



**SHAKOPEE**  
PLANNING AND DEVELOPMENT

## Invoice for Residential Park Dedication/Park Related Costs

|                     |                               |                        |   |
|---------------------|-------------------------------|------------------------|---|
| <b>TO</b>           | Mark Noble, senior planner    | <b>DEDICATION TYPE</b> |   |
| <b>FROM</b>         | Eric Weiss, park planner      | Land                   |   |
| <b>DATE</b>         | 4/6/18                        | Cash                   |   |
| <b>PROJECT NAME</b> | Windemere South - Preliminary | Combination            | X |

| <b>FEE/LAND DEDICATION CALCULATIONS</b>                                                    |                            |                                |                                 |
|--------------------------------------------------------------------------------------------|----------------------------|--------------------------------|---------------------------------|
| <b>Option 1. Land Dedication</b>                                                           |                            |                                |                                 |
| <b>Unit Type</b>                                                                           | <b>Number of Units (A)</b> | <b>Per Person Standard (B)</b> | <b>Total Population (A x B)</b> |
| Apartments, townhouses, condominiums, other multiple-family dwelling units                 |                            | 1 person per bedroom           |                                 |
| Duplex-twin homes                                                                          |                            | 3 persons per dwelling unit    |                                 |
| Single-family detached                                                                     | 158                        | 3 persons per lot              | 474 people                      |
| <b>Total Population Estimate (C)</b>                                                       |                            |                                | 474 people                      |
| <b>Park Land Dedication Required: 1 acre of park land for every 75 people (C ÷ 75) = D</b> |                            |                                | <b>6.32 acres</b>               |
| <b>Option 2. Cash Dedication</b>                                                           |                            |                                |                                 |
| <b>Building Type</b>                                                                       | <b>Number of Units (E)</b> | <b>2018 Per Unit Fee (F)</b>   | <b>Total Fee (E x F)</b>        |
| Multiple family/apartment >60% 1 bedroom/studio                                            |                            | \$2,225                        |                                 |
| Multiple family/apartment <60% 1 bedroom/studio                                            |                            | \$4,450                        |                                 |
| Single-family/duplex                                                                       | 158                        | \$5,340                        | \$843,720                       |
| <b>Total Cash Dedication (G)</b>                                                           |                            |                                | <b>\$843,720</b>                |

\* Park Dedication Fees are to be paid at the time of recording.

### Staff Recommendation:

A total of 6.32 acres of land or \$843,720 in cash dedication is required. The developer has provided 5.42 acres of park space in Outlot B, resulting in a required balance of 0.94 acres. Outlots D and E have been dedicated towards ponds and open space but are not considered in the park dedication formula. Based on the cash dedication calculation, the cash equivalent of 0.94 acres has been calculated to be \$125,490.

**COMMUNITY PRIDE SINCE 1857**

Department of Planning and Development | 485 Gorman St., Shakopee MN 55379 | Phone: 952-233-9300 | Fax: 952-233-3801 | [www.ShakopeeMN.gov](http://www.ShakopeeMN.gov)



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Eric Weiss  
Senior Planner

Date: \_\_\_\_\_

Routed to: \_\_\_\_\_

DRAFT

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