

## 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>         | August 1, 2018             | Cash                   | X |
| <b>PROJECT NAME</b> | Windemere South            | Combination            |   |

| <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 multifamily dwelling units                   |                            | 1 person per bedroom           |                                 |
| Duplex-twin homes                                                                        |                            | 3 persons per dwelling unit    |                                 |
| Single-family detached                                                                   | 31                         | 3 persons per lot              | 93 people                       |
| Total Population Estimate (C)                                                            |                            |                                | 93 people                       |
| Park Land Dedication Required: 1 acre of park land for every 75 people $(C \div 75) = D$ |                            |                                | <b>1.24 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) = G</b>    |
| Multiple family/apartment >60% 1 bedroom/studio                                          |                            | \$2,225                        |                                 |
| Multiple family/apartment <60% 1 bedroom/studio                                          |                            | \$4,450                        |                                 |
| Single-family/duplex                                                                     | 31                         | \$5,340                        | \$165,540                       |
| Total Cash Dedication (G)                                                                |                            |                                | <b>\$165,540</b>                |
| <b>Option 3. Combination Cash and Land Dedications</b>                                   |                            |                                |                                 |
| Land Dedication Calculation (D)                                                          |                            |                                |                                 |
| Land Dedication Provided (H)                                                             |                            |                                |                                 |
| Unmet Land Dedication Required: $D - H = (I)$                                            |                            |                                |                                 |
| Unmet Land Unit Equivalent $((I \times 75) / A) = E$                                     |                            |                                |                                 |
| Cash Dedication Requirement $(E \times F) = J$                                           |                            |                                |                                 |



**SHAKOPEE**  
PLANNING AND DEVELOPMENT

**Staff Recommendation:**

Based on a review of the application materials provided, staff has the following comments:

1. Cash in lieu of land is recommended to satisfy the Park Dedication Requirement.
2. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the final plat.
3. Preliminary park dedication calculations (to be confirmed at time of final plat recording) are as follows: 31 lots x \$5,340/lot = \$165,540.
4. The applicant shall provide an 8' wide trail along the west side of Windermere Way through this development, and along the north side of 128th Street adjacent to Lot 6, Block 3 and Lot 8, Block 4.
5. The applicant is required to install a 5' wide sidewalk on the east side of Windermere Way through the development, and along the east side of Amberglen Circle.
6. The applicant shall install park, open space, and trail boundary signage and posts as determined to be needed by the city. The city shall provide the signage and posts.
7. All trails and sidewalks be constructed to meet ADA requirements or guidelines.