



AGENDA
Parks and Natural Resources
Commission Regular Meeting
Monday, March 23, 2026
7:00 PM
Council Chambers, City Hall

- 1. CALL MEETING TO ORDER**
- 2. ADDITIONS OR CORRECTIONS TO AGENDA**
- 3. APPROVAL OF MINUTES**
 - a. Minutes of the February 23, 2026, Regular Meeting
- 4. AUDIENCE INPUT**
- 5. DISCUSSION (Response to Audience Input):**
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - a. Environmental and Sustainability Updates
 - b. Parks Dedication Fees
 - c. Bloomfield Park Playground Replacement
 - d. Director's Report
- 8. ADJOURNMENT**

**ROSEMOUNT PARKS AND NATURAL RESOURCES COMMISSION
REGULAR MEETING PROCEEDINGS
FEBRUARY 23, 2026**

CALL MEETING TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Parks and Natural Resources Commission was held on Monday, February 23, 2026, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Vice Chair Bonkoski led the meeting to order with Commissioners Bass, McDonald, Edminson and Andrews. Commissioners Eliason, Speich and Burman were absent.

Staff present included the following;
Parks and Recreation Director Dan Schultz
Office Specialist Michelle Rambo

ADDITIONS OR CORRECTIONS TO AGENDA

APPROVAL OF MINUTES

- a. Minutes of the January 26, 2026, Regular Meeting

Motion by McDonald Second by Andrews

Motion to approve minutes of January 26, 2026, Regular Meeting

Ayes: 5.

Nays: None. Motion Carried.

AUDIENCE INPUT

DISCUSSION (Response to Audience Input):

UNFINISHED BUSINESS

NEW BUSINESS

- a. Environmental and Sustainability Updates

Verbal updates from Director Schultz included:

- Winter Salt Week
- Minnesota NPDES MS4 General Permit reissuance
- Pond rehab at Cormorant Pond
- Special Collections
- Waste Abatement report approved by Dakota County

b. Update on the City Council Goal Meeting

The City Council recently held their annual goal-setting meeting on Friday, January 30, 2026. The Parks and Recreation Department submitted information below as part of an update to the City Council regarding 2026 work plan opportunities:

- Connecting the community through a high-quality trail system
- Meet the community’s needs through providing high-quality facilities
- Community transparency via a “Project Update” link for residents to follow progress of parks projects
- Continue strong partnerships with local organizations that positively impact the quality of life for residents: 360 Communities, RAAC, Leprechaun Days, RAAA, Halloween Committee, RAHA, ISD 196 and others
- Offer additional events and activities for the community to participate in (i.e. Food Truck Fest, RibFest, Octoberfest, recreation programs, seasonal programming, re-use and recycling opportunities etc.)

c. Director's Report

Park Improvement Fund Balance as of January 31, 2026: \$4,928,794.41

Inflows to the Park Improvement fund last month were as follows:

Dedication fees - \$0

Grants/Other - \$0

Interest - \$NA

Donations - \$0

Expenditures - \$3,255.53 (dog park project and UMore Building)

ADJOURNMENT

There being no further business to come before the Parks and Natural Resources Commission at the regular meeting and upon a motion by Edminson and a second by Bass, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Michelle Rambo
Office Specialist

Parks and Natural Resources Commission Regular Meeting: March 23, 2026

AGENDA ITEM: Environmental and Sustainability Updates	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 7.a.
ATTACHMENTS:	APPROVED BY: DLS
RECOMMENDED ACTION: No action is being requested.	

BACKGROUND

Environmental and Sustainability Updates:

- The Mayor and City Council recently adopted a resolution supporting the restoration of monarch butterfly habitat in our community. The program helps set up annual work tasks that we look to complete to improve the local habitat for the Monarch Butterfly.
- Our annual Sports Equipment Swap took place in Hastings on Tuesday, March 10. The event was open to all Dakota County residents, and 93 people attended. We received 565 lbs. of equipment, 172 lbs. of which was swapped among participants. The remaining 393 lbs. was donated to the United Heroes League (UHL) in Hastings, which supports the children of veterans.
- Staff is working with RAAA to plan a Sports Equipment SWAP (Surplus with a Purpose) in late April. This would allow Rosemount residents to drop-off their gently-used, no longer needed sports equipment in designated locations throughout the city. Items would then be shared with RAAA athletes for free as part of the RAAA scholarship program.
- Registration for the Rosemount Citywide Garage Sale has officially opened! We are excited to offer online payment and registration this year, as well as an interactive online map displaying all sales. Additionally, all sellers will receive information on reuse options in the area after the sale for items that did not sell, further promoting a culture of reuse. Registration is open until May 4.

- With spring here, we would encourage folks to check out our Home & Yard Assistance webpage rosemountmn.gov/rebates. There you can find programs that provide grants, rebates, and hands-on support for your eco-friendly home and yard improvements. Examples include rebates for appliance replacements that conserve water, rebates and grants for water friendly gardening projects, information on assistance for rooftop solar information from utility providers, County programs for private well owners, and more.
- The City staff will have stormwater staff and the solid waste/recycling staff at the Rosemount Expo on April 18.
- Seeking volunteer wetland monitors for the Wetland Health Evaluation Program (WHEP) [MN Wetland Health Evaluation Program](#). WHEP is a County volunteer wetland monitoring program that monitors wetlands for plants and benthic macroinvertebrates (small critters) to get an overall picture of monitored wetland health using metrics developed in partnership with the Minnesota Pollution Control Agency. Participating cities, such as Rosemount, have a team of volunteers that monitor 4 wetlands in the community and one outside the community. Volunteers are trained, so no experience is necessary, and the commitment works out to about 20 hours over the summer. Rosemount has been a WHEP partner since 1997. This year wetlands in and near Meadows and Horseshoe Parks will be monitored.
- The Mayor's Water Challenge begins April 1. Visit [My Water Pledge – National Campaign 2025](#) to take the pledge to conserve water.
- Minnesota Adopt-a-Drain will host a contest to win a free T-shirt during Earth Week, whereby drain adopters enter by posting a photo of themselves cleaning their drain on social media: [Adopt-a-Drain - Minnesota](#). Adopt-a-Drain is a program that seeks to encourage clean water habits and action through adopting a storm drain to keep clean and snow free throughout the year. Drain adopters get to name their adopted drains and track their impact through a web portal. Rosemount has been a partner since 2020. Over 16,000 volunteers have removed nearly 1 million pounds of debris from over 28,000 drains in Minnesota since the start of the program.

RECOMMENDATION

No action is being requested.

Parks and Natural Resources Commission Regular Meeting: March 23, 2026

AGENDA ITEM: Parks Dedication Fees	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 7.b.
ATTACHMENTS: 2026 Park Dedication Survey - Rosemount 3 12 26, Evergreen Study parks ded 2026	APPROVED BY: DLS
RECOMMENDED ACTION: To be discussed at the meeting.	

BACKGROUND

In all new residential subdivisions, the City shall require that a sufficient portion of such land be set aside and dedicated to the public for parks, playgrounds or other public use, exclusive of property dedicated for streets and other public ways. This process is called Parks Dedication. It shall be presumed that a sufficient amount of land has been dedicated for neighborhood parks and playgrounds for the present and future residents of the subdivision, if the subdivider dedicates at least:

Density	Units/acre	dedication per unit
Low density	1 to 5 units/acre	.04 acres per unit
Med density	6 to 12 units/acre	.03 acres per unit
High density	12 to 30 units/acre	.02 acres per unit

The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of land be dedicated if the City determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes. The City shall determine whether cash-in-lieu of land dedication is more appropriate. The amount of cash dedication shall be determined by multiplying the number of acres otherwise required to be dedicated by the average value of comparable undeveloped land set by resolution by the City Council.

In all new commercial, industrial and other subdivisions, it shall be presumed that a sufficient amount of land has been dedicated to serve the needs of the residents and working population if the subdivider dedicates at least ten percent (10%) of the land in the subdivision for parks, recreation and usable open space. The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes. The City shall determine whether cash-in-lieu of land dedication is appropriate. The amount of cash dedication shall be determined by multiplying the number of acres otherwise required to be dedicated by the average value of comparable undeveloped land set by resolution of the City Council.

Every five years, the City conducts a study to review land values to help establish our parks dedication fees.

Land values for the dedication of land and/or cash contribution:

2025

Residential Low density	\$85,000 per acre/\$3,400 per unit
Residential Med density	\$95,000 per acre/\$2,850 per unit
Residential High density	\$125,000 per acre/\$2,500 per unit
Commercial Subdivision	\$90,000/acre = \$9,000 per acre
Industrial Subdivision	\$50,000/acre = \$5,000 per acre
Business Park	\$85,000/acre = \$8,500 per acre

At the meeting on Monday, staff will provide an overview of a recent survey that was completed regarding parks dedication fees for the area (attached). Staff has also included in the packet is a recent market study on land values conducted for Rosemount.

Following the review of the information being provided by staff, we can discuss a recommendation regarding our 2026 Parks Dedication fees.

