

**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, MARCH 24, 2026**

WORKSHOP TOPICS FOR DISCUSSION:

1. Discussion of Tonka Boat Rental Proposal for Broadway Docks (5:00-5:20 p.m.)
2. Discussion of Steamboat Minnehaha Request for Port of Call from Charter Boat Docks (5:20-5:45 p.m.)
3. Discussion of Subdivision Ordinance Amendment – Park Dedication (5:45 - 6:30 p.m.)
4. Discussion of Future Agenda Topics (6:30-6:40 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: March 24, 2026	WORKSHOP AGENDA ITEM: 1
TITLE: Discussion of Tonka Boat Rental Proposal for Broadway Docks (5:00-5:20 p.m.)	
PREPARED BY: Nick Kieser, Parks and Environment Planner	
REVIEWED BY: Aurora Yager, City Manager	

DISCUSSION OBJECTIVE:

To determine if an agreement extension with Tonka Boat Rental is desired and, if so, should any changes be made to the agreement.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Diversify Revenue

The proposed boat rental service would provide additional funds to the City by leasing boat slips.

BACKGROUND:

In March 2025, the City Council approved an agreement with Tonka Boat Rental (TBR) to operate a boat rental business utilizing two boat slips at the Depot Docks for one operating season (May–October 2025). Under the terms of that agreement, TBR paid \$8,500 per slip, for a total of \$17,000, to operate the business from the two slips.

As part of the agreement, City staff submitted an application to the Lake Minnetonka Conservation District (LMCD) to change the designation of the slips from transient use to rental slips. This change would have allowed TBR to keep its rental boats moored at the slips overnight. However, the LMCD denied the request due to perceived compliance issues with the Panoway project, which have now been resolved. That denial required TBR to remove its boats from the slips each evening during the 2025 season.

Tonka Boat Rental (TBR) has submitted a proposal to extend the previous agreement to allow TBR to continue operating a boat rental business at the Depot Docks during the 2026 boating season, which is included in the meeting packet for Council review. In the proposal, TBR requests approval of a similar agreement to operate its boat rental business at the Depot Docks with the following proposed modifications:

- Submission of a new application to the LMCD to change the dock designation from transient slips to rental slips, allowing for overnight boat storage.
- Extension of the agreement term to a three-year period.
- Consideration of a discounted rate if overnight storage is not approved or permitted by the LMCD.

The Council may review the 2025 operational summary and discuss interest in continuing this rental arrangement in future years.

ATTACHMENTS:

1. Tonka Boat Rental Proposal
2. Tonka Boat Rentals - Testimonials

Tonka Boat Rentals Proposal for Wayzata

Rental Boats at the Depot Docks
2025 Season Overview and 2026 Season Proposal



About

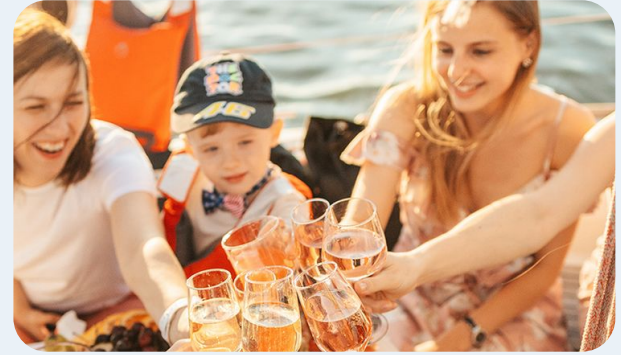
Hi, we're Jeff and Eric, a high school math teacher and a union pipefitter that own Tonka Boat Rentals. We started TBR to provide access to one of the most amazing lakes in the country. Our families spent many summers on the water making memories that our kids still talk about today. We're proud to offer our community hourly rates that help make Lake Minnetonka accessible and create multi-generational experiences that will create lasting memories.

Lake Minnetonka borders fourteen cities and has over 125 miles of shoreline with luxury homes, amazing properties, boat-up bars and restaurants, and stunning beach towns. We offer power boats featuring swim platforms, ladders, and Bimini covers, with skis and tubes included.



Our Services

- ❖ Hourly Boat Rentals
 - Multiple boats in fleet
 - Half, Full and Multi-day Rentals
- ❖ Guided Trips
 - Limit 6 guests/boat
- ❖ Restaurant and Property Tours
 - Limit 6 guests/boat
- ❖ Large Group Tours
 - Accomodate large groups with multiple boats



Affordable Value Proposition

- ❖ Hourly Rate Starting at \$150/hr
 - \$25/person for 6 people
- ❖ Half Day (M-F) starting at \$650
 - \$108/person for 6 people

Serving families who want lake access without boat ownership costs.

Comparable Entertainment Values

6-Person Golf Outing (4 hours)	\$450 - \$900
Vikings Game Tickets (6 people)	\$600 - \$1800

Safety and Education

- ❖ **Safety and Training:** Clients are required to complete the Minnesota watercraft rental course or obtain a watercraft operator's permit. We do not charge extra for captains and require two years experience from our renters.

- ❖ **Accessibility:** Lake Minnetonka can be home to some rough waters and requires large enough boats to safely navigate its waters. By providing boats in the 20'-25' class, we allow people to safely navigate these waters.

Safety and education is TBR's primary focus.

Safety and Education cont.

- ❖ **Multiple Locations:** TBR has approval to access Lake Minnetonka from multiple locations on the lake, allowing TBR to shift departure locations based on inclement weather.

- ❖ **Flexibility:** TBR allows cancellations up to the time of departure, allowing lake users to feel comfortable going out on the lake.

Tonka Boat Rentals – 2024/2025 Accomplishments

Approvals/Agreements

Wayzata City Council	1-year Trail Commercial Dock
Hennepin County	Spring Park Boat Launch + North Arm Boat Launch
DNR	Maxwell Boat Launch + Service Provider Permits
Excelsior City Council	Dock B at the Port of Excelsior
City of Wayzata & Water Patrol	Special Events Permit

Partnered with...

- ❖ **Health Equity Strategist** to host the best and brightest Nelson Mandela Fellows from Niger, Madagascar, Namibia, and Mali.
- ❖ **Back Channel Brewing Co.** to be a port of call for Tonka Boat Rentals

And...

- ❖ **Increased our general liability insurance from \$1,000,000 to \$2,000,000**

Wayzata and LMDC Approved Plan for 2025 Season

Approved:

- ❖ 2 Boat Slips @ Wayzata Depot Docks
- ❖ May through October



2025 Season Season Success



- ❖ \$17,000 Parks & Trails Fund Revenue
 - 2024: \$236.60 from transient use
- ❖ ZERO Safety Incidents

One Year Trial = Success!

Seamless operations from Depot Docks with strong community support, significant financial benefit to the city and zero safety incidents.

Focused on Community

- ❖ Provided hundreds of local residents free boat rides through our community engagement, sponsorships and events.
- ❖ 2024 Wayzata Art Fair Sponsor
- ❖ Wayzata Chamber of Commerce Member + Ribbon Cutting Participant
- ❖ Multi-generational family business, owned by Wayzata High School Graduates
- ❖ Provided silent auction donations to high schools and community programs.



“My daughter had a blast at the Wayzata Art Experience. We were able to take a boat ride with Tonka Boat Rentals. She said “When can we go on a boat again!?!”
Rachel, 2025

Wayzata Business and Community Partners



BOGO Ice Cream: Present your Tonka Boat Rentals receipt at Ben & Jerry's on Lake Street in Wayzata to receive a Buy One Get One free ice cream deal.



Free Appetizer & \$10 Off: Present your weekday Tonka Boat Rentals receipt at Red Cow to receive one complimentary appetizer and \$10 off your meal.

Coming Soon!



THE HOTEL LANDING
WAYZATA | MINNESOTA

9²/₅ *ninetwentyfive*
FOOD | DRINK

“Wow! We were at Red Cow and learned about Tonka Boat Rentals, what a fun outing that I didn’t expect to be in the budget! We had a spontaneous blast on the water!!”

Jonas Beugen, 2025

Wayzata Business and Community Partners

- ❖ Partnered with Wayzata-based marketing firm, Fuzzy Duck, to help establish and strengthen mutually beneficial relationships within the business community.



ATTENTION: Lakeside Restaurants

Let's Turn Our Boaters Into Your Diners...and Your Diners Into Our Boaters



Tonka Boat Rentals offers one of the easiest on-demand boat rental experiences on the shores of Lake Minnetonka and

OUR BOATERS WANT YOUR FOOD!

We're inviting select restaurants - like yours - to partner with us and customize a Perfect Lake Experience for our mutual customers.

- Weekday Dock & Dine Promotions
- "Tonka Boat Box" / Takeout Special
- Happy Hour / Date Night Promotions

Call 763-248-6650 and let's chat!



Ready to climb aboard?

Scan the QR code for this invitation-only opportunity or call us directly.



Why Partner With Us?

It's low-effort, high-reward—we'll drive traffic your way by promoting your restaurant to our boaters:

On our website | Social media | Email communications
Renter Confirmation Letter | Through our friendly staff

You'll gain access to a targeted audience who is looking to eat, drink, and have fun.

Let's make this summer the best one yet — together!

