

**2G. Consideration of authorizing Kids Haven Monticello Holdings, LLC as the signatory applicant to the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat related to a 2.93-acre childcare facility development proposal on City-owned property while the purchase agreement is being finalized**

<b>Prepared by:</b> Economic Development Manager	<b>Meeting Date:</b> 2/9/2026	<input checked="" type="checkbox"/> <b>Consent Agenda Item</b> <input type="checkbox"/> <b>Regular Agenda Item</b>
<b>Reviewed by:</b> Community Development Director, Finance Director, Community & Economic Development Coordinator	<b>Approved by:</b> City Administrator	

**ACTION REQUESTED**

Motion to authorize Kids Haven of Monticello Holdings, LLC as the signatory applicant to the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat and related land use actions for a 2.93-acre childcare facility development proposal on City-owned property while the purchase agreement is being finalized.

**REFERENCE AND BACKGROUND**

In late 2025, the City Council considered an offer from the owners of Kids Haven to purchase 2.93 acres of City-owned property along School Boulevard near the Emagine Monticello movie theater. Council directed staff to prepare a purchase agreement to facilitate the sale of the site for development of a childcare facility. The draft purchase agreement and related documents are currently under review by the buyer’s legal counsel prior to bringing a final version forward for consideration by the City Council.

In the meantime, a complete land use development application has been received from Kids Haven of Monticello Holdings, LLC for their proposed 26,704 square-foot childcare center. The application submittal included:

- Site Plans
- Preliminary Plat
- Final Plat draft
- Landscape Plan
- Architectural Plans
- Lighting Plans
- Access Easement Exhibit for L1 B1 and Outlot G

- Access Easement Exhibit for Outlot A
- Drainage Analysis
- Storm Sewer Pipe Size Analysis
- Title Commitment L1 B1 and Outlot G
- Title Commitment Outlot C

Typically, City policy requires that an entity proposing a land subdivision hold vested property rights, either through fee title interests or a purchase agreement. However, Kids Haven of Monticello Holdings, LLC remains in the process of obtaining those rights.

To allow the development review process to proceed, staff request that the City Council authorize Kids Haven of Monticello Holdings, LLC to act as the signatory applicant for the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat and related land use entitlements.

The proposed childcare facility is an estimated \$5,850,000 +/- development on a parcel to be created through the subdivision of the City-owned 7.01-acre Outlot C, Jefferson Commons. The proposed subdivision also identifies a remaining City-owned development parcel of 4.01 acres, designated as Outlot A. Staff review of the submitted land use application is currently underway, and Planning Commission consideration of the Preliminary and Final Plat and related land use actions is targeted for the March 3, 2026, meeting.

A business subsidy public hearing will also be required as part of the land sale consideration.

- I. **Budget Impact:** The budget impact related to this item is minimal.
- II. **Staff Workload Impact:** The Community Development Director and Economic Development Manager have committed time to completing early-stage review of land use entitlement application material and preparation of the land sale purchase agreement. Additional City staff will dedicate further time to advancing both items.
- III. **Comprehensive Plan Impact:** The Economic Development section of the Comprehensive Plan encourages formation of an effective economic development effort which creates a supportive business environment and builds a vibrant, thriving local economy.

#### **STAFF RECOMMENDATION**

Staff recommend authorizing Kids Haven of Monticello Holdings, LLC as the signatory applicant to the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat and related land use considerations while the purchase agreement is being finalized.

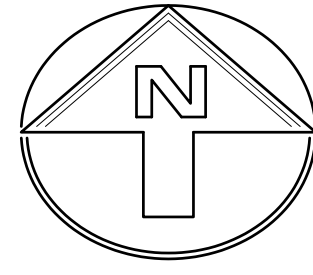
#### **SUPPORTING DATA**

- A. Preliminary Plat
- B. Final Plat



# JEFFERSON COMMONS FIFTH ADDITION

PRELIMINARY DRAFT FOR CITY REVIEW - REVISED 01/30/2026

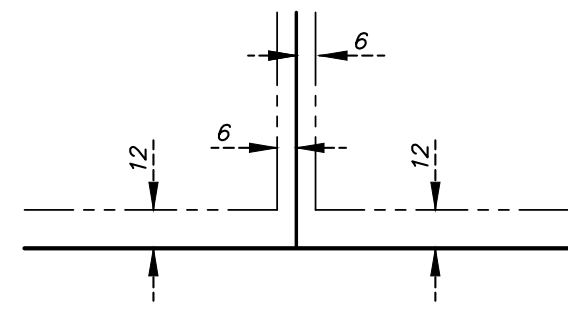


1 INCH = 60 FEET (IF PRINTED FULL SIZE)

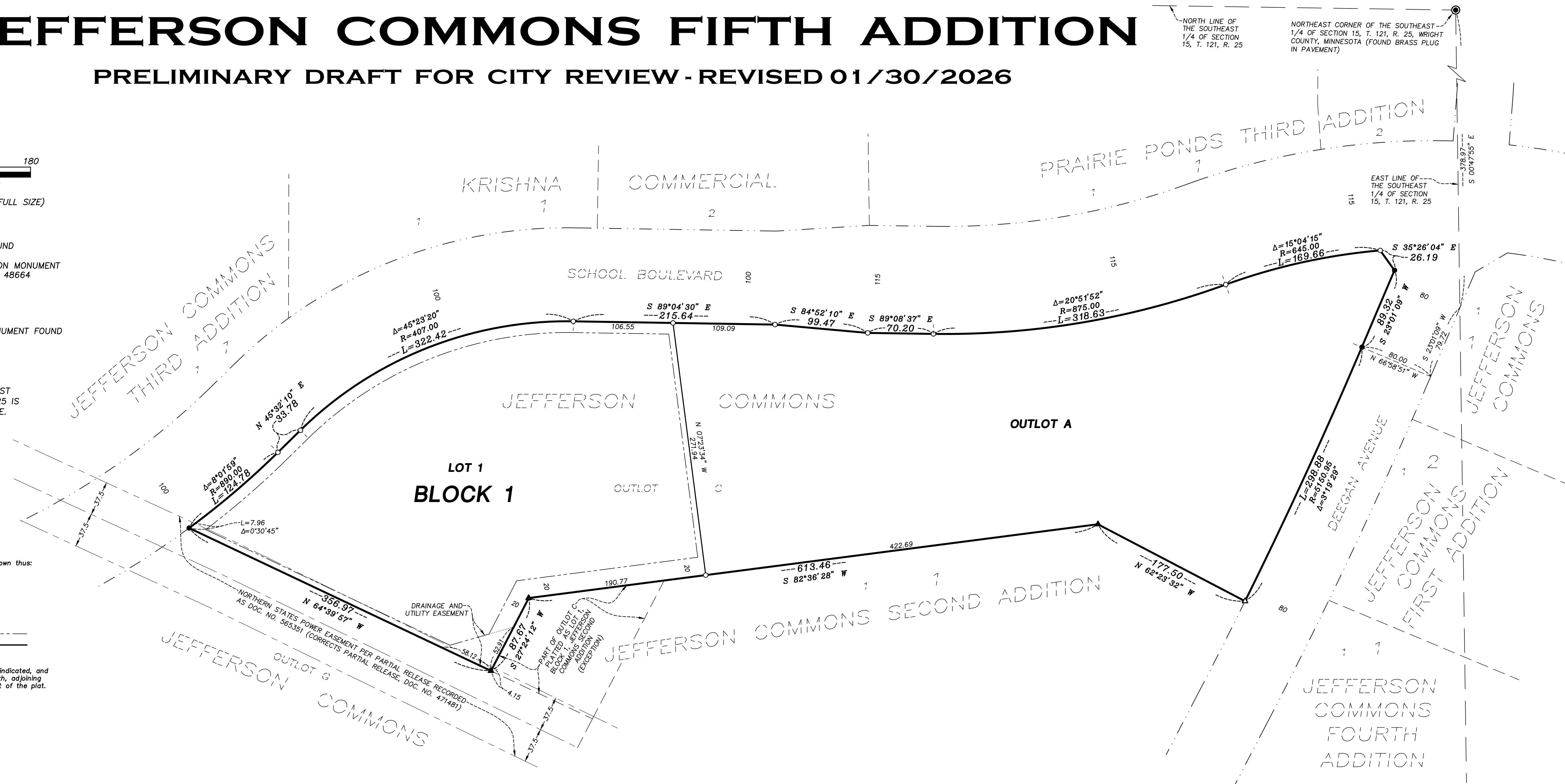
- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 in. x 14 in. IRON MONUMENT SET, MARKED BY LICENSE NO. 48664
- ▲ DENOTES P.K. NAIL FOUND
- △ DENOTES P.K. NAIL SET
- ◎ DENOTES WRIGHT COUNTY MONUMENT FOUND

BEARING ORIENTATION:  
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, T. 121, R. 25 IS ASSUMED TO BEAR S 00°47'55" E.

Drainage and utility easements are shown thus:



Being 6.00 feet in width, unless otherwise indicated, and adjoining lot lines, and 12.00 feet in width, adjoining right-of-way lines as shown on this sheet of the plat.



KNOW ALL PERSONS BY THESE PRESENTS: That City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property situated in the County of Wright, State of Minnesota, to wit:

Outlot C, JEFFERSON COMMONS, except that part platted as JEFFERSON COMMONS SECOND ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as JEFFERSON COMMONS FIFTH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor City Administrator

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

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Mayor and \_\_\_\_\_, City Administrator of City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Name Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Abram A. Niemela, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_  
Abram A. Niemela, Licensed Land Surveyor  
Minnesota License No. 48664

STATE OF MINNESOTA  
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Abram A. Niemela, Licensed Land Surveyor, Minnesota License No. 48664.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Name Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF MONTICELLO PLANNING COMMISSION  
Be it known that at a meeting held on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning Commission of the City of Monticello, Minnesota, did hereby review and approve this plat of JEFFERSON COMMONS FIFTH ADDITION.

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

CITY COUNCIL, CITY OF MONTICELLO, MINNESOTA  
This plat of JEFFERSON COMMONS FIFTH ADDITION was approved and accepted by the City Council of the City of Monticello, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

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

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Wright County Surveyor

WRIGHT COUNTY LAND RECORDS

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

\_\_\_\_\_  
Wright County Land Records Administrator

WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Cabinet No. \_\_\_\_\_, Sleeve \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Wright County Recorder

## VICINITY MAP

SECTION 15, T. 121, R. 25, WRIGHT COUNTY, MN  
(NO SCALE)

