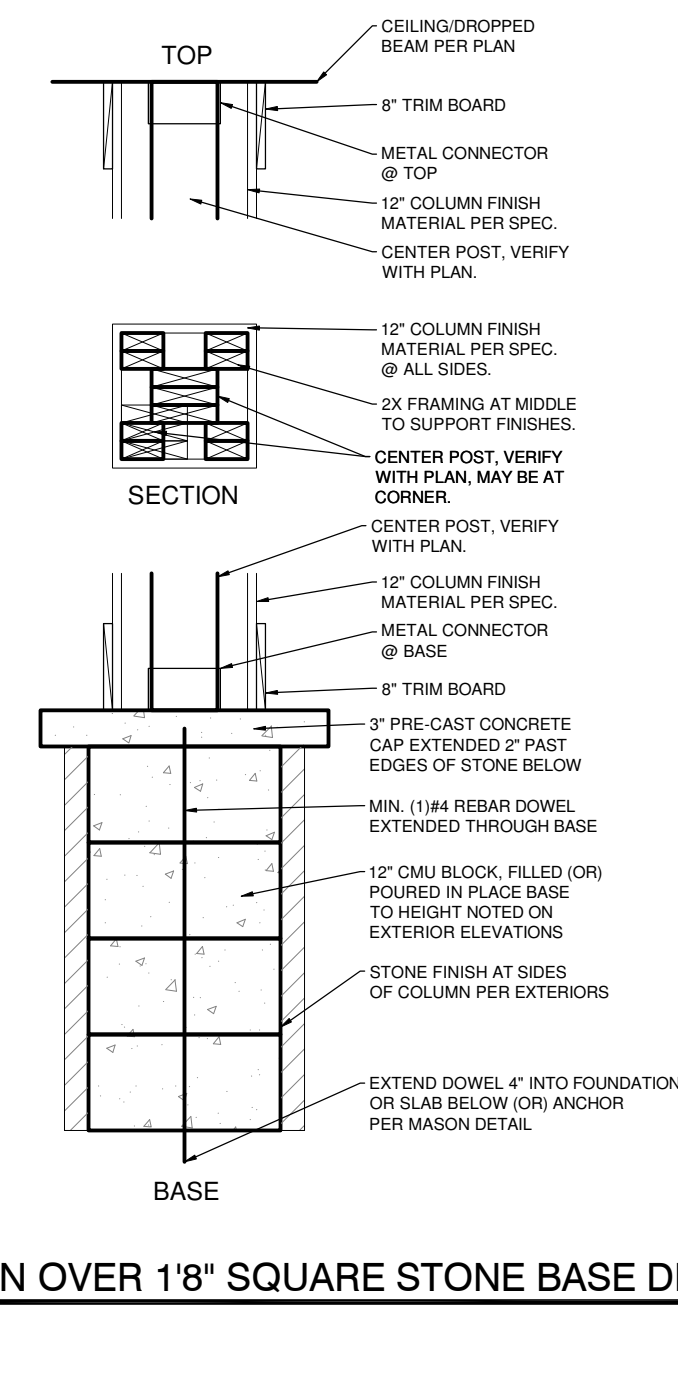
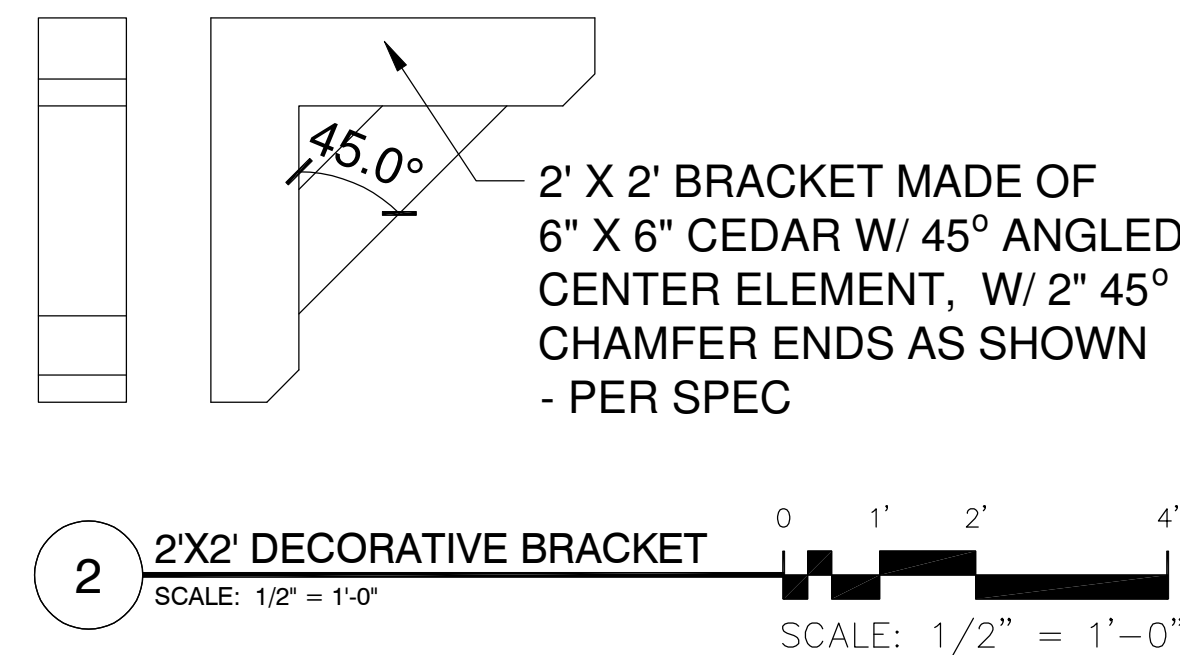
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REVISED PER BUILDER/ADDED SPORT COURT	2-20-25	1867 HUNTER LANE	LITTFIN   DESIGN	5-28-25	A1	FRONT ELEVATION
BOWLING ALLEY DETAILS UPDATED	5-15-25	LOCATION:				
LOOKOUT FOUNDATION WALLS UPDATED	5-21-25	1867 HUNTER LN, MENDOTA HEIGHTS, MN				
STRUCTURE UPDATED PER ENGINEER'S REDLINES	5-28-25					
			© COPYRIGHT 2025			SCALED PRINT @ 24X36



4a9.

- | <h1>EXTERIOR MATERIAL KEY</h1>                                                                      |                                                                                     |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p><b>6" HORIZONTAL SIDING</b><br/> <b>-MATERIAL: SMART-SIDING,</b><br/> <b>VERIFY W/ SPEC.</b></p> |  |
| <p><b>STONE VENEER</b><br/> <b>-MATERIAL: COMPOSITE,</b><br/> <b>VERIFY W/ SPEC.</b></p>            |  |



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REVISED PER BUILDER/ADDED SPORT COURT	2-20-25	1867 HUNTER LANE						
BOWLING ALLEY DETAILS UPDATED	5-15-25							
LOOKOUT FOUNDATION WALLS UPDATED	5-21-25	LOCATION:						
STRUCTURE UPDATED PER ENGINEER'S REDLINES	5-28-25	1867 HUNTER LN, MENDOTA HEIGHTS, MN						