RECOMMENDATION

To be discussed at the meeting

Park Dedication Fee Comparable Community Survey

Park Dedication Requirement						
<i>City</i>	<i>Low Density</i>	<i>Medium Density</i>	<i>High Density</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Misc</i>
Cottage Grove	\$4,900	\$3,600	\$2,200	\$8,400/acre or 10% land value	\$8,400/acre or 10% land value	Senior Living-High Density, Assisted Living-Commercial
Lakeville	\$6,007	\$4,087	\$3,133	\$9,761/acre or 10% land value	\$5,783/acre or 10% land value	
Rogers	\$6,000	\$6,000	\$6,000	\$8,500 per acre	\$6,000 per acre	
Chanhassen	\$5,800	\$5,000	\$3,800	\$12,500 per acre	\$12,500 per acre	Continuing Care Retirement Facility - \$500 per bed
Shakopee	\$5,500	\$4,500	\$2,500	\$10,000 per acre	\$10,000 per acre	
Eagan	\$5,045	\$5,165	\$4,820	\$1,235 per 1,000SF of building	\$335 per 1,000SF of building	Add \$1,700 per acre comm/industrial for trail dedication fee
Oakdale	\$4,700	\$3,800	\$2,800	\$17,700 per acre	\$17,700 per acre	C/I based on 5.5% of land value at \$322K/acre
Woodbury	\$4,000	\$4,000	\$4,000	\$6,000 per acre	\$6,000 per acre	
Inver Grove Heights	\$3,850	\$4,000	\$4,900	\$7,000 per acre	\$5,000 per acre	
Prior Lake	\$3,750	\$3,750	\$3,750	\$9,000 per acre	\$9,000 per acre	Assisted Living-Commercial/Industrial rate
Lake Elmo	\$3,600	\$3,600		\$6,000 per acre	\$6,000 per acre	Residential is up to four lots, then moves to commercial
Hastings	\$3,600	\$3,600	\$3,600	5% of fair market value	5% of fair market value	Moving to this fee in 2026
Rosemount	\$3,400	\$2,850	\$2,500	\$9,000 per acre	\$5,000 per acre	
<i>Mean</i>	<i>\$4,627</i>	<i>\$4,150</i>	<i>\$3,667</i>	<i>\$9,300 per acre</i>	<i>\$8,300 per acre</i>	
<i>Median</i>	<i>\$4,350</i>	<i>\$4,000</i>	<i>\$3,675</i>	<i>\$9,000 per acre</i>	<i>\$7,000 per acre</i>	

CITY OF ROSEMOUNT MARKET STUDY



PROPERTY OWNED BY:
CITY OF ROSEMOUNT

PREPARED FOR:
CITY OF ROSEMOUNT
2875 145TH STREET
ROSEMOUNT, MN 55068

EFFECTIVE DATE OF STUDY:
December 10th, 2025

PREPARED BY:
EVERGREEN LAND SERVICES, INC.
4635 NICOLS ROAD SUITE 203 EAGAN, MN 55122



Purpose of the Study

The City of Rosemount is seeking price quotes for a Market Value Analysis to assist the City with setting their parks dedication fees.

Effective Date of the Study

The effective date of the study is December 10th, 2025.

Valuation

Comparable Sales/Listings – The twenty-one (21) comparable properties were utilized from the city of Rosemount. A detailed description of each comparable is shown in the addendum. A summary of the comparables are as follows:

	<u>Address</u>	<u>Size</u>	<u>Sale Date</u>	<u>Sale Price or Price/SF</u>
<u>SALES</u>				
1)	14515 Dodd Blvd, Rosemount	1.24 acres	06/2025	\$ 520,000 or \$9.63
2)	13569 Birdsong Path, Rosemount	0.22 acres	05/2025	\$ 162,500 or \$17.31
3)	Vacant Land, Rosemount	3.73 acres	02/2025	\$ 8,000 or \$0.05
4)	Unassigned Address, Rosemount	125.00 acres	02/2025	\$ 43,315,799 or \$13.14
5)	1367 145th St E, Rosemount	8.84 acres	12/2024	\$ 2,540,000 or \$6.60
6)	XXXX S Robert Trail, Rosemount	0.37 acres	12/2024	\$ 50,000 or \$3.06
7)	13401 Bacardi Ave W, Rosemount	5.20 acres	10/2024	\$ 205,000 or \$0.92
8)	Unassigned Address, Rosemount	1.44 acres	09/2024	\$ 915,210 or \$14.55
9)	2380 136th Ct W, Rosemount	0.28 acres	08/2024	\$ 185,000 or \$14.94
10)	14323 Blaine Ave, Rosemount	9.26 acres	03/2024	\$ 1,950,000 or \$4.84
11)	13545 Blackbird Way, Rosemount	0.17 acres	06/2024	\$ 185,000 or \$24.66
12)	4108 156th St W, Rosemount	0.30 acres	05/2024	\$ 160,000 or \$12.32
13)	Unassigned Address, Rosemount	20.22 acres	11/2023	\$ 480,700 or \$0.55
14)	14041 Biscayne Ave, Rosemount	19.69 acres	11/2023	\$ 480,700 or \$0.56
15)	2730 149th Street West, Rosemount	2.20 acres	10/2023	\$ 958,260 or \$10.00
16)	13600 Kaylemore Trail, Rosemount	1.72 acres	10/2024	\$ 2,184,000 or \$29.15
<u>LISTINGS</u>				
1)	13371 Cadogan Way, Rosemount	0.167 acres	Current Listing	\$ 135,900 or \$18.68
2)	2300 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 184,000 or \$17.60
3)	2373 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 190,000 or \$18.17
4)	2337 136 th Court West, Rosemount	0.183 acres	Current Listing	\$ 192,000 or \$24.09
5)	15245 Carrousel Way, Rosemount	0.869 acres	Current Listing	\$ 530,000 or \$14.00

Land Values for Future Use in Study Area

Land Values for Future Commercial Use in Study Area:

1 to 5 acre parcels	\$10.00 to \$13.00 per square foot
5 to 20 acre parcels	\$4.00 to \$8.00 per square foot

Land Values for Future Industrial Use in Study Area:

1 to 10 acre parcels	\$4.00 to \$9.00 per square foot
10 to 25 acre parcels	\$1.50 to \$3.75 per square foot

Land Values for Low, Medium and High-Density Residential Development Land Use in Study Area:

1/3 to 5 acre parcels Low to Medium	\$1,600,000 to \$2,000,000 per acre
1/3 to 5 acre parcels Medium to High	\$2,000,000 to \$2,750,000 per acre
1/3 to 5 acre parcels High	\$2,750,000 to \$3,150,000 per acre

Land Values for Future Agricultural Use in Study Area:

1 to 80 acre parcels	\$2.00 to \$13.00 per square foot
80 to 400 acre parcels	\$0.25 to \$1.50 per square foot

Reconciliation and Range of Market Value

The twenty-one comparables range in sales and list price from \$0.05 to \$29.15 per square foot, with an average of \$12.13 per square foot and a median of \$13.14 per square foot. All sales were considered to lend support.

We have adjusted all comparables for size, location, access, zoning and site prep. Our site prep consideration for the subject property was based off of figures provided by the City. Based on the preceding data and analysis, we conclude that the market value of the Total Value Range, if listed today on the open market, is **\$12.00 to \$13.00 per square foot.**

Valuation Made

By:



Matt Storm
Evergreen Land Services

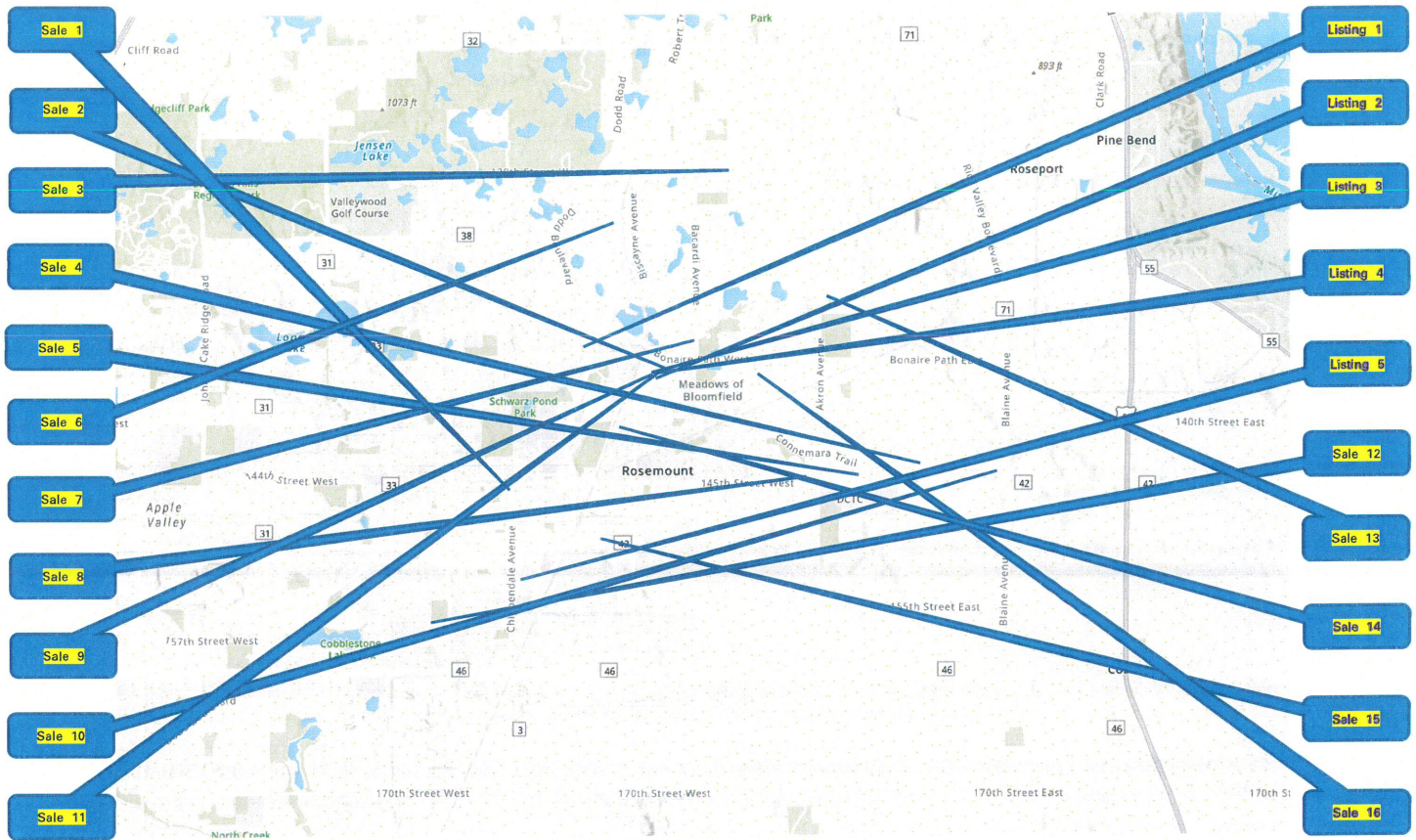
Steven Carlson
Evergreen Land Services

Date: December 1st, 2025

Attachments:

