



**PUBLIC HEARING NOTICE
CITY OF DAYTON**

NOTICE IS HEREBY GIVEN, that the City of Dayton Planning Commission will hold a PUBLIC HEARING on Thursday, April 3, 2025 at 6:30 PM, at Dayton City Hall, 12260 South Diamond Lake Road, Dayton, MN 55327, to consider an application by Michael Elzufon, WME Real Estate Holdings, to consider the Preliminary Plat, Planned Unit Development, and Site Plan of THE PARKWAY TOWNHOMES – PHASE 2 consisting of 273 apartments and townhome units (total units). The project is generally located west of I-94, south of Dayton Parkway, and east of Brockton Lane. The properties are legally described as:

PID: 31-120-22-34-0009

That part of the West half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and Northerly of the center line of Rush Creek except that part of the West 639.57 feet lying North of the South 400 feet thereof; and except that part lying Northerly of the following described line: commencing at the intersection of the East line of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31 with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

PID: 31-120-22-34-0007

The West 639.57 feet of the East Half of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota which lies southwesterly of the southwesterly line of Dayton Industrial Boulevard as dedicated on the plat of BROCKTON CROSSING and which lies Northerly of the South 400.00 feet thereof.

PID: 31-120-22-31-0004

Published by THE PRESS on March 13, 2025, and mailed to property owners within 1,320' of the subject property.

That part of the West half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and except that part lying Southerly of the following described line: commencing at the intersection of the East line of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31 with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

All written and verbal testimony will be taken at this meeting. Copies of the Staff Report may be obtained on or about March 28, 2025 at <https://cityofdaytonmn.com/government/planning-commission/> or by contacting Jon Sevald, Community Development Director, (763) 712-3221 or jsevald@cityofdaytonmn.gov.

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