

**2X. Consideration of recommendation regarding park dedication requirements for the proposed Twin Pines 96-unit multi-family residential project.**

<p><b>Prepared by:</b> Community &amp; Economic Development Coordinator</p>	<p><b>Meeting Date:</b> 2/26/26</p>	<p><input checked="" type="checkbox"/> <b>Consent Agenda Item</b> <input type="checkbox"/> <b>Regular Agenda Item</b></p>
<p><b>Reviewed by:</b> City Planner</p>	<p><b>Approved by:</b> City Administrator</p>	

**ACTION REQUESTED**

There is no action requested. The City Council project approvals conform to the previous PARC recommendation in 2022 for a cash in lieu park dedication.

**PREVIOUS PARC ACTION**

**January 27, 2022:** PARC recommended cash in lieu park dedication for the proposed Twin Pines first addition plat.

**REFERENCE AND BACKGROUND**

In 2022, the Twin Pines project received development approvals, including a commitment for cash in lieu park dedication. However, the applicants withheld recording the Final PUD and Final Plat approvals, and the project did not move forward. Since that time, the prior approvals lapsed and new ownership took over the project. The new applicants returned to the city seeking reapproval for what is essentially the same project originally approved for the site.

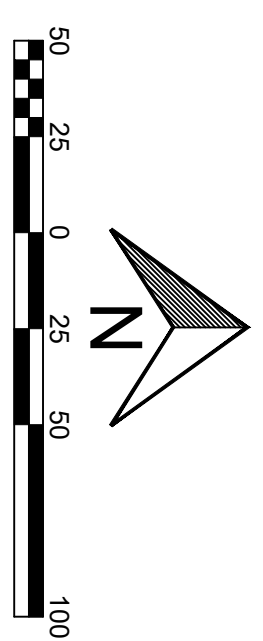
The project consists of site and building improvements for a 96-unit multi-family residential development with four stories over an underground parking garage, additional surface parking, and private open space with amenities for the residential development. The project replats the existing Outlot A of Monticello Commerce Center 6<sup>th</sup> Addition to a single lot containing the private building and parking improvements, and the residual outlot area that serves as common parking and access for the remainder of the PUD.

Given the site layout and constraints, staff recommended a cash dedication to the City Council in addition to pedestrian connections, in alignment with past approvals for the site from PARC. The pedestrian connection will extend an internal sidewalk connection to School Boulevard, creating access to Pioneer Park and future amenities at The Pointes at Cedar.