Owners:
ERIC HARTMAN 763-248-6650
JEFF SIMPSON 763-898-8301



Local Wayzata Community Engagement



Sweet Potato Comfort Pie™
A Catalyst for Caring and Building Community

FUNDRAISER
Saturday Sept. 21st 10a-4p
Sweet Potato Comfort Pie
Boat Rides by Tonka Boat Rentals



Social Media Promotions of Local Wayzata Businesses



“Our driver and co-owner, Eric, ordered us a beautiful charcuterie board from [@thegrocerstable](#) packed w/ assorted high-quality meats, cheese, jams + nuts and a pastry/cookie sweets tray!”

[@eatwithjason](#), June 2025

Social Media Promotions of Local Wayzata Businesses



kaydee.millerr and tonkabootrentals Original audio

kaydee.millerr Save this post for affordable boat rentals on Lake Minnetonka 🇺🇸 🇨🇦

I love how Tonka Boat rentals offers boats for rental both with or without drivers so you and your crew can get out on the lakes this summer for only a couple hundred dollars (if you split between 5-6 people... not bad)!

They even have deals with local spots like @redcowmn and @benandjerryismn where you can get a free treat or appetizer if you use tonka boat rentals on a weekday.

Grab your crew or your family and come rent a boat any day of the week!

8w

eatswithjason Best boat rental 🔥

8w Reply

— View replies (1)

knead.to.roam Such a great way to get on the water this summer!!

8w Reply

— View replies (1)

eatminnesota So fun!

8w Reply

— View replies (1)

minne.eats awesome!!

8w Reply

knead.to.roam Such a great way to get on the water this summer!!

8w Reply

blackfoodietravelguy Definitely gotta check them out

8w Reply

no.table.manners I can't wait to check them out this week!

8w Reply

foodiesalibi Ooo, need to take advantage of this!

8w Reply

sadeyoungmn Oooh red cow on the boat!!



8w Reply

eatswithjason Best boat rental 🔥

8w Reply


Social Media Promotions of Local Wayzata Businesses

wayzatabenandjerrys





**BUY 1
GET 1**

Show your Tonka Boat Rentals receipt and receive Buy 1 Get 1 Free ice cream at Ben & Jerry's



539 Lake St E 1st Floor, Wayzata, MN
(952) 473-1705

 **tonkaboatrentals** ...




 **tonkaboatrentals** We've teamed up with Ben & Jerry's to make your lake day even sweeter!


Rent a boat with us and show your receipt at Ben & Jerry's for a special Buy 1 Get 1 Free treat!

Tag a friend who needs to join you for this perfect combo!


*Limit one BOGO offer per receipt.
*Available at Ben & Jerry's in Wayzata, MN location only.

Edited · 7w

 Liked by **meganbeugen** and others

July 18

 Add a comment... Post

Social Media Promotions of Local Wayzata Businesses



meinminnesota 🇺🇸 Summer days hit different on Lake Minnetonka. Rented a boat from [@tonkaboatrentals](#) and hit the water with sunshine, good vibes, and shoreline views that never get old. Whether you're cruising, swimming, or just soaking it in—this is Minnesota summer done right. 🌊☀️🌿



eatminnesota 🇺🇸 Save this if you are looking to get out on the lake this summer! See below for a booking discount code!

[@tonkaboatrentals](#) has hourly options where you can choose between boat rentals, guided lake tour or bar tours. They have a few different boat options. The captains have a lot of knowledge about the lake, so we really enjoyed the guided lake tour. They knew some great spots to enjoy the view.

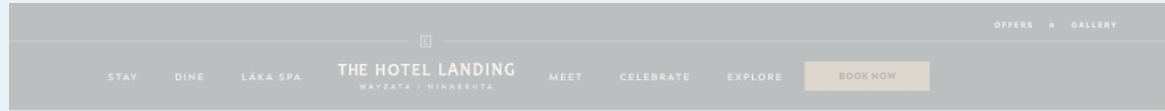
We met at the depot docks in Wayzata, MN. We packed beverages and grabbed some food from a local restaurant. The options nearby are great! They also have a dock location in Excelsior.

We enjoyed a chill night on the boat, but they also have options for tubing or water skis. Life jackets also provided.

Looking to book with [@tonkaboatrwnrl](#)? Use code EatMN2025 and you will get \$30 off your rental!



Landing Hotel – Building a Future Together



PLAY

Get outside and explore—bike along the lakeshore, cruise on the water, or join in on seasonal events and activities.



shing

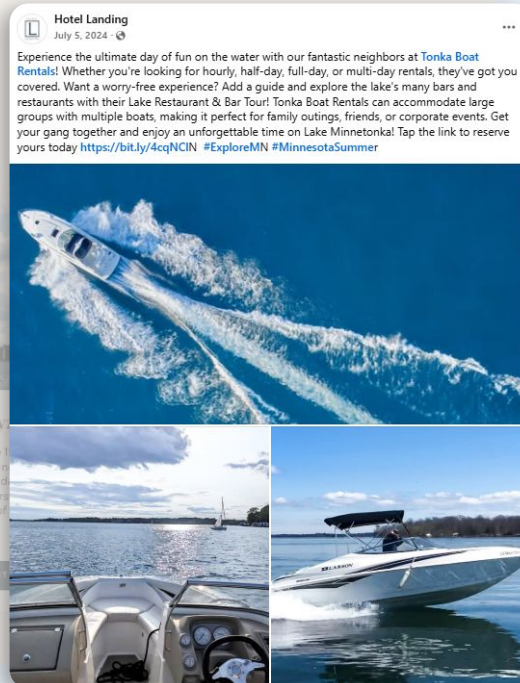
mer fishing on Lake Minnetonka
Perfect for all skill levels, trips
ides with 20+ years of local
nse, food, and drink—they'll



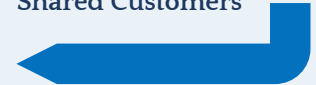
Tonka Boat Rentals

Explore Lake Minnetonka with Tonka Boat Rentals—offering
hourly to multi-day options. Add a guide for a stress-free outing
or book a Lake Restaurant & Bar Tour. Great for families, friends,
or groups, with multiple boats available for larger gatherings.

VISIT WEBSITE



2026 Hotel/Boat Packages for Shared Customers



Tonka Boat Rentals in the News



7/25/24

Tonka Boat Rentals joins Wayzata Chamber of Commerce

Tonka Boat Rentals Joins the Chamber of Commerce

[Read More](#)



6/2/25

Tonka Boat Rentals Named a Must-Do for Summer Family Fun on Lake Minnetonka

Summer Day Trips with Tonka Boat Rentals that Families with Kids will Love

[Read More](#)



6/11/25

Featured on Twin Cities Live: Fun Way To Get Out On The Water

[Read More](#)



6/20/25

Now in Wayzata: Tonka Boat Rentals Featured by Wayzata.com for Launching "Boating on Demand"

Now in Wayzata: Tonka Boat Rentals Featured by Wayzata.com for Launching "Boating on Demand"

[Read More](#)

Testimonials

[Read full-length testimonials](#)



Thank goodness for Tonka Boat Rentals! Some of our colleagues were a bit nervous about being on the lake, but our confident captain put everyone at ease, making us all feel safe and comfortable.

Bryn, Robbinsdale MN

This service makes us feel truly connected to the community we invested in.
Ryan, Elizabeth & August, Wayzata MN

We are so pleased to have [Tonka Boat Rentals] here offering such a convenient and enjoyable boating amenity for those of us that want to get out on the lake, but don't own a boat



Kim and Simon, Wayzata MN

Experience the ultimate day of fun on the water with our fantastic neighbors at Tonka Boat Rentals.
Hotel Landing, Wayzata MN

Tonka Boat Rental has brought an amazing business to Wayzata.
Rana & Brady, Wayzata MN

Gabriele and I were especially impressed with your collaboration with downtown Wayzata businesses.
Terry & Gabriele, Wayzata MN

2025 Season Recap

In 2025, Wayzata City council approved TBR for 2 overnight slips at the depot docks:

Original Agreement:

- 2 slips at \$8500/slip + \$500 LMCD
- Day use and Overnight parking
- Lease agreement May 1-Oct 1
- Total of \$17,000 for 2 slips

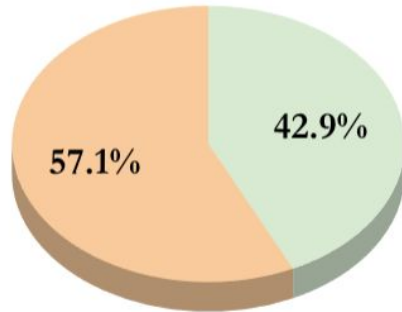
What was provided:

- 2 slips at \$8500 + \$500 LMCD
- No overnight parking
- Slips were not available until June 1st
- 2.5 weeks docks were un navigable in July/August because of weeds.