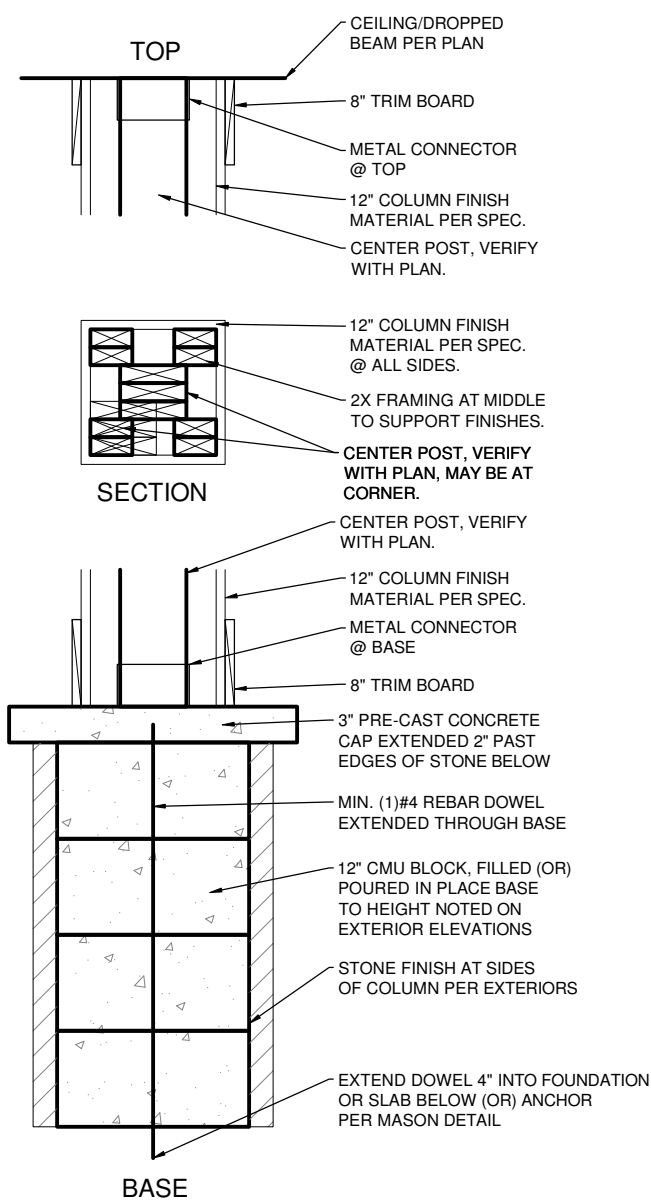
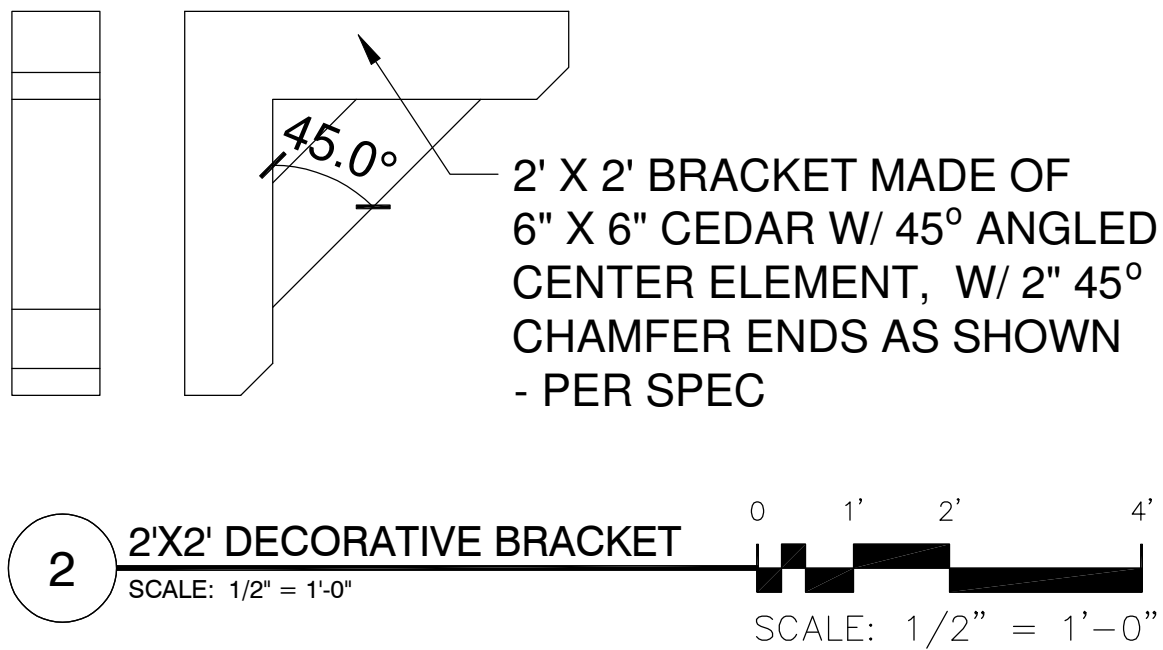
GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES. EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
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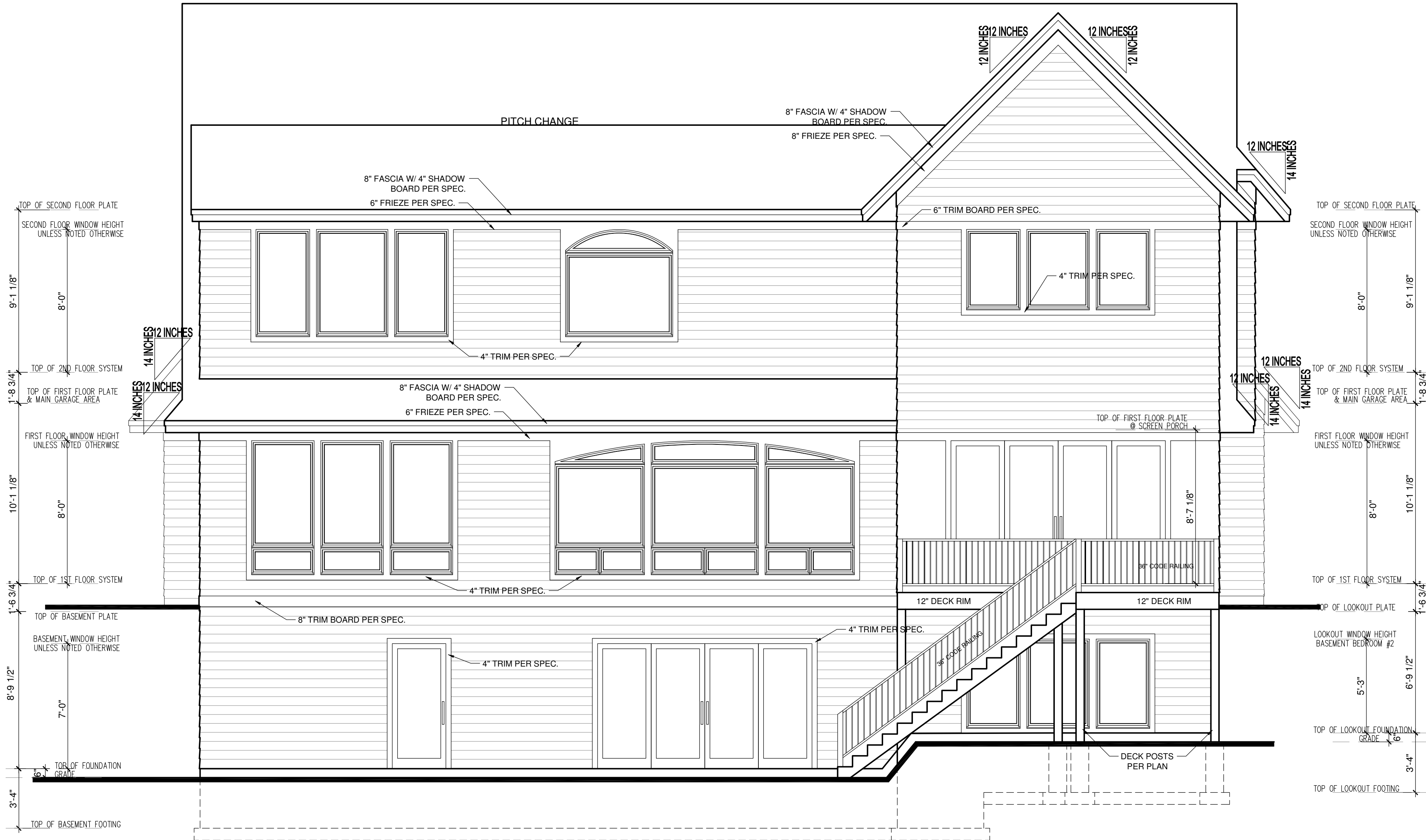
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**VERIFY W/ SPEC.**

**STONE VENEER**  
**-MATERIAL: COMPOSITE,**  
**VERIFY W/ SPEC.**



3 12"X12" COLUMN OVER 1'8" SQUARE STONE BASE DETAIL  
SCALE: 3/4" = 1'-0"



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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REVISION:
REVISED PER BUILDER/ADDED SPORT COURT
BOWLING ALLEY DETAILS UPDATED
LOOKOUT FOUNDATION WALLS UPDATED
STRUCTURE UPDATED PER ENGINEER'S REDLINES

REV. DATE:
2-20-25
5-15-25
5-21-25
5-28-25

DRAWING TITLE:
1867 HUNTER LANE
LOCATION:
1867 HUNTER LN, MENDOTA HEIGHTS, MN

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REAR ELEVATION
SCALED PRINT @ 24X36



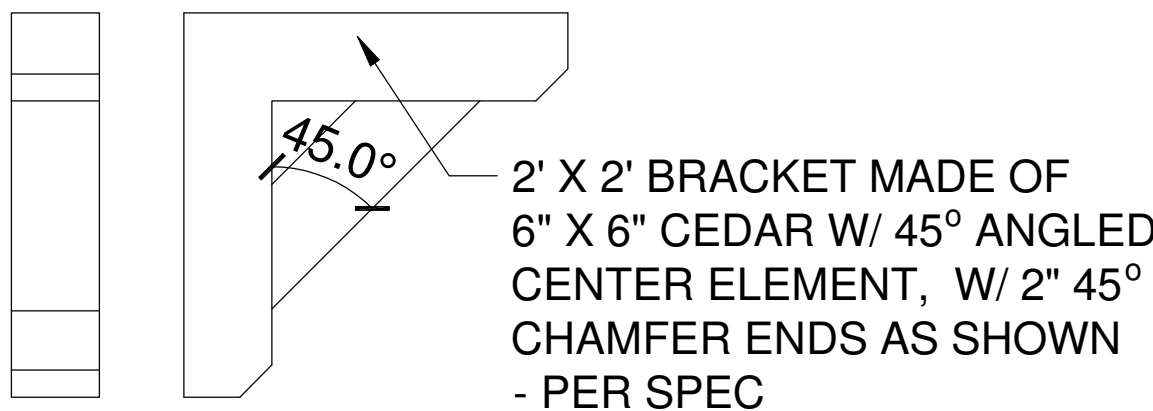
GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.