**SUPPORTING DATA**

- A. Aerial Site Image
- B. Park Dedication Requirements

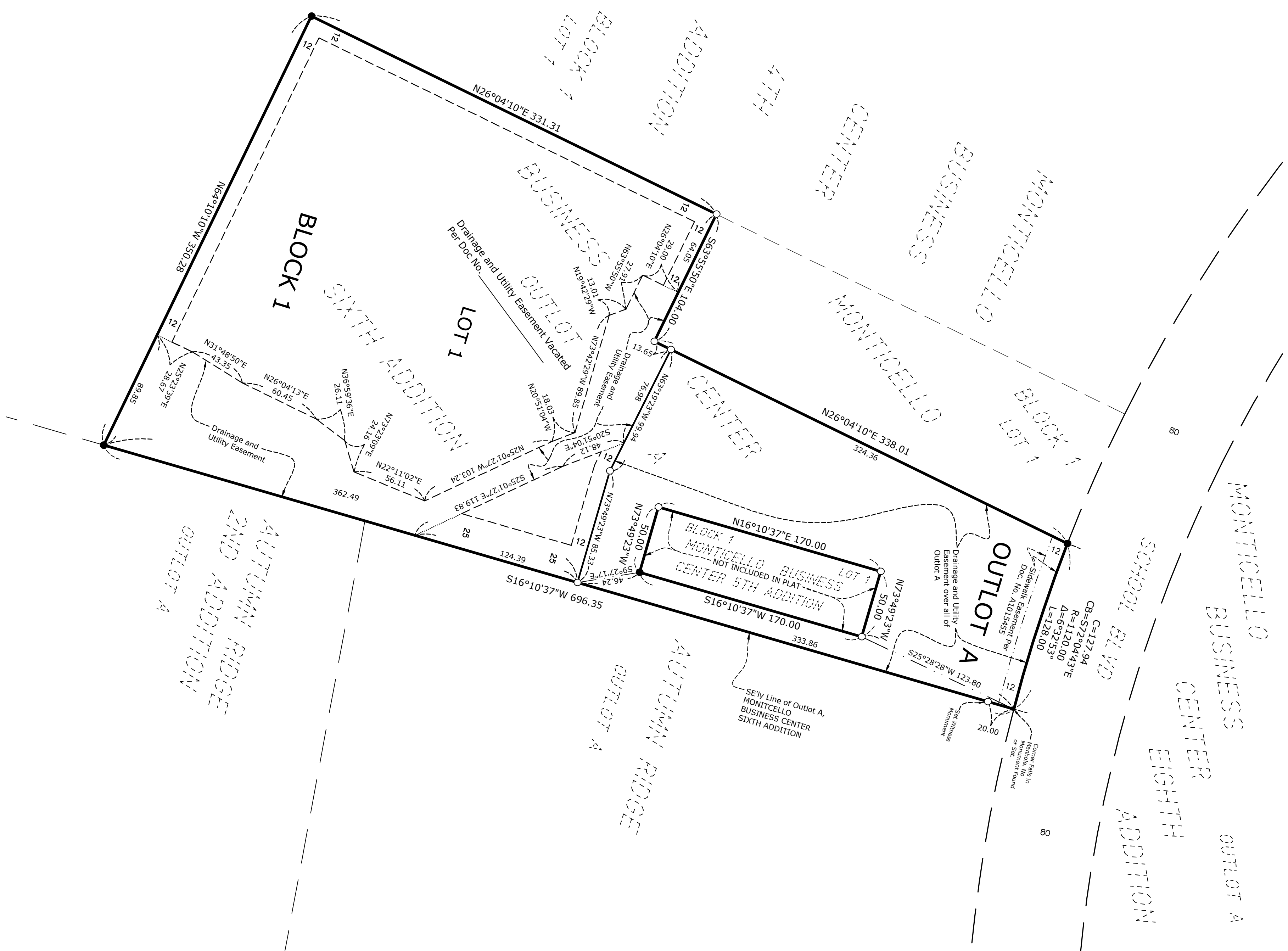
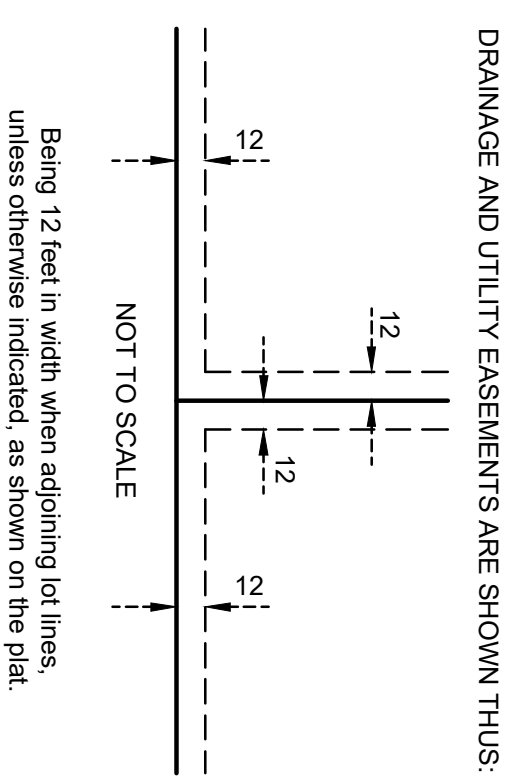
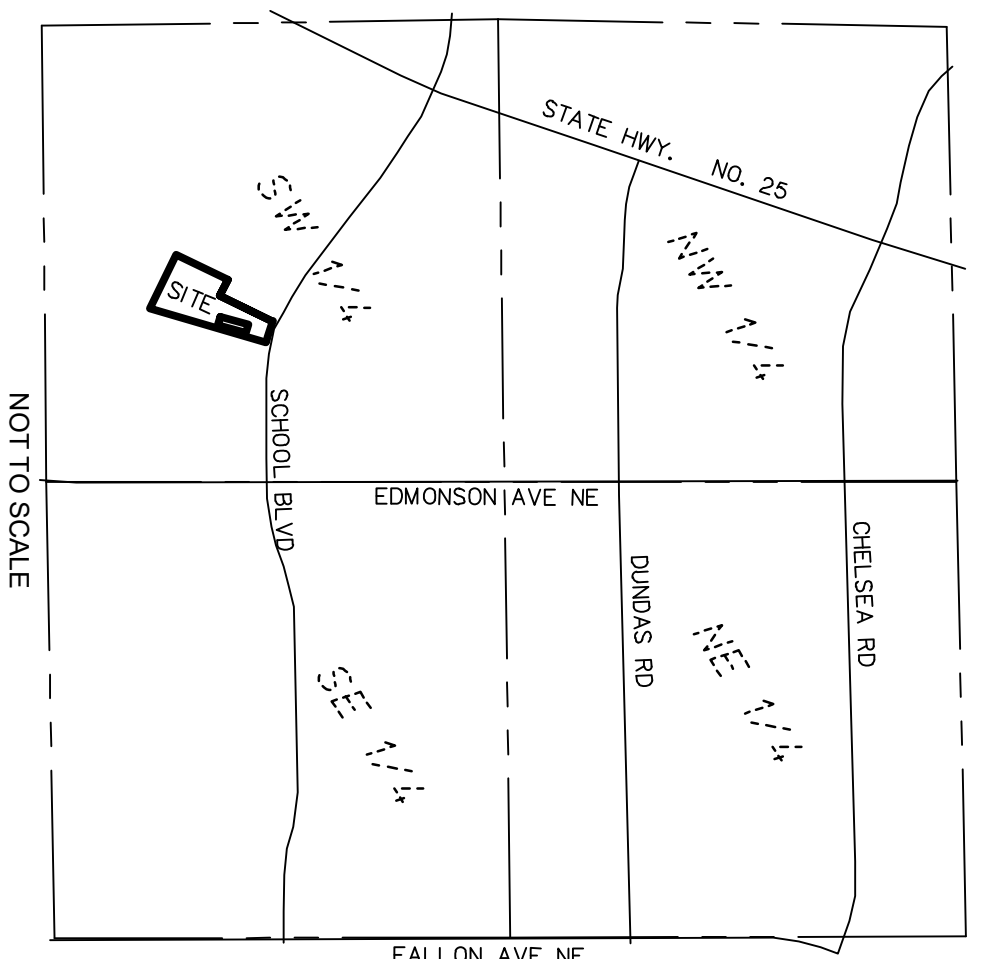
# TWIN PINES FIRST ADDITION