In comparison, Excelsior is charging \$6991/slip in 2026

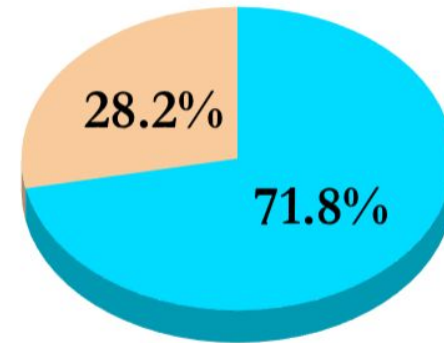
2025 Total Revenue from Depot and Broadway: \$41,448.48

**2025 Total Wayzata Dock Slip Revenue:
\$41,448.48**



● Broadway Docks ● Depot Docks

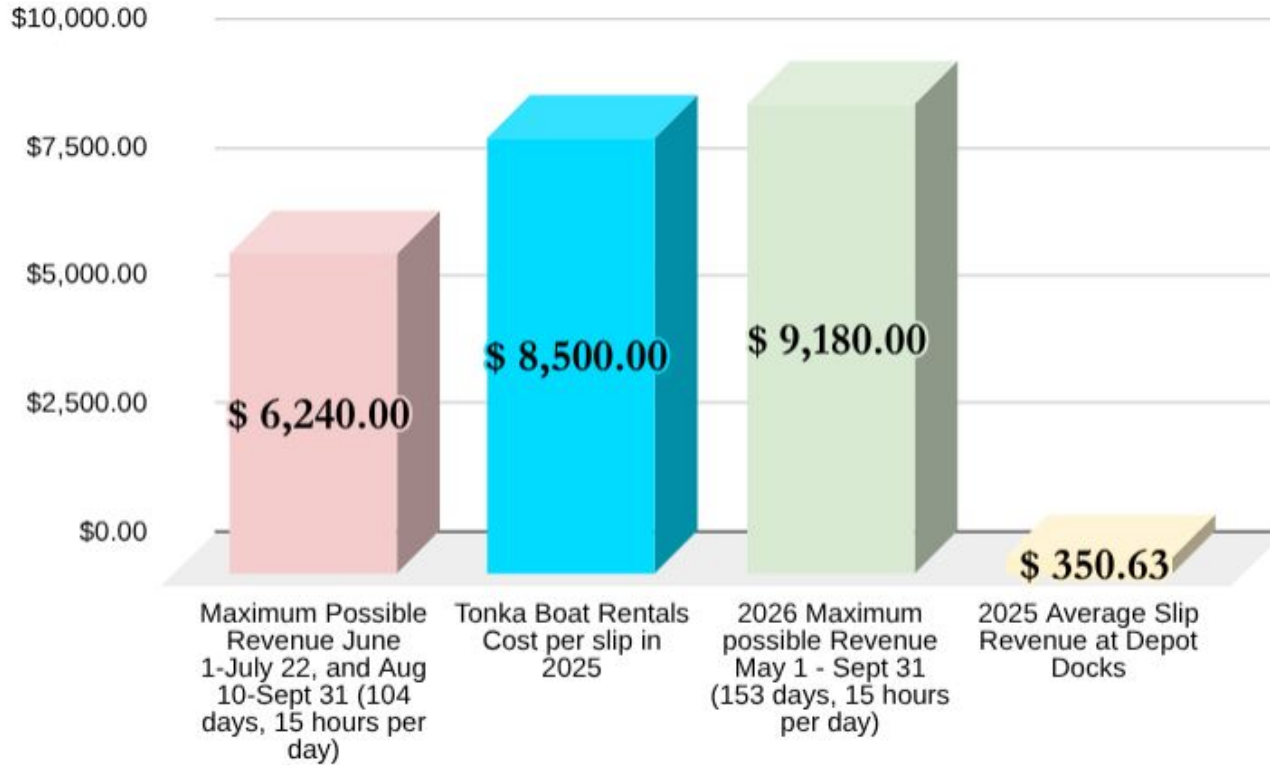
2025 Depot Dock Revenue Total: \$23,662.05



● Tonka Boat Rentals (2 Slips) ● All Other Transient earnings

For Comparison, the nearest slips to TBR: Slip 12215 generated \$459.85
Slip 12214 generated \$257.10

Depot Dock Revenue



2026 and Beyond

We are seeking a lease renewal with 3 modifications:

1. Complete new dock license application with LMCD.
 - Repurpose 2 Slips at the Depot Docks to overnight Commercial use
2. Extension to 3-year term (currently 1-year)
3. Discounted rate if overnight storage is not allowed

Summary:

Requesting 3-year overnight storage for 2 slips at the depot docks.



Tonka Boat Rentals and Wayzata Timeline of Events

- November 15th 2023
 - Met with Wayzata Assistant Planner Valerie Quarles
- November 17th 2023
 - Met with City Clerk Kathy Leervig
- January 9th 2024
 - Attended Wayzata City Council workshop discussion of Panoway Lakewalk and Dock Operating Policies
- February 20th 2024
 - Attended Wayzata City Council workshop discussing the potential to allow boat rental on the depot docks
- December 16th 2024
 - Received approval from Wayzata Parks and Trails Board
- March 25th 2025
 - Received approval from Wayzata City Council for two slips May 1st-October 1st
- May 14th 2025
 - Denied approval from the LMCD to permit the two depot docks
- May 29th 2025
 - Received approval from the LMCD for day use only for two slips at the depot docks

Contact

For further discussion and information, please contact us at:



Eric Hartman
info@tonkaboatrentals.com
763-248-6650



Jeff Simpson
jeff@tonkaboatrentals.com
763-898-8301



Tonka Boat Rentals Customer Testimonials

To whom it may concern,

I would like to take a moment to commend the exceptional work that Eric and his team at Tonka Boat Rental consistently deliver. We are proud to maintain a strong partnership with Tonka Boats, regularly referring our guests and groups to them to experience the beauty of Lake Minnetonka.

Eric and his team exemplify the highest standards of service and professionalism. Their dedication aligns seamlessly with our core values of genuine hospitality. We have complete confidence that every guest we send their way is treated with the utmost attention and respect, ensuring a memorable and enjoyable experience on the lake.

Eric is a true asset to this remarkable community and to the continued vitality of Lake Minnetonka. The feedback we receive from our guests is consistently positive, with many expressing how much they enjoyed their time exploring the lake and its many treasures.

Tonka Boat Rental represents the very best of what Lake Minnetonka has to offer, and we are sincerely grateful for our partnership with Eric and his exceptional team.

Matthew Truskolaski

General Manager
The Hotel Landing | **ninetwentyfive** | Läka Spa
925 Lake Street East, Wayzata MN 55391

Matt.truskolaski@thehotellanding.com





Tonka Boat Rentals

Customer Testimonials



Ryan, Elizabeth & August, Wayzata MN

When we moved to Wayzata, one of our hopes was to enjoy the lake as part of our community. After nearly eight years on a waiting list for a local slip, Tonka Boat Rentals finally gave us that opportunity. The boats are in great condition, and the staff is outstanding. Eric is clearly the right person to operate this - he genuinely cares about his business and about giving people a chance to experience Lake Minnetonka. I think I speak for many residents who may never get a slip when I say this service makes us feel truly connected to the community we invested in.

Ryan, Elizabeth and August
154 Glenbrooke Road N
Wayzata MN, 55391



Tonka Boat Rentals Customer Testimonials



Kim and Simon, Wayzata MN

To Wayzata City Council:

We are writing to show our support for Tonka Boat Rentals and the continuation of their location on the docks near the Depot in Wayzata. We are so pleased to have them here offering such a convenient and enjoyable boating amenity for those of us that want to get out on the lake, but don't own a boat anymore.

After 7 years of applying for a municipal boat slip, we were so happy to win one in 2022, which we enjoyed for 3 seasons. It was a very hard decision to let our slip go this year, but we knew we were not going to be able to use it enough to justify keeping it. It is comforting to know that TBR is there whenever we want to get back out on Minnetonka, especially with it being just as conveniently located as the municipal marina. Eric Hartman and his crew are so enthusiastic to make the rental experience friendly and convenient. We have also referred them to neighbors here in the Ridgeview/Margaret Circle area who are still waiting for a lottery slip and want to have easy access to boat rental out of Wayzata.

They are a great business to have locally and we appreciate that you allowed them to operate here.

Thank you for your time and consideration.

Sincerely,

Kim and Simon
182 Ridgeview Drive
Wayzata MN, 55391



Tonka Boat Rentals Customer Testimonials



Rana & Brady, Wayzata MN

Tonka Boat Rental has brought an amazing business to Wayzata. We personally live in Wayzata and love the ease of their location of the rentals and that our family of 7 can experience the lake. It is a perfect way for residents and visitors to get out onto the lake and also grab a bite in downtown Wayzata. We can't wait to get out again next summer!

Rana and Brady Jenson
125 Peavey Lane
Wayzata MN, 55391



Tonka Boat Rentals

Customer Testimonials



Terry & Gabriele, Wayzata MN

Greetings Eric and Andrea,

It was great to meet you both and hear your vision for the boat rental business!

Gabriele and I wish you great success over the coming years and were especially impressed with your collaboration with downtown Wayzata businesses. When you pin down the next date with the city council please let me know as I'd like to make it and advocate on your behalf if it's appropriate at the meeting. After our meeting today I immediately took the required MN license exam which I have attached here for your records.

As mentioned, I grew up in Excelsior, lived on Carson Bay for 20 years before moving to Wayzata five years ago, one block up from the Depot. In my earlier days I Captained charter boats for John Lambin in Excelsior years before he passed away.

I'm semi-retired and my wife and I spend about three weeks each summer in hiking the alps in Europe. Aside from that when I am here I would be very interested in being a captain for anyone you might have in mind and can usually be available on short notice. I can walk to your boats in 5 minutes. I don't drink or smoke and have a lifetime of boating experience both sailing with Wayzata and Minnetonka Yacht clubs and as well as various power boats on the lake.

Looking forward to following your future here.

Ps, For the past two years I've been researching and writing a book titled **On Waldon Shores: The Extraordinary Saga of Titanic Passengers, Walter and Mahala Douglas, Heirs to the Quaker Oats Fortune**. A major publishing firm is set to release it April 2026 to coincide with the 124 year of the Titanic sinking. As a part time historian, I can tell you it is by far and away the most comprehensive book on the history of Lake Minnetonka ever written.

