

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2025-03A (CORRECTED)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF MONTICELLO RECOMMENDING APPROVAL OF A
DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT
FOR MEADOWBROOK**

WHEREAS, the applicant is seeking a Development Stage Planned Unit Development approval, among other concurrent applications, for a parcel of currently undeveloped land; and

WHEREAS, the proposed PUD would incorporate development opportunity for mixed residential uses as an allowed use in the proposed Meadowbrook Planned Unit Development zoning district; and

WHEREAS, the PUD provides for a variety of residential units styles, including single family detached and attached unit, up to 182 total residential units; and

WHEREAS, the PUD incorporates a series of development standards that the applicant will meet with the submitted, or supplemental, plans and documents; and

WHEREAS, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property Low Density Residential uses; and

WHEREAS, the proposed preliminary plat shows the development parcel, upon which the existing and proposed buildings will be located, as well as other improvements such as streets, utilities, parkland; and

WHEREAS, the proposed development will consist of an overall residential density of approximately 4 units per acre, within the Comprehensive Plan's target range of 3-6 units per acre; and

WHEREAS, the Planning Commission has reviewed the application for the Development Stage PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

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WHEREAS, the Planning Commission held a public hearing on January 7th, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution, and make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the PUD, Planned Unit Development District.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed plat accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed plat accommodates reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
7. As a property development plan that is generally consistent with the previously approved plat and land use, the proposed plat is not anticipated to negatively impact surrounding residential properties.
8. Approval of the plat will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota that the Planning Commission recommends to the City Council that the proposed

**CITY OF MONTICELLO
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Development Stage PUD for Meadowbrook be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

Conditions of Preliminary Plat and Development Stage PUD requiring resolution prior to Effective Date of Rezoning to PUD:

1. Verification that the building and design proposals for the Single Family detached units and lots will meet the following standards:
 - a. 25 foot front setbacks, with 6 foot side yards and 20 foot usable rear yards.
 - b. Minimum building sizes of 1,050 finished square feet and a minimum of 1,585 finishable square feet, with the exception of not more than 25% of the detached single-family lots at 1,355 square feet of finishable square foot home plans.
 - c. Garage square footage shall be a minimum of 476 square feet.
 - d. Roof pitches of at least 5:12, with modifications for gables or shed roof ornamentation.
 - e. A maximum of 30% of all single-family units may meet less than a 10% brick or stone requirement when a combination of board and batten, corbels, shakes, garage windows or other façade features exceed 20% of the front façade.
 - f. Livable portions of the home exposed to the front street no less than 40% of the width of the structure, or in the alternative, the addition of usable front porches or expanded front entry patios or entry features.
 - g. Front entry doors no greater than 6 feet farther back from the garage doors, or in the alternative, the addition of usable front porches or expanded front entry patios or entry features.
 - h. Additional large trees in the front yards or other open space areas of the proposed lots to make a more immediate impact on the streetscape.
 - i. Establish maximum driveway widths of 20' for the two-car garage lots overall, and 20' at the curb line/curb cut line for three-car garage lots as part of the PUD.
2. Verification that the building and design proposals for attached Single Family units and lots will meet the standards identified in this report, specifically:

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- a. Reduce visitor parking clusters in the townhouse area by approximately one-fourth and replace with additional green space and tree planting.
 - b. Update landscaping plans showing a much greater proportion of shrubs (as opposed to perennials) in the shrub planting base for the townhouses.
 - c. Townhome units shall meet a requirement of 10% brick/stone in combination with board and batten, corbels, shakes or other façade features exceeding 20% of the front façade.
 - d. Townhome unit designs will add 2' of depth to the garages and/or adjust the units and lots to increase the length of the driveways for interior units.
3. Update landscape plans showing tree planting locations for the trees in the townhouse portion of the project and verification of tree planting for all areas per code requirements.
 4. Update landscaping plans showing additional clusters of shrub plantings and seating areas in the outlots comprising the development's stormwater ponding areas.
 5. Provide written confirmation of allowable use for a non-motorized bicycle park by the powerline easement holder. Land dedication for park is contingent on this requirement.
 6. Compliance with the terms of the City's Engineering Staff letter dated December 23, 2024, including the comments of January 2, 2025.
 7. Compliance with the terms of the Chief Building Official's letter dated December 31, 2024, and comments dated January 2, 2025.
 8. Comments and recommendations of other Staff and Planning Commission.

Other Conditions of Preliminary Plat and Development Stage PUD:

10. Compliance with comments from the Wright County Highway Engineer's Office and any of the Wright County Surveyor.
11. The submitted Homeowner's Association Documents are subject to the review and comment of the City Attorney and shall be executed and recorded upon satisfaction of comment.
12. Execution and recording of a development contract for the plat, incorporating the terms and conditions for development, including fees and escrows.