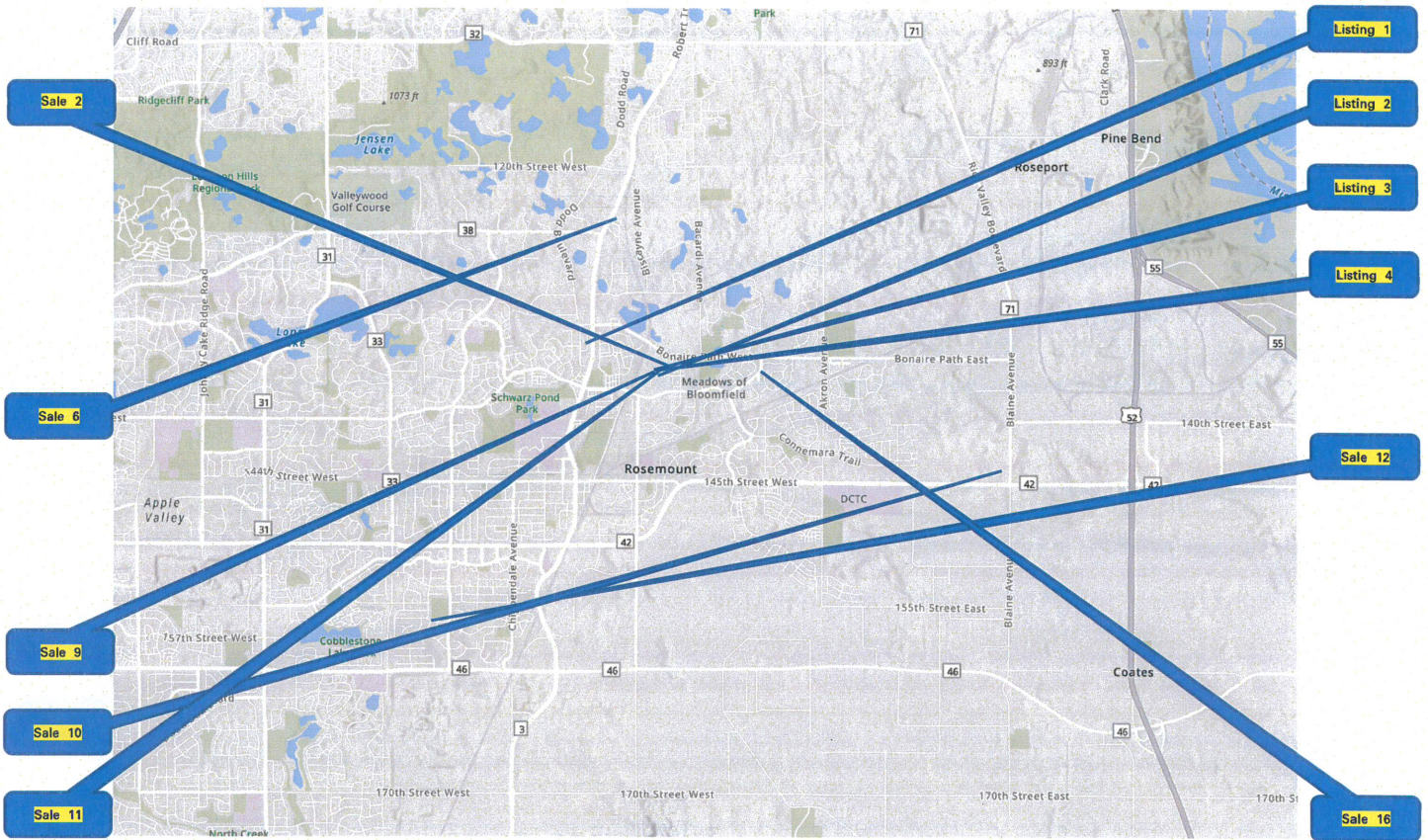
- Comparable Maps
- Comparable Data Sheets

Total Comparable Market Data Map



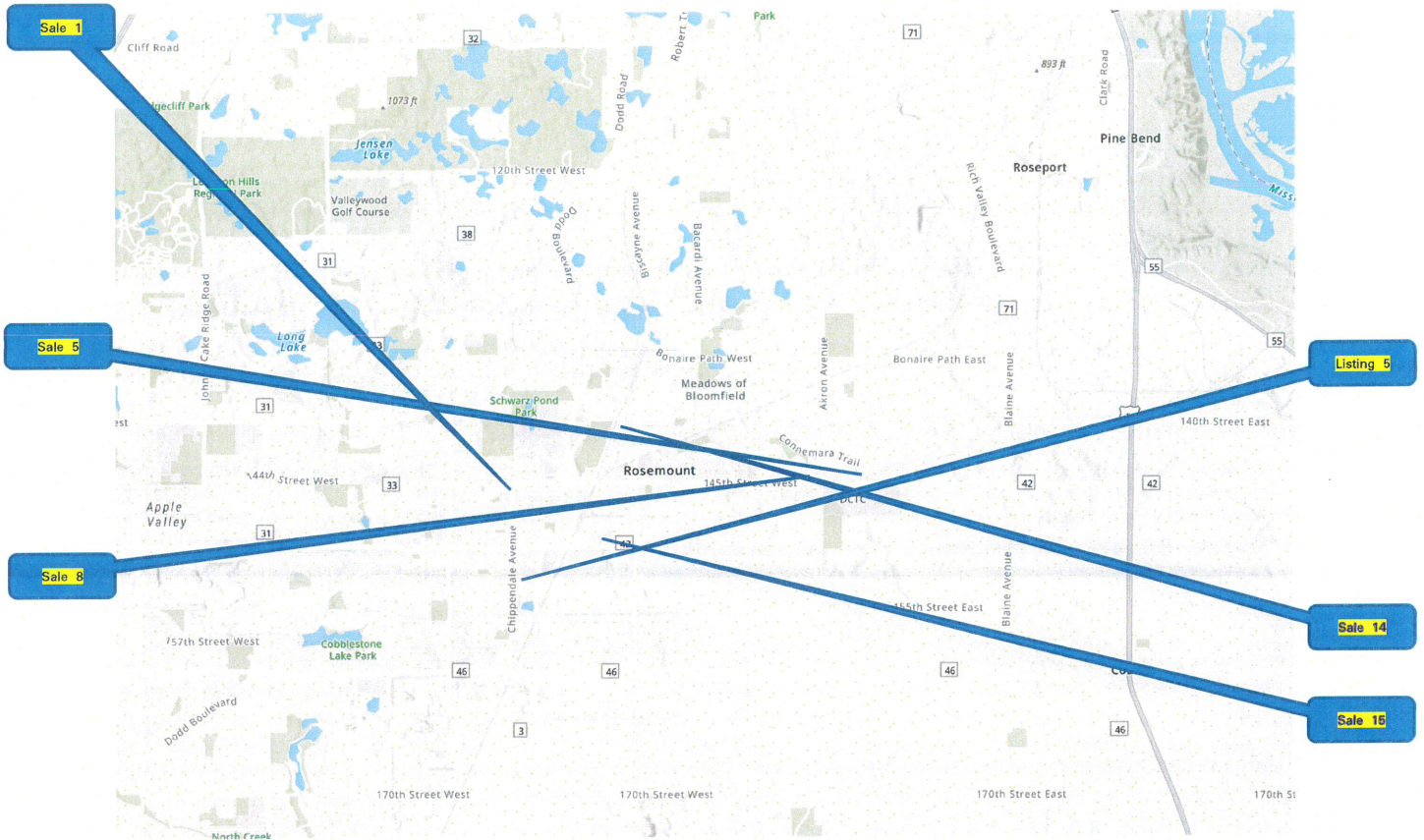
	Address	Size	Sale Date	Sale Price or Price/SF
SALES				
1)	14515 Dodd Blvd, Rosemount	1.24 acres	06/2025	\$ 520,000 or \$9.63
2)	13569 Birdsong Path, Rosemount	0.22 acres	05/2025	\$ 162,500 or \$17.31
3)	Vacant Land, Rosemount	3.73 acres	02/2025	\$ 8,000 or \$0.05
4)	Unassigned Address, Rosemount	125.00 acres	02/2025	\$ 43,315,799 or \$13.14
5)	1367 145th St E, Rosemount	8.84 acres	12/2024	\$ 2,540,000 or \$6.60
6)	XXXX S Robert Trail, Rosemount	0.37 acres	12/2024	\$ 50,000 or \$3.06
7)	13401 Bacardi Ave W, Rosemount	5.20 acres	10/2024	\$ 205,000 or \$0.92
8)	Unassigned Address, Rosemount	1.44 acres	09/2024	\$ 915,210 or \$14.55
9)	2380 136th Ct W, Rosemount	0.28 acres	08/2024	\$ 185,000 or \$14.94
10)	14323 Blaine Ave, Rosemount	9.26 acres	03/2024	\$ 1,950,000 or \$4.84
11)	13545 Blackbird Way, Rosemount	0.17 acres	06/2024	\$ 185,000 or \$24.66
12)	4108 156th St W, Rosemount	0.30 acres	05/2024	\$ 160,000 or \$12.32
13)	Unassigned Address, Rosemount	20.22 acres	11/2023	\$ 480,700 or \$0.55
14)	14041 Biscayne Ave, Rosemount	19.69 acres	11/2023	\$ 480,700 or \$0.56
15)	2730 149th Street West, Rosemount	2.20 acres	10/2023	\$ 958,260 or \$10.00
16)	13600 Kaylemore Trail, Rosemount	1.72 acres	10/2024	\$ 2,184,000 or \$29.15
LISTINGS				
1)	13371 Cadogan Way, Rosemount	0.167 acres	Current Listing	\$ 135,900 or \$18.68
2)	2300 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 184,000 or \$17.60
3)	2373 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 190,000 or \$18.17
4)	2337 136 th Court West, Rosemount	0.183 acres	Current Listing	\$ 192,000 or \$24.09
5)	15245 Carrousel Way, Rosemount	0.869 acres	Current Listing	\$ 530,000 or \$14.00