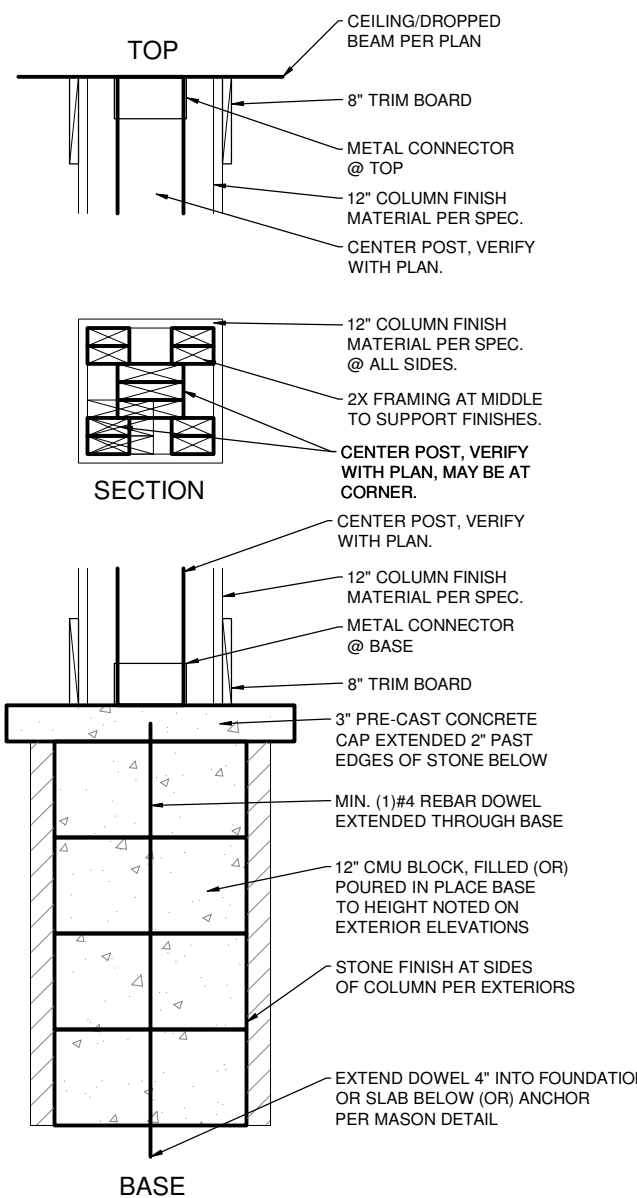
EXTERIOR MATERIAL KEY

6" HORIZONTAL SIDING  
-MATERIAL: SMART-SIDING,  
VERIFY W/ SPEC.

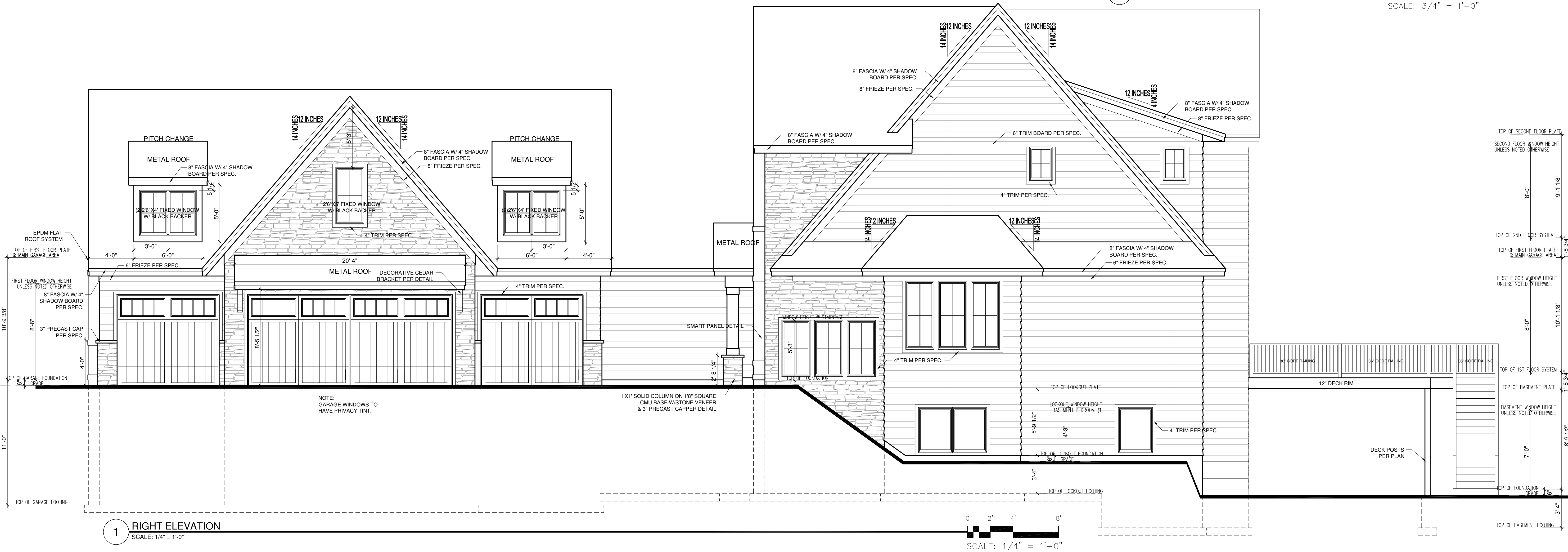
STONE VENEER  
-MATERIAL: COMPOSITE,  
VERIFY W/ SPEC.



2 2'X2' DECORATIVE BRACKET  
SCALE: 1/2" = 1'-0"



3 12"X12" COLUMN OVER 18' SQUARE STONE BASE DETAIL  
SCALE: 3/4" = 1'-0"



1 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION.

REVISION:
REVISED PER BUILDER/ADDED SPORT COURT
BOWLING ALLEY DETAILS UPDATED
LOOKOUT FOUNDATION WALLS UPDATED
STRUCTURE UPDATED PER ENGINEER'S REDLINES

REV. DATE:
2-20-25
5-15-25
5-21-25
5-28-25

DRAWING TITLE:
1867 HUNTER LANE
LOCATION:
1867 HUNTER LN, MENDOTA HEIGHTS, MN

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LITTFINDESIGN.COM  
MLITTFIN@HOTMAIL.COM  
320-224-7844  
WINSTED, MN

CURRENT DATE:
5-28-25

PAGE
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PAGE DESCRIPTION:
RIGHT ELEVATION
SCALED PRINT @ 24X36



<b>REVISION:</b>	<b>REV. DATE:</b>	<b>DRAWING TITLE:</b>	<p>ALL PLANS &amp; DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED.</p> <p>© COPYRIGHT 2025</p> <div style="text-align: center;">   <b>LITTFIN   DESIGN</b> </div>	<p>LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN</p>	<b>CURRENT DATE:</b>	<b>PAGE</b>	<b>PAGE DESCRIPTION:</b>
REVISED PER BUILDER / ADDED SPORT COURT	2-20-25	1867 HUNTER LANE			<div style="text-align: center;"> <div>5-28-25</div> <div>A6</div> </div>	<p>FOUNDATION PLAN</p> <p>SCALED PRINT @ 24X36</p>	
BOWLING ALLEY DETAILS UPDATED	5-15-25						
LOOKOUT FOUNDATION WALLS UPDATED	5-21-25						
STRUCTURE UPDATED PER ENGINEER'S REDLINES	5-28-25						
		LOCATION: 1867 HUNTER LN, MENDOTA HEIGHTS, MN					



**John and Theresa Cosgriff  
1875 Hunter Lane  
Mendota Heights, Minnesota 55118**

August 22, 2025

Mayor Stephanie Levin  
Planning Commission Chair Litton Field  
City of Mendota Heights  
1101 Victoria Curve  
Mendota Heights, MN 55118  
Delivered via E-Mail

Dear Mayor Levin and Chair Field:

We are writing in strong support of the planned development at 1867 Hunter Lane (CASE No. 2025-12 MRCCA Permit), by Mike Fritz and M&M Home Contractors. We live adjacent to and immediately south of the 1867 Hunter Lane property.

The property has been vacant for two years, and we think the planned development is a valuable investment in the neighborhood and for the benefit of the City of Mendota Heights.

The Planning Commission and City Council worked with us diligently and efficiently during our home construction approval process in 2019, and we request the same support be provided to Mike Fritz and M&M Home Contractors for this new home approval process.

Please feel free to contact us if we can provide more information.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Theresa MB Cosgriff". The signature is stylized, with a large, looped initial "T" and "C".

John and Theresa Cosgriff

Cc: Sarah Madden, Community Development Manager



## Planning Commission

**Meeting Date:** August 26, 2025

**Agenda Item:** **CASE No. 2025-15 Preliminary Plat** Application of BC Middleton LLC for a Preliminary Plat to be known as Wentworth Hills

**Department:** Community  
Development

**Contact:**

Sarah Madden,  
Community Development  
Manager

### Introduction:

BC Middleton LLC is requesting consideration of a Preliminary Plat of the properties at 1603 Dodd Road and 688 Wentworth Avenue. The subdivision request includes the two addressed parcels and would subdivide the total area into three (3) new lots of record, allowing for future single-family home development. The applicant intends to purchase the two addressed properties and would demolish the two existing homes as part of this redevelopment - this results in three new single-family homes. The existing properties are under separate ownership, however both property owners have provided a written consent on the plat application request and BC Middleton LLC (represented by Mike Fritz as the primary contact in this application) acts as the Applicant/Developer for the Preliminary Plat request.

The applicant has submitted both the Preliminary and Final Plat plans and materials as part of their request (attached to this report), however this public hearing is exclusively for review of the Preliminary Plat, to be known as 'Wentworth Hills'. Following the public hearing process and a later recommendation from the Planning Commission, if the Preliminary Plat is approved by the City Council with no changes, the Final Plat will be reviewed at a later date by the City Council and may be adopted by Resolution.

A public hearing notice for this planning item was published in the Pioneer Press and notice letters were mailed to all properties within 350-feet of the subject property. As of the date of this report, the City has not received any written public comments relating to this application request, however we have received two general inquiries related to the application.

