

AGENDA

City Council Work Session

Tuesday, April 1, 2025

5:00 PM

City Hall - Conference Room

1. CALL TO ORDER

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

The Council may choose to reconvene the work session after the adjournment of the regular meeting if the business of the work session is unable to be completed in the allotted time.

2. DISCUSSION

- a. Dakota County CDA Housing Study Presentation
- b. US Highway 52/Trunk Highway 55/CSAH 42 Phase I Corridor Study Update & Final Report

3. UPDATES

- a. Staff Reports

4. ADJOURNMENT

City Council Work Session: April 1, 2025

AGENDA ITEM: Dakota County CDA Housing Study Presentation	AGENDA SECTION: DISCUSSION
PREPARED BY: Adam Kienberger, Community Development Director	AGENDA NO. 2.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Informational only	

BACKGROUND

Dakota County CDA strives to have a comprehensive housing needs assessment conducted every five years to better understand the current housing stock and future housing needs for the County. The last housing needs assessment was completed in March 2020.

Bowen National Research was selected in March 2024 to conduct a comprehensive housing needs assessment for Dakota County and the 11 largest cities in Dakota County (populations more than 10,000). The study considered demographic characteristics and trends, economic conditions, and the current existing housing stock to identify housing gaps by affordability and tenure (rental versus ownership). The study includes individual sections for each of the 11 largest cities.

Patrick Bowen, founder and President of Bowen National Research, will present findings from the study virtually as part of the engagement with Dakota County CDA, and answer any questions on the local housing climate based on this research.

The full report is posted on the CDA's website at: dakotacda.org/wp-content/uploads/2016/01/Dakota-County-MN-Housing-Needs-Assessment_Final2024.pdf. The section related specifically to Rosemount is in Addendum L - starting on page 494.

RECOMMENDATION

Informational only

City Council Work Session: April 1, 2025

AGENDA ITEM: US Highway 52/Trunk Highway 55/CSAH 42 Phase I Corridor Study Update & Final Report	AGENDA SECTION: DISCUSSION
PREPARED BY: Nick Egger, Public Works Director	AGENDA NO. 2.b.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Receive update and provide feedback.	

BACKGROUND

Representatives from MnDOT, along with study lead engineering consultant KLJ, will provide a summary of the final report recommendations from the Highway 52/Highway 55/County Road 42 Phase I Study.

The primary recommended scope elements are as follows:

- Remove the existing flyover bridge carrying traffic from southbound US Highway 52 to eastbound Highway 55
- Expand CSAH 42 to 4-lanes between US Highway 52 and the eastern leg of Trunk Highway 55, converting this route into the new Trunk Highway 55
- Create two loops on the southern side of CSAH 42 for entry and exit from US Highway 52, to accommodate the following movements:
 - Southbound US Highway 52 to Eastbound Highway 55
 - Eastbound CSAH 42/Highway 55 to Northbound US Highway 52
- Connect the former Highway 55 to 117th Street on the west with a new segment, and connect the "old" Highway 55 on the east end to the new 4-lane Highway 55. This stretch would become a local collector road owned and operated by the City, after MnDOT makes the connection improvements and reconditions the stretch in between.

The entirety of the work scope is currently estimated at \$55-\$68 Million, and the work would be programed to occur in a series of projects from 2032-2036, provided all necessary funding materializes. The City's anticipated cost-share at this point in time would be in the range of \$1-\$3 million.

RECOMMENDATION

Receive update and provide feedback.