Residential Comparable Market Data Map



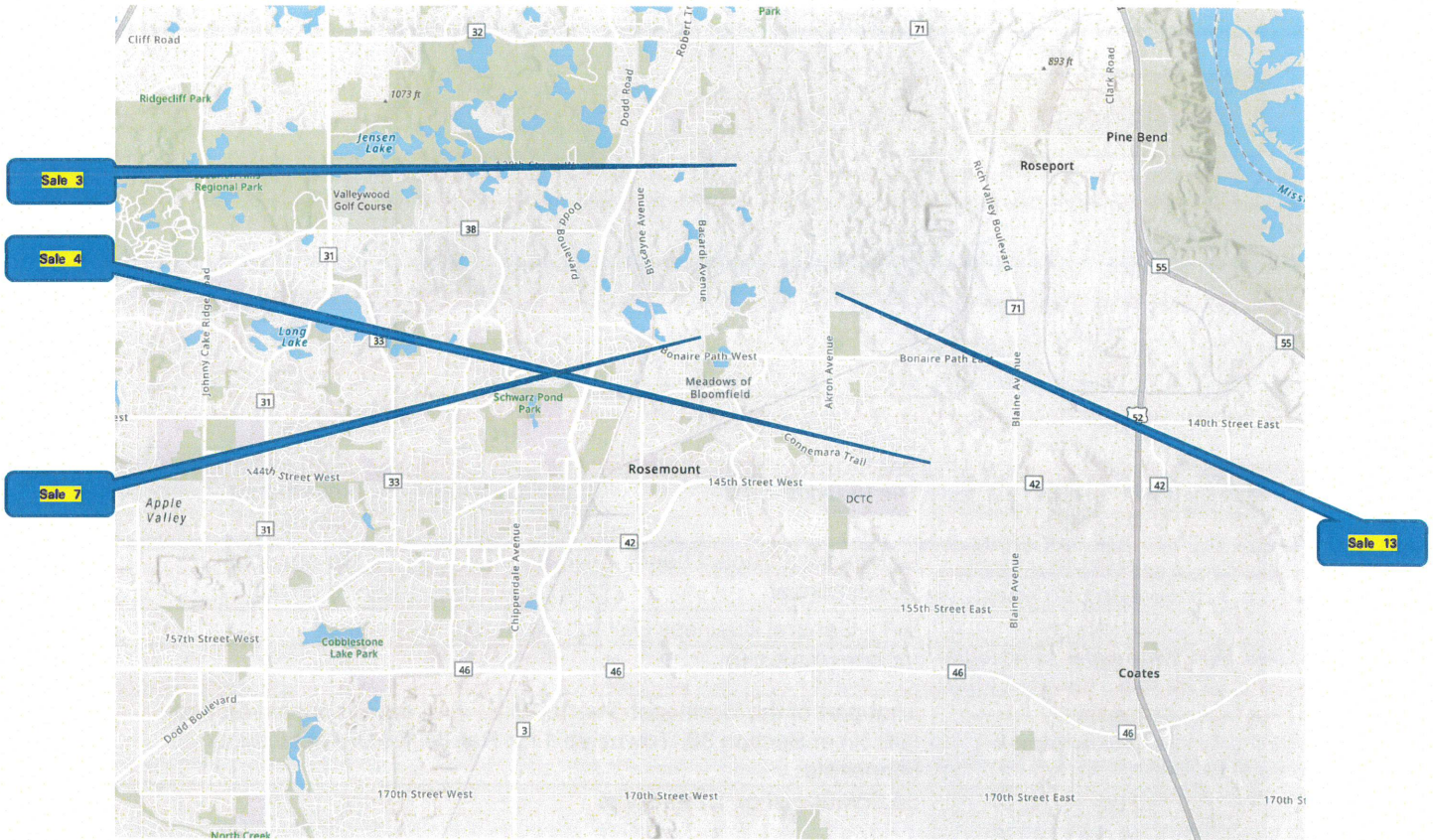
<u>Address</u>	<u>Size</u>	<u>Sale Date</u>	<u>Sale Price or Price/SF</u>
SALES			
2) 13569 Birdsong Path, Rosemount	0.22 acres	05/2025	\$ 162,500 or \$17.31
6) XXXX S Robert Trail, Rosemount	0.37 acres	12/2024	\$ 50,000 or \$3.06
9) 2380 136th Ct W, Rosemount	0.28 acres	08/2024	\$ 185,000 or \$14.94
10) 14323 Blaine Ave, Rosemount	9.26 acres	03/2024	\$ 1,950,000 or \$4.84
11) 13545 Blackbird Way, Rosemount	0.17 acres	06/2024	\$ 185,000 or \$24.66
12) 4108 156th St W, Rosemount	0.30 acres	05/2024	\$ 160,000 or \$12.32
16) 13600 Kaylemore Trail, Rosemount	1.72 acres	10/2024	\$ 2,184,000 or \$29.15
LISTINGS			
1) 13371 Cadogan Way, Rosemount	0.167 acres	Current Listing	\$ 135,900 or \$18.68
2) 2300 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 184,000 or \$17.60
3) 2373 136 th Court West, Rosemount	0.240 acres	Current Listing	\$ 190,000 or \$18.17
4) 2337 136 th Court West, Rosemount	0.183 acres	Current Listing	\$ 192,000 or \$24.09

Commercial Comparable Market Data Map



<u>Address</u>	<u>Size</u>	<u>Sale Date</u>	<u>Sale Price or Price/SF</u>
<u>SALES</u>			
1) 14515 Dodd Blvd, Rosemount	1.24 acres	06/2025	\$ 520,000 or \$9.63
5) 1367 145th St E, Rosemount	8.84 acres	12/2024	\$ 2,540,000 or \$6.60
8) Unassigned Address, Rosemount	1.44 acres	09/2024	\$ 915,210 or \$14.55
14) 14041 Biscayne Ave, Rosemount	19.69 acres	11/2023	\$ 480,700 or \$0.56
15) 2730 149th Street West, Rosemount	2.20 acres	10/2023	\$ 958,260 or \$10.00
<u>LISTINGS</u>			
5) 15245 Carrousel Way, Rosemount	0.869 acres	Current Listing	\$ 530,000 or \$14.00

Agricultural Comparable Market Data Map



<u>SALES</u>	<u>Address</u>	<u>Size</u>	<u>Sale Date</u>	<u>Sale Price or Price/SF</u>
3)	Vacant Land, Rosemount	3.73 acres	02/2025	\$ 8,000 or \$0.05
4)	Unassigned Address, Rosemount	125.00 acres	02/2025	\$ 43,315,799 or \$13.14
7)	13401 Bacardi Ave W, Rosemount	5.20 acres	10/2024	\$ 205,000 or \$0.92
13)	Unassigned Address, Rosemount	20.22 acres	11/2023	\$ 480,700 or \$0.55