Following the publication of the hearing notice for this item, the Dakota County Plat Commission held their regular meeting to discuss plats adjacent to Dakota County roadways, including this proposed Plat. The County is requesting 10-ft of Right-of-Way parallel to Wentworth Avenue, which will modify the plans and lot sizes for this plat. The applicant must decide how they will address these comments, as well as the City's request for park land dedication and for that reason they have requested the Planning Commission table this application to a future date. Staff also recommends the tabling of this application. These Right-of-Way and Park Dedication request are discussed in greater detail in the analysis section of this report.

### Background:

The subject site is located in a residential neighborhood at the southwest corner of Wentworth

Avenue and Dodd Road. The property included in this resubdivision request consists of two (2) existing parcels, which are split remnants from Auditor's Subdivision No. 3, dated 1906.

The 1603 Dodd Road parcel is 28,778 square feet in size and contains an existing single-family home constructed in 1880. The 688 Wentworth Avenue parcel is 21,345 square feet in size and also contains an existing single-family home, constructed in 1973. The total plat area is 1.147 acres. The applicant has coordinated with the current property owners to subdivide the area into three new lots of record, allowing for an additional home to be constructed following an approval of the subdivision and the demolition of the two existing houses.

The subdivision creates three residential lots, with the proposed Lot 1, Block 1, Wentworth Hills at 15,48-sq.ft. and 102-ft of frontage on Wentworth Ave; a proposed Lot 2 at 15,300-sq.ft and 102-ft of frontage on Wentworth Ave; and the proposed Lot 3 on the corner with 19,173-sq.ft. and 161.83-ft of frontage on Wentworth Ave and 163.54-ft of frontage on Dodd Rd. If this subdivision is approved, the new lots would be developed with single-family homes which would be reviewed through the City's building permit process.

### **Analysis:**

Under Title 11, Subdivision Regulations, the intent and purpose of this section is to *"safeguard the best interests of the city, and to assist the subdivider in harmonizing [their] interests with those of the city at large, this title is adopted in order that adherence to same will bring results beneficial to both parties. It is the purpose of this title to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community."*

City Subdivision Code Section 11-3-2 allows the subdivision of parcels, provided that the resulting lots are compliant with the requirements of the applicable zoning district, and meets the following standards:

- A. Lot Area, Width and Depth: The minimum lot area, width and depth shall not be less than that established by the zoning ordinance in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in the zoning ordinance.
- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage as required in the zoning ordinance on a city approved street other than an alley.
- E. Building Setback: Setback or building lines shall be shown on all lots intended for residential use and shall not be less than the setback required by the Mendota Heights zoning ordinance. On those lots which are intended for business use, the setback shall be at least that required by the zoning ordinance.

For the R-1 District, all new lots must have a minimum of 15,000-sf. of lot area and 100-ft of frontage, or lot width, along a City-approved street. All proposed lots within the subdivision meet the size minimum and frontage requirements. The proposed Preliminary Plat plan provided by the applicant also illustrates an outline of potential building areas for new single-family homes on the proposed new lots. In reviewing the potential building areas, minimum setbacks can be met based on the areas shown and the current lot sizes. The final layout must meet R-1 Zone standards and will need to be approved under a separate administrative building permit. Additionally, the plans show general areas for potential driveways as part of

this redevelopment, proposing new locations to replace the existing bituminous driveways accessing the existing homes on the property. These locations will also be reviewed under a separate permit, and Dakota County will need to approve access changes on Wentworth Avenue. If access is requested to continue on Dodd Road for the corner lot, MnDoT will also be consulted.

### **Tree Removal**

The Preliminary Plat indicates the location of proposed building pad sites for the construction of the three new homes within the Plat area. The applicant has also provided a Tree Inventory of the site, noting 81 tagged trees. The applicant's plans indicate that Forest Alteration Permits and Plans will be submitted for each lot at the time of its development. The City will review tree removals as part of the demolition permits and plans for the two existing homes as applicable. Based on the currently proposed locations of building areas, at least five trees are directly located in the building pad area and would be removed. Additional removals will be evaluated as part of the impacts of grading and driveway construction with the future permits.

### **Potential Changes to Plat Design**

The subdivision is immediately adjacent to MnDoT's Trunk Highway 149 (Dodd Road), and Dakota County's CSAH 8 (Wentworth Avenue). As part of the Plat review process, the City routes the proposed plans to both MnDoT and Dakota County. As of the submittal of this report, no comments have been received by MnDoT, however the Wentworth Hills Preliminary Plat was reviewed by the Dakota County Plat Commission and a formal comment letter has been sent to the City and the applicant, which is attached.

Dakota County's comments are requesting 10-ft of additional Right-of-Way parallel with Wentworth Avenue to meet a total of 40-ft of half right-of-way on the Wentworth Avenue corridor for future right-of-way needs. They have also commented on the potential driveway locations for the future single-family homes and would allow one access for the proposed Lot 1, but only one shared access for both of the proposed Lots 2 and 3.

Additional changes to the Plat are expected based on a City Staff review of the application. The City has plans for a trail connection on the west side of Dodd Road, and had informed the applicant that park dedication in the amount of 10% of the proposed Lot 3 would be necessary for these future improvements. This inclusion would have been a recommended condition of approval of the Preliminary Plat if the applicant had not requested a tabling of the application to a future meeting date.

Based on the request from Dakota County and the City's planned condition to require park land dedication for trail improvements, the currently proposed lot sizes will be affected and the applicant has asked for the application to be tabled while they make arrangements to address the requests from the County and the City, and update their Preliminary Plat request accordingly. Staff agrees with this request based on the strong likelihood of significant changes to the subdivision design.

Since this item has been duly noticed as a public hearing, staff asks that the Chair open and hold a public hearing on this item before voting to table this application. Staff will schedule this item on a future meeting date at the request of the applicant when modifications to the plans have been made, and will notice a new public hearing for the application request at that time.

### **Alternatives:**

**Staff Recommendation:**

Staff recommends that the Planning Commission Table the application request of BC Middleton LLC for a Preliminary Plat to be known as Wentworth Hills.

Staff will re-publish notices if and when the application is scheduled to return to a Planning Commission meeting for a second public hearing.

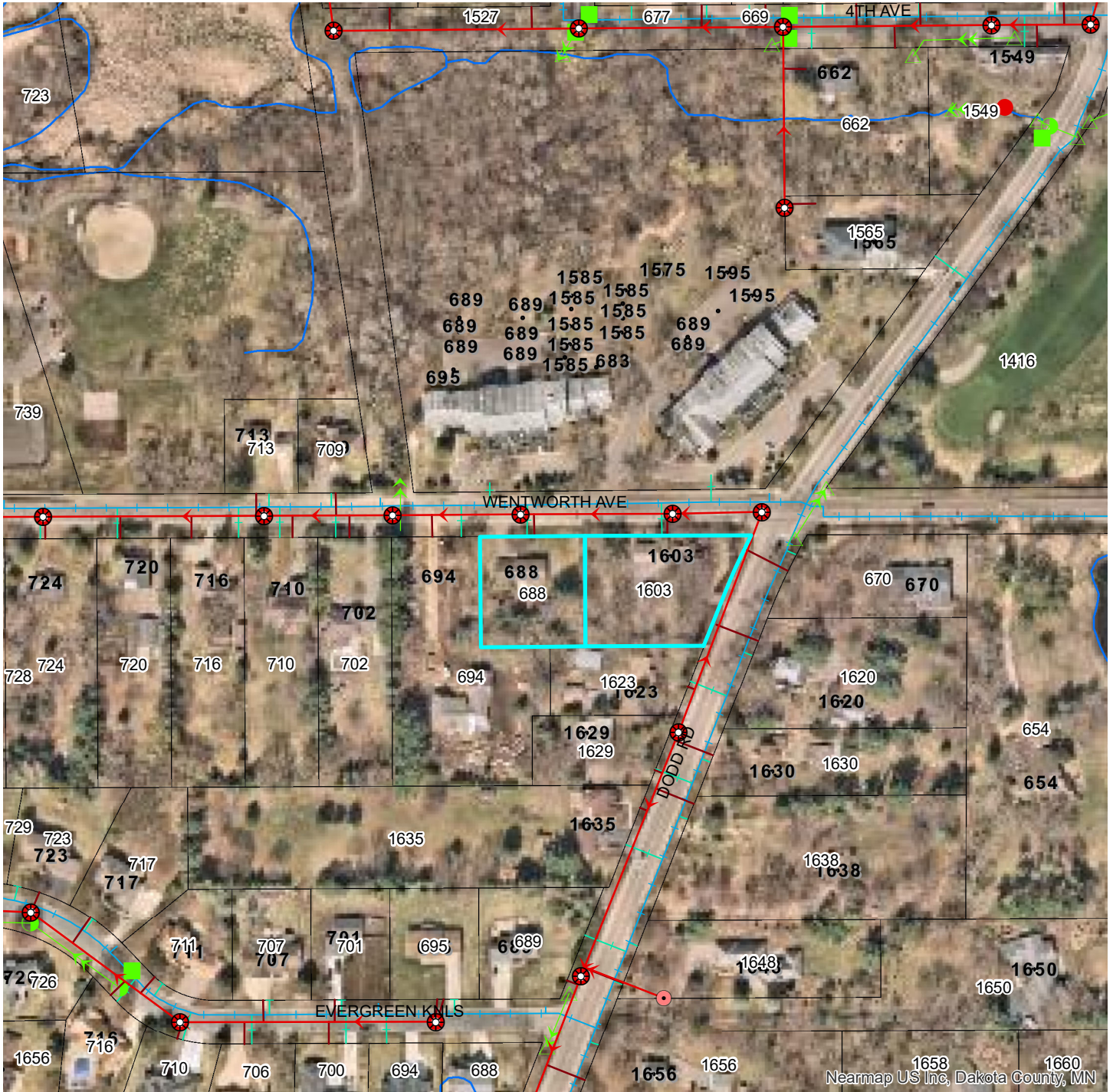
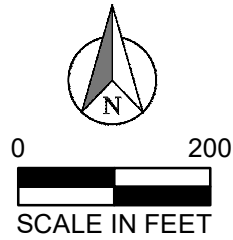
**Attachments:**

1. Site Location Map
2. Letter of Intent
3. Wentworth Hills Preliminary Plat
4. Wentworth Hills Final Plat
5. Wentworth Hills Tree Inventory
6. Dakota County Plat Commission Letter - 8/15/25



# Site Location/Aerial Map Wentworth Hills

Date: 8/22/2025



## GIS Map Disclaimer:

This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.