Cheers,

Terry & Gabriele Kerber
230 Manitoba Ave Suite 210
Wayzata, MN 55391
612-850-0745



Dear Members of the Wayzata City Council,

I am writing to share my perspective on the positive role Tonka Boat Rentals plays in the Wayzata community, both economically and socially.

Tonka Boat Rentals is more than a recreational business on Lake Minnetonka. It contributes meaningfully to the vitality of Wayzata by supporting tourism, creating local employment opportunities, and enhancing access to the lake for residents and visitors alike. Their presence encourages responsible enjoyment of one of our community's greatest natural assets and supports the small-business ecosystem that makes Wayzata unique.

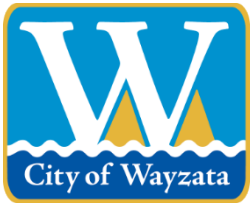
In addition to their business contributions, Tonka Boat Rentals has demonstrated a strong commitment to community partnership and philanthropy. They have generously donated to Redeemer Christian Academy, directly helping our school provide student scholarships and expanded educational opportunities. Their support has made a tangible difference for families and students, enabling access to quality education that might otherwise be out of reach.

Businesses that invest back into their communities help strengthen the social fabric of our city. Tonka Boat Rentals' willingness to support local education reflects a values-driven approach that benefits Wayzata beyond the shoreline. Their contributions help build a healthier, more connected community and demonstrate the positive impact local businesses can have when they engage thoughtfully with the people they serve.

Thank you for your time and for your continued service to the Wayzata community. I appreciate your consideration and the important work you do on behalf of our city.

Respectfully,

Steph Coltart
Redeemer Christian Academy Spring Gala Chair
gala@redeemerwayzata.org
763-464-9962



City Council Workshop City Council Agenda Report

MEETING DATE: March 24, 2026	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Steamboat Minnehaha Request for Port of Call from Charter Boat Docks (5:20-5:45 p.m.)	
PREPARED BY: Aurora Yager, City Manager	
REVIEWED BY:	

DISCUSSION OBJECTIVE:

Discuss the request from the Historical Society to be the Port of Call and allow overnight storage of the Minnehaha at the Depot Docks starting in 2027.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

This request aligns with the City's strategic priority of sustaining community character by preserving and reactivating a historically significant vessel that reflects Wayzata's heritage and identity on Lake Minnetonka.

BACKGROUND:

The Steamboat Minnehaha is a historic 1906 steam-powered "streetcar boat" that once transported passengers between Lake Minnetonka communities and regional streetcar lines (1906–1926). The vessel was intentionally sunk in 1926, raised in 1980, and restored by volunteers. It returned to service from 1996 to 2019, operating summer tours from Excelsior and Wayzata.

A summary of the proposed plans, requests of the City, and impacts to the Charter Docks are included below. Representatives from the Historical Society will be present at the meeting to answer any questions the Council may have about this request.

Proposed Plans

The Lake Minnetonka Historical Society a comprehensive plan to relaunch the Minnehaha in 2027. Their plans address solutions for a new permanent launch site and winter storage/maintenance facility, use of the former launch ramp (one time only), a Port of Call and overnight docking location, and fundraising needs to pay for these solutions. Representatives from the Historical Society met with the Mayor and City Manager in January to discuss their potential solutions and request the City's help.

Winter Storage

Three Rivers Park District has provided conceptual support for winter storage on its property at the Lake Minnetonka Regional Park in Minnetrista. The proposal entails a long-term lease to construct and operate a winter storage/maintenance facility with a connected launch ramp at an abandoned lake access within the park. An engineering feasibility study was vetted with all regulatory authorities and identified no red flags with the proposed project.

Boat Launch

The Minnehaha can only access the Minnetrista site by launching the boat via its former launch ramp at the Niccum Dredging site in Excelsior. The owner, Minnetonka Marina (Shorewood), has agreed to allow Minnehaha one final launch.

Port of Call Location

The Historical Society desires to again have both Wayzata and Excelsior serve as Ports of Call, consistent with their previous operations. An overnight docking location for Minnehaha must also be secured before the boat can be launched.

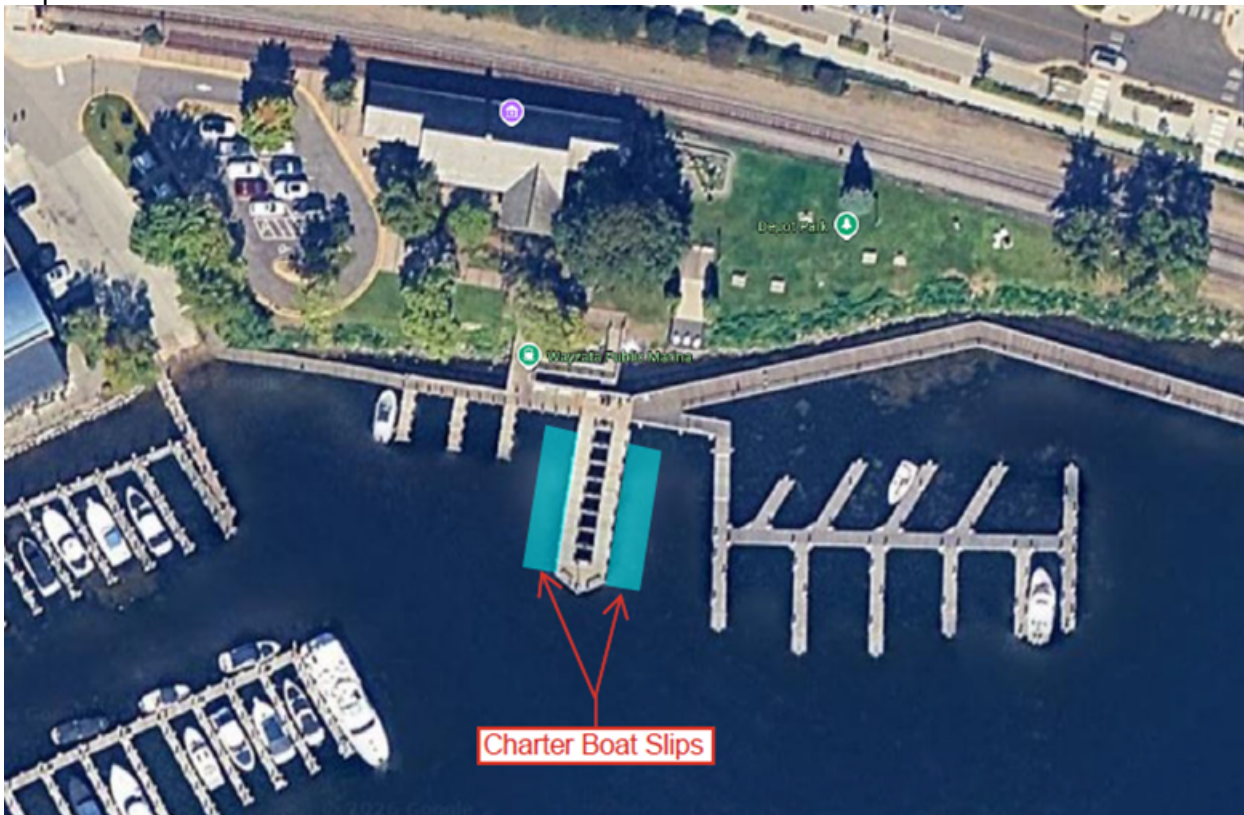
Requested Action

Pending successful fundraising and finalization of the other plan components, the Historical Society is requesting that the City of Wayzata help support the relaunch of the Minnehaha in 2027 by:

1. Designating Wayzata as a Port of Call
2. Allowing Wayzata Charter Boat docks to be the home location during the summer operating season.
Note: Overnight storage at the docks requires LMCD approval. Preliminary conversations with the LMCD staff have identified no issues with this potential request.

Impact on Existing Charter Boats on the Depot Docks

Operating as a charter boat in Wayzata requires both an LMCD Permit and a Wayzata charter boat license. In 2025, the City issued 6 charter boat licenses. Charter boats operated out of the two designated slips on the Depot Docks.

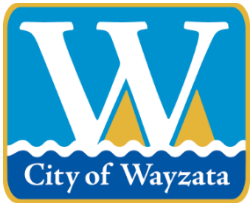


If the Minnehaha were approved for docking and overnight storage, it would leave only one slip open for all other charter boat operators. This could potentially increase congestion at the docks due to scheduling conflicts between operators for arrivals/departures.

However, given the Minnehaha's historical significance and its proximity to key historic assets in Wayzata, including the Depot and the Lake Minnetonka Historical Society's Depot Museum, the Council should evaluate whether this proposed use aligns with the broader vision for the community and public docking facilities.

ATTACHMENTS:

None



City Council Workshop City Council Agenda Report

MEETING DATE: March 24, 2026	WORKSHOP AGENDA ITEM: 3
TITLE: Discussion of Subdivision Ordinance Amendment – Park Dedication (5:45 - 6:30 p.m.)	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Aurora Yager, City Manager	

DISCUSSION OBJECTIVE:

To review the City's current park dedication ordinance and state statute requirements and provide feedback on the staff proposal.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

The City's park system is integral to the character of the community. Updating the park dedication ordinance requirements ensures that the City can collect proportional fees associated with the park demand created by the development.