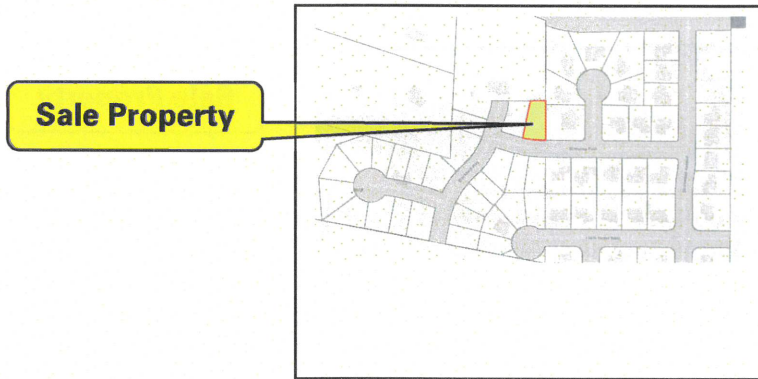
COMPARABLE LAND SALE NO. 1

Sale Property



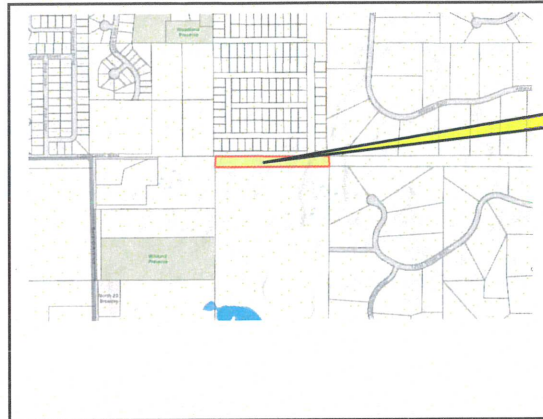
PROPERTY INFORMATION	Property Address:	14515 Dodd Blvd	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Commercial	Highest & Best Use:	Commercial Preferred
	Zoning:	B-1 - General Business District; Commercial Preferred		
	PIN/ Geo Code:	34-03010-85-010		
	Legal Description:	That part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 30, Township 115, Range 19, Dakota County, Minnesota.		
	Size (Acres or SF):	54,069.00± sf or 1.24± acres		
SALES INFORMATION	Grantor(s):	Redus Properties, Inc.		
	Grantee(s):	Rosemount Port Authority		
	Date of Sale:	06/13/2025		
	Document No.:			
	Confirmed With:	eCRV, Dakota County and County Assessor		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$520,000		
	Price Per SF:	\$9.63/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Formerly a Speedway Gas Station, has been closed for the past 3 years. - The city acquired the property for revitalization efforts. - The goal is to redevelop the prominent intersection, which serves as a key route to the local high school. 			

COMPARABLE LAND SALE NO. 2



PROPERTY INFORMATION	Property Address:	13569 Birdsong Path	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Single Family Residence
	Zoning:	R-1 Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-04-010		
	Legal Description:	Lot 1, Block 4, Doolin Heights, Dakota County, Minnesota		
	Size (Acres or SF):	9,390 ± sf or 0.22 ± acres		
SALES INFORMATION	Grantor(s):	Doolin Development LLC		
	Grantee(s):	Eternity Homes, LLC		
	Date of Sale:	05/2025		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 162,500		
Price Per SF:	\$ 17.31/sf			
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape - Located in Rosemount's Doolin Heights Subdivision. - Location offers proximity to top-rated schools, expansive parks, and a variety of restaurants and entertainment options. - Access to outdoor spaces like Lebanon Hills Regional Park and the Mississippi River Greenway. Residents also enjoy convenient shopping, local dining favorites. - Doolin Heights is currently building a home on the property. 			

COMPARABLE LAND SALE NO. 3



PROPERTY INFORMATION	Property Address:	Vacant Land, Rosemount	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Agricultural Crops
	Zoning:	A-2 - Agricultural District		
	PIN/ Geo Code:	34-00900-01-010		
	Legal Description:	The East ½ of Government Lot 1 Section 9 Township 115 Range 19, Dakota County, Minnesota		
	Size (Acres or SF):	162,264± sf or 3.73± acres		
SALES INFORMATION	Grantor(s):	STATE OF MN - F TAX C/O Dakota County		
	Grantee(s):	City of Rosemount		
	Date of Sale:	02/10/2025		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 8,000		
	Price Per SF:	\$ 0.05 / sf		
DESCRIPTION	<ul style="list-style-type: none"> - Rectangular shaped parcel. - Unimproved, Vacant Land. - Heavily forested land. - Located East of Highway 3 (or South Robert Trail), just southwest of Albavar Path. 			

COMPARABLE LAND SALE NO. 4

Sale Property



PROPERTY INFORMATION	Property Address:	Unassigned Property Address	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Agriculture/Rural / Crop production /Row crops	Highest & Best Use:	Commercial/Industrial
	Zoning:	B-2 - Employment District		
	PIN/ Geo Code:	34-02600-25-011; Additional PID's: 34-02600-06-011, 34-02600-17-011, 34-02600-03-021, 34-02600-03-010, 34-02600-25-012, 34-02600-18-010		
	Legal Description:	NE1/4 NW1/4 SECTION 26-115-19, Dakota County, Minnesota		
	Size (Acres or SF):	3,297,503 ± sf or 125.00 ± acres		
SALES INFORMATION	Grantor(s):	RGA Holdings, LLC		
	Grantee(s):	Jimnist LLC		
	Date of Sale:	02/12/2025		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 43,315,799.00		
	Price Per SF:	\$ 13.14/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape - Property is located in very close proximity to Dakota County Technical College. - Location offers proximity to top-rated schools, expansive parks, and a variety of restaurants and entertainment options. - Property is currently agricultural crop production farmland. 			

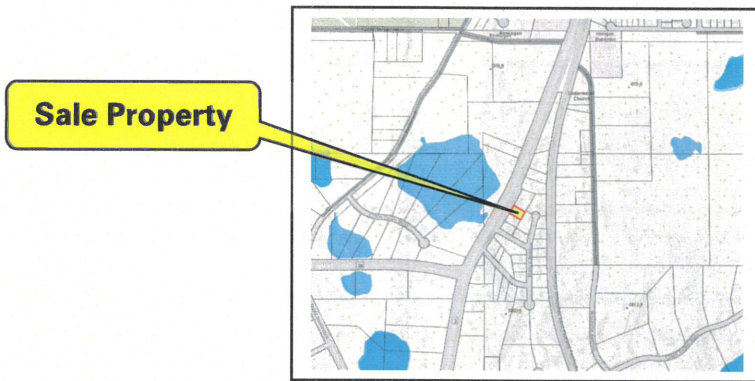
COMPARABLE LAND SALE NO. 5

Sale Property



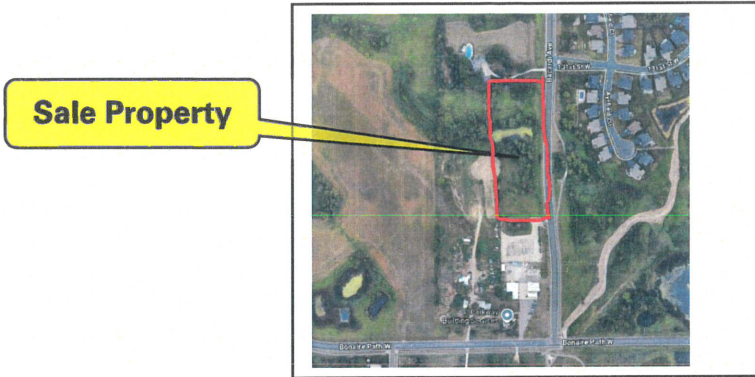
PROPERTY INFORMATION	Property Address:	1367 145th St E	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Institutional / Education properties /College	Highest & Best Use:	Unimproved/Vacant Land / Commercial
	Zoning:	B-1 - General Business District; Commercial Preferred		
	PIN/ Geo Code:	34-02700-01-010		
	Legal Description:	The SW 1/4 of the SE 1/4 of the NE 1/4, Section 27, Township 115, Range 19, except the South 230.00 feet of the West 225.00 feet thereof, Dakota County, Minnesota.		
	Size (Acres or SF):	385,036 ± sf or 8.84 ± acres		
SALES INFORMATION	Grantor(s):	state of Minnesota, on behalf of the Higher Education Board		
	Grantee(s):	Aspen Field LLC		
	Date of Sale:	12/27/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 2,540,000		
	Price Per SF:	\$ 6.60/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - Site was previously entitled for 187 units and has a gas line easement running from NW to SE through site. - Nearby amenities include parks, schools, shopping, and trails. - New Lifetime Fitness within walking distance. - Large employers nearby include Meta, FedEx, Koch, Lifetime Fitness. 			

COMPARABLE LAND SALE NO. 6



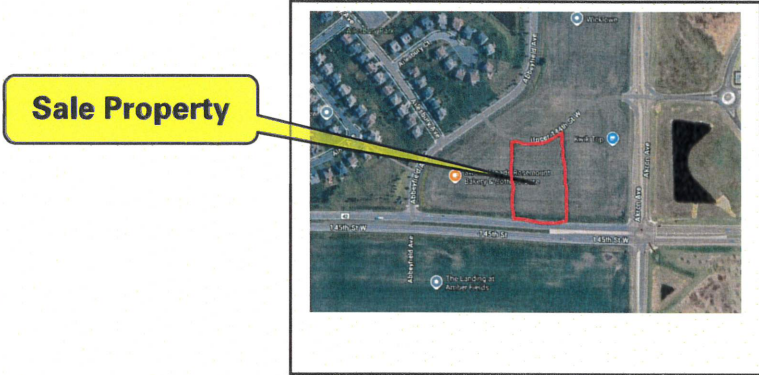
PROPERTY INFORMATION	Property Address:	XXXX S Robert Trail	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Residential
	Zoning:	Rural Residential District		
	PIN/ Geo Code:	34-32000-01-040		
	Legal Description:	Lot Four (4) in Block One (1) of Happy Ours, Dakota County, Minnesota.		
	Size (Acres or SF):	16,344 ± sf or 0.37 ± acres		
SALES INFORMATION	Grantor(s):	Estate of Elizabeth Ann Schneider		
	Grantee(s):	Zachery Spetzman		
	Date of Sale:	12/20/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 50,000		
	Price Per SF:	\$ 3.06/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - Vacant lot filled with volunteer trees. - Located just north of the intersection of S Robert Trail and McAndrews Road. - Nearby amenities include parks, schools, shopping, and trails. 			