4b2.

License #: BC560376

Builders of Distinct Quality.

Date: July 14, 2025

To: City of Mendota Heights

Attached is the planning application for the properties located at 688 Wentworth Avenue and 1603 Dodd Road.

We are requesting to purchase both properties and and develop them into three buildable lots for new home construction.

This will bring an additional home into the community versus the current lot structure.

Thank you,

Michael Fritz

BC Middleton, LLC

LEGAL DESCRIPTION

The northerly 150 feet, except the westerly 963.3 feet of Lot 37, Auditor's Subdivision No. 3, Dakota County, Minnesota, and the east 142.3 feet of the west 963.3 feet of the north 150 feet of Lot 37, Auditor's Subdivision No. 3, Dakota County, Minnesota.

CURRENT LANDOWNERS

DIANNE L. BERFLEZ  
688 WENTWORTH AVE. W.  
MENDOTA HEIGHTS, MN 55118

PAUL LINNELL AND LISA LINNELL  
1603 DODD RD.  
MENDOTA HEIGHTS, MN 55118

DEVELOPER (will be owner at the time of final plat)

M&M HOME CONTRACTORS, INC.  
PO BOX 90  
COLOGNE, MN 55322  
CONTACT: MIKE FRITZ, 612-554-2556

ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING  
2580 CHRISTIAN DR.  
CHASKA, MN 55318  
CONTACT: CURT KALLIO, PE, LS  
612-418-6828

ZONING

R-1 LOW DENSITY RESIDENTIAL  
MIN. LOT SIZE = 15,000 SQ. FT.  
MIN. LOT WIDTH = 100 FEET (FOR FIRST 30 FEET OF LOT)  
FRONT YARD SETBACK MIN. = 30 FEET  
FRONT YARD SETBACK MAX. = 40 FEET  
SIDE YARD SETBACK = 10 FEET  
SIDE YARD SETBACK ABUTTING STREET = 30 FEET  
REAR YARD SETBACK = 30 FEET  
MAXIMUM IMPERVIOUS = 35%  
MAXIMUM BUILDING HEIGHT = 25 FEET

PLAT AREAS

TOTAL PLAT AREA = 1.147 ACRES  
PROPOSED LOT 1, BLOCK 1 = 15,481 SF = 0.36 ACRES  
PROPOSED LOT 2, BLOCK 1 = 15,300 SF = 0.35 ACRES  
PROPOSED LOT 3, BLOCK 1 = 19,173 SF = 0.44 ACRES

WETLANDS

NO WETLANDS HAVE BEEN IDENTIFIED ON SITE.

SOILS

EXISTING SOILS ON SITE ARE MAPPED AS SANDY LOAMS AND SILT LOAMS. ACCORDING TO THE USDA NRCS WEB SOIL SURVEY, THESE SOILS WOULD BE IN HYDROLOGIC SOIL GROUP B AND BE SUITABLE FOR STORMWATER VOLUME ABSTRACTION. NO SOIL BORINGS HAVE BEEN PERFORMED.

STORMWATER

1.1" OF ABSTRACTION FOR THE PROPOSED IMPERVIOUS SURFACES WILL BE PROVIDED FOR EACH LOT AT THE TIME OF HOME CONSTRUCTION.

UTILITIES

WATER AND SEWER FOR LOTS 1 AND 3 WILL USE EXISTING SERVICES. NEW WATER AND SEWER SERVICES FOR LOT 2 WILL BE PROVIDED AT THE TIME OF HOME CONSTRUCTION BY CONNECTING TO EXISTING LINES IN WENTWORTH AVE. CONNECTION PLANS, STREET RESTORATION PLANS, AND TRAFFIC CONTROL PLANS WILL BE PROVIDED AT THAT TIME.

FOREST PRESERVATION

EXISTING TREES HAVE BEEN INVENTORIED BY MIDWEST WETLAND IMPROVEMENTS LLC. SEE PLAN SHEETS T1-T2 FOR COMPLETE INVENTORY. SINCE IMPACTS ARE UNKNOWN AT THIS TIME, A FOREST ALTERATION PERMITS WILL BE APPLIED FOR AT THE TIME OF HOME CONSTRUCTION FOR EACH LOT.

PROPOSED IMPROVEMENTS

ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED. ALL PROPOSED IMPROVEMENTS WILL BE PERFORMED AT THE TIME OF NEW HOME CONSTRUCTION FOR EACH LOT.



POTENTIAL BUILDING AREA LEGEND  
G XXX.X = GARAGE FLOOR ELEV.  
TF XXX.X = TOP OF FOUNDATION ELEV.  
LF XXX.X = LOWEST FLOOR ELEV.  
FULL = FULL BASEMENT, NO WALKOUT OR LOOKOUT  
PLO = PARTIAL LOOKOUT

LEGEND

PLAT BOUNDARY  
LOT LINE  
SETBACK  
EASEMENT  
EX. CONTOUR  
EX. STORM SEWER  
EX. SAN. SEWER  
EX. WATERMAIN  
EX. HYDRANT  
INVENTORIED TREE  
SEE TREE INVENTORY  
PLAN FOR DETAILS

WENTWORTH HILLS  
PRELIMINARY PLAT

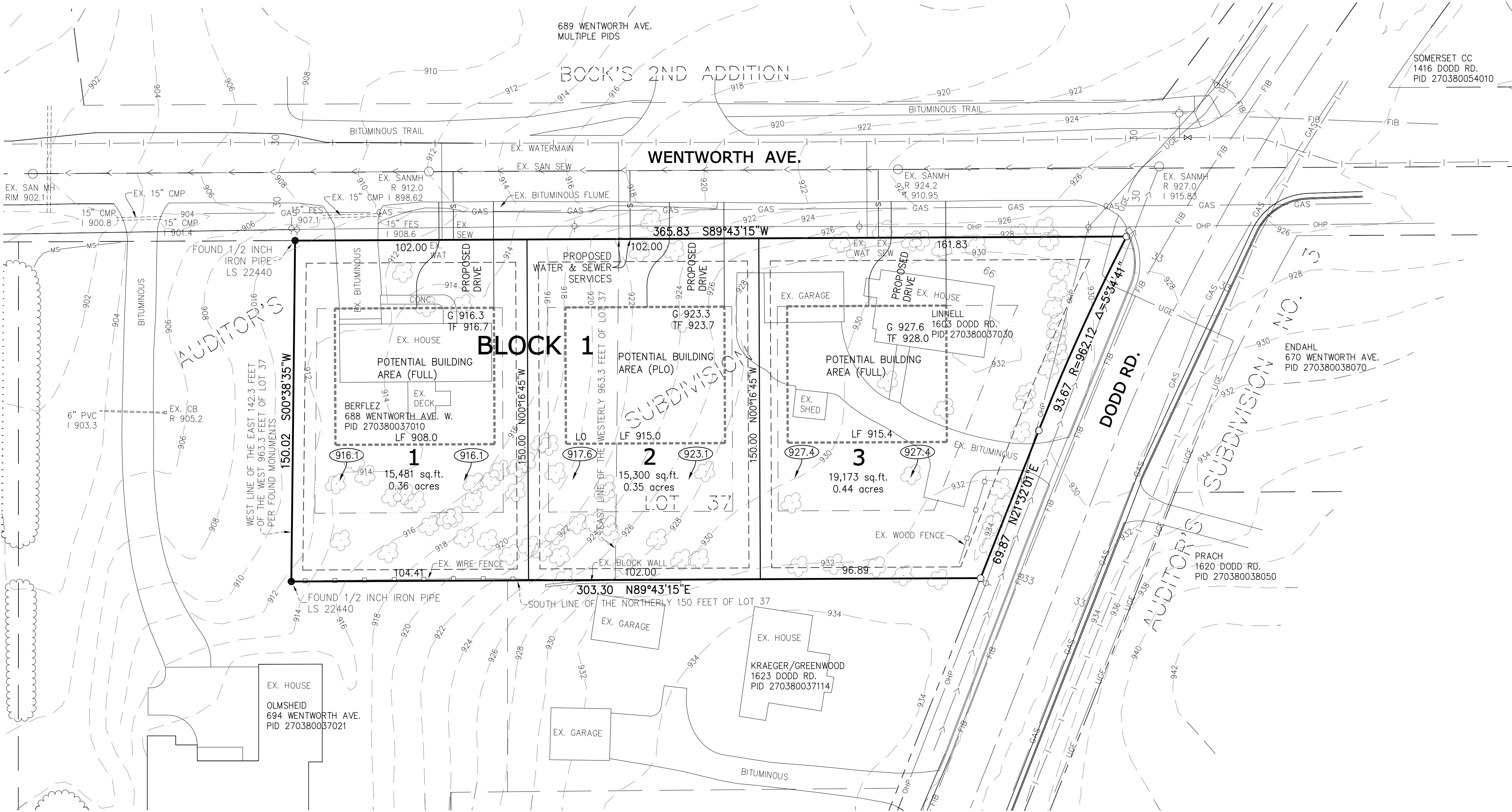
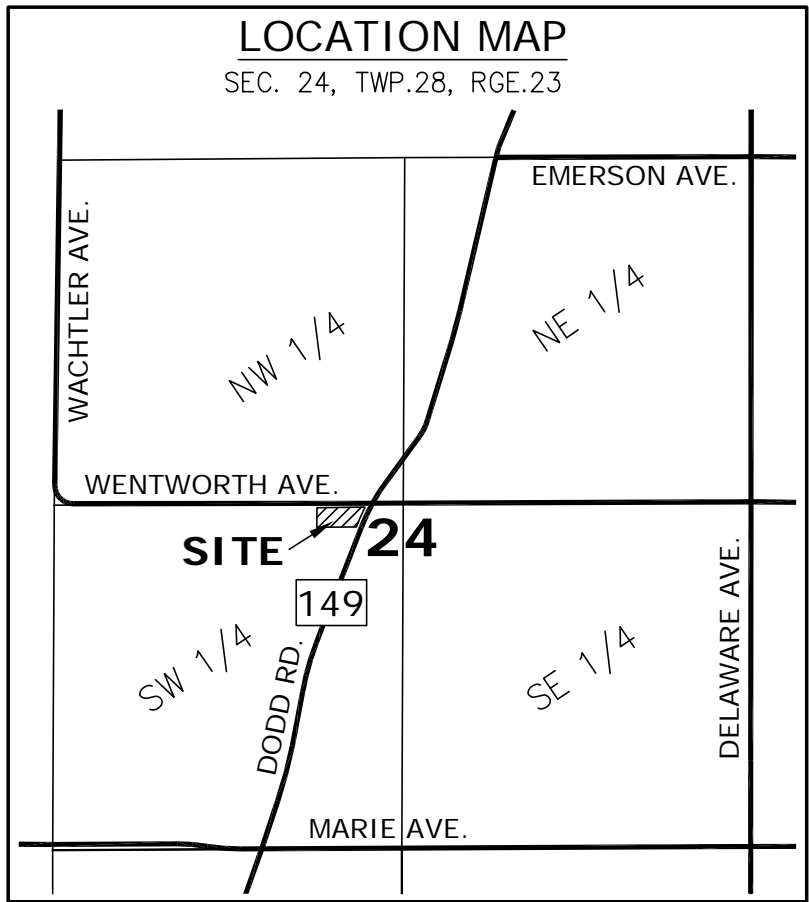
- DENOTES MONUMENT FOUND AS SHOWN
- DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.
- ⦿ DENOTES COUNTY MONUMENT

