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*Lakeville, Minnesota - Positioned to Thrive*

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The Thrive! Business Newsletter is intended to provide timely information on new and expanding businesses, information on community business events and monthly development statistics for the City of Lakeville.

To learn more about economic development projects, visit [LakevilleMN.gov/developmentmap](https://LakevilleMN.gov/developmentmap).

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## ***2022 Lakeville Year in Review***

The City of Lakeville experienced another busy year of development activity in 2022, with an annual [building permit valuation \(PDF\)](#) totaling \$321,060,165.

The Metropolitan Council estimated Lakeville's population to be 72,135 in 2021 (the most recent number available). This equates to a 28.9% population increase since 2010. Lakeville is now the largest city in Dakota County and ranked ninth largest in Minnesota.

The private sector invested almost \$105 million into commercial and industrial park development in Lakeville in 2022 and the largest commercial permitted project was issued for Lakeville Specialty Center (located near Buffalo Wild Wings), valued at \$25.5 million.

Lakeville issued 325 single-family permits in 2022 and continued to rank #1 in residential permit numbers in the Twin Cities. In addition, the City issued 222 townhome permits and 13 apartment project permits (with a total of 167 units). The variety of housing types being developed in Lakeville in 2022 is consistent with the *Envision Lakeville* goal of providing housing choices for "people of all ages and stages of life."

After 20+ years as Community & Economic Development Director for the City of Lakeville and 40 years working in municipal government, Dave Olson retired in June. During his tenure with the City, Lakeville had nearly \$1 billion in commercial and industrial development and a record building permit valuation total of \$442 million in 2020.

In May, the City of Lakeville hired Tina Goodroad as the new Community Development Director to replace Mr. Olson. Most recently, Ms. Goodroad worked as city administrator and development director of Dayton, MN. Her industry knowledge and success in public and private urban development in the areas of city planning and zoning, comprehensive planning, budget and long-term capital improvement planning, as well as economic development planning and administration of land use development has been a great asset to the City.

The former College Hunks buildings were demolished in summer 2022. The property, located at 17471 Kenwood Trail near the northbound off-ramp at I-35 and County Road 50, was purchased by the City in December 2021 because the site is needed for future interchange improvements. The acquisition was paid for using Metropolitan Council Right-of-Way Acquisition Loan Fund dollars and the business was relocated as part of the purchase

agreement.

Metro Transit reopened the Kenrick Avenue Station in Lakeville in August. The 467 Express Bus operates six trips from Lakeville to Downtown Minneapolis during peak hours every 30 minutes.

In September, the City Council adopted amendments to Title 3 and Title 11 of the City Code, which allows food and beverage sales in Antlers Park. A concession agreement with Lakeville Brewing Company, LLC was also approved during the same meeting. Following the redevelopment of Antlers Park in 2023, the business will provide and place two architecturally designed shipping containers to be converted into concession buildings on a designated concrete pad in Antlers Park for food and beverage sales.

Lastly, Lakeville was well represented at the 2022 Dakota-Scott Workforce Development Board Awards Celebration in December. Cindy Nolan, Career Pathways Coordinator for Lakeville Area Schools was presented the Mark McAfee Friend of Workforce Development Award for her work to enhance learning and career exploration opportunities in Lakeville schools; Gunner's Garage received the Bob Killeen Award for its innovative participation in the Lakeville Works program and Schmitty & Sons received the Employer of the Year for People with Disabilities Award for its active recruitment and employment of people with disabilities in a variety of staff positions. Congratulations and great work to all award recipients!

To receive information on new business development in Lakeville, [sign up for the Thrive! newsletter](#), check out our [Interactive Development Map](#) and follow the City of Lakeville on [YouTube](#) or [Facebook](#).

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## *Commercial and Retail Development*

The [Owl and Unicorn](#) opened at 20784 Holyoke Avenue in March. The gift shop sells a wide variety of items including vintage pieces, home décor, jewelry and beauty products.

[Let's Paint!](#) held a ribbon cutting in April at 17701 Kenwood Trail. The art studio provides public paint classes, private paint parties and sells home painting kits.

[Tires Plus](#) hosted a ribbon cutting in April to celebrate its new location at 20170 Iberia Avenue in Heritage Commons.

[Raising Cane's Chicken Fingers](#) opened in June. The restaurant is located at 18477 Kenrick Avenue (near Super Target) in a 3,700-square-foot building with a two-lane drive-thru.

[The Better Half](#) held a ribbon cutting ceremony in June to celebrate the new business opening in downtown Lakeville. The restaurant is located at 20851 Holyoke Avenue and serves breakfast, lunch and dinner.

The [Chandelier Suite Hair Boutique](#) and [Skin Rx Med Spa](#) had a ribbon cutting ceremony in June to celebrate their new location at 16239 Kenrick Avenue. The businesses offer hair and skincare services in one retail tenant space, located next to Starbucks on County Road 46.

[Bubble Barn Car Wash](#) was issued a building permit in July to construct a car wash facility at 17453 Dodd Boulevard, near Hy-Vee Fast & Fresh. The business is anticipated to open in early 2023.

[BennyAni Photography](#) held a ribbon cutting ceremony in August. The business is located at 20788 Holyoke Avenue, in the tenant space above Tapestry Coffee in downtown Lakeville.



BennyAni specializes in maternity through first year photos.

**Ultimate Martial Arts** held a ribbon cutting in August to celebrate its new and expanded location at 17745 Juniper Path. UMA offers classes in traditional style karate and self defense to ages 4 and up.



**Nautical Bowls** held a ribbon cutting event in September at 17706 Kenwood Trail, located in the Argonne Village shopping center near Walgreens. The business serves fresh superfood smoothie bowls.



**Whimzy** opened in September and hosted a ribbon cutting ceremony to celebrate. The new children's toy and bookstore is located at 17400 Kenwood Trail, Suite 302A, in the multi-tenant building with Princess Jewelry near I-35.



In September, building permits were issued for the **Aloft Aviation** tenant finish, **Lakeville Crossing Grocery** tenant build-out, **Lakeville Specialty Center** and **United Christian Academy** daycare.

A new **Taco Bell** location was approved by the City Council in September. The restaurant is proposed to be 2,800 square feet with a drive-thru window and will be constructed at the northwest quadrant of Keokuk Avenue and 207th Street, in front of Emagine Lakeville.

**Lakeville Links** hosted a ribbon cutting ceremony in October at 17630 Juniper Path, Suite H in the Juniper Commons building. The new golf simulator business offers six Golfzon TwoVision simulator bays, as well as food and drinks.



**MOR Golf and Utility** had a ribbon cutting and customer appreciation open house in November to celebrate its new location at 21730 Hanover Avenue, Suite 200 and five years in business.



**Panda Express** received approval from the City Council in October for the proposed construction of a 2,600-square-foot restaurant with dual lane drive-thru service. The building will be located next to Raising Cane's, off of I-35 and 185th Street West.

**BeeHive Homes** held a groundbreaking ceremony in November to celebrate its second location in Lakeville. The new memory care facility will be located at 8305 210th Street West, just west of Express Employment. The project has been approved to construct 48 units in two phases, with 24 units per phase.

**Doma** held a ribbon cutting in November at 17645 Juniper Path #225. The new title company is located in a multi-tenant building across the street from ReStored Thrift Store.

**Gojjo Realty** hosted a ribbon cutting ceremony in November at 17305 Cedar Avenue, Suite 100. The real estate agency is located in a multi-tenant building just north of Kwik Trip and west of Hy-Vee Fast & Fresh.



**Sakura Sushi & Hibachi Grill** opened in late 2022 in the former Mizumi Sushi tenant space, located at 17629 Cedar Avenue.

**Green Mill** celebrated its grand reopening in December with a ribbon cutting ceremony. The restaurant is located at 17733 Kenwood Trail in the Southfork Shopping Center near I-35 and

underwent an extensive interior remodel.

**Cedar and Dodd Retail Third Addition** received approval of its preliminary and final plat and conditional use permit applications in December from the City Council. The project proposes to construct an 11,900-square-foot daycare facility and a 4,450-square-foot bank building.

**Gary's Supper Club** opened in early December in the former Harry's Scratch Kitchen, located at 20790 Keokuk Avenue. The new restaurant serves brunch, lunch and dinner and has a private room for special events.

Lakeville Family Bowl closed in early 2022 and will reopen in 2023 as **Baldy's Tailgate Bar**. Construction is underway to remodel the interior of the business (restaurant seating area) and expand the outdoor patio.

**Four Square Preschool and Daycare**'s new facility was under construction in 2022. The daycare building will be located on the Crossroads Church site, next to The Pillars of Lakeville, at 17750 Glasgow Avenue. When complete, Four Square is planned to have capacity for 240 children.



## ***Medical and Office Development***

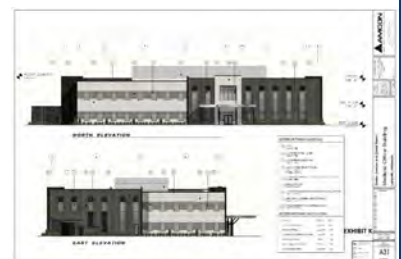
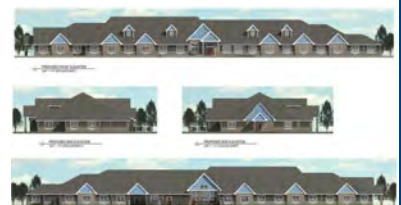
**Suite Living of Lakeville** was under construction in 2022. The new 32-unit memory care facility will be located at 20949 Keokuk Avenue, immediately south of the Hampton Inn & Suites, and is anticipated to open early 2023.

**Advanced Oral Surgery** constructed a 655-square-foot addition onto its existing building located at 19925 Idealic Avenue, near Lakeville KinderCare in 2022.

**Lakeville Specialty Center** held a groundbreaking ceremony in June to kick off construction of the new three-story 100,000-square-foot medical office building to be located at 18465 Orchard Trail, just west of the Buffalo Wild Wings. When complete, Allina Health Surgery and MNGI Digestive Health will fully occupy the building.

Construction is underway on **Lakeville Medical Building** located at 17489 Dodd Boulevard, at the northeast corner of Cedar Avenue and Dodd Boulevard near Hy-Vee Fast & Fresh. The new two-story 44,000-square-foot building will be anchored by Allina Health Primary Care & Eye Care and currently has medical office lease space available.

**MD<sup>2</sup> Clinic** held a ribbon cutting ceremony in July to celebrate



the new business opening in Lakeville. The independent medical clinic is owned and operated by Dr. Megan Dillman and is located at 11175 205th Street West, next to Platt Dentistry.



A building permit was issued to [Moldrem Family Dentistry](#) in July for construction of a 5,200-square-foot medical office at 18389 Orchard Trail, just east of Buffalo Wild Wings off 185th Street West.

[Minnesota WellCare](#) held a ribbon cutting in September to celebrate the new mental health clinic's grand opening. The business is located at 10519 165th Street West, just west of Wise Swim School.



[Gilb Fitzpatrick Second Addition](#) preliminary plat and final plat applications were approved by the City Council on October 3. The project proposed a medical office building on the empty property located south of 202nd Street (County Road 50) and west of Iberia Ave, just east of New Horizon Academy. The final plat has been extended to May 2023.



[MN IV](#) held a ribbon cutting in November during the Lakeville Chamber of Commerce's Women's Symposium. MN IV provides in-home hydration treatments to help with symptoms of dehydration, migraines and more.

A preliminary and final plat application for [Keswick Medical Addition](#) was approved in November by the City Council. The project proposes construction of a 44,255-square-foot, two-story medical office building for Twin Cities Orthopedics at 21074 Keswick Loop, located west of Compeer Financial.



[Renew Chiropractic](#) hosted a ribbon cutting in December at 17595 Kenwood Trail, Suite 120. Dr. Danielle Veenstra specializes in pregnancy, fertility, infant, and pediatric care.

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## *Industrial Development*

In January, the City Council approved an [interim use permit for Dick's Sanitation Service](#), located at 8984 215th Street, to expand its outdoor storage area onto approximately 5.5 acres of adjacent property owned by the Metropolitan Airport Commission.



[Apple Auto Group](#) was issued a building permit in February to construct a new 58,550-square-foot, 2-story automotive service, repair and sales facility to be located at 7200 Lakeville Boulevard, east of U-Haul. When complete in early 2023, this location will be one of the first standalone Ford commercial vehicle service centers.



In May, the City Council approved [Airlake 70 First Addition](#) preliminary plat and conditional use permit application for a 276,000-square-foot cold storage warehouse located east of Cedar Avenue and south of 215th Street (CSAH 70). The project is anticipated to be final platted in spring 2023.



[Dalsin Industries](#) opened at 9583 217th Street West in summer 2022. The business is located in the same industrial multi-tenant

building that houses The Outdoor GreatRoom Company, at the corner of County Road 70 and Dodd Boulevard.

A ribbon cutting was held at [Lakeville Trophy](#) in June to introduce the community to its new owners. The business is located at 21017 Heron Way #109 and offers a wide variety of engraving and printing services.

[Old Dominion Freight Line](#) opened in June at 22050 Garvey Lane. The new 43,300-square-foot office and transload facility is located off Cedar Avenue and 220th Street West.

The City Council approved the [North Ryan Addition](#) final plat in June. Application for the project was made by Scannell Properties, which proposed light industrial/warehouse uses on a parcel of property to be divided into two lots and two outlots, located south of County Road 70 and west of Jacquard Avenue. A 168,000-square-foot warehouse/office building is planned to be constructed for Magnum Trucking on the southern lot, which is currently under construction.

The City Council approved [KTJ First Addition](#) final plat in October. The project proposes a 400,000-square-foot warehouse building and the development contract obligates the applicant to enter into an assessment agreement with the City for the total costs of City Project No. 22-24, which includes the construction of several public road and utility improvements related to the site.

[Quality Contour](#) completed construction of its 4,275-square-foot building addition at 21323 Heywood Avenue in October 2023.

[Magnum Trucking](#) held a ribbon cutting ceremony in October to celebrate the grand opening of its 31,360-square-foot transload trucking facility, 9,408-square-foot office and 13,824-square-foot truck maintenance building at 21895 Jacquard Avenue.



## Housing Development

The City Council approved a Comprehensive Plan amendment and ordinance rezoning for [Estoria Lakeville](#) in January 2022. Estoria Lakeville is proposing to develop a multi-family senior co-op building on approximately nine acres of land located west of Ipava Avenue and north of 165th Street, adjacent to Hosanna Church and the Fountains of Hosanna senior housing complex. The project will be reviewed during the January 5, 2023 Planning Commission meeting.

[Brookshire Final Plat](#) was approved by the City Council in August. The project proposes 196 single-family lots, 71 attached townhome lots located south of 170th Street and east of Eagleview Drive. This is D.R. Horton's first development phase of the Brookshire preliminary plat. When complete, Brookshire will have 555 single-family lots and 181 attached townhome lots.

[Authentix Lakeville](#) received final plat approval in September from the City Council. The project proposes the construction of 252 stacked flat townhome units within nine buildings on one lot



located south of 207th Street and west of Keokuk Avenue, near Aldi.

**Arris Apartments** opened in October 2022. The 197-unit market rate apartment building is located at 10805 173rd Street West, east of Kenrick Avenue and south of Fleet Farm.



The City council approved **179th Street Apartments** preliminary plat and conditional use permit applications in December. TE Miller Development is proposing to construct a 243-unit market rate apartment building to be located east of Cedar Avenue and south of 179th Street.



Construction of **The Pillars of Lakeville**, a 100-unit senior living community located at 17701 Glacier Way, is nearing the finish line and is anticipated to open in 2023.

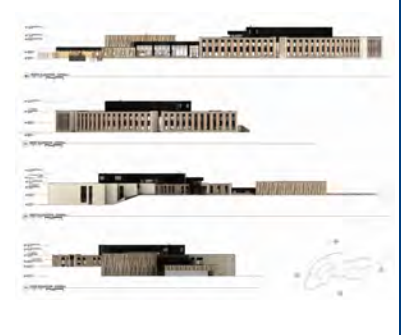


## ***Institutional Development***

**Sonnet Montessori** held a ribbon cutting in May to celebrate its new ownership. The business is located at 19955 Idealic Avenue and provides instruction in Montessori philosophy, health and safety, and early childhood development.



Independent School District 194 started construction on its **ninth elementary school** in 2022. The new 100,000-square-foot public elementary school will be located west of Highview Avenue and south of the future extension of 185th Street.



**United Christian Academy** held a groundbreaking ceremony in August to celebrate its planned campus expansion in Lakeville. When construction is complete, UCA will be located off I-35 and County Road 70 (south of Compeer Financial). The school will provide pre-K through grade 12 instruction, with a capacity for up to 1,600 students.



**Lakeville Christian Church Second Addition** preliminary and final plat application and conditional use permit were approved by the City Council in November. The project proposes construction of a 12,021-square-foot private school for **OneSchool Global**.

**The Goddard School** received City Council approval in November for the construction of a 3,500-square-foot addition on the north side of the existing building located at 16189 Elmhurst Lane. The proposed addition will include space for classrooms, a multipurpose room and a staff room.