COMPARABLE LAND SALE NO. 7



PROPERTY INFORMATION	Property Address:	13401 Bacardi Ave W	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Residential / Unimproved/vacant land /Residential	Highest & Best Use:	Residential
	Zoning:	A-2 - Agricultural District		
	PIN/ Geo Code:	34-02110-34-012		
	Legal Description:	The East 241.7 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 115, Range 19, except the south 408.7 feet thereof, Dakota County, Minnesota.		
	Size (Acres or SF):	222,223 ± sf or 5.20 ± acres		
SALES INFORMATION	Grantor(s):	Lawrence Richard Reuter		
	Grantee(s):	John Silvers		
	Date of Sale:	10/31/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 205,000		
	Price Per SF:	\$ 0.92/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Rectangular in shape. - Vacant lot directly next to a Northern Natural Gas Co. pipeline facility. - Lot contains volunteer trees and long marsh grass. - Located just north of the intersection of Bonaire Path West and Bacardi Ave West. - Property type: Industrial; Residential – Non-Homestead - Unimproved Residential Land. 			

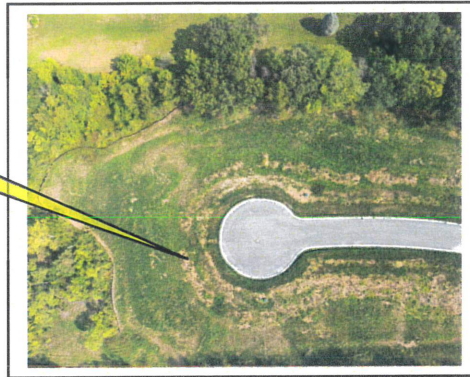
COMPARABLE LAND SALE NO. 8



PROPERTY INFORMATION	Property Address:	Unassigned Property Address	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Commercial	Highest & Best Use:	Commercial - Preferred
	Zoning:	MX-2 - Highway Mixed Use District		
	PIN/ Geo Code:	34-58624-01-020		
	Legal Description:	Lot 2, Block 1, Prestwick Place 25th Addition, according to the recorded plat thereof, Dakota County, Minnesota.		
	Size (Acres or SF):	62,881± sf or 1.44 ± acres		
SALES INFORMATION	Grantor(s):	Akron 42, LLC		
	Grantee(s):	EIG14T O2B MN Rosemount LLC		
	Date of Sale:	09/25/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 915,210		
	Price Per SF:	\$ 14.55/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - Land was purchased last year (9/25/2024). - EIG14T O2B MN Rosemount LLC, a licensed child care center, was built on the vacant land and had its Grand Opening on 9/8/2025 and is currently active. - Conveniently located off of Upper 144th St W, near Abbeyfield Ave and Akron Ave. 			

COMPARABLE LAND SALE NO. 9

Sale Property



PROPERTY INFORMATION	Property Address:	2380 136th Ct W	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Residential
	Zoning:	R-1 - Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-02-050		
	Legal Description:	Lot 5, Block 2, Doolin Heights, Dakota County, Minnesota.		
	Size (Acres or SF):	12,382± sf or 0.28 ± acres		
SALES INFORMATION	Grantor(s):	Doolin Development LLC		
	Grantee(s):	Cynthia A. Wood and Jeffrey R. Wood		
	Date of Sale:	08/30/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 185,000		
	Price Per SF:	\$ 14.94/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - The site is located off of Connemara Trl. W to Birchwood to Birdsong to Black Bird to Lot. - Access would likely be from 136th Court West. - Property has public transit within 6 blocks. - Property has medium tree coverage. - Currently vacant residential land. 			

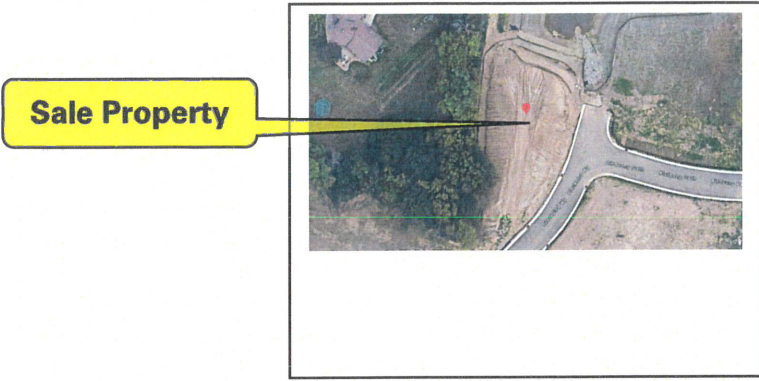
COMPARABLE LAND SALE NO. 10

Sale Property



PROPERTY INFORMATION	Property Address:	14323 Blaine Ave	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Residential / Single family home	Highest & Best Use:	Residential / Single family home
	Zoning:	B-2 - Employment District		
	PIN/ Geo Code:	34-02600-17-012		
	Legal Description:	That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 115, Range 19, Dakota County, Minnesota.		
	Size (Acres or SF):	403,212± sf or 9.26 ± acres		
SALES INFORMATION	Grantor(s):	Mark Bigelow and Donna Bigelow		
	Grantee(s):	RGA HOLDINGS, LLC		
	Date of Sale:	03/26/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 1,950,000		
	Price Per SF:	\$ 4.84/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - The site is located just northwest of the intersection of Blaine Avenue East and 145th Street. - Nearly 10 acres of level flowing land to build a Home/Hobby Farm. - Property access is from Blaine Avenue East. - St. John's Lutheran Church is neighboring property. 			

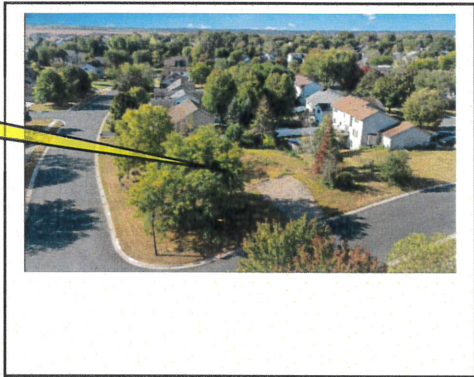
COMPARABLE LAND SALE NO. 11



PROPERTY INFORMATION	Property Address:	13545 Blackbird Way	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Residential
	Zoning:	R-1 - Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-03-010		
	Legal Description:	Lot 1, Block 3, Doolin Heights, Dakota County, Minnesota.		
	Size (Acres or SF):	7,502± sf or 0.17± acres		
SALES INFORMATION	Grantor(s):	Doolin Development LLC		
	Grantee(s):	Nathan D. Austin		
	Date of Sale:	06/21/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 185,000		
	Price Per SF:	\$ 24.66/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - The site is located at the intersection of Blackbird Way and Birdsong Path. - Access would be from Blackbird Way. - Property has a small pond adjacent to site. - Property has medium tree coverage. - Currently vacant residential land. 			

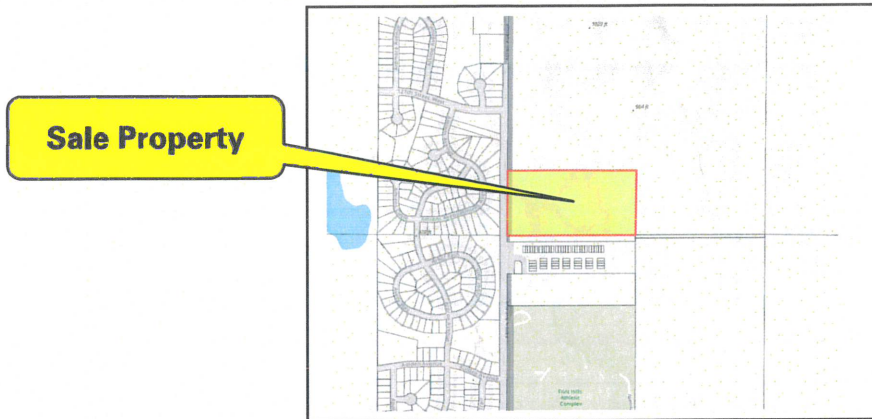
COMPARABLE LAND SALE NO. 12

Sale Property



PROPERTY INFORMATION	Property Address:	4108 156th St W	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Residential	Highest & Best Use:	Residential - Homestead
	Zoning:	R-1 - Low Density Traditional Residential District		
	PIN/ Geo Code:	34-67650-06-010		
	Legal Description:	Lot 1, Block 6, Shannon Pond, Dakota County, Minnesota.		
	Size (Acres or SF):	12,992± sf or 0.30± acres		
SALES INFORMATION	Grantor(s):	Matthew L. Norris and Melissa Norris		
	Grantee(s):	Shane Paulson		
	Date of Sale:	05/01/2024		
	Document No.:			
	Confirmed With:	eCRV and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$ 160,000		
	Price Per SF:	\$ 12.32/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular in shape. - The site is located at the southwest corner of 156th Street West and Crocus Avenue. - Access would be from 156th Street West. - Residential lot that went for sale due to a fire. - Great corner lot with mature trees and driveway ready for residential homestead. - Located in highly sought after ISD 196 school district. 			

