



**PUBLIC HEARING NOTICE  
CITY OF LAKEVILLE**

**REQUEST:** Preliminary plat of 51 detached townhome and twinhome unit lots.

**APPLICANT:** Progressive, LLC

**LOCATION AND LEGAL DESCRIPTION:** The development area is located north of 201<sup>st</sup> Street, west of Ipava Avenue, and south of Kenwood Trail (CSAH 50). The legal description of the development parcels are on file and available for review at the Community Development Department at City Hall.

**WHEN:** Thursday, April 16, 2026, at 6:00 p.m. or as soon thereafter as the parties may be heard.

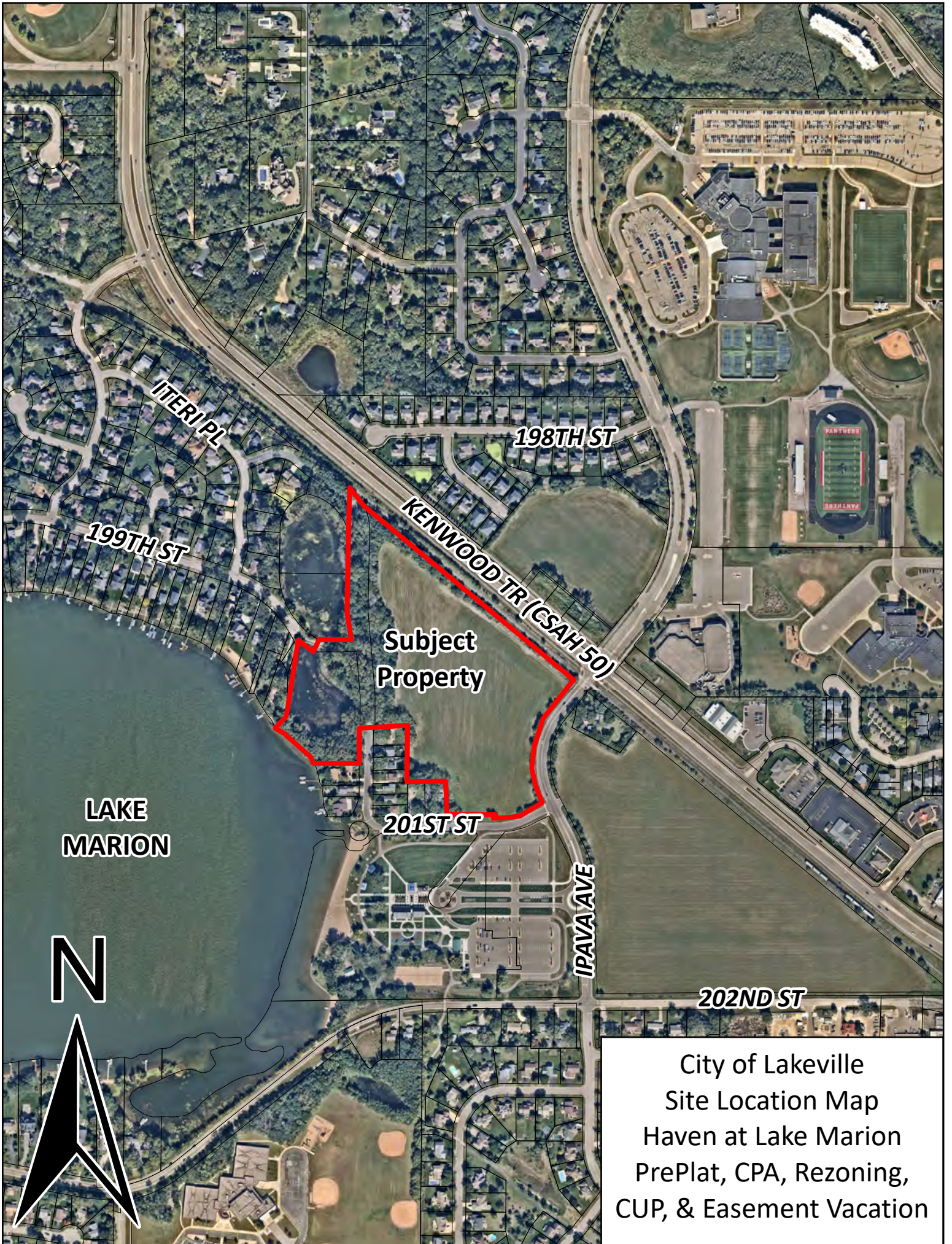
**WHERE:** Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota.

**QUESTIONS:** Call Planning Manager Kris Jenson by phone at 952-985-4424 or e-mail at [kjenson@lakevillemn.gov](mailto:kjenson@lakevillemn.gov).

