

**ORDINANCE NO. 2004-14**  
**SECTION 25**  
**PUBLIC LAND DEDICATION**

**Subdivision 1: DEDICATIONS OF PUBLIC SITES AND OPEN SPACES**

All residential subdivisions shall dedicate land for public use such as parks, playgrounds, open spaces, natural sites, or other uses according to the following schedule except for plats that create a maximum of two (2) lots and that have one (1) existing single family home on the property, the park fee shall not be required for the lot with the single family home.

Single Family Development = 1,800 Square feet per lot or (\$1200.00 per lot)

Multi-family Development = 1,500 Square feet per unit or (\$1000.00 per unit)

**Subdivision 2: SUBDIVISIONS INVOLVING MIXED USES**

For subdivisions incorporating a mixture of uses and/or densities, the public use areas shall be determined by applying the appropriate dedication requirement for each use listed in this Section.

**Subdivision 3: DEDICATION OF LAND**

Where a proposed public site or open space as shown on the Master Plan of the City, is located in whole or in part in a subdivision, the Planning Commission may require the dedication or reservation of such within the subdivision in those cases in which the Planning Commission deems such requirements to be reasonable given the impact of the proposed development on the City's parks and open space. Land reserved for public sites and open spaces shall be of a character and location suitable for the intended use as determined by the Planning Commission. Public sites and open spaces shall have frontage on one (1) or more streets unless otherwise approved by the City Council after recommendation of the Planning Commission.

**Subdivision 4: CASH IN LIEU OF LAND**

Under Minn. Statutes Section 462.358 Subd 2.b guidelines, in the event the Planning Commission determines a subdivision is too small, and/or does not include a park area as shown on the Master Plan, and/or the need for funds to develop existing park

land in the area is more important, the owner or subdivider shall pay to the City money on a per unit or per Lot basis as set out above. This cash payment is intended to be equal to the value of the land which would otherwise be provided.

**Subdivision 5: SPECIAL PARK FUND**

The City shall establish a separate fund into which all cash contributions received from owners and developers in lieu of conveyance of dedication of land for such public purposes shall be deposited.

**Subdivision 6: DEED TO PROPERTY**

Such dedication of land for public use shall be without restrictions or reservations and shall be transferred to the City by Warranty Deed.

**Subdivision 7: PROPERTY TAXES ON DEDICATED PROPERTY**

Property taxes due and payable on dedicated properties must be paid by subdivider prior to recording of the subdivision.

**Subdivision 8: IMPROVEMENTS IN FRONT OF DEDICATED PROPERTY**

The subdivider shall be responsible for the cost of all street, storm sewer, water and sewer and other municipal improvements which run in front of or through land dedicated as part of a subdivision. Such costs shall be paid by the subdivider directly if the improvements are privately installed. If the improvements are publicly installed such costs shall be equally assessed to the subdivider's lots.

Adopted this 16<sup>th</sup> day of June, 2004

**ATTEST:**

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**BRIAN HERBERG  
MAYOR**

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**VERENA M. WEBER-CMC  
ADMINISTRATOR/CLERK**