BACKGROUND:

On January 20, 2026, the City Council approved the final plat of Ferndale Bluff, a three-lot residential subdivision. As part of the approval, the City executed a development agreement which included a provision at the applicant's request that reserved the applicant's right under Minnesota law to contest the amount of park dedication required for its subdivision under Wayzata City Code. At that time, the City Council directed staff to evaluate the City's current park dedication requirements and, if needed, bring back proposed amendments.

Current City Code Requirements

Sec. 1006.15 of the City's Subdivision Ordinance — Public Sites and Open Spaces (Parkland Dedication), requires that applications for any subdivision in which new lots are added shall dedicate *"land for parks, playgrounds, public open spaces or trails and/or shall make a cash contribution to the City's Park Fund..."*

When a subdivision is too small for practical dedication of public land, or if no land in the subdivision is suitable for such use, the applicant may be required to pay an equivalent cash fee for all or part of the portion to be dedicated, based on the fair market value of the land on the day of final plat subject to the following general parameters:

- New residential units pay 10% of the land value or \$2,500 (whichever is greater)
- Commercial land is required to pay 6% of the land value

State Statute Requirements and Case Law

Minnesota Statutes SEC. 462.358 subd. 2b and 2c., (see attached), require that there be a nexus and rough proportionality between any fee-in-lieu collected for new subdivisions and the demand created by the proposed subdivision or development. For the City, this means that fees collected must reflect the park need created by the additional residents or visitors to the community.

In *Puce v. City of Burnsville* (2019), a developer challenged the fee-in-lieu park dedication. While the State Supreme Court upheld Burnsville's fee, they advised cities to review their parkland dedication ordinances to ensure that their fees reflect Statute requirements.

In general, state law does not give cities the authority to collect park dedication fees outside of a subdivision process. The only exceptions we are aware of in our research were specific to special legislation for the cities of Minneapolis and St. Paul that each sought and received approval from the state legislature.

Analysis and Findings

Staff reviewed recommendations from the League of Minnesota Cities and engaged WSB to review the City's current park dedication requirements and recommend an updated methodology. A memo with their recommendation is attached for Council review and summarized below.

The analysis establishes the following components:

- **Per capita park demand:** current population divided by acres of parkland to estimate how much demand each new resident or employee creates on the current park system.
- **Cost per acre:** Current value of housing and commercial property from Hennepin County tax records (land only, excluding structures or other property improvements).

The land values set the baseline to determine what the City could charge on a per unit basis for residential or per 1,000 sq. ft. basis for commercial properties. This analysis found that Wayzata's land values are significantly higher than other communities in the Twin Cities, creating a unique challenge of proportionate fees required by statute.

Staff and WSB Recommendation

Based on comparisons with other cities, property value findings, and statutory requirements, staff recommend establishing a cap to the fee-in-lieu rates to be the following:

- **Residential:** \$12,500 per unit
- **Commercial:** \$7,000 per 1,000 sq. ft.

This proposed cap would set Wayzata's fee to be among the highest, if not the highest, identified within the metro, which staff feel is justified based on the property values.

For additional information, memos from WSB, the City Attorney, and a table of fees from surrounding communities, are attached.

ATTACHMENTS:

1. WSB - Fee in Lieu of Park Dedication Recommendation and Methodology
2. City Atty Memo - Park Dedication Questions
3. State Statute 462.358 - Subdivisions
4. City Comparison Table

Memorandum

To: Alex Sharpe, Community Development Director, City of Wayzata

From: Eric Zweber, Consulting Planner, WSB

Date: March 18, 2026

Re: Fee-in-lieu of Park Dedication Formula and Memorandum
WSB Project No. 031098 Phase 3

WSB was assigned to review park dedication ordinances that allow municipalities to designate a suitable portion of land within new subdivisions for public use. This approach assists in managing infrastructure needs resulting from ongoing development. Cities may ask developers to donate land specifically for parks or, alternatively, accept monetary payments instead of land.

According to state law, cities must evaluate whether acquiring land within a subdivision is genuinely necessary and ensure that any requirements are reasonably proportional to what is needed for park land. If a city decides park land isn't required as part of a development, it can request a cash payment instead. However, these payments must still adhere to state regulations concerning process, the connection between the payment and the need created by development (nexus), and rough proportionality.

WSB acknowledges that the City may wish to enact a new park dedication ordinance designed to streamline compliance with state requirements regarding nexus and rough proportionality. To gain a comprehensive understanding of the appropriate application of park dedication requirements, it is important to consider the precedent established by the landmark Minnesota case, *Puce v. City of Burnsville*.

In this case, Mr. Puce sought to pursue commercial development within the City of Burnsville and believed the City improperly imposed a park dedication fee on his project, leading to litigation against the municipality.

The Minnesota Supreme Court upheld Burnsville's \$11,700 park dedication fee on Almir Puce's commercial development. The Court found the fee legally valid because:

- It had a clear connection to the City's need to maintain parks and open space as development occurs.
- The City made an individualized calculation by adjusting the fee to the actual market value of Puce's property.
- The City's 2040 Comprehensive Plan reasonably supports its standard requirement that 5% of commercial land be dedicated (or paid as a fee).

The case was sent back to the district court, but the City’s authority to impose this fee was confirmed.

Following comprehensive research and analysis of the Puce v. City of Burnsville court case, WSB recommends the following methodology to align with state statutes and reflect the precedent established in the Burnsville decision:

Residential Development

- Establish the need for parkland for a specific number of acres per resident.
- If developers choose to pay cash instead of donating land, the payment is based on the average assessed value of land within Wayzata based on Hennepin County Assessor’s data.
- Demographic data on the number of people per household unit helps determine the total cash amount required in place of land dedication.

Commercial and Industrial Development

- Using data from the U.S. Energy Information Administration, the City calculates the number of employees per 1,000 square feet of building area to determine the park dedication requirement.
- The dedication requirement is based on the building’s size. If land is dedicated instead of cash, the calculation assumes a single-story building with the maximum allowable coverage for the site’s zoning district.

FEE-IN-LIEU OF PARK LAND DEDICATION BASED ON MAINTAINING CURRENT PARK LAND PER RESIDENT RATIO

WSB has conducted a comprehensive analysis to provide the City with examples, as well as land and fee recommendations, for various development types. The analysis incorporates:

- 2024 assessed and payable in 2025 Hennepin County average assessed land values for single family residential, townhomes, multiple family residential and commercial properties.
- Commercial employment figures per 1,000 square feet of building, as referenced in the U.S. Energy Information Administration’s 2018 CBECS Table B1.
- Average household size estimates derived from US Census Bureau.
- The Metropolitan Council 2024 population estimate for Wayzata.

Average Assessed Land Values— These values, divided by total acreage, determine the assessed land value per acre for each category.

Land Use	Average Land Value Per Acre ¹
Residential	\$1,330,000
Commercial	\$2,467,000

Source: Hennepin County 2024 Assessed and Payable 2025 Land Value
¹Rounded up to the nearest \$1,000

The following data about the City of Wayzata has been compiled to develop these examples:

- *Metropolitan Council's 2024 population estimate: 4,589 residents.*
- *Metropolitan Council's 2024 average household size: 2.02 persons per household*
- *Parkland within city boundaries: 53.62 acres (sourced from the Wayzata Parks and Trails Master Plan and Panoway acreage).*

The information helps to calculate both the need for park land acreage per person, and it helps to calculate the fee-in-lieu of dedication amount. Based on the information above, the need for park land per person within the city is 0.0117 acres per person (53.62 acres divided by the population.)

Residential—Example Fee Calculation

The calculation below provides an example of how park dedication fees can be calculated for residential developments to meet the litmus test of state statutes and the need for nexus and rough proportionality.

(persons per unit) x (park acres per person) x (assessed land value) = total park dedication fee per unit in lieu of land.

Example No. 1: Residential

2.02 x 0.0117 x \$1,330,000 = \$31,433.22 park dedication fee-in-lieu of land per residential unit.

Commercial --Example Fee Calculation

The city does not have industrial development, but it does have offices, restaurants and retail commercial land uses.

Commercial Use	Employees Per 1,000 Square Feet of Building (\$)
Office	1.97
Restaurant	2.08
Retail	1.01

Source: U.S. Energy Information Administration's Commercial Buildings Energy Consumption Survey Table B1 Revised 2022

One employee = 0.25 person-resident (see description below)

The fractional person-resident is based upon the more limited park services demanded by an employee (employee ball teams; picnic grounds; civic celebrations; etc.), plus certain park services related to the customer/client that patronizes the business on a

per employee basis. The park land need per employee is based on the number of hours in a week divided by the typical 40-hour work week. If land is taken rather than cash, the calculation would presume a single-story building on each lot with the maximum % building coverage of the applicable zoning district in which the subdivision is located.

(employees per 1,000 square feet of building) x 25% x (park acres per person) x (assessed land value) = total park dedication fee per 1,000 square feet of building in lieu of land.

Example Office:

1.97 x .25 x 0.0117 x \$2,467,000 = \$14,215.47 park dedication fee-in-lieu of land per 1,000 square feet of building.

Example Restaurant:

2.08 x .25 x 0.0117 x \$2,467,000 = \$15,009.23 park dedication fee-in-lieu of land per 1,000 square feet of building.

Example Retail:

1.01 x .25 x 0.0117 x \$2,467,000 = \$7,288.13 park dedication fee-in-lieu of land per 1,000 square feet of building.

