

2A. Public Hearing - Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans. Applicant: Thomas Dehn – Thomas Allen Homes LLC

Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner	Meeting Date: 04/07/2026	Council Date (pending Commission action): 04/13/2026
Additional Analysis by: Community Development Director, Chief Building & Zoning Official, Assistant City Engineer		

ALTERNATIVE ACTIONS

Decision 1: Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans.

1. Motion to adopt Resolution No. PC-2026-12 recommending approval of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-12 recommending denial a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans, based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-012.

REFERENCE AND BACKGROUND

Property: Legal Description: Lot 1 – 29, Block 1, Stony Brook Village
 PID #: 155270001010, 155270001020, 155270001030,
 155270001040, 155270001050, 155270001060, 155270001070,
 155270001080, 155270001090, 155270001100, 155270001110,
 155270001120, 155270001130, 155270001140, 155270001150,

155270001160, 155270001170, 155270001180, 155270001190,
155270001200, 155270001210, 155270001220, 155270001230,
155270001240, 155270001250, 155270001260, 155270001270,
155270001280, 155270001290

- Planning Case Number:** 2026-06
- Request(s):** Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans.
- Deadline for Decision:** April 3, 2026 (60-day deadline)
June 2, 2026 (120-day deadline) – Extension Letter Sent
- Land Use Designation:** Mixed-Density Residential
- Zoning Designation:** Stony Brook Village PUD
- Overlays/Environmental Regulations Applicable:** Freeway bonus district
- Current Site Uses:** Vacant with partial infrastructure installation
- Surrounding Land Uses:**
- | | |
|--------|---|
| North: | Vacant Residential |
| East: | Vacant Residential |
| South: | 7 th Street/Vacant Mixed Use |
| West: | Single Family Residential |
- Project Description:** The applicant is proposing to complete the original Stony Brook twinhome development for which utilities, streets and grading had begun after its approval in 2021, but which was abandoned without construction of homes and full completion of all public improvement items. The approved project consists of 28 single-family dwelling units (14 buildings) around a public cul-de-sac street which accesses Elm Street. The applicant proposes to construct the project as approved, but with modified building designs. The amendment to the buildings requires an amendment to the Stony Brook PUD District. (See below for reference).

No other changes to the project are proposed. The Stony Brook PUD District, along with the original plans (subject to the amendments proposed herein) will continue to control development of the project.

An assignment of the development contact with all terms and conditions will be required as part of assuming the plat development.

ANALYSIS:

As noted above, the applicant is pursuing the previously approved Stony Brook PUD project based on the plat and PUD approvals granted originally by the City Council in October of 2021. The plat and PUD for Stony Brook Village were approved based on consistency with the intent of the 2040 Plan land use guidance as Mixed-Density Residential and the underlying R-2 (Single and Two-Family) District zoning.

The plat and development contract were recorded after project approval, with all securities and escrows provided, and the City adopted the Stony Brook PUD District. The amendment is reproduced below, with a redlined amendment that would incorporate the current request if approved.

§153.047(P) *Stony Brook Village PUD District.*

(1) *Purpose.* The purpose of the Stony Brook PUD District is to provide for the development of certain real estate subject to the district for two-family residential land uses.

(2) *Permitted uses.* Permitted principal uses in the Stony Brook PUD District shall be two-family residential uses as found in the R-2 Single and Two-Family Residential District of the Monticello Zoning Ordinance, subject to the approved final stage development plans dated August 23, 2021, **and as amended for building façade by development plans dated 1/28/26**; and development agreement dated August 23, 2021, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of § [153.028\(O\)](#) - Planned Unit Developments for Development Stage PUD and Final Stage PUD.

(3) *Accessory uses.* Accessory uses shall be those commonly accessory and incidental to residential uses, and as specifically identified by the approved final stage PUD plans.

(4) *District performance standards.* Performance standards for the development of any lot in the Stony Brook PUD District shall adhere to the approved final stage PUD plans and development agreement. In such case where any proposed improvement is not addressed by the final stage PUD,

then the regulations of the R-2, Single and Two-Family Residential District shall apply.

(5) *Amendments.* Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, exterior building materials or colors, lot coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § [153.028\(O\)\(10\)](#). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

The amendment proposed for the development is limited to modifications to the building exterior and minor changes to the corresponding floor plan.

The proposed changes to the façade consist of a lower roof pitch and changes to other building elevation details. The design proposes a 7/12 side gable roof pitch as opposed to the original 12/12 pitch. The front-to-rear pitch has been consequently lowered from 7/12 to 5/12. The City's zoning ordinance accommodates 5/12 as an allowable minimum roof pitch in single-family and two-family districts. The current applicant has eliminated the chimneys on each end of the unit pairs, converting to a direct-vent gas fireplace which requires no chimney. The applicant has also replaced the individual window dormers with a single common false dormer over the paired garages.

Building materials are identified by the applicant in narrative as being LP exterior siding on all sides, and the buildings have retained the brick/stone wainscot façade. The original plans included a stone wrap on the front entry porch posts; that element has been removed from the proposed plan. Otherwise, the proposed project appears to be substantially similar to the original approval.

The originally approved building design accommodated a floor plan that was approximately 40 feet wide by 56 in length, with an attached garage of approximately 540 feet. The net livable area was approximately 1,650 square feet. The proposed home design continues to be single-story slab on grade design. The proposed homes, although modified in floor plan configuration, continue to be consistent with the prior approved dimensions, with a slightly smaller attached garage of 520 square feet. The plans require no change to the platted lot size given the similar dimensions. The building and garage sizes exceed R-2 standards.

While a majority of the public street and utility improvements were previously completed, in assuming the development, the applicant/developer will be required to complete the remaining approved improvements, including the 10' bituminous trail along Elm Street and the sidewalk along the interior public street, Stony Brook Circle.

The conditions of Exhibit Z for the proposed amendment include those previously approved conditions still to be addressed, as well as additional conditions specific to the proposed

amendment. These include compliance with the approved landscaping plan, which provided landscaping for the overall PUD and common areas as well as individual unit landscaping, showing a 5' x 6' patio for each unit. As a condition of approval, the landscaping plan should be updated to detail the replacement quantity that is specific to the loss of the single specimen tree on site. While the landscaping plan provided should be sufficient to mitigate the loss of that tree, the request is to verify that calculation. The applicant also indicated during the application review meeting a desire for flexibility in the placement of the development monument originally proposed. That request has been noted in the conditions of approval.

The conditions of approval for the original Stony Brook plat relating to the plat legal description and title have been resolved with the prior recording of the final plat.

The Exhibit Z conditions are intended to confirm that all other developer responsibilities are completed consistent with the intent of the original project. This includes a requirement that the developer/applicant comply with all prior approved plans, receive Council approval of the assignment of the development, and provide replacement of securities and escrows necessary to complete the project.

STAFF RECOMMENDED ACTION

Staff recommend approval of the amendment to the Stony Brook Planned Unit Development District, subject to the conditions in Exhibit Z. The plans are slightly modified from the original, but still consistent with the City's requirements for residential development in this area and buildings and the intent of the Stony Brook PUD. As such, the proposal is consistent with the intent of the original Stony Brook PUD.

SUPPORTING DATA

- A. Resolution PC-2026-12
- B. Stony Brook Village PUD District - Ordinance No. 763
- C. Aerial Site Image
- D. Applicant Narrative
- E. Proposed Elevations and Floor Plans
- F. Prior Approved Elevations and Floor Plans
- G. Prior Approved PUD and Plat Plans, Including:
 - a. [City Council Approved PUD](#)
 - b. [City Council Approved Plat](#)
- H. City Engineer's Letter, dated February 20, 2026
- I. Chief Building Official's Letter, dated February 20, 2026
- J. Public Comment
- Z. Conditions of Approval

EXHIBIT Z
Conditions of Approval
Amendment to the Stony Brook Planned Unit Development District

Legal Description: Lot 1 – 29, Block 1, Stony Brook Village

PID #: 155270001010, 155270001020, 155270001030, 155270001040, 155270001050,
155270001060, 155270001070, 155270001080, 155270001090, 155270001100,
155270001110, 155270001120, 155270001130, 155270001140, 155270001150,
155270001160, 155270001170, 155270001180, 155270001190, 155270001200,
155270001210, 155270001220, 155270001230, 155270001240, 155270001250,
155270001260, 155270001270, 155270001280, 155270001290

1. Building permit plans shall be consistent with the submitted plans illustrating the use of LP siding materials on the building exterior.
2. Revise the landscaping plan to detail calculations detailing that the proposed site landscaping meets the requirements for Specimen Tree loss replacement as required by city ordinance.
3. All prior plans approved as a part of the Stony Brook Village PUD and Final Plat are incorporated into this approval, including:
 - a. Plans for all public improvements
 - b. Site landscaping, with exception of flexibility to accommodate the elimination of the development monument sign as previously shown
 - c. Prohibition on accessory buildings
 - d. HOA requirements per the City Attorney
 - e. Pedestrian connection from end of cul-de-sac to 7th Street or Elm Street as approved by the City Engineer
 - f. Amend grading plans to address the proposed patios as shown on the approved landscaping plan
 - g. Provide detail for the monument signage identifying the project for separate sign permitting
4. Site landscaping is completed as approved with the PUD in 2021, with flexibility on installation of a proposed development monument, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

5. Compliance with the terms of the City’s engineering staff letter dated August 17, 2021 and February 20, 2026.
6. Compliance with the terms of the City’s Chief Building & Zoning official letter dated February 20, 2026.
7. Homeowner’s Association documents are subject to the review and comment of the City Attorney and shall provide for individual and common maintenance responsibilities, as well as accessory structure limitations.
8. The noted amendment to the Stony Brook Village PUD ordinance shall be made, with any necessary amendment to the adopted Development Contract for Stony Brook Village.
9. Replacement or verification of letters of credit and securities necessary to complete site and public improvements for the approved plat and PUD plans.
10. Comments and recommendations of other Staff and Planning Commission.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-12**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO A
PLANNED UNIT DEVELOPMENT FOR STONY BROOK VILLAGE, MODIFYING THE
CONDITIONS RELATED TO
PUD PERFORMANCE STANDARDS.**

PID #:

**155270001010, 155270001020, 155270001030, 155270001040, 155270001050,
155270001060, 155270001070, 155270001080, 155270001090, 155270001100,
155270001110, 155270001120, 155270001130, 155270001140, 155270001150,
155270001160, 155270001170, 155270001180, 155270001190, 155270001200,
155270001210, 155270001220, 155270001230, 155270001240, 155270001250,
155270001260, 155270001270, 155270001280, 155270001290**

WHEREAS, the applicant seeks an amendment to conditions applicable to an existing PUD residential plat; and

WHEREAS, the property is subject to the Stony Brook Village Planned Unit Development District that governs the land uses on the subject property; and

WHEREAS, the proposed changes would modify building and site development standards for attached twin homes in this plat; and

WHEREAS, the site is located on property that is guided for Mixed Density Residential uses; and

WHEREAS, the proposed changes would retain the neighborhood design and development elements that the City has identified as important to long-term residential stability and growth; and

WHEREAS, the Planning Commission held a public hearing on April 7th, 2026 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

WHEREAS, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The amendment to the PUD preserves the intent of the original PUD approval.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-12**

2. The amendment facilitates the City’s Comprehensive Plan and Economic Development objectives of the development of “missing middle” owner-occupied housing.
3. The amendment provides for the infill development of a long-vacant parcel in the core area of the community.
4. The amendment is consistent with the long term goal of developing attractive livable neighborhoods that offer longevity and stability of residents.
5. The amendment facilitates the development of residential uses that are consistent with the mix of residential densities in the immediate area.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the amendment to Stony Brook Village Planned Unit Development to modify the development and building standards as shown in the applicant’s project submission, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. Building permit plans shall be consistent with the submitted plans illustrating the use of LP siding materials on the building exterior.
2. Revise the landscaping plan to detail calculations detailing that the proposed site landscaping meets the requirements for Specimen Tree loss replacement as required by city ordinance.
3. All prior plans approved as a part of the Stony Brook Village PUD and Final Plat are incorporated into this approval, including:
 - a. Plans for all public improvements
 - b. Site landscaping, with exception of flexibility to accommodate the elimination of the development monument sign as previously shown
 - c. Prohibition on accessory buildings
 - d. HOA requirements per the City Attorney
 - e. Pedestrian connection from end of cul-de-sac to 7th Street or Elm Street as approved by the City Engineer
 - f. Amend grading plans to address the proposed patios as shown on the approved landscaping plan
 - g. Provide detail for the monument signage identifying the project for separate sign permitting
4. Site landscaping is completed as approved with the PUD in 2021, with flexibility on installation of a proposed development monument, with required maintenance

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-12**

securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

5. Compliance with the terms of the City’s engineering staff letter dated August 17, 2021 and February 20, 2026.
6. Compliance with the terms of the City’s Chief Building & Zoning official letter dated February 20, 2026.
7. Homeowner’s Association documents are subject to the review and comment of the City Attorney and shall provide for individual and common maintenance responsibilities, as well as accessory structure limitations.
8. The noted amendment to the Stony Brook Village PUD ordinance shall be made, with any necessary amendment to the adopted Development Contract for Stony Brook Village.
9. Replacement or verification of letters of credit and securities necessary to complete site and public improvements for the approved plat and PUD plans.
10. Comments and recommendations of other Staff and Planning Commission.

ADOPTED this 7th day of April, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

Angela Schumann, Community Development Director

ORDINANCE NO. 763

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA**

AN ORDINANCE AMENDING TITLE 10 OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, BY AMENDING THE TEXT AND ZONING MAP, ESTABLISHING THE STONY BROOK VILLAGE PUD DISTRICT, AND REZONING THE FOLLOWING PROPERTY FROM R-2, SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT TO STONY BROOK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT:

BLOCK 1, LOTS 1-29, STONY BROOK VILLAGE

THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS:

Section 1. Section 3.8, Planned Unit Development Districts, of the Zoning Ordinance of the City of Monticello is hereby amended to add the following:

(13) Stony Brook Village PUD District

- (a) Purpose. The purpose of the Stony Brook PUD District is to provide for the development of certain real estate subject to the District for two-family residential land uses.
- (b) Permitted Uses. Permitted principal uses in the Stony Brook PUD District shall be two-family residential uses as found in the R-2 Single and Two-Family Residential District of the Monticello Zoning Ordinance, subject to the approved Final Stage Development Plans dated August 23rd, 2021, and development agreement dated August 23rd, 2021, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of the Monticello Zoning Ordinance, Chapter 2, Section (O) – Planned Unit Developments for Development Stage PUD and Final Stage PUD.
- (c) Accessory Uses. Accessory uses shall be those commonly accessory and incidental to residential uses, and as specifically identified by the approved final stage PUD plans.
- (d) District Performance Standards. Performance standards for the development of any lot in the Stony Brook PUD District shall adhere to the approved final stage PUD plans and development agreement. In such case where any proposed improvement is not addressed by the final stage PUD, then the regulations of the R-2, Single and Two-Family Residential District shall apply.
- (e) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, exterior building materials or colors, lot coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of the Monticello Zoning

ORDINANCE NO. 763

Ordinance, Section 2.4 (P)(10). The City may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

Section 2. The zoning map of the City of Monticello is hereby amended to rezone the following described parcels from A-O, Agricultural Open Space to R-1, Single Family Residence District:

PID NUMBERS: 155-500-101402

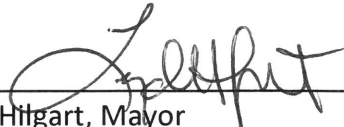
Lots to be plated as BLOCK 1, LOTS 1-29, STONY BROOK VILLAGE

Section 2. The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

Section 3. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title 10, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

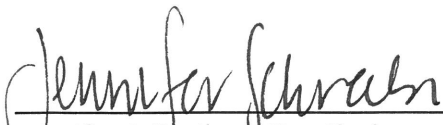
Section 5. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ADOPTED BY the Monticello City Council this 13th day of September, 2021.



Lloyd Hilgart, Mayor

ATTEST:



Jennifer Schreiber, City Clerk

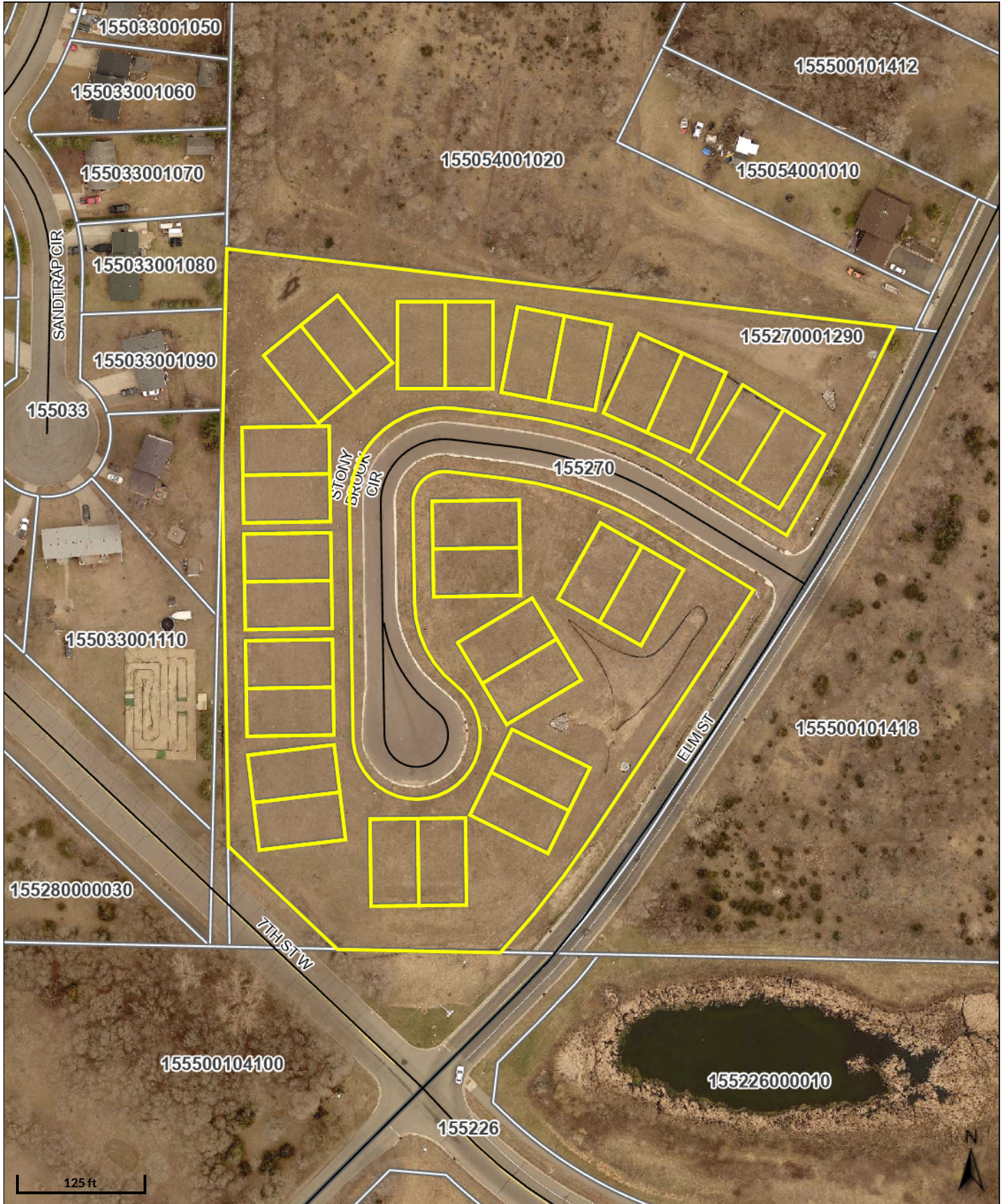
AYES: Davidson, Hilgart, Hudgins, and Murdoff
NAYS: None.

Absent: Gabler

Request for Stony Brook Village PUD Amdt

Created by: City of Monticello

Legal: Lots 1-29, Block 1, Stony Brook Village



Property Owner: Thomas Allen Homes, LLC

Project: Stony Brook Village

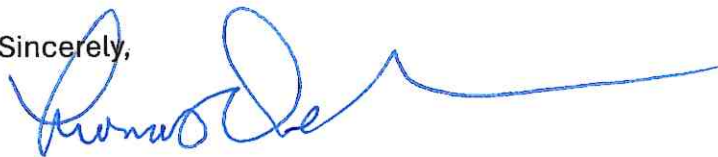
RE: PUD Amendment

Date: 2/1/26

To the City of Monticello,

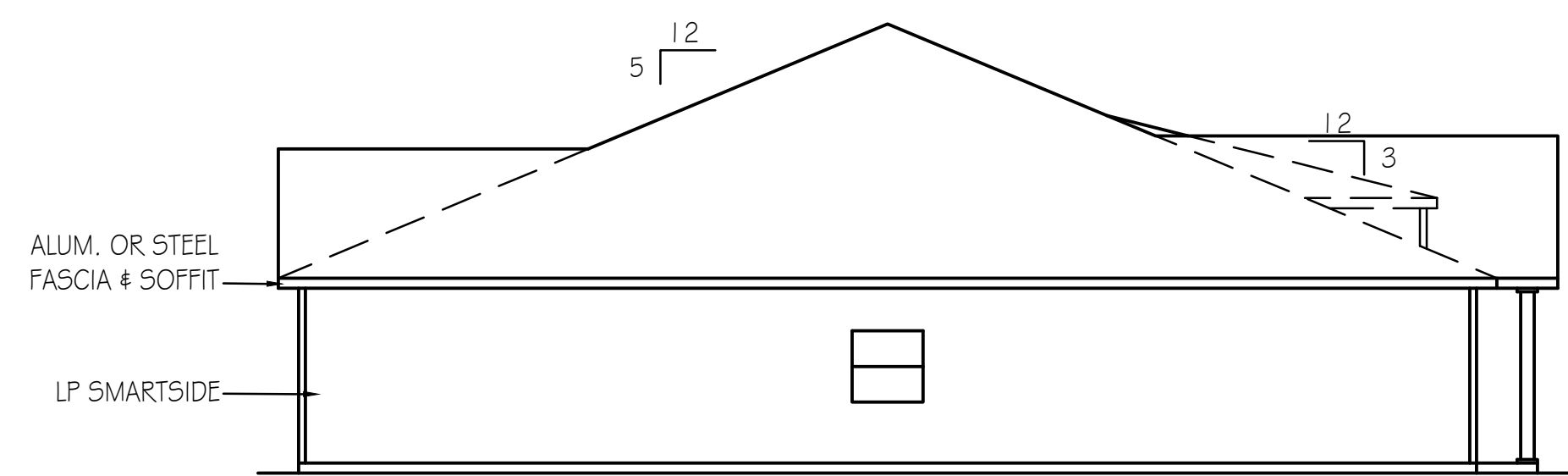
Thomas Allen Homes, LLC would like to amend the PUD of Stony Brook Village. Along with the change, Thomas Allen Homes LLC understands that we are responsible for all outstanding securities (LOC) currently secured to the city by National American Banking Company (NABC) and would transfer them into our name with a LOC from NABC. The only change on the PUD that I am requesting is the exterior elevation of the approved building plan. Since its approval in 2021, the market has changed drastically, making affordability very difficult, I feel that the existing plan is too costly to be successful. Therefore, I propose building a new plan called "Dehn Duplex". We will give the home plan a different name if the city approves. It is the same footprint as the original approved plan. The only change is the interior which we offer with two floor plans, there is one of each plan on the blueprint. We look forward to working with the city and providing an affordable one level living option directed more to the 55+ or retirement community. Thomas Allen Homes LLC is not proposing any other amendments to the existing approved PUD.

Sincerely,



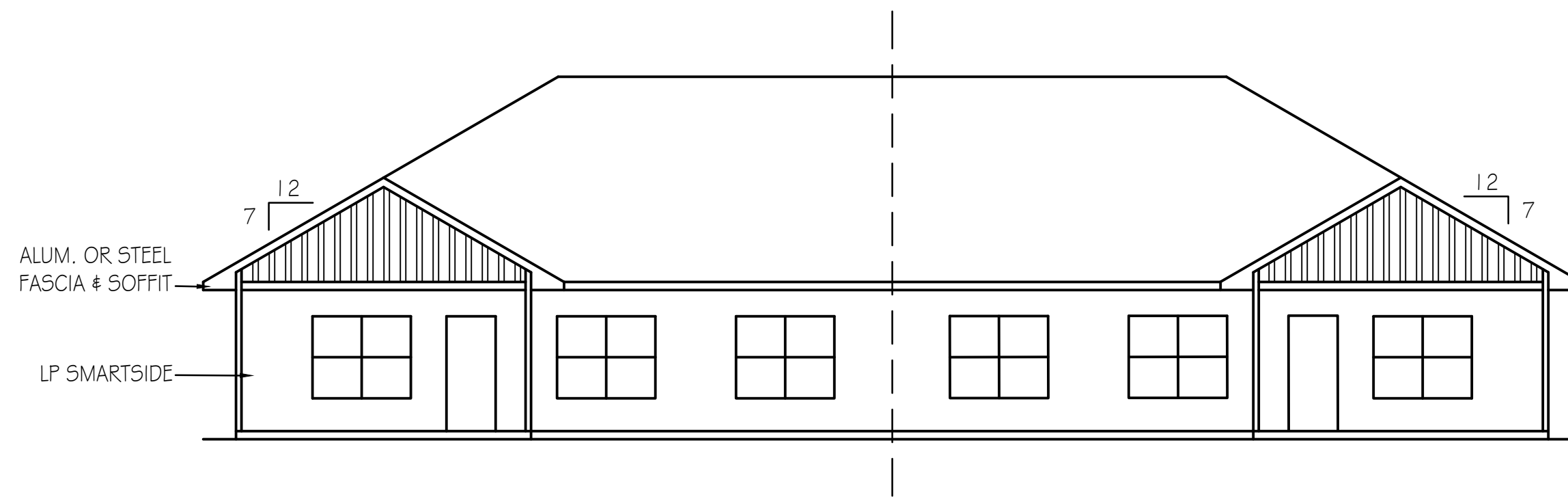
Thomas Dehn, President

Thomas Allen Homes, LLC



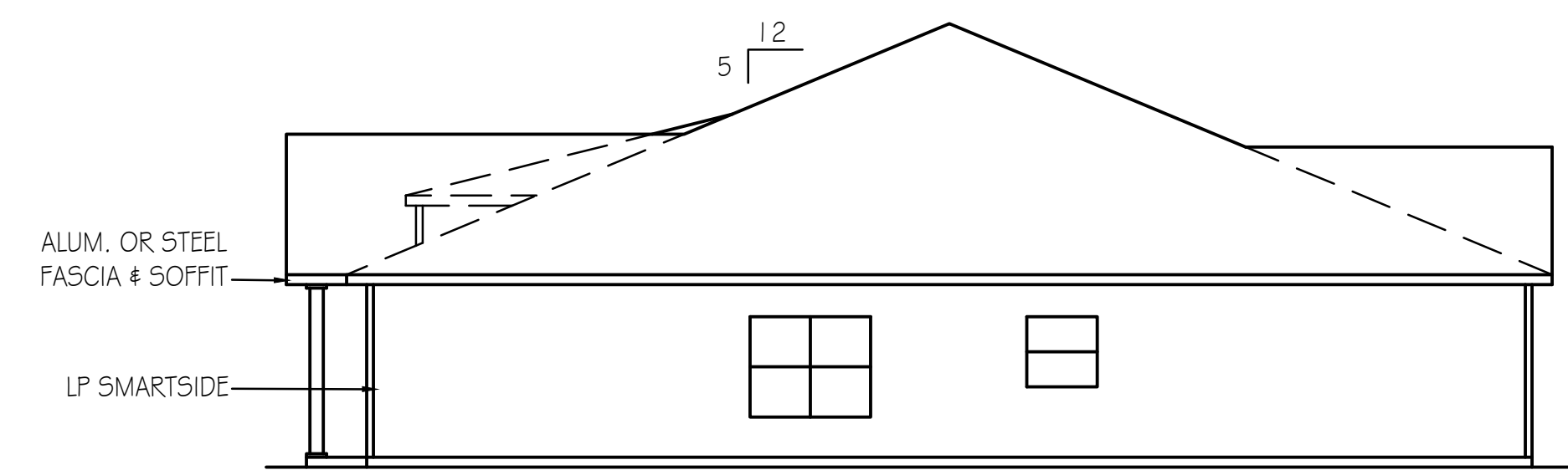
LEFT ELEVATION OF OPTION 1

1/8" = 1'-0"



REAR ELEVATION

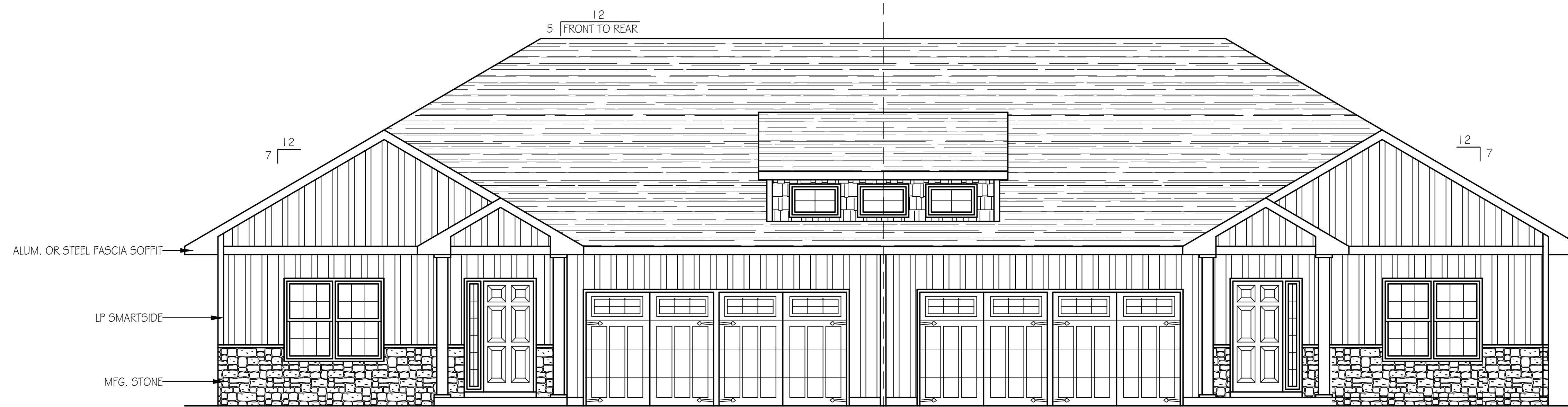
1/8" = 1'-0"



RIGHT ELEVATION OF OPTION 2

1/8" = 1'-0"

*ALL SIDING LP SMART SIDE



FRONT ELEVATION

1/4" = 1'-0"

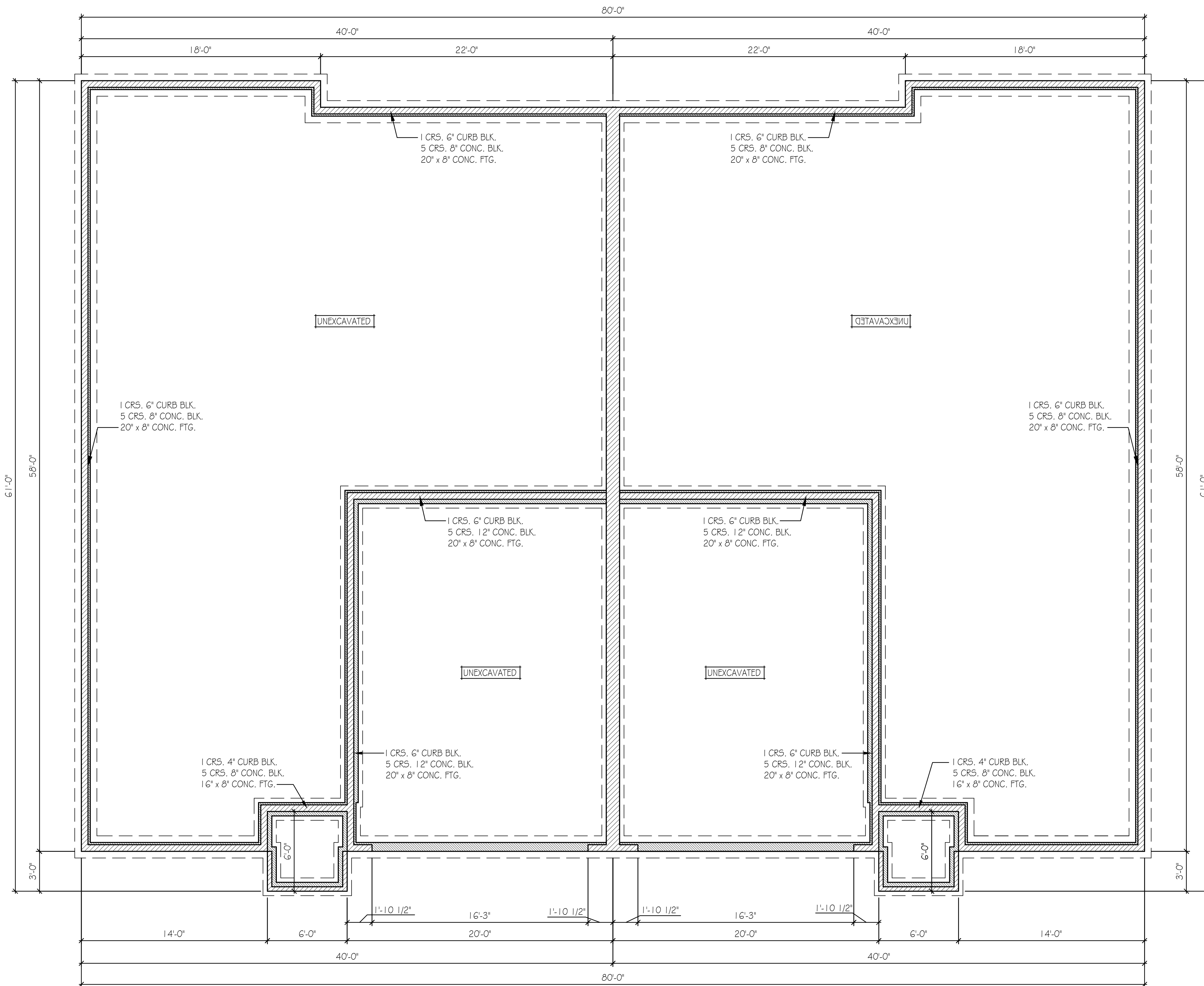
DISCLAIMER
 IN PREPARATION OF THIS PLAN EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES. DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME. THESE DESIGNS, CONCEPTS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE EXCLUSIVE PROPERTY OF GREY DUCK CO. AND ARE NOT TO BE COPIED WITHOUT THE WRITTEN CONSENT OF GREY DUCK CO.

11/20/25
 P: 1/22/26
 R: R: 2/20/26
 DRAWN BY: KK
 DRAWING#2025_026

DESIGN FOR:
 DEHN DUPLEX

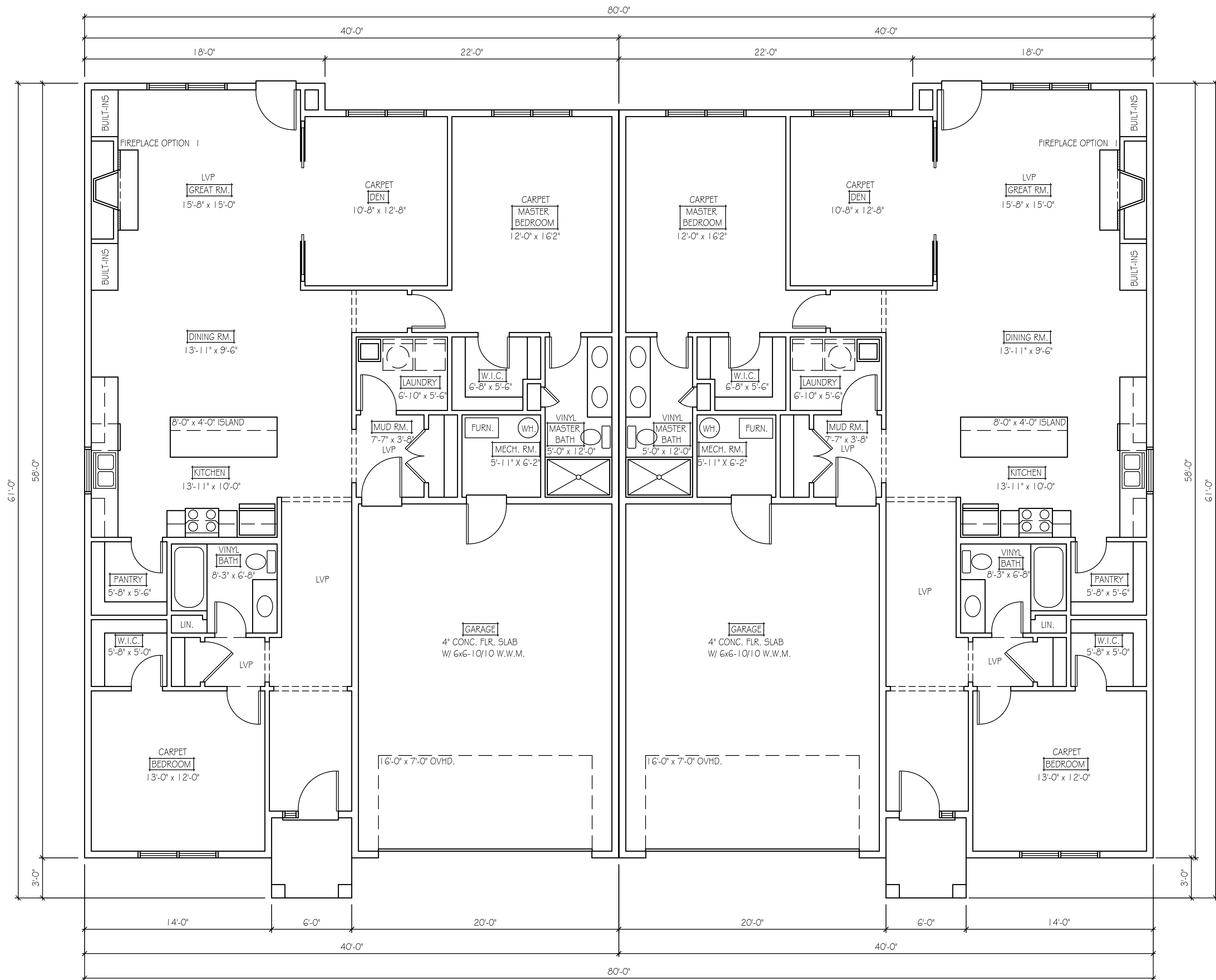
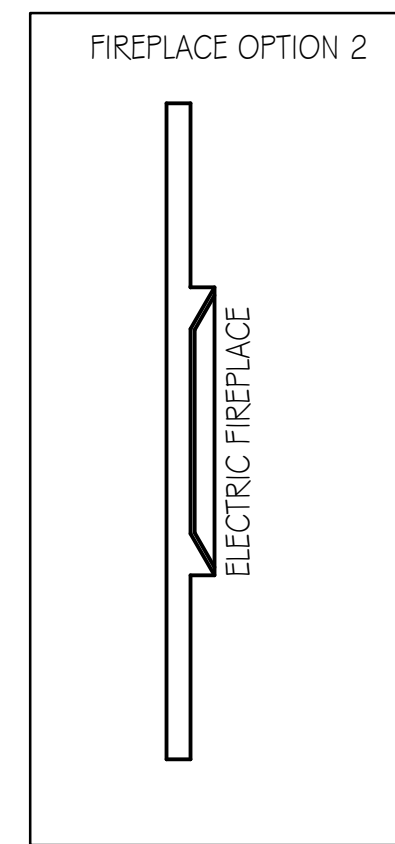
GREY DUCK CO. DRAFTING & DESIGN
 12185 39TH AVE. BECKER, MN. 55308
 PHONE: (612) 328-2289





FOUNDATION PLAN - EITHER OPTION
1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

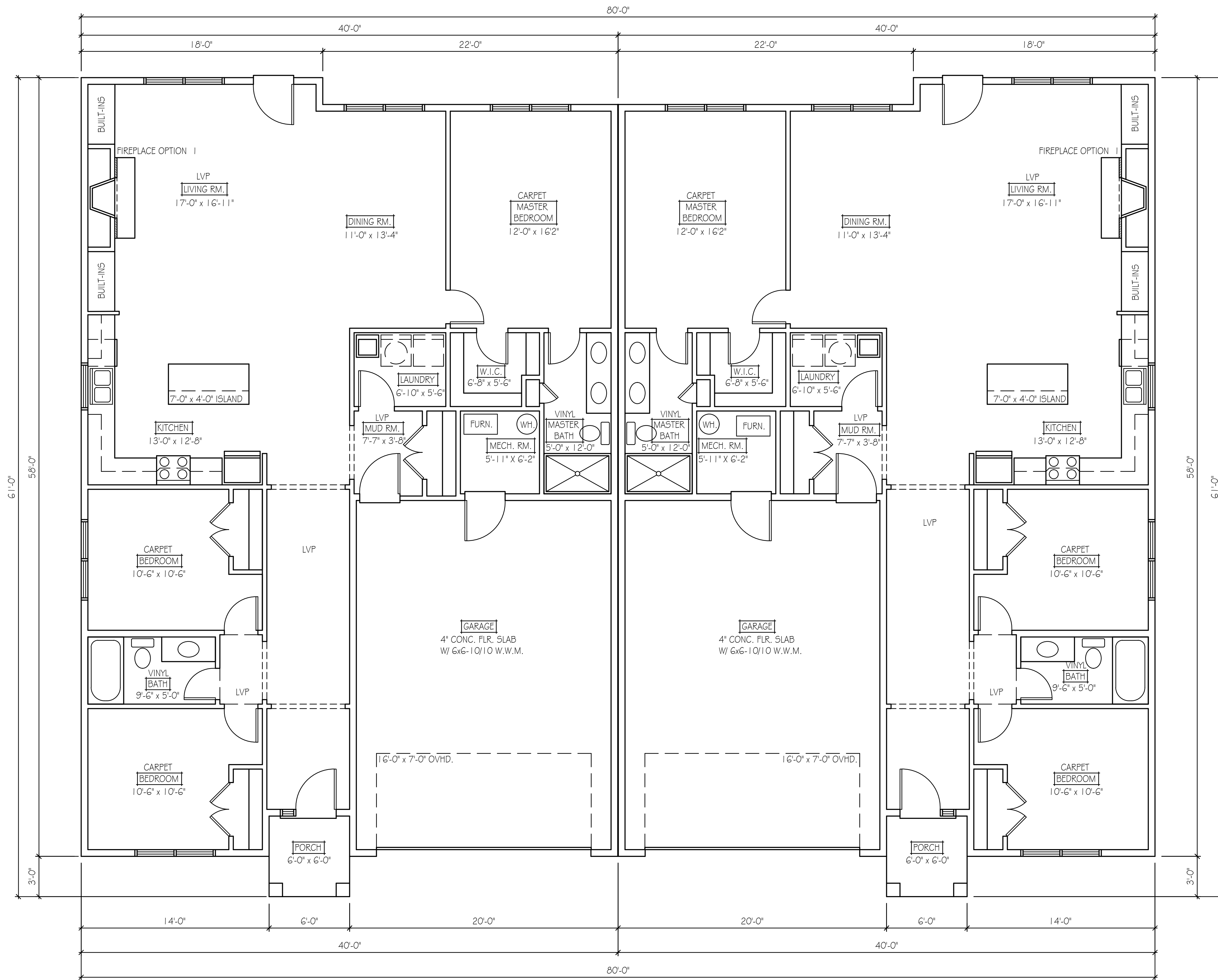