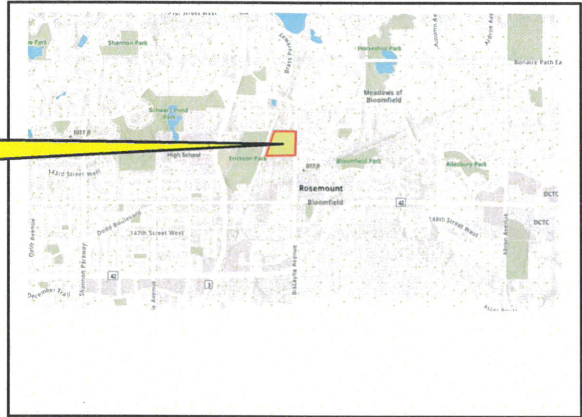
COMPARABLE LAND SALE NO. 13



PROPERTY INFORMATION	Property Address:	Unassigned Property Address	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Unimproved/Vacant Land / Rural/vacant
	Zoning:	A-2 - Agricultural District		
	PIN/ Geo Code:	34-01500-75-014		
	Legal Description:	The South Half of the Southwest Quarter of the Southeast Quarter of Section 15, Township 115 North, Range 19 West, Dakota County, Minnesota.		
	Size (Acres or SF):	880,664± sf or 20.22± acres		
SALES INFORMATION	Grantor(s):	City Of Rosemount, A Minnesota Municipal Corporation		
	Grantee(s):	State Of Minnesota, Department Of Military Affairs, A Political Subdivision Of The State Of Minnesota		
	Date of Sale:	11/17/2023		
	Document No.:			
	Confirmed With:	eCRV, Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$480,700		
	Price Per SF:	\$0.55/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Rectangular shaped parcel. - Agriculture crop land. - Land is located just north of Flint Hills Recreation Complex. - Located directly across from a Residential neighborhood. 			

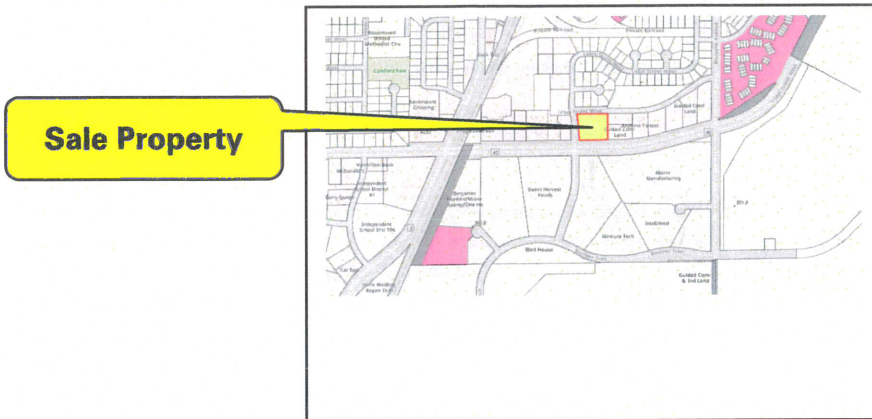
COMPARABLE LAND SALE NO. 14

Sale Property



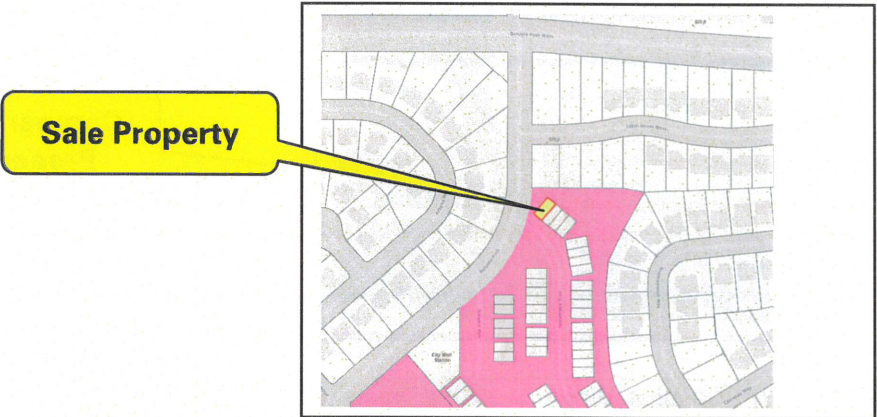
PROPERTY INFORMATION	Property Address:	14041 Biscayne Ave	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Commercial	Highest & Best Use:	Commercial
	Zoning:	PI - Public and Institutional District		
	PIN/ Geo Code:	34-03700-00-031		
	Legal Description:	That part of Lot 3, Auditor's Subdivision One (1), Rosemount, Dakota County, Minnesota, which lies north of the following described line: Commencing at the northeast corner of the Northeast Quarter of Section 29, Township 115 North, Range 19 West, Dakota County, Minnesota, also being the northeast corner of said Lot 3.		
	Size (Acres or SF):	857,687± sf or 19.69± acres		
SALES INFORMATION	Grantor(s):	State of Minnesota - Department of Military Affairs		
	Grantee(s):	City of Rosemount, a Minnesota municipal corporation		
	Date of Sale:	11/17/2023		
	Document No.:			
	Confirmed With:	eCRV, Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$480,700		
	Price Per SF:	\$0.56/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Irregular shaped parcel. - The City acquired this 20-acre property at 14041 Biscayne Ave with plans to build the new Rosemount Police and Public Works Building through a land donation from Flint Hills Resources and a land swap with the Minnesota National Guard. Saved the City approximately \$2 million in overall project costs and also: <ul style="list-style-type: none"> o Close Proximity to Rosemount City Hall o A centralized location to serve the current needs and projected growth footprint in Rosemount - The Rosemount Police and Public Works Building held a grand opening event on June 1, 2025. 			

COMPARABLE LAND SALE NO. 15



PROPERTY INFORMATION	Property Address:	2730 149th Street West	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Commercial	Highest & Best Use:	Commercial
	Zoning:	MX-2 - Highway Mixed Use District		
	PIN/ Geo Code:	34-64853-02-010		
	Legal Description:	Lot 1, Block 2, Rosewood Commons Second Addition, Dakota County, Minnesota.		
	Size (Acres or SF):	95,825± sf or 2.20± acres		
SALES INFORMATION	Grantor(s):	Warren J Israelson and Kathleen Israelson		
	Grantee(s):	New Horizon Real Estate Development 6, LLP		
	Date of Sale:	10/25/2023		
	Document No.:			
	Confirmed With:	eCRV, Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$958,260		
Price Per SF:	\$10.00/sf			
DESCRIPTION	<ul style="list-style-type: none"> - Irregular shaped parcel. - Vacant land was purchased with plans to develop commercial property. - A New Horizon Academy Childcare-Early Education Center was opened in January of 2025. - Located near many other current and developing commercial properties, just east of the intersection of S Robert Trail and 150th Street W. 			

COMPARABLE LAND SALE NO. 16



PROPERTY INFORMATION	Property Address:	13600 Kaylemore Trail	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Unimproved/Vacant Land / Rural/vacant	Highest & Best Use:	Residential - Townhouse
	Zoning:	R-2 - Low to Medium Density Residential District		
	PIN/ Geo Code:	34-11366-04-010		
	Legal Description:	Lots 1, 2, 3 and 4, Block 4; Lots 1, 2, 3 and 4, Block 5; Lots 1, 2, 3 and 4, Block 6; Lots 1, 2, 3, 4, 5 and 6, Block 7; Lots 1, 2, 3, 4, 5 and 6, Block 8; Lots 1, 2, 3, 4, 5 and 6, Block 16; Lots 1, 2 and 3, Block 17; and Lots 1, 2, 3, 4, 5 and 6, Block 18; all in Ardan Place Second Addition, Dakota County, Minnesota.		
	Size (Acres or SF):	74,923± sf or 1.72± acres		
SALES INFORMATION	Grantor(s):	D.R. Horton, Inc. - Minnesota		
	Grantee(s):	New Horizon Real Estate Development 6, LLP		
	Date of Sale:	10/24/2023		
	Document No.:			
	Confirmed With:	eCRV, Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:	Assumed armslength transaction		
	Sale Price:	\$2,184,000		
	Price Per SF:	\$29.15/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Rectangular shaped parcel. - Vacant land was purchased with plans to develop townhome property. - Located in Rosemount’s Ardan Place neighborhood, has built-in walking trails, a private dog park, and is nearby to mature trees and a pond. Students attend the desirable 196 school district. - Location is nearby to several quality city parks, and less than 10 minutes from retail and grocery. 			

COMPARABLE LAND LISTING NO. 1



Comparable Property

PROPERTY INFORMATION	Property Address:	13371 Cadogan Way	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Vacant Residential Lot	Highest & Best Use:	Single Family Residence
	Zoning:	R-1 Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18402-03-100		
	Legal Description:	SW1/4 NE1/4 SECTION 20-115-19; Dunmore Third Addition Lot 10 Block 3 Rosemount, Dakota County Minnesota		
	Size (Acres or SF):	7,275± sf or 0.167± acres		
SALES INFORMATION	Grantor(s):	Bellepar Homes LLC		
	Grantee(s):			
	Date of Sale:			
	Document No.:			
	Confirmed With:	Multiple Listing Services and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:			
	List Price:	\$ 135,900		
	Price Per SF:	\$ 18.68/sf		
DESCRIPTION	<ul style="list-style-type: none"> - The site is located just west of Highway 3 (or South Robert Trail), off of 132nd St. W. to Caffrey Ave and Cadogan Way. - Rectangular in shape. - Access is from Cadogan Way along east property line. - Site is guided for residential development and is marketed as such. 			