The rates determined within this section of the memorandum would raise the funds necessary to purchase park land within the City of Wayzata at the average assessed land value to maintain the current ratio of park land per resident. The next section of this memorandum serves to evaluate if these rates would meet a rough proportionality test as the court did in the Puce v. City of Burnsville case.

FEE-IN-LIEU OF PARK LAND DEDICATION BASED ON COMPARABLE COMMUNITIES' FEE-IN-LIEU RATES (ROUGH PROPORTIONALITY)

City staff and WSB have reviewed 18 communities within the Twin Cities metropolitan area to review their fee-in-lieu of park dedication rates. None of the 18 communities reviewed had a residential fee-in-lieu rate greater than \$10,000 per unit. Most communities charge commercial and industrial land on a per acre of park dedication required, and the percentage of commercial or industrial land varies by community, but many are at 5% like Burnsville's.

City	Single-Family	Townhome	Multi-Family	Commercial	Industrial/Office
Maple Grove ¹		\$4,092/unit		\$11,000/acre	\$6,500/acre
Plymouth ²		\$8,000/unit		Determined by Acreage	
Minnetonka		\$5,000/unit		\$8,000/acre	\$7,000/acre
Edina		\$5,000/unit		\$7,100/acre	
Eden Prairie		\$6,500/unit		\$11,500/acre	
Excelsior ³		\$1,500/unit		\$1,500 base fee	
St. Louis Park		\$1,500/unit		5% of predeveloped land value	
Stillwater		\$2,500 per lot			
Shakopee	\$5,500/unit	\$4,500/unit		\$10,000/acre	
Burnsville	\$115,000/acre	\$140,000/acre	\$280,000/acre	\$435,000/acre	\$215,000/acre
Blaine	\$4,894/unit		\$6,500/Unit	\$5,052 - \$6,235/acre	
Brooklyn Park	\$4,600/unit			\$12,500/acre	
Apple Valley	\$1,170/unit	\$4,622/unit	\$3,982/unit	1,881/1,000 sq. ft.	\$636/1,000 sq. ft.
Rosemount	\$3,400/unit	\$2,850/unit	\$2,500/unit	\$90,000/acre	\$50,000/acre
Bloomington ⁴	See Note				
Woodbury	\$4,000/unit			\$6,500/acre	
West St. Paul	\$3,000/unit	\$2,250/unit	\$2,250/unit	\$12,500/acre	
Richfield	No Park Dedication Fee				

¹ Varying rate based on 10% of land value with a maximum fee.

² Maximum rate caps based on park demand created by development. City position is that 90% of park demand is created by residents/housing.

³ \$1,500 minimum or 3.5% of new market value, whichever is greater. No cap.

⁴ Based on a "proportional share" of demand created by the development based on identified additional parkland demand at time of development.

It should be noted that some of the communities reviewed average residential land values are significantly less than Wayzata's average assessed residential value of \$1,330,000 per acre. Maple Grove states that their average residential land value is at \$133,000 per acre, Burnsville's R-1 zoned land average is at \$115,000 per acre and Apple Valley average single-family value is at \$75,000 per acre.

Based on the review of comparable cities and the desire to be roughly proportional to those rates, WSB recommends a residential fee-in-lieu of \$12,500 per unit and a commercial fee-in-lieu rate of \$7,000 per 1,000 square feet of building.

Conclusion

Residential: \$12,500 per dwelling unit

Commercial: \$7,000 per 1,000 square feet of building

Industrial: Not Applicable (Wayzata does not have an industrial zoning district)

Memorandum

**ATTORNEY-CLIENT COMMUNICATION
PRIVILEGED AND CONFIDENTIAL**

TO: City Manager and Community Development Director
FROM: City Attorney
DATE: February 28, 2026
RE: **Parkland Dedication Fees**

This memo addresses the following questions from staff:

1. Does the City have the authority to require park dedication/fees without a subdivision occurring?
2. Is a public hearing required to amend the Subdivision Ordinance to update the section on Parkland Dedication?
3. Can the City require park dedication or fees with minor subdivision?

A. ***Does the City have the authority to require park dedication/fees without a subdivision occurring?***

No. While other types of fees may be collected in connection with a proposed development (see below), the specific statutory authority for a City to require and collect park dedication/fees is authorized only in the context of a subdivision.

The state law authorizing cities to adopt ordinances to regulate subdivisions, Minn. Stat. Sec. 462.358, provides that a city's regulations may require that "a reasonable portion of the buildable land, as defined by the [ordinance], of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, stormwater drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities..., playgrounds, trails, wetlands, or open space." Subd. 2b. The statute further allows cities to "choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid." *Id.*

Importantly, the state statute sets many requirements for cities in the process that govern if and how land dedication or fee-in-lieu may be imposed, including:

- The city must adopt a capital improvement budget, and have a parks and open space plan or a parks, trails, and open space component in its comprehensive plan.
- Cash payments received must be placed by the city in a special fund to be used only for the purposes for which the money was obtained.
- Cash payments received must be used only for the acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park systems plan.
- Cash payments must not be used for ongoing operation or maintenance of parks, recreational facilities, playgrounds, trails, wetlands, or open space.
- Previously subdivided property from which a park dedication has been received, being resubdivided with the same number of lots, is exempt from park dedication requirements.
- *There must be an essential nexus between the fees or dedication imposed and the municipal purpose sought to be achieved by the fee or dedication. The fee or dedication must bear a rough proportionality to the need created by the proposed subdivision or development.*

Many of these things are reflected in Wayzata's Subdivision Ordinance and other City plans.

Most recently with the Ferndale Bluffs subdivision, the City's fee formulation has been challenged by the subdivision applicant as not reflecting some of these principles, most significantly the "rough proportionality" and essential nexus" requirement noted above.

Given the statutory authority for parkland dedication/fees, and its grounding in a city's authority to regulate subdivisions, the City of Wayzata could not amend its Subdivision Ordinance to impose fees outside of the subdivision context, and could not use this statutory authority to impose such fees in other development or land use contexts.

More broadly, fees that cities can collect outside of and/or in addition to a parkland fee for a subdivision must be authorized under state law and often city code as well. Such fees include:

- Fees to cover the city's costs related to the review, approval, and inspection of a development, including time of municipal professionals, engineering, fire, and legal.

- Fees must be fair, reasonable, and have a connection (nexus) to the actual cost of the service for which the fee is imposed.
- Special Assessments for improvements that benefit the property.
 - Fees negotiated for public and private improvements for larger developments, that are generally reflected in Development Agreements.
 - Special legislation tailored to the needs of particular cities (e.g., large population/large development/large park cities of Minneapolis and St. Paul).

B. Is a public hearing required to amend the Subdivision Ordinance to update the section on Parkland Dedication?

No. A public hearing is not required to amend City Code generally, including the Subdivision Ordinance.

Unlike with zoning regulations, cities are not required to hold a public hearing or provide published or mailed notice prior to adopting or amending their subdivision regulations. An ordinance can be adopted and amended by a simple majority vote of the council, follow by publication of the ordinance. Wayzata's Subdivision Ordinance was recently amended without a formal public hearing to allow for smaller roadways in smaller subdivisions.

C. Can the City require park dedication or fees with minor subdivision?

Yes. There is nothing in the state statute or the City's subdivision ordinance that precludes requiring park dedication or fees provided it is a subdivision that would otherwise trigger the requirement in the City's subdivision ordinance.

Sec. 1002.03 of the Subdivision Ordinance requires that a minor subdivision "shall conform to all design standards as specified in [the Subdivision Ordinance]." The design standards include the provisions on Parkland Dedication at Sec. 1006.15. Thus, a minor subdivision would be subject to the park dedication or fee-in-lieu requirements as any other type of subdivision.

462.358 OFFICIAL CONTROLS: SUBDIVISION REGULATION; DEDICATION.

Subdivision 1. MS 1978 [Repealed, 1980 c 566 s 35]

Subd. 1a. **Authority.** To protect and promote the public health, safety, and general welfare, to provide for the orderly, economic, and safe development of land, to preserve agricultural lands, to promote the availability of housing affordable to persons and families of all income levels, and to facilitate adequate provision for transportation, water, sewage, storm drainage, schools, parks, playgrounds, and other public services and facilities, a municipality may by ordinance adopt subdivision regulations establishing standards, requirements, and procedures for the review and approval or disapproval of subdivisions. The regulations may contain varied provisions respecting, and be made applicable only to, certain classes or kinds of subdivisions. The regulations shall be uniform for each class or kind of subdivision.

A municipality may by resolution extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart, each is authorized to control the subdivision of land equal distance from its boundaries within this area.

Subd. 2. MS 1978 [Repealed, 1980 c 566 s 35]

Subd. 2a. **Terms of regulations.** The standards and requirements in the regulations may address without limitation: the size, location, grading, and improvement of lots, structures, public areas, streets, roads, trails, walkways, curbs and gutters, water supply, storm drainage, lighting, sewers, electricity, gas, and other utilities; the planning and design of sites; access to solar energy; and the protection and conservation of floodplains, shore lands, soils, water, vegetation, energy, air quality, and geologic and ecologic features. The regulations shall require that subdivisions be consistent with the municipality's official map if one exists and its zoning ordinance, and may require consistency with other official controls and the comprehensive plan. The regulations may prohibit certain classes or kinds of subdivisions in areas where prohibition is consistent with the comprehensive plan and the purposes of this section, particularly the preservation of agricultural lands. The regulations may prohibit, restrict or control development for the purpose of protecting and assuring access to direct sunlight for solar energy systems. The regulations may prohibit the issuance of permits or approvals for any tracts, lots, or parcels for which required subdivision approval has not been obtained.