**CITY OF MONTICELLO
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CORRECTIVE RESOLUTION ADOPTED this 4th day of March, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____

Andrew Tapper, Chair

ATTEST:

Angela Schumann, Community Development Director

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WHEREAS, the applicant is seeking a Development Stage Planned Unit Development approval, among other concurrent applications, for a parcel of currently undeveloped land; and

WHEREAS, the proposed PUD would incorporate development opportunity for mixed residential uses as an allowed use in the proposed Meadowbrook Planned Unit Development zoning district; and

WHEREAS, the PUD provides for a variety of residential units styles, including single family detached and attached unit, up to 182 total residential units; and

WHEREAS, the PUD incorporates a series of development standards that the applicant will meet with the submitted, or supplemental, plans and documents; and

WHEREAS, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property Low Density Residential uses; and

WHEREAS, the proposed preliminary plat shows the development parcel, upon which the existing and proposed buildings will be located, as well as other improvements such as streets, utilities, parkland; and

WHEREAS, the proposed development will consist of an overall residential density of approximately 4 units per acre, within the Comprehensive Plan's target range of 3-6 units per acre; and

WHEREAS, the Planning Commission has reviewed the application for the Development Stage PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**CITY OF MONTICELLO
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WHEREAS, the Planning Commission held a public hearing on January 7th, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution, and make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the PUD, Planned Unit Development District.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed plat accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed plat accommodates reasonable extensions of development and infrastructure to serve other undeveloped property in the area.
6. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
7. As a property development plan that is generally consistent with the previously approved plat and land use, the proposed plat is not anticipated to negatively impact surrounding residential properties.
8. Approval of the plat will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota recommends to the City Council that the proposed Development Stage PUD for Meadowbrook be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

**CITY OF MONTICELLO
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RESOLUTION NO. PC 2025-03**

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1. Verification that the building and design proposals for the Single Family detached units and lots will meet the following standards:
 - a. 25 foot front setbacks, with 6 foot side yards and 20 foot usable rear yards.
 - b. Minimum building sizes of 1,000 finished square feet, and a minimum of 1,700 square feet of finishable area.
 - c. Garage square footage of at least 480 square feet.
 - d. Roof pitches of at least 5:12, with modifications for gables or shed roof ornamentation.
 - e. Brick/Stone on front façade equal to at least 15% of all front-facing surfaces; or a minimum of 10% brick/stone in combination with board and batten, corbels, shakes or other façade features exceeding 20% of the front façade.
 - f. Livable portions of the home exposed to the front street no less than 40% of the width of the structure.
 - g. Front entry doors no greater than 6 feet farther back from the garage doors, or in the alternative, the addition of usable front porches or expanded front entry patios or entry features.
 - h. Additional large trees in the front yards or other open space areas of the proposed lots to make a more immediate impact on the streetscape.
 - i. Establish maximum driveway widths of 20' for the two-car garage lots overall, and 20' at the curb line/curb cut line for three-car garage lots as part of the PUD.
 - j. Provide an anti-monotony plan to further support the PUD flexibility requested.

2. Verification that the building and design proposals for attached Single Family units and lots will meet the standards identified in this report, specifically:
 - a. Reduce visitor parking clusters in the townhouse area by approximately one-fourth and replace with additional green space and tree planting.

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- b. Update landscaping plans showing a much greater proportion of shrubs (as opposed to perennials) in the shrub planting base for the townhouses.
 - c. Modification of the garage designs to increase interior widths by at least one foot, or more, to better accommodate parking and access to vehicles.
 - d. Provide detail on building materials for the units, with LP Smartside or fiber-cement board (such as Hardie) required; in the alternative brick/Stone on front façade equal to at least 15% of all front-facing surfaces; or a minimum of 10% brick/stone in combination with board and batten, corbels, shakes or other façade features exceeding 20% of the front façade.
3. Update landscape plans showing tree planting locations for the trees in the townhouse portion of the project and verification of tree planting for all areas per code requirements.
 4. Update landscaping plans showing additional clusters of shrub plantings and seating areas in the outlots comprising the development's stormwater ponding areas.
 5. Provide written confirmation of allowable use for a non-motorized bicycle park by the powerline easement holder. Land dedication for park is contingent on this requirement.
 6. Compliance with the terms of the City's Engineering Staff letter dated December 23, 2024, including the comments of January 2, 2025.
 7. Compliance with the terms of the Chief Building Official's letter dated December 31, 2024, and comments dated January 2, 2025.
 8. Comments and recommendations of other Staff and Planning Commission.

Other Conditions of Preliminary Plat and Development Stage PUD:

10. Compliance with comments from the Wright County Highway Engineer's Office and any of the Wright County Surveyor.
11. The submitted Homeowner's Association Documents are subject to the review and comment of the City Attorney and shall be executed and recorded upon satisfaction of comment.
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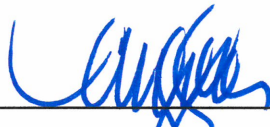
ADOPTED this 4th day of February, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By:  _____

Andrew Tapper, Chair

ATTEST:

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Angela Schumann, Community Development Director