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 IS ASSUMED TO BEAR N89°43'15"E

0 30 60  
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.



Land Surveying  
& Engineering

2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828

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

Curt Kallio  
CURTIS J. KALLIO

DATE: 7/11/2025 REG. NO. 26909

PREPARED FOR:

M&M HOME CONTRACTORS, INC.  
PO BOX 90  
COLOGNE, MN 55322  
CONTACT: MIKE FRITZ, 612-554-2556

SHEET TITLE & PROJECT:

Preliminary Plat

WENTWORTH HILLS

Mendota Heights, MN

BY	REVISION	DATE

PROJECT NO:	202316
SHEET	1
OF	1
SHEETS	



# WENTWORTH HILLS

4b4.

KNOW ALL PERSONS BY THESE PRESENTS: That M & M Home Contractors, Inc., a Minnesota corporation, owner of the following described property:

The northerly 150 feet, except the westerly 963.3 feet of Lot 37, Auditor's Subdivision No. 3, Dakota County, Minnesota, and the east 142.3 feet of the west 963.3 feet of the north 150 feet of Lot 37, Auditor's Subdivision No. 3, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as WENTWORTH HILLS and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said M & M Home Contractors, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_ day of

\_\_\_\_\_, 20\_\_.

Signed: M & M Home Contractors, Inc.

Mike Fritz, President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Mike Fritz, President of M & M Home Contractors, Inc., a Minnesota corporation, on behalf of the corporation.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I Curtiss Kallio do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Curtiss Kallio, Licensed Land Surveyor, Minnesota License No. 26909

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Curtiss Kallio.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF MENDOTA HEIGHTS, STATE OF MINNESOTA

This plat was approved and accepted by the City Council of Mendota Heights, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Signed \_\_\_\_\_ Attest \_\_\_\_\_  
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_  
Todd B. Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes,

Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

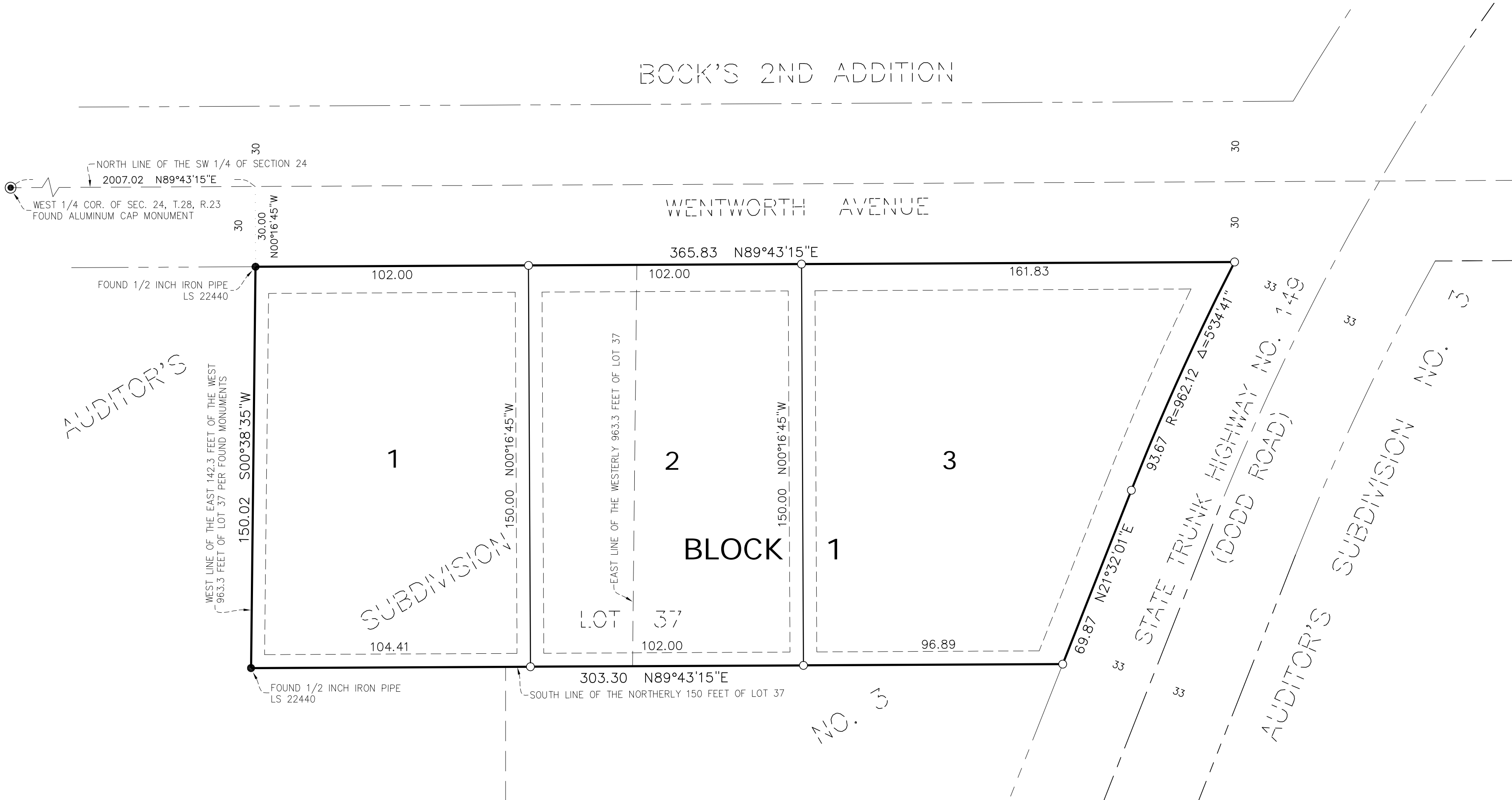
\_\_\_\_\_, Amy A. Koethe, Director  
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

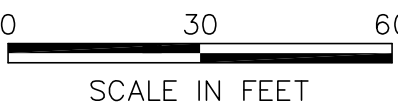
I hereby certify that this plat of WENTWORTH HILLS, was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

at \_\_\_\_ o'clock \_\_M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_, Amy A. Koethe, County Recorder