The regulations may permit the municipality to condition its approval on the construction and installation of sewers, streets, electric, gas, drainage, and water facilities, and similar utilities and improvements or, in lieu thereof, on the receipt by the municipality of a cash deposit, certified check, irrevocable letter of credit, bond, or other financial security in an amount and with surety and conditions sufficient to assure the municipality that the utilities and improvements will be constructed or installed according to the specifications of the municipality. Sections 471.345 and 574.26 do not apply to improvements made by a subdivider or a subdivider's contractor.

A municipality may require that an applicant establish an escrow account or other financial security for the purpose of reimbursing the municipality for direct costs relating to professional services provided during the review, approval and inspection of the project. A municipality may only charge the applicant a rate equal to the value of the service to the municipality. Services provided by municipal staff or contract professionals must be billed at an established rate.

When the applicant vouches, by certified letter to the municipality, that the conditions required by the municipality for approval under this subdivision have been satisfied, the municipality has 30 days to release

and return to the applicant any and all financial securities tied to the requirements. If the municipality fails to release and return the letters of credit within the 30-day period, any interest accrued will be paid to the applicant. If the municipality determines that the conditions required for approval under this subdivision have not been satisfied, the municipality must send written notice within seven business days upon receipt of the certified letter indicating to the applicant which specific conditions have not been met. The municipality shall require a maintenance or performance bond from any subcontractor that has not yet completed all remaining requirements of the municipality.

The regulations may permit the municipality to condition its approval on compliance with other requirements reasonably related to the provisions of the regulations and to execute development contracts embodying the terms and conditions of approval. The municipality may enforce such agreements and conditions by appropriate legal and equitable remedies.

Subd. 2b. **Dedication.** (a) The regulations may require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, stormwater drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section 471.191, playgrounds, trails, wetlands, or open space. The requirement must be imposed by ordinance or under the procedures established in section 462.353, subdivision 4a.

(b) If a municipality adopts the ordinance or proceeds under section 462.353, subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan subject to the terms and conditions in this paragraph and paragraphs (c) to (i).

(c) The municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid that is, no later than at the time of final approval or under the city's adopted comprehensive plan, to be served by municipal sanitary sewer and water service or community septic and private well as authorized by state law. For purposes of redevelopment on developed land, the municipality may choose to accept a cash fee based on fair market value of the land no later than the time of final approval. "Fair market value" means the value of the land as determined by the municipality annually based on tax valuation or other relevant data. If the municipality's calculation of valuation is objected to by the applicant, then the value shall be as negotiated between the municipality and the applicant, or based on the market value as determined by the municipality based on an independent appraisal of land in a same or similar land use category.

(d) In establishing the portion to be dedicated or preserved or the cash fee, the regulations shall give due consideration to the open space, recreational, or common areas and facilities open to the public that the applicant proposes to reserve for the subdivision.

(e) The municipality must reasonably determine that it will need to acquire that portion of land for the purposes stated in this subdivision as a result of approval of the subdivision.

(f) Cash payments received must be placed by the municipality in a special fund to be used only for the purposes for which the money was obtained.

(g) Cash payments received must be used only for the acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park systems plan. Cash payments must not be used for ongoing operation or maintenance of parks, recreational facilities, playgrounds, trails, wetlands, or open space.

(h) The municipality must not deny the approval of a subdivision based solely on an inadequate supply of parks, open spaces, trails, or recreational facilities within the municipality.

(i) Previously subdivided property from which a park dedication has been received, being resubdivided with the same number of lots, is exempt from park dedication requirements. If, as a result of resubdividing the property, the number of lots is increased, then the park dedication or per-lot cash fee must apply only to the net increase of lots.

Subd. 2c. **Nexus.** (a) There must be an essential nexus between the fees or dedication imposed under subdivision 2b and the municipal purpose sought to be achieved by the fee or dedication. The fee or dedication must bear a rough proportionality to the need created by the proposed subdivision or development.

(b) If a municipality is given written notice of a dispute over a proposed fee in lieu of dedication before the municipality's final decision on an application, a municipality must not condition the approval of any proposed subdivision or development on an agreement to waive the right to challenge the validity of a fee in lieu of dedication.

(c) An application may proceed as if the fee had been paid, pending a decision on the appeal of a dispute over a proposed fee in lieu of dedication, if (1) the person aggrieved by the fee puts the municipality on written notice of a dispute over a proposed fee in lieu of dedication, (2) prior to the municipality's final decision on the application, the fee in lieu of dedication is deposited in escrow, and (3) the person aggrieved by the fee appeals under section 462.361, within 60 days of the approval of the application. If such an appeal is not filed by the deadline, or if the person aggrieved by the fee does not prevail on the appeal, then the funds paid into escrow must be transferred to the municipality.

Subd. 3. MS 1978 [Repealed, 1980 c 566 s 35]

Subd. 3a. **Platting.** The regulations may require that any subdivision creating parcels, tracts, or lots, shall be platted. The regulations shall require that all subdivisions which create five or more lots or parcels which are 2-1/2 acres or less in size shall be platted. The regulations shall not conflict with the provisions of chapter 505 but may address subjects similar and additional to those in that chapter.

Subd. 3b. **Review procedures.** The regulations shall include provisions regarding the content of applications for proposed subdivisions, the preliminary and final review and approval or disapproval of applications, and the coordination of such reviews with affected political subdivisions and state agencies. Subdivisions including lands abutting upon any existing or proposed trunk highway, county road or highway, or county state-aid highway shall also be subject to review. The regulations may provide for the consolidation of the preliminary and final review and approval or disapproval of subdivisions. Preliminary or final approval may be granted or denied for parts of subdivision applications. The regulations may delegate the authority to review proposals to the planning commission, but final approval or disapproval shall be the decision of the governing body of the municipality unless otherwise provided by law or charter. A municipality must approve a preliminary plat that meets the applicable standards and criteria contained in the municipality's zoning and subdivision regulations unless the municipality adopts written findings based on a record from the public proceedings why the application shall not be approved. The regulations shall require that a public hearing shall be held on all subdivision applications prior to preliminary approval, unless otherwise provided by law or charter. The hearing shall be held following publication of notice of the time and place thereof in the official newspaper at least ten days before the day of the hearing. At the hearing, all persons interested shall be given an opportunity to make presentations. A subdivision application shall be preliminarily approved or disapproved within 120 days following delivery of an application completed in compliance with the municipal ordinance by the applicant to the municipality, unless an extension of the review period has been

agreed to by the applicant. When a division or subdivision to which the regulations of the municipality do not apply is presented to the city, the clerk of the municipality shall within ten days certify that the subdivision regulations of the municipality do not apply to the particular division.

If the municipality or the responsible agency of the municipality fails to preliminarily approve or disapprove an application within the review period, the application shall be deemed preliminarily approved, and upon demand the municipality shall execute a certificate to that effect. Following preliminary approval the applicant may request final approval by the municipality, and upon such request the municipality shall certify final approval within 60 days if the applicant has complied with all conditions and requirements of applicable regulations and all conditions and requirements upon which the preliminary approval is expressly conditioned either through performance or the execution of appropriate agreements assuring performance. If the municipality fails to certify final approval as so required, and if the applicant has complied with all conditions and requirements, the application shall be deemed finally approved, and upon demand the municipality shall execute a certificate to that effect. After final approval a subdivision may be filed or recorded.

Subd. 3c. **Effect of subdivision approval.** For one year following preliminary approval and for two years following final approval, unless the subdivider and the municipality agree otherwise, no amendment to a comprehensive plan or official control shall apply to or affect the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved application. Thereafter, pursuant to its regulations, the municipality may extend the period by agreement with the subdivider and subject to all applicable performance conditions and requirements, or it may require submission of a new application unless substantial physical activity and investment has occurred in reasonable reliance on the approved application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. In connection with a subdivision involving planned and staged development, a municipality may by resolution or agreement grant the rights referred to herein for such periods of time longer than two years which it determines to be reasonable and appropriate.

Subd. 4. MS 1980 [Repealed, 1982 c 415 s 3]

Subd. 4a. **Disclosure by seller; buyer's action for damages.** A person conveying a new parcel of land which, or the plat for which, has not previously been filed or recorded, and which is part of or would constitute a subdivision to which adopted municipal subdivision regulations apply, shall attach to the instrument of conveyance either: (a) recordable certification by the clerk of the municipality that the subdivision regulations do not apply, or that the subdivision has been approved by the governing body, or that the restrictions on the division of taxes and filing and recording have been waived by resolution of the governing body of the municipality in this case because compliance will create an unnecessary hardship and failure to comply will not interfere with the purpose of the regulations; or (b) a statement which names and identifies the location of the appropriate municipal offices and advises the grantee that municipal subdivision and zoning regulations may restrict the use or restrict or prohibit the development of the parcel, or construction on it, and that the division of taxes and the filing or recording of the conveyance may be prohibited without prior recordable certification of approval, nonapplicability, or waiver from the municipality. In any action commenced by a buyer of such a parcel against the seller thereof, the misrepresentation of or the failure to disclose material facts in accordance with this subdivision shall be grounds for damages. If the buyer establishes a right to damages, a district court hearing the matter may in its discretion also award to the buyer an amount sufficient to pay all or any part of the costs incurred in maintaining the action, including reasonable attorney fees, and an amount for punitive damages not exceeding five per centum of the purchase price of the land.

Subd. 4b. **Restrictions on filing and recording conveyances.** (a) In a municipality in which subdivision regulations are in force and have been filed or recorded as provided in this section, no conveyance of land

to which the regulations are applicable shall be filed or recorded, if the land is described in the conveyance by metes and bounds or by reference to an unapproved registered land survey made after April 21, 1961 or to an unapproved plat made after such regulations become effective.

(b) The foregoing provision does not apply to a conveyance if the land described:

(1) was a separate parcel of record April 1, 1945 or the date of adoption of subdivision regulations under Laws 1945, chapter 287, whichever is the later, or of the adoption of subdivision regulations pursuant to a home rule charter, or

(2) was the subject of a written agreement to convey entered into prior to such time, or

(3) was a separate parcel of not less than 2-1/2 acres in area and 150 feet in width on January 1, 1966, or

(4) was a separate parcel of not less than five acres in area and 300 feet in width on July 1, 1980, or

(5) is a single parcel of commercial or industrial land of not less than five acres and having a width of not less than 300 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than five acres in area or 300 feet in width, or

(6) is a single parcel of residential or agricultural land of not less than 20 acres and having a width of not less than 500 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than 20 acres in area or 500 feet in width.

(c) In any case in which compliance with the foregoing restrictions will create an unnecessary hardship and failure to comply does not interfere with the purpose of the subdivision regulations, the platting authority may waive such compliance by adoption of a resolution to that effect and the conveyance may then be filed or recorded.

(d) Any owner or agent of the owner of land who conveys a lot or parcel in violation of the provisions of this subdivision shall forfeit and pay to the municipality a penalty of not less than \$100 for each lot or parcel so conveyed.

(e) A municipality may enjoin such conveyance or may recover such penalty by a civil action in any court of competent jurisdiction.

Subd. 5. Permits. Except as otherwise provided by this section all electric and gas distribution lines or piping, roadways, curbs, walks and other similar improvements shall be constructed only on a street, alley, or other public way or easement which is designated on an approved plat, or properly indicated on the official map of the municipality, or which has otherwise been approved by the governing body. When a municipality has adopted an official map, no permit for the erection of any building shall be issued unless the building is to be located upon a parcel of land abutting on a street or highway which has been designated upon an approved plat or on the official map or which has been otherwise approved by the governing body, and unless the buildings conform to the established building line. This limitation on issuing permits shall not apply to planned developments approved by the governing body pursuant to its zoning ordinance. No permit shall be issued for the construction of a building on any lot or parcel conveyed in violation of the provisions of this section.

Subd. 6. Variances. Subdivision regulations may provide for a procedure for varying the regulations as they apply to specific properties where an unusual hardship on the land exists, but variances may be

granted only upon the specific grounds set forth in the regulations. Unusual hardship includes, but is not limited to, inadequate access to direct sunlight for solar energy systems.

Subd. 7. Vacation. The governing body of a municipality may vacate any publicly owned utility easement or boulevard reserve or any portion thereof, which are not being used for sewer, drainage, electric, telegraph, telephone, gas and steam purposes or for boulevard reserve purposes, in the same manner as vacation proceedings are conducted for streets, alleys and other public ways under a home rule charter or other provisions of law.

A boulevard reserve means an easement established adjacent to a dedicated street for the purpose of establishing open space adjacent to the street and which area is designated on the recorded plat as "boulevard reserve".

Subd. 8. Plat approval under other laws. Nothing in this section is to be construed as a limitation on the authority of municipalities which have not adopted subdivision regulations to approve plats under any other provision of law.

Subd. 9. Unplatted parcels. Subdivision regulations adopted by municipalities may apply to parcels which are taken from existing parcels of record by metes and bounds descriptions, and the governing body or building authority may deny the issuance of permits or approvals, building permits issued under sections 326B.101 to 326B.194, or other permits or approvals to any parcels so divided, pending compliance with subdivision regulations.

Subd. 10. Limitations. Nothing in this section shall be construed to require a municipality to regulate subdivisions or to regulate all subdivisions which it is authorized to regulate by this section.

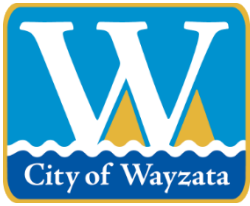
Subd. 11. Affordable housing. For the purposes of this subdivision, a "development application" means subdivision, planned unit development, site plan, or other similar type action. If a municipality, in approving a development application that provides all or a portion of the units for persons and families of low and moderate income, so proposes, the applicant may request that provisions authorized by clauses (1) to (4) will apply to housing for persons of low and moderate income, subject to agreement between the municipality and the applicant:

- (1) establishing sales prices or rents for housing affordable to low- and moderate-income households;
- (2) establishing maximum income limits for initial and subsequent purchasers or renters of the affordable units;
- (3) establishing means, including, but not limited to, equity sharing, or similar activities, to maintain the long-term affordability of the affordable units; and
- (4) establishing a land trust agreement to maintain the long-term affordability of the affordable units.

Clauses (1) to (3) shall not apply for more than 20 years from the date of initial occupancy except where public financing or subsidy requires longer terms.

History: 1965 c 670 s 8; 1971 c 842 s 1; 1973 c 67 s 1; 1973 c 176 s 1; 1975 c 98 s 1; 1976 c 181 s 2; 1978 c 786 s 16,17; 1980 c 560 s 6; 1980 c 566 s 25-33; 1981 c 85 s 7; 1982 c 415 s 2; 1982 c 507 s 23; 1985 c 194 s 24; 1986 c 444; 1989 c 196 s 1; 1989 c 200 s 1; 1989 c 209 art 2 s 1; 1995 c 254 art 1 s 90; art 3 s 6,7; 2000 c 497 s 1; 2001 c 7 s 74; 2002 c 315 s 1; 2004 c 178 s 2,3; 2006 c 209 s 1; 2006 c 269 s 1; 2006 c 270 art 1 s 6; 2007 c 116 s 1; 2007 c 140 art 4 s 61; art 13 s 4; 2013 c 85 art 5 s 41

City	Single-Family	TownHome	Multi-Family	Commercial	Industrial/Office	Notes
Wayzata Proposed						
Maple Grove		\$4,092/unit		\$11,000/acre	\$6,500/acre	Varying rate based on 10% of land value with a max fee
Plymouth		\$8,000/unit		Determined by Acreage		Max rate cap based on park demand created by development. City position is that 90% of park demand is created by residents/housing
Minnetonka		\$5,000/unit		\$8,000/acre	\$7,000/acre	
Edina		\$5,000/unit		\$7,100/acre		
Eden Prairie		\$6,500/unit		\$11,500/acre		
Excelesior		\$1,500/unit		\$1,500 base fee		\$1,500 minimum or 3.5% of new market value, whichever is greater. No cap.
St. Louis Park		\$1,500/unit		5% of predeveloped land value		
Stillwater		\$2,500 per lot				
Shakopee	\$5,500/unit	\$4,500/unit		\$10,000/acre		
Burnsville	\$115,000/acre	\$140,000/acre	\$280,000/acre	\$435,000/acre	\$215,000/acre	
Blaine	\$4,894/unit		\$6,500/Unit	\$5,052 - \$6,235/acre		
Brooklyn Park		\$4,600/unit		\$12,500/acre		
Apple Valley	\$1,170/unit	\$4,622/unit	\$3,982/unit	1,881/1,000 sq. ft.	\$636/1,000 sq. ft.	
Rosemount	\$3,400/unit	\$2,850/unit	\$2,500/unit	\$90,000/acre	\$50,000/acre	
Blomington	See Note					Based on a "proportional share" of demand created by the development based on identified additional parkland demand at time of development
Woodbury		\$4,000/unit		\$6,500/acre		
West St. Paul	\$3,000/unit	\$2,250/unit	\$2,250/unit	\$12,500/acre		
Richfield	No Park Dedication Fee					



City Council Workshop City Council Agenda Report

MEETING DATE: March 24, 2026	WORKSHOP AGENDA ITEM: 4
TITLE: Discussion of Future Agenda Topics (6:30-6:40 p.m.)	
PREPARED BY: Aurora Yager, City Manager	
REVIEWED BY:	

DISCUSSION OBJECTIVE:

To discuss and prioritize future workshop and general topics.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

Below is a list of planned workshop topics. These are subject to change:

- April 7 - No workshop - Local Board of Appeal and Equalization Hearing
- April 21 - Comprehensive Plan Scope and RFP Review
- May 5 - Strategic Plan Update, Council Budget Priorities and 2027 Budget Process, and Charter Commission Review Topics
- May 19 - Staffing Needs and Planned Unit Development (PUD) Ordinance Revisions
- June 2 - 2025 Excess Reserves and Update on Shared Services Exploration
- June 16 - Future of Retail in Wayzata and Update from Energy & Environment Committee
- July 7 - Long Term Financial Plan Update and 2027 Preliminary General Fund Budget
- July 21 - 2027 Preliminary Enterprise Fund Budgets
- August 5 - Development Review Process and Franchise Fees
- August 18 - 2027 Preliminary Budget Status Update
- September 1 - TBD
- September 15 - TBD
- October 6 - TBD
- October 20 - Consideration of Open Book Meeting Process
- November 10 - Review Draft of 2027-2036 CIP
- November 24 - 2027 Legislative Priorities and 2027 Budget Status Update
- December 1 - Board and Commission Interviews
- December 15 - Closed Session to Review Performance of City Manager

ATTACHMENTS:

None