COMPARABLE LAND LISTING NO. 2



Comparable Property

PROPERTY INFORMATION	Property Address:	2300 136 th Court West	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Vacant Residential Lot	Highest & Best Use:	Single Family Residence
	Zoning:	R-1 Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-02-010		
	Legal Description:	NW1/4 SW1/4 SECTION 21-115-19, Dakota County, Minnesota		
	Size (Acres or SF):	10,454± sf or 0.24± acres		
SALES INFORMATION	Grantor(s):	Listing Agent: Kristi Ann Ordorff. Listing Brokerage: Edina Realty, Inc.		
	Grantee(s):			
	Date of Sale:			
	Document No.:			
	Confirmed With:	Multiple Listing Services and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:			
	List Price:	\$ 184,000		
Price Per SF:	\$ 17.60/ sf			
DESCRIPTION	<ul style="list-style-type: none"> - The site is located off of Connemara Trl. W to Birchwood to Birdsong to Black Bird to Lot. - Access would likely be from 136th Court West. - Property has public transit within 6 blocks. - Property has medium tree coverage. - Currently vacant residential land. 			

COMPARABLE LAND LISTING NO. 3

Comparable Property



PROPERTY INFORMATION	Property Address:	2373 136 th Court West	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Vacant Residential Lot	Highest & Best Use:	Single Family Residence
	Zoning:	R-1 Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-02-070		
	Legal Description:	NW1/4 SW1/4 SECTION 21-115-19, Dakota County, Minnesota		
	Size (Acres or SF):	10,454± sf or 0.240± acres		
SALES INFORMATION	Grantor(s):	Listing Agent: Kristi Ann Ordorff. Listing Brokerage: Edina Realty, Inc.		
	Grantee(s):			
	Date of Sale:			
	Document No.:			
	Confirmed With:	Multiple Listing Services and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:			
	List Price:	\$ 190,000		
Price Per SF:	\$ 18.17/sf			
DESCRIPTION	<ul style="list-style-type: none"> - The site is located off of Connemara Trl. W to Birchwood to Birdsong to Black Bird to Lot. - Access would likely be from 136th Court West. - Property has public transit within 6 blocks. - Property has medium tree coverage. - Currently vacant residential land. 			

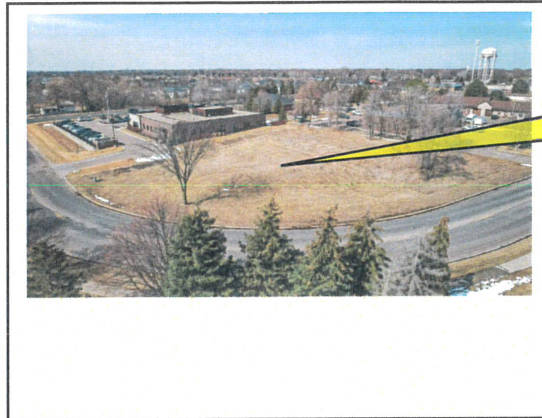
COMPARABLE LAND LISTING NO. 4



Comparable Property

PROPERTY INFORMATION	Property Address:	2337 136 th Court West	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Vacant Residential Lot	Highest & Best Use:	Single Family Residence
	Zoning:	R-1 Low Density Traditional Residential District		
	PIN/ Geo Code:	34-18370-02-090		
	Legal Description:	NW1/4 SW1/4 SECTION 21-115-19, Dakota County, Minnesota		
	Size (Acres or SF):	7,971± sf or 0.183± acres		
SALES INFORMATION	Grantor(s):	Listing Agent: Kristi Ann Ordorff. Listing Brokerage: Edina Realty, Inc.		
	Grantee(s):			
	Date of Sale:			
	Document No.:			
	Confirmed With:	Multiple Listing Services and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:			
	List Price:	\$ 192,000		
	Price Per SF:	\$ 24.09/sf		
DESCRIPTION	<ul style="list-style-type: none"> - The site is located off of Connemara Trl. W to Birchwood to Birdsong to Black Bird to Lot. - Access would likely be from 136th Court West. - Property has public transit within 6 blocks. - Property has medium tree coverage. - Currently vacant residential land. - Typically smaller properties generally sell for a higher unit price than larger properties, which is why this listing is higher in price than "Listing 3" whose property is located directly next to listing 4. 			

COMPARABLE LAND LISTING NO. 5



Comparable Property

PROPERTY INFORMATION	Property Address:	15245 Carrousel Way	City/Township & County:	Rosemount Dakota
	Present Use at Time of Sale:	Vacant Commercial Preferred Lot	Highest & Best Use:	Commercial Property
	Zoning:	B-1 - General Business District; Commercial Preferred		
	PIN/ Geo Code:	34-71176-01-030		
	Legal Description:	NW1/4 NW1/4 SECTION 32-115-19, Lot 3, Block 1, Dakota County, Minnesota		
	Size (Acres or SF):	37,854± sf or 0.869± acres		
SALES INFORMATION	Grantor(s):	Listing Agent: Linda Alter; Listing Brokerage: Coldwell Banker Realty Co-Listing Agent: Lisa Rice; Listing Brokerage: Coldwell Banker Realty		
	Grantee(s):			
	Date of Sale:			
	Document No.:			
	Confirmed With:	Multiple Listing Services and Dakota County		
	Confirmed By:	Evergreen Land Services		
	Conditions of Sale:			
	List Price:	\$ 530,000		
	Price Per SF:	\$ 14.00/sf		
DESCRIPTION	<ul style="list-style-type: none"> - Prime commercial lot in a thriving Rosemount location (corner of Chippendale Ave and Carrousel Way). - Convenient access, close to major roadways, local businesses and community hubs. - Located directly across from the Rosemount movie theatre, just 3 miles from Dakota County Technical College and the new Rosemount Lifetime Fitness. 			

Summary of Salient Facts and Conclusions

Client:	City of Rosemount
Scope of Valuation:	The City of Rosemount is seeking price quotes for a Market Value Analysis to assist the City with setting their parks dedication fees.
Date of Study:	December 10 th , 2025
Total Range of Values:	\$0.05 to \$29.15 per square foot
Total Median Value:	\$13.14
Total Average Value:	\$12.13
Residential Value Range:	\$3.06 to \$29.15 per square foot
Residential Median Value:	\$17.60
Residential Average Value:	\$16.80
Commercial Value Range:	\$0.56 to \$14.55 per square foot
Commercial Median Value:	\$9.82
Commercial Average Value:	\$9.22
Agricultural Value Range:	\$0.05 to \$13.14 per square foot
Agricultural Median Value:	\$0.74
Agricultural Average Value:	\$3.67

Parks and Natural Resources Commission Regular Meeting: March 23, 2026

AGENDA ITEM: Bloomfield Park Playground Replacement	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 7.c.
ATTACHMENTS:	APPROVED BY: DLS
RECOMMENDED ACTION: To be discussed at the meeting.	

BACKGROUND

Staff recently sent out a request for Proposal (RFP) for new playground equipment at Bloomfield Park. The proposals will be reviewed by the neighborhood, Youth Commission and also the Parks and Natural Resources Commission (tonight at the meeting). This item is also slated to be on the City Council agenda in April 2026.

The playground proposals that we have received will be displayed at the Commission meeting for review, followed by discussion.

We are slated to remove the existing equipment this fall and have the new equipment installed shortly after the removal.

RECOMMENDATION

To be discussed at the meeting.

Parks and Natural Resources Commission Regular Meeting: March 23, 2026

AGENDA ITEM: Director’s Report	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 7.d.
ATTACHMENTS:	APPROVED BY: DLS
RECOMMENDED ACTION: No action is being requested on this item.	

BACKGROUND

Park Improvement Fund Balance as of February 28, 2026: \$4,910,440

Inflows to the Park Improvement Fund last month were as follows:

Dedication fees : \$NA

Grants/Donations: \$0

Expenditures: \$27,404 (park and trail designs, dog park project and UMore Building)



Registration for all spring/summer Parks and Recreation programs, events, activities, and camps is now open. There is an exciting addition to the popular Waterpark Camps and Kids Favorite Field Trips Camps this summer, with additional weeks being added. Other popular programs available include T-ball and soccer for preschoolers, Safety Camp, tennis lessons, nature camps, and Pickleball leagues for adults. Furthermore, there are numerous activities tailored for older adults to participate in.

City Council Goals - At the meeting on Monday, staff will again review the recently approved City Council Goals

- Connecting the community through a high-quality trail system
 - Ex: Flint Hills Access Trails, Rosemount Greenway, Dunmore Greenway, Bonaire Path Trail, County Road 42 Underpass and Vermillion Highlands Greenway.
- Meet the community’s needs through providing high-quality facilities
 - Ex: replacing Birch Park playground, plan to meet ice needs, McMenomy Woods restoration, Central Park/PW redevelopment, refurbishment of Erickson Park, safety improvements at Shannon Park ball fields, full-size baseball field at UMore, 13-year old

baseball field, RAAA storage building, opening of the new dog park and buying land for a future athletic complex.

- Community transparency via a “Project Update” link for residents to follow progress of parks projects.
- Continue strong partnerships with local organizations that positively impact the quality of life for residents: 360 Communities, RAAC, Leprechaun Days, RAAA, Halloween Committee, RAHA, ISD 196 and others.
- Offer additional events and activities for the community to participate in (i.e. Food Truck Fest, RibFest, Oktoberfest, recreation programs, seasonal programming, re-use and recycling opportunities etc.).

RECOMMENDATION

No action is being requested on this item