

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0427-02

A RESOLUTION APPROVING FINAL PLAT FOR DEVELOPMENT OF LAND WITH THE PROPERTY IDENTIFICATION NUMBERS 2411824340069, 2411824340028, 2411824340070, 2411824340031, AND 2411824340033

WHEREAS, the City of Maple Plain (the “**City**”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Maple and Main, LLC (the “**Applicant**”) submitted an application for final plat (collectively, the “**Application**”) for the property located at Maple and Main in the City’s downtown area with the PID Nos. 2411824340069, 2411824340028, 2411824340070, 2411824340031, and 2411824340033, and shown on attached Exhibit A (the “**Property**”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission held a public hearing and considered the Application on February 5, 2026 recommending approval of the Application; and

WHEREAS, the City Council considered the Preliminary Plat at its February 23, 2026 meeting receiving the recommendation from the Planning Commission, the report from City staff and other information.

NOW, THEREFORE, the City Council of the City of Maple Plain makes the following:

FINDINGS

- A. The Application is for PUD, site plan, preliminary plat, and final plat to develop the Property with a four-story, 95-unit multifamily residential building (“**Proposed Use**”).
- B. The Property is owned by the City. The Applicant and the City are parties to that Purchase Agreement, dated August 6, 2025, for the Property (“**Purchase Agreement**”). The Purchase Agreement requires a project with the construction of minimum improvements. The Proposed Use meets the minimum improvements requirement. The Purchase Agreement contains specific requirements for the development of the Proposed Use and specific remedies for default by the Applicant. The Developer’s Agreement, described

below, shall, among other things, incorporate the requirements and remedies contained within the Purchase Agreement.

- C. The Applicant has submitted, for the review and approval of the City Council:
 - 1. The final plat of the Property entitled Preliminary Plat of Maple and Main, drafted by Egan, Field & Nowak, Inc., dated March 17, 2026 (“**Preliminary Plat**”). (the “**Final Plat**”).
- D. The Property is zoned Mixed Use – Downtown (MU-D). The Applicant has made application to rezone the Property to Mixed Use – Downtown Planned Unit Development (MU-D PUD) (“**Rezoning Ordinance**”).
- E. The proposed subdivision of the Property is governed by City Code Chapter 10, Article 3.
- F. City Code § 10-414 provides that the City subdivision regulations are enacted pursuant to Minn. Stat. § 462.358 and has the following objectives:
 - 1. Ensure that new additions will harmonize with overall development objectives of the community;
 - 2. Encourage well planned subdivisions by establishing optimum development standards;
 - 3. Secure the rights of the general public with respect to public land and water;
 - 4. Improve land records by establishing standards for surveys and plats;
 - 5. Place the cost of improvements against those benefitting therefrom;
 - 6. Ensure that public improvements such as streets, utilities, and drainage are constructed to satisfactory standards; and
 - 7. Provide common grounds of understanding between prospective subdividers and City officials.(“**Subdivision Objectives**”).
- G. The Applicant, pursuant to City Code Chapter 10, Article 3, has submitted the Final Plat for the City’s review and approval.
- H. The Final Plat meets the City Code requirements and the Subdivision Objectives provided they are subject to and meet, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain and based upon the information received and the above Findings:

1. The City Council does hereby conditionally approve the Final Plat and the Mayor and City Administrator are hereby authorized to execute the Final Plat, subject to the conditions set forth in Paragraph 2 below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated.
2. The following conditions must be met to the satisfaction of the City prior to release of the Final Plat, unless otherwise expressly stated:
 - a. This Resolution and the approvals granted herein shall not become effective until such time that the Rezoning Ordinance is enacted by the City Council and published as required by law.
 - b. The approvals granted herein are subject to the Applicant receiving all applicable approvals from non-City governmental agencies with authority over the Property and the Proposed Use, including, but not limited to the Minnehaha Creek Watershed District, Minnesota Department of Transportation, and the Metropolitan Council. The Plans, Preliminary Plat, and Final Plat shall be modified as recommended by said agencies and directed by the City Engineer and/or City Planner.
 - c. The Applicant shall revise the Plans, as required by all current comments and conditions made by the City, including those comments and conditions from the Fire Department, engineering, Planning Commission, and staff. The Plans, Preliminary Plat, and Final Plat are subject to additional staff and consultant comments and conditions upon updates being submitted.
 - d. The Applicant shall execute a Developer's Agreement, drafted by the City, ensuring, among other things, the construction of any payment for public improvements and private improvements, the payment of special assessments, and the establishment of sureties required by the City.
 - e. The Applicant shall enter into a PUD agreement ("**PUD Agreement**") with the City, drafted by the City, memorializing the Applicant's obligations under this Resolution and City Code and shall include, but is not limited to, a guarantee that Applicant shall comply with this Resolution and City Code.
 - f. Pursuant to Statute Statute and City Code, the Final Plat requires park dedication of land dedication or a cash equivalent based on the rate approved by the City Council when the Final Plat is released for recording. The current park dedication rate for the City is \$3,750 per unit. The City is providing a \$100,000 park dedication credit for on-site park improvements. Assuming the Final Plat is released prior to the City Council adjusting the park dedication rate, the park dedication amount to be paid for the Final Plat shall be \$256,250.00 (95 units times \$3,750 minus \$100,000). If the Final Plat is not released prior to the City Council adjusting the park dedication rate, the above-referenced payment shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing. The park

dedication fee, as set forth above, shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.

- g. As a condition of receiving a building permit, the Applicant shall pay SAC, WAC, and Stormwater Connection fees, that are estimated as follows:

	Per Unit Fee	Units	Total
SAC	\$800	95	\$76,000
WAC	\$3,000	95	\$285,000
Storm Water	\$2,000	95	\$190,000

- h. The Applicant shall pay the Metropolitan Council SAC fees as determined by the same in the estimated amount of \$111,825 (\$236,075 minus credits from City totaling \$124,500).
- i. The Applicant shall provide a platting title commitment as required by Minn. Stat. § 505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.
- j. Construction on the Property shall comply, at all times, with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- k. Maintenance of the Property shall, at all times, comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- l. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to this development and Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to this Resolution.
- m. The Applicant shall make application for and receive (on the condition that the Applicant complies with the requirements of this Resolution and City Code) a building permit and construction activities on the Property shall commence, pursuant to the Plans, this Resolution, and City Code, within one (1) year from the date of this Resolution, unless extended by the City Council. Failure to timely meet the above requirement shall result in the approvals granted herein for PUD to become null and void.

- n. The Final Plat must be filed and recorded with Hennepin County within six (6) months from the date of this Resolution, unless extended by the City Council. If the Final Plat is not timely filed or recorded, this Resolution and all approvals herein for subdivision shall be void with no further action required by the City Council.

This Resolution was adopted by the City Council of the City of Maple Plain on this 27th day of April 2026, by a vote of ____ ayes and ____ nays.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Shillander, City Administrator

EXHIBIT A