**DATED** this 31<sup>st</sup> day of March 2026.

CITY OF LAKEVILLE

Tina Goodroad  
Community Development Director



ITERI PL

198TH ST

199TH ST

KENWOOD TR (CSAH 50)

Subject Property

201ST ST

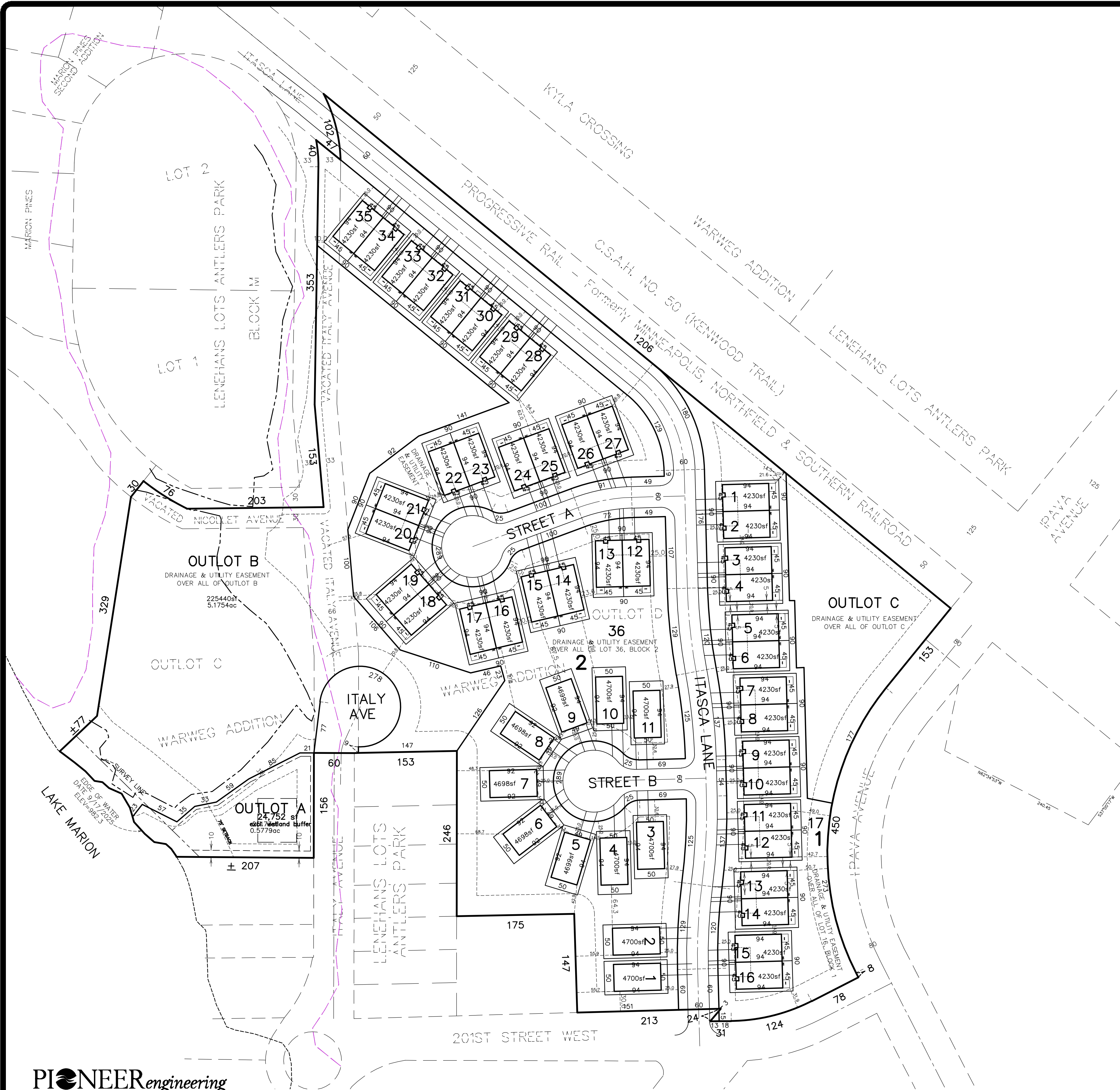
IPAVA AVE

202ND ST

LAKE MARION

N

City of Lakeville  
Site Location Map  
Haven at Lake Marion  
PrePlat, CPA, Rezoning,  
CUP, & Easement Vacation



SITE DATA:

GROSS AREA: ±21.5 ACRES  
 WETLAND AREA: ±2.1 ACRES  
 FLOODPLAIN (OUTSIDE OF WETLAND): ±1.3 ACRES  
 NET DEVELOPABLE: ±18.1 ACRES

ZONING: AP, RM-1, AND RS-3  
 LAND USE: MEDIUM DENSITY RESIDENTIAL (4-7 UNITS/ACRE), LOW-MEDIUM DENSITY RESIDENTIAL (4-5 UNITS/ACRE), LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)

PROPOSED ZONING:  
 VILLAS AND TWINS: RST-2 SHORELAND PUD  
 SINGLE LAKE LOT: SHORELAND OVERLAY (R-3, NO PUD)  
 PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (0.1-3 UNITS/ACRE)

RM-1 STANDARDS (TWINS AND DETACHED TOWNHOMES):  
 BASE LOT SETBACK: 30'  
 SETBACK BETWEEN BUILDINGS:  
 DETACHED TOWNHOME: 14'  
 TOWNHOME: 20'  
 FRONT SETBACK: 25' FROM PUBLIC ROW, 30' FROM PRIVATE DRIVE  
 BASE LOT SETBACKS. A MINIMUM SETBACK OF TEN FEET (10') SHALL BE REQUIRED AT THE PERIPHERY OF THE BASE LOT.

SHORELAND STANDARDS FOR LAKE MARION (REC DEVELOPMENT):  
 SINGLE FAMILY:  
 AREA: 20,000 SF  
 WIDTH: 75'  
 SETBACK FROM OHW: 75'  
 SIDE SETBACK FOR PROPERTY ABUTTING LAKE: 20'

PROPOSED SHORELAND PUD STANDARDS (REC DEV LAKE):  
 REQUIRED OPEN SPACE: 50% OF 21.5 = 10.75 ACRES  
 PROPOSED OPEN SPACE: 10.75 ACRES

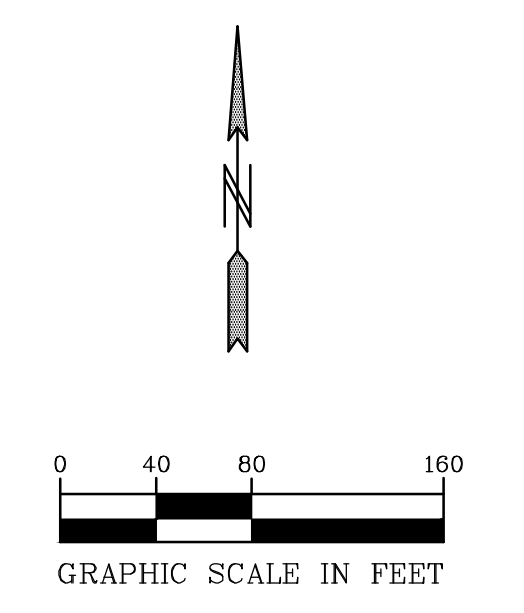
SHORELAND TIER ANALYSIS

Tier	Base Density			Density Multiplier		
	Suitable Area	Min lot area/DU	Allowed DU	Density Increase	Max. DU	Proposed DU
1	5,346 sf	20,000 sf	0	50%	0	0
2	151,846 sf	15,000 sf	10	100%	20	10
3	338,240 sf	15,000 sf	22	200%	66	23
4	225,550 sf	15,000 sf	15	200%	45	16
<b>Total</b>			<b>47</b>		<b>131</b>	<b>49</b>

PROPOSED UNITS: 52  
 TWIN UNITS: 40  
 DETACHED TOWNHOME: 11  
 LAKE LOT: 1  
 NET DENSITY: ±2.8 UNITS/ACRE

- SHORELAND PUD OPEN SPACE
- DETACHED TOWNHOME
- TWIN HOME
- LAKE LOT
- WETLAND
- SHORELAND OVERLAY
- EXISTING TRAIL
- FLOODPLAIN (985)
- ROW TO BE VACATED

CONCEPT BASED ON AVAILABLE DATA  
 NO ENGINEERING  
 NO SURVEYING  
 WETLANDS HAVE NOT BEEN DELINEATED  
 CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Name: Jennifer L. Thompson  
 Reg. No.: 44763  
 Date:

Revisions:  
 1/9-26-2025  
 2/10-25-2025  
 3/18-27-2025 (UNIT BUILDING PLANS)  
 4/16-28-2025

Date: 9-25-2025  
 Designed: JLT  
 Drawn: NJK

SITE PLAN

PROGRESSIVE, LLC

HAVEN AT LAKE MARION  
 LAKEVILLE, MINNESOTA

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