● Denotes a Found Iron Monument  
○ Denotes a 1/2 inch by 1/4 inch Rebar Marked "RLS 44565"

Base of Bearings: The Southeastly line of OUTLOT A, MONTICELLO BUSINESS CENTER SIXTH ADDITION is assumed to bear South 16° 10' 37" West.

VICINITY MAP  
SEC. 14 - T121 - R25



**KNOW ALL PERSONS BY THESE PRESENTS:** That Apartments Monticello LLC, a Minnesota limited liability company, fee owner of the following described property:

OUTLOT A, MONTICELLO BUSINESS CENTER SIXTH ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as TWIN PINES FIRST ADDITION and does hereby dedicate to the public, for public use, the drainage and utility easements created by this plat.

In witness whereof said Apartments Monticello LLC, a Minnesota limited liability company, has cause these presents to be signed by its proper officer

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APARTMENTS MONTICELLO LLC

(Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_ (Title) \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_

Notary Public, Signature \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, Rory L. Synstaelen, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct and true representation of the land shown hereon and that the same were prepared and filed in this office in accordance with the provisions of the Minnesota Statutes, Chapter 505, and that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Rory L. Synstaelen, Licensed Land Surveyor  
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Rory L. Synstaelen, Land Surveyor, Minnesota License No. 44565.

Notary Public, Signature \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**CITY OF MONTICELLO PLANNING COMMISSION**

Be it known that at a meeting held on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the Planning Commission of the City of Monticello, Minnesota did hereby review and approve this plat of TWIN PINES FIRST ADDITION.

