

Envision Lakeville Video Script:



Lakeville, Minnesota.

This is your city... where you live or work, where you send your kids to school, or where you have your business. Whether you chose Lakeville because of its convenience, its schools, its parks, or its people—this is your city. This is Lakeville, and this is your chance to shape its future.

A visioning process is underway to help identify the values and priorities of the community. This process will guide the City in future decision making. The strategies developed will impact Lakeville for generations to come.

The visioning process is about looking ahead, but we'll begin by taking a look back. What were the factors that created Lakeville?

1853-1900

Farming and Recreation

In 1853, the first claim was made near Lake Marion for a settlement called Lakeville.

A military road went through that same year, bringing new settlers to the area. In 1858 Lakeville officially became a township.

Ten years later the railroad came through creating another transportation route. The downtown settlement officially became the Village of Lakeville.

In the early days, Lakeville was served by seven different schools. In the 1940s, the state wanted standardized education, and required consolidation into school districts. The Lakeville school district was formed, but it did not follow the township boundaries. It included parts of both Scott and Dakota Counties and went as far south as Elko. This would become School District 194. Other areas eventually went to Farmington district 192 and to Rosemount district 196. These irregular school district boundaries still exist today.

The 1960s

Change Comes to Lakeville

Up until the 1960s, farming remained the most significant social and economic factor in the community. In the first 100 years, the township itself had only grown to about 3,000 people, with 1,000 students.

Then, between 1960 and 1970, the population grew to 7,500—more than twice the growth of the previous 100 years. Eighty percent of this new growth consisted of young families with multiple children.

Many of these first-time home buyers moved into the moderately-priced single-family homes in the new Valley Park development. Located in the isolated north east corner of the township, Valley Park developed because the land was inexpensive and had access to the public water and sewer systems in Apple Valley. Lakeville did not yet offer these services.

In 1966, Hitchcock Industries bought 1,400 acres of farm land in southern Lakeville Township. This property would become the site for Airlake Industrial Park. The location had easy access from Interstate 35, which had been completed in 1963. It would also be connected to the railroad system, and to a new airstrip. This buildable land with transportation access was destined to bring growth to the community.

The Village and Township governments recognized the impact this growth would have. It would affect everything from water and sewer needs to police and fire protection. The development of Airlake Industrial Park compelled the Township and Village governments to join together—and so, in 1967, the City of Lakeville was born. That same year, the City hired consultants to assist the Council in preparing the first Comprehensive Municipal Plan.

1970s

Learning to Manage Growth

The 1970s brought rapid residential growth, with population increases of more than 1,000 residents per year. The population in 1970 was 7,500, with 2,500 students in the Lakeville school district. In the face of this dramatic growth, community leaders sought to protect and preserve open space, and in 1974, the City hired the first Parks and Recreation Director, Steve Michaud.

[Video clip interview of Steve Michaud – Parks and Recreation Director from 1974 to 2011](#)

Planning challenge

Residential areas in the township included: Valley Park, served by the Apple Valley sewer system, areas near Orchard Lake and Lake Marion with wells and septic systems; and the downtown village area served by a small Lakeville sanitary system.

In 1976, the Dakota Heights subdivision was approved for north central Lakeville. It turned out to be a costly decision. Unlike Valley Park, Dakota Heights had no access to a sanitary system.

Approval of this non-concentric development meant sewer lines were needed to serve the area. Laying trunk lines throughout the community would ultimately have been necessary, but this development forced the young City to fund the cost all at once.

Other Twin Cities communities were experiencing similar problems. In the late 60s, the State Legislature created the Metropolitan Council to address these Metro-wide planning issues. A staged Metropolitan Urban Service Area or MUSA plan, was developed. The MUSA map, agreed to by the Met Council and local governments, allows orderly service extension about every five years.

The 28-year acceleration

1985 to 2013

During the growth of the 60s and 70s, the City focused on managing development successfully. By the mid-80s development accelerated and growth management became more complex and more necessary.

The 1980s

Residential Boom

In 1985, the Lakeville population had grown to about 17,000, with 3,200 students in the Lakeville School District. That year, 192 single-family home permits were issued, an all-time high. Just one year later, 483 permits were issued. This was the beginning of the residential boom. As residential growth soared, the City worked to meet the increasing demand for City services.

Every department, every service was affected.

[Video clip interview of Steve Michaud – Parks and Recreation Director from 1974 to 2011](#)

Schools

As the population grew, so did the number of students and the need for more schools. During the 1980s and 90s, District 194 built six new elementary schools, along with both a middle and high school. Numerous additions and renovations were also made to existing buildings in order to meet the demands of the growing student population.

1990s

Transportation and moratorium

By 1990, the population reached 25,000, and the school enrollment was nearly 5,000. Recognizing the need for significant infrastructure improvements, in 1988, the City hired its first full-time city engineer, Keith Nelson.

[Video clip interview of Keith Nelson – City Engineer from 1988 to 2010](#)

Anxious to kick-start business and corporate growth, in the 90s the City purchased and installed infrastructure on an 80-acre parcel at CR 70 and I-35. While controversial at the time, Fairfield Business Campus ultimately led to a development that is home to national corporate headquarters and high tech research and development companies.

Temporary growth moratorium

With population increases of more than 10 percent per year, the Council needed to evaluate how the growth would impact city services. So, in 1991, the Council took a unique step and authorized a one-year growth moratorium on new residential plats. The moratorium did not include commercial or industrial development.

The Council also authorized a fiscal impact study and created a task force to review the findings. Ultimately, the study showed that home values needed to be above \$140,000 to generate enough

taxable value to cover the cost of required public services. As a result, revisions were adopted to provide higher standards that would increase home values.

The 2000s

Commercial development expands

In the early 2000s, more families continued to move to Lakeville, generating the “critical mass” needed to attract commercial developments. Since that time, more than \$170 million in new commercial construction has been added in the City.

Adjacent to commercial centers along the I-35 and Cedar Avenue corridors, the Metropolitan Council built park and ride facilities for transit users.

Today

In 2005, Lakeville hit its peak of development with 930 platted lots and 789 building permits. Due to the downturn in economy, by 2010 the City’s permitting activity had dropped to just 138 permits

Today, housing starts have rebounded and residential growth is once again climbing. In 2012, single-family home construction was the highest since 2004.

Today, Lakeville has a population of 57,000.

District 194 has 10,600 students, 2 high schools, 2 middle schools, and 8 elementary schools. Because of the non-conforming school district boundaries, 1,600 additional students from Lakeville attend Farmington Schools, and 2,100 students are in the Rosemount/Apple Valley School District. All three districts are continually seeking creative ways to manage student enrollment trends.

Conclusion

Lakeville’s success did not happen by accident, nor has it come easily. It took vision, planning, and an investment from the community. Over 30 percent of Lakeville has yet to be developed, and important decisions need to be made about our future growth.

You can influence the way the city grows over the next 25 years. *Envision Lakeville* is designed to bring people together to share their thoughts and ideas about how they see the future.

What is your vision, your plan, what investments would you make for the next generation? This is Lakeville, this is your city, and this is your chance to shape its future.

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