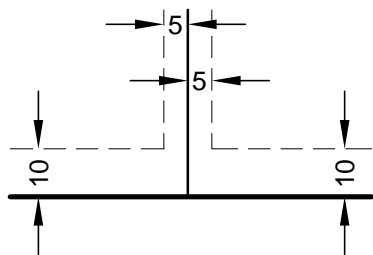


THE NORTH LINE OF THE SOUTHWEST  
QUARTER OF SECTION 24 IS  
ASSUMED TO BEAR N89°43'15"E

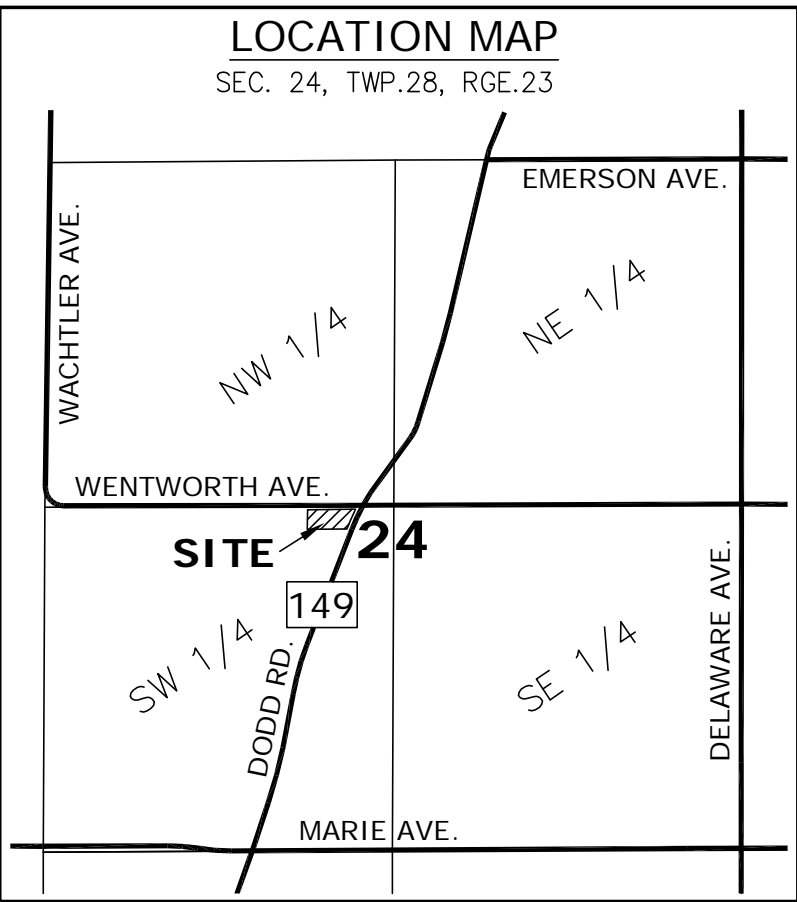


- DENOTES MONUMENT FOUND AS SHOWN
- DENOTES 1/2 INCH BY 14 INCH  
MONUMENT SET AND MARKED BY LICENSE  
NO. 26909, UNLESS OTHERWISE SHOWN.
- ⦿ DENOTES COUNTY MONUMENT

DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN THUS:

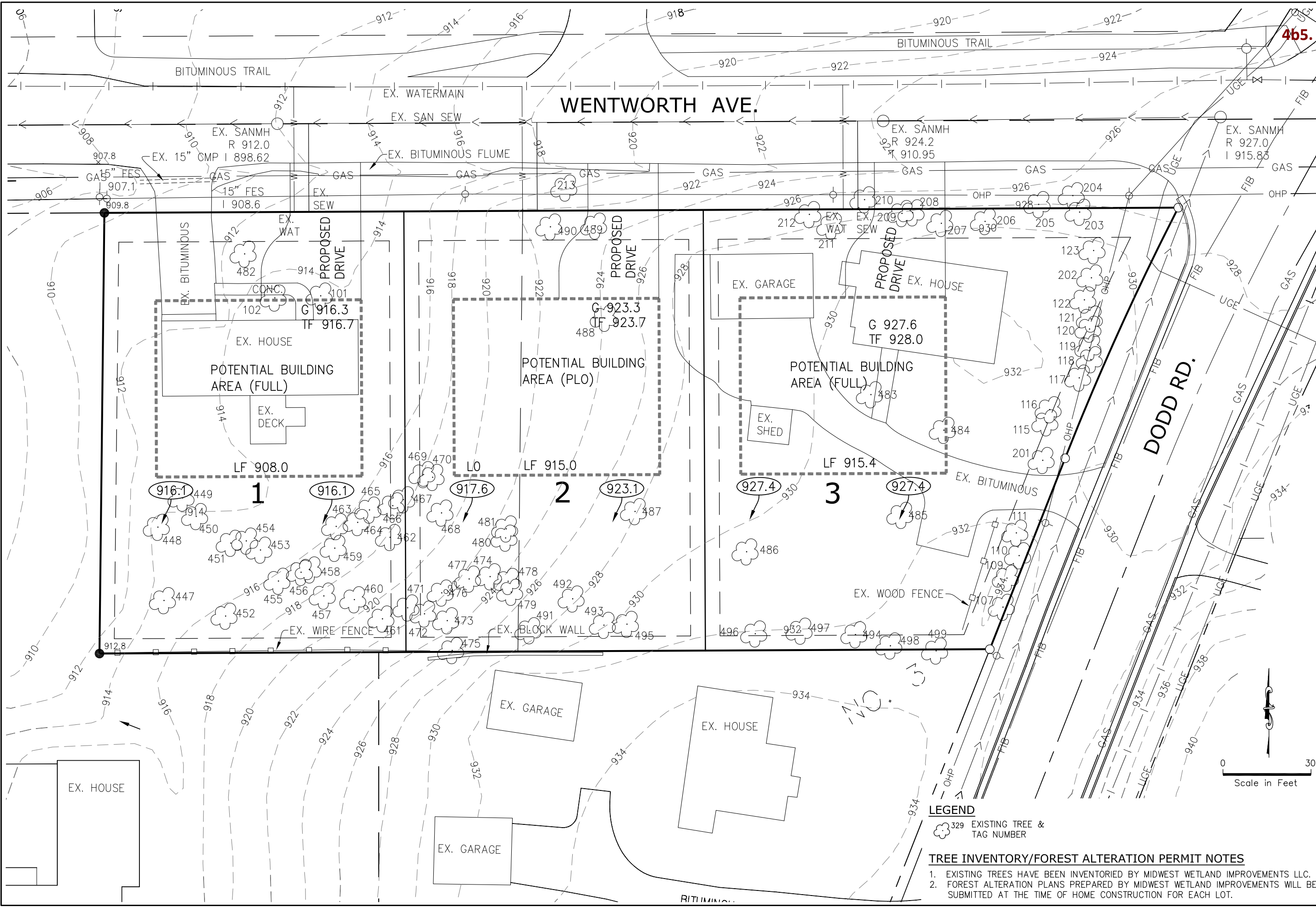


BEING 5 FEET IN WIDTH AND ADJOINING LOT  
LINES, AND 10 FEET IN WIDTH AND ADJOINING  
RIGHT OF WAY LINES, UNLESS OTHERWISE  
INDICATED, AS SHOWN ON THIS PLAT.



SISU LAND SURVEYING

SHEET 1 OF 1 SHEETS




**LEGEND**

 329 EXISTING TREE & TAG NUMBER

**TREE INVENTORY/FOREST ALTERATION PERMIT NOTES**

1. EXISTING TREES HAVE BEEN INVENTORIED BY MIDWEST WETLAND IMPROVEMENTS LLC.
2. FOREST ALTERATION PLANS PREPARED BY MIDWEST WETLAND IMPROVEMENTS WILL BE SUBMITTED AT THE TIME OF HOME CONSTRUCTION FOR EACH LOT.



**SISU**  
Land Surveying  
& Engineering

2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828

I hereby certify that this plan, report, or specification was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

PRELIMINARY – NOT FOR CONSTRUCTION  
CURTISS J. KALLIO  
DATE: 7/11/2025 REG. NO. 26909

PREPARED FOR:  
M&M HOME CONTRACTORS  
PO BOX 90  
COLOGNE, MN 55322  
MIKE FRITZ, 612-554-2556

**Tree Inventory**  
WENTWORTH HILLS  
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:  
**202142**

SHEET  
**T1**

Page 40 of 47

Tag	DBH	Height (ft)	Species	Condition	Comments	Tag	DBH	Height (ft)	Species	Condition	Comments
101	0.00	11	Arborvitae			460	2.75	30	Spruce, White		
102	0.00	11	Arborvitae			461	7.50	30	Spruce, White		
107	0.00	0	Amur maple shrub			462	16.50	0	Hickory, Bitternut		
109	0.00	0	Amur maple shrub			463	6.50	30	Spruce, White		
110	0.00	0	Amur maple shrub			464	4.75	30	Spruce, White		
111	0.00	0	Amur maple shrub			465	6.50	30	Spruce, White		
115	0.00	12	Arborvitae			466	3.75	30	Spruce, White		
116	0.00	12	Arborvitae			467	6.75	30	Spruce, White		
117	0.00	12	Arborvitae			468	16.75	0	American Mountain Ash	Dead/Dying	
118	0.00	12	Arborvitae			469	14.50	30	Pine, White		
119	0.00	12	Arborvitae			470	20.50	30	Pine, White		
120	0.00	12	Arborvitae			471	3.50	30	Spruce, White		
121	0.00	12	Arborvitae			472	4.00	30	Spruce, White		
122	0.00	12	Arborvitae			473	5.50	30	Spruce, White		
123	0.00	12	Arborvitae			474	17.75	0	Box Elder		
201	7.00	30	Spruce, Colorado Blue			475	5.25	20	Cedar, Red		
202	6.00	30	Spruce, Colorado Blue			476	4.50	30	Spruce, White		
203	29.50	0	Maple, Amur		7 stem, 5.0, 6.0, 5.0, 3.5, 4.5, 2.5, 3	477	4.00	30	Spruce, White		
204	12.00	0	Maple, Amur		3 stem, 5.0, 4.0, 3.0	478	13.75	0	Box Elder		
205	15.00	0	Maple, Amur		3 stem, 4.5, 4.5, 6.0	479	8.00	0	Box Elder		
206	25.00	0	Maple, Amur		5 stem, 4.5, 3.0, 5.0, 6.5, 6.0	480	10.75	0	Box Elder		
207	20.50	0	Box Elder		4 stem, 5.0, 5.5, 5.0, 4.5	481	19.75	0	Box Elder		
208	13.00	0	Maple, Amur		4 stem, 2.5, 6.0, 2.5, 2.0	482	41.50	0	Maple, Amur		3-stem; 15.25, 13, 13.25
209	9.50	0	Maple, Amur		2 stem, 4.5, 5.0	483	15.25	0	Malus spp.		
210	14.00	0	Maple, Amur		3 stem, 6.0, 4.5, 3.5	484	46.75	0	Maple, Silver		
211	11.75	30	Spruce, Black			485	35.75	0	Maple, Silver		
212	10.25	30	Spruce, Black			486	16.25	0	Oak, Swamp White		
213	6.50	0	Buckthorn			487	25.25	0	Black Walnut		
447	10.00	0	Oak, Swamp White			488	31.50	0	Elm, Siberian		
448	15.00	0	Pine, White			489	11.50	30	Spruce, White		
449	7.25	30	Spruce, Black			490	7.25	0	Black Walnut		
450	8.75	30	Spruce, White			491	19.50	0	Ash, Green		
451	9.50	30	Spruce, White			492	9.00	0	Ash, Green	Dead/Dying	
452	8.25	0	Oak, Swamp White			493	17.25	0	Box Elder		
453	5.25	30	Spruce, White			494	16.25	0	Box Elder		
454	9.25	30	Spruce, White			495	30.00	0	Cottonwood		
455	8.00	30	Spruce, White			496	22.50	0	Box Elder		Two stem 10.75, 11.75
456	4.25	30	Spruce, White			497	15.25	0	Maple, Sugar		
457	17.50	0	American Mountain Ash			498	9.00	0	Elm, American		
458	8.25	30	Spruce, White			499	10.25	0	Box Elder		
459	2.75	30	Spruce, White								



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MIKE FRITZ, 612-554-2556

SHEET TITLE & PROJECT:  
Tree Inventory  
WENTWORTH HILLS  
Mendota Heights, Dakota County, MN

BY					
REVISION					
DATE					

PROJECT NO:  
202142

SHEET  
T2





Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124  
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

August 15, 2025

City of Mendota Heights  
1101 Victoria Curve  
Mendota Heights, MN 55118

Re: **WENTWORTH HILLS**

The Dakota County Plat Commission met on August 13, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 8 (Wentworth Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The preliminary plat includes two existing homes that are planned for redevelopment into three new lots. The future right-of-way needs along CSAH 8 (Wentworth Ave) are 50 feet of half right of way with the existing right of way being 30 feet of half right of way. Due to the existing conditions in the area, the Plat Commission will require an additional 10-feet of road dedication along CSAH 8 to meet 40 feet of half right of way versus 50 feet.

The proposed plat includes three driveways to CSAH 8. The Plat Commission will allow one access for Lot 1 and one shared access for Lots 2 and 3.


The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 8 are 2,488 ADT and are anticipated to be 3,000 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc.

Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink, reading "Todd B. Tollefson". The signature is written in a cursive style with a horizontal line above the first name.

Todd B. Tollefson  
Secretary, Plat Commission

c:



## Planning Commission

**Meeting Date:** August 26, 2025

**Agenda Item:** Dorset Road - Street Improvements

**Department:** Engineering

**Contact:**

Lucas Ritchie, Assistant  
City Engineer  
Ryan Ruzek, Public Works  
Director

### Introduction:

Dakota County, in partnership with the Cities of Mendota Heights and West St Paul, is planning to reconstruct Delaware Avenue in 2027 between Marie Avenue and Dodd Road. As part of this project, the project team has evaluated the Delaware Avenue and Dorset Road intersection.

Currently, the Dorset Road approach to Delaware Avenue has a slope that exceeds the City's maximum allowable roadway grade of 6%. This condition presents long-term safety and maintenance concerns. The County project provides a feasible opportunity to address this issue.

### Background:

In June 2025, City staff sent letters to impacted residents along Dorset Road and Mears Avenue seeking feedback on a potential modification to the intersection. The proposed modification would remove the existing connection of Dorset Road to Delaware Avenue and replace it with a cul-de-sac, bringing Dorset Road into compliance with City roadway standards for maximum grade. A trail connection between the cul-de-sac and the future Delaware Avenue multi-use trail is also being considered.

Alternatively, the intersection could remain in place with reconstruction of approximately 185 feet of Dorset Road to reduce the roadway grade. However, the roadway grade would still exceed the City's maximum standard for a public roadway. Roadway grades are permitted to exceed the City's maximum where adjacent topography warrants, as determined and recommended by the City Engineer. There are warranted roadways within the City that currently exceed allowable grades due to existing topography will continue to be evaluated as reconstruction and design opportunities present themselves.

The City received considerable feedback, with residents expressing both support for and opposition to the removal of the Dorset Road and Delaware Avenue intersection. This meeting provides the Planning Commission an opportunity to review the potential change, consider public comments, and make a recommendation to City Council.

### Analysis:

### Alternatives:

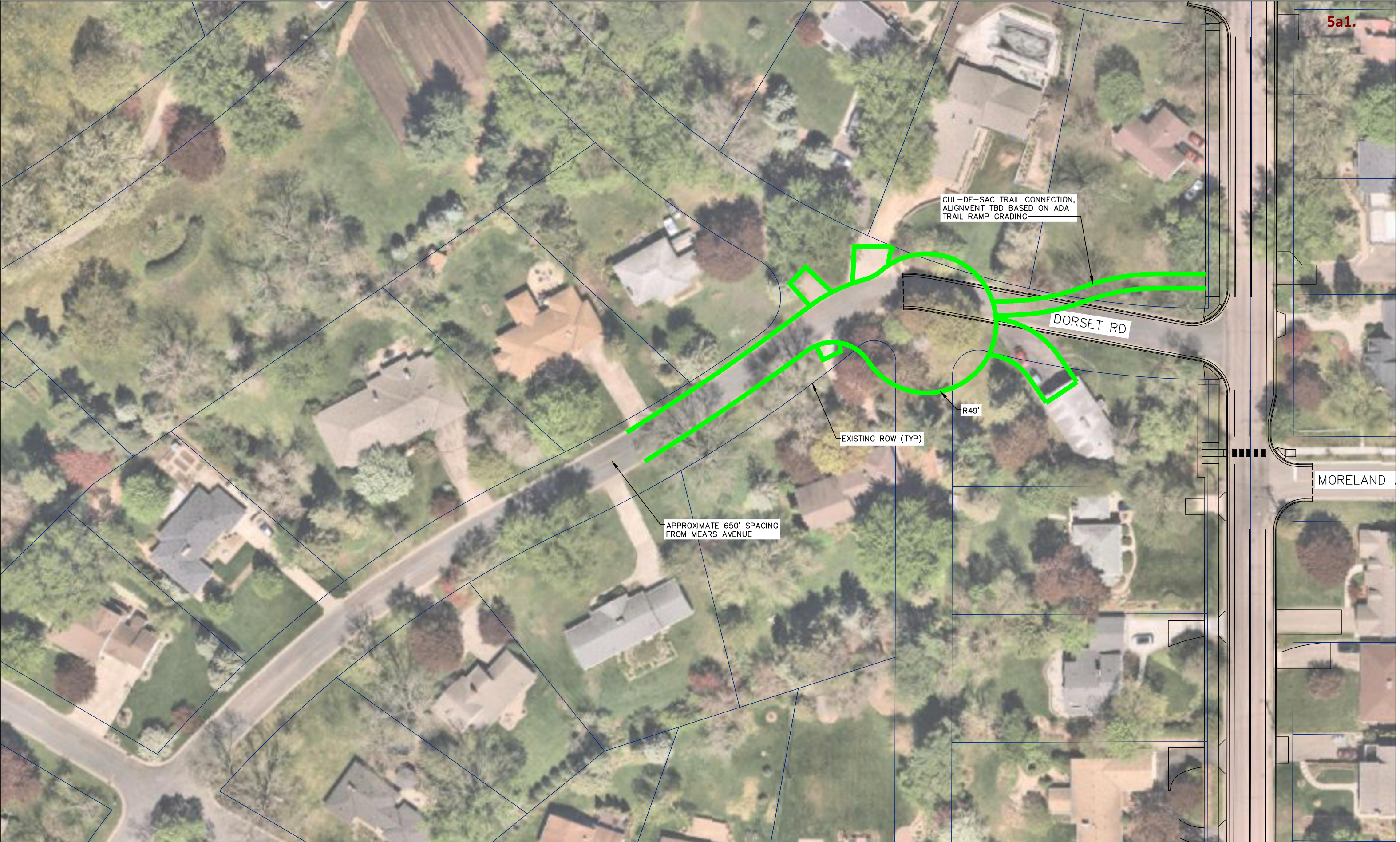


**Staff Recommendation:****Attachments:**

1. Dorset Road Cul-De-Sac Concept 1
2. Dorset Road Cul-de-sac Concept 2



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