City of Monticello Planning Commission

By \_\_\_\_\_ Chairperson By \_\_\_\_\_ Secretary

**CITY COUNCIL, CITY OF MONTICELLO, STATE OF MINNESOTA**

This plat of TWIN PINES FIRST ADDITION was approved and accepted by the City Council of the City of Monticello, Minnesota at a regular meeting thereof held

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_ Mayor By \_\_\_\_\_ City Clerk

**WRIGHT COUNTY SUPERVISOR**

Thereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Wright County Supervisor

Wright County Land Records Administrator

**WRIGHT COUNTY LAND RECORDS**

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable for the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Wright County Land Records Administrator

**WRIGHT COUNTY RECORDER**

Thereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly recorded in Cabinet No. \_\_\_\_\_, Sleeve \_\_\_\_\_, as Document Number \_\_\_\_\_.

Wright County Recorder

## § 152.080 DEDICATION REQUIREMENTS.

(A) The City Council recognizes that the preservation of land for park, open space, and public use is essential to the health, safety, and welfare of residents of the city. Therefore, pursuant to M.S. § 462.358, subd. 2b, as it may be amended from time to time, the Council shall require all developers requesting platting or replatting of land to be used for residential purposes in the city to contribute an amount of land for public park and pathway purposes. The location of the land shall be at the discretion of the Council.

(B) The amount of the land shall be reasonably commensurate with demand that the platting or replatting places on the city park system, as described in the Comprehensive Plan. For purposes of this section, an amount of land equal to 11% of the total gross land area of the plat shall be presumptively defined as **REASONABLY COMMENSURATE**.

(C) In the event that the subdivider objects to the 11% standard, the city shall, at the developer's request and expense, conduct a specific dedication study of the park system and the demand placed on the system by the proposed plat. Prior to conducting the study, the city shall obtain a waiver of statutory time lines for plat approval during the conduct of the study. No approval of final plats, nor construction of any improvements, shall occur until the park dedication study is completed. In lieu of land dedication, the City Council may require a cash contribution in accordance with state statutes or a combination of both. The Council's decision on land and/or cash shall be made following recommendations from the city's Park and Recreation Commission and staff, in accordance with the Comprehensive Plan.

(D) In accordance with state statutes, where the City Council determines that the park dedication requirements shall be paid in a cash contribution, the amount of the contribution shall be based on the market value of the raw land not later than at the time of final plat.

(E) The city may require that the subdivider provide an appraisal or other comparable documentation to determine the market value. In the alternative the city may, by ordinance, establish a fee per residential unit that will meet the cash dedication requirement. The determination of the appropriate fee calculation shall be made by the City Council.

(F) (1) To be eligible for park dedication credit, the land to be dedicated as a requirement of this section shall be useable, developable land.

(2) The City Council shall not accept for credit against a subdivider's park dedication requirement any of the following:

(a) Delineated wetlands;

(b) Land within a designated floodplain;

(c) Land encumbered by a utility easement such as a petroleum or electric power transmission line (except where such easement is a standard platting requirement of the city pursuant to § 152.061, and where the city determines that the land within the easement will be usable for park, trail,

or open space purposes); or

(d) Land within a drainage easement or other land required for stormwater treatment.

(G) The city may, at its discretion, accept lands in the above categories for park dedication purposes if it deems the dedication to be of public benefit. No credit shall be given against the subdivider's park dedication requirement, however, unless the city determines that the land will be used for a specific public park, pathway, or open space purpose.

(H) Land dedicated for park purposes shall be transferred to the city by warranty deed. The transfer of the land shall occur at the time of recording of the final plat. For multiple-phased developments, all of the park dedication land shown on the approved preliminary plat shall be transferred to the city upon recording of the first final plat, in the form of outlot(s) at the discretion of the city, and shall not be shown as "park" on the plat. The development agreement may permit the phasing of the land transfer.

(I) In addition, the development agreement shall grant the subdivider a license to enter the park dedication land for the purposes of required grading, seeding, or other work approved by the City Council.

(J) Parkland dedication requirements for residential planned unit developments (PUDs) shall provide the minimum of 11% for park, open space, or public use or cash in lieu of land per this chapter.

(K) The removal of trees, topsoil, storage of construction equipment, burying of debris, or stockpiling of surplus soils is strictly prohibited on land to be dedicated per this section.

(L) The subdivider shall provide the city with a certificate of survey that shows all features of the land to be dedicated.

(M) Agreements in this section shall be made as part of the development agreement presented for approval with the final plat. Failure of the City Council and subdivider to reach agreement regarding the matters in this section shall constitute the basis for consideration to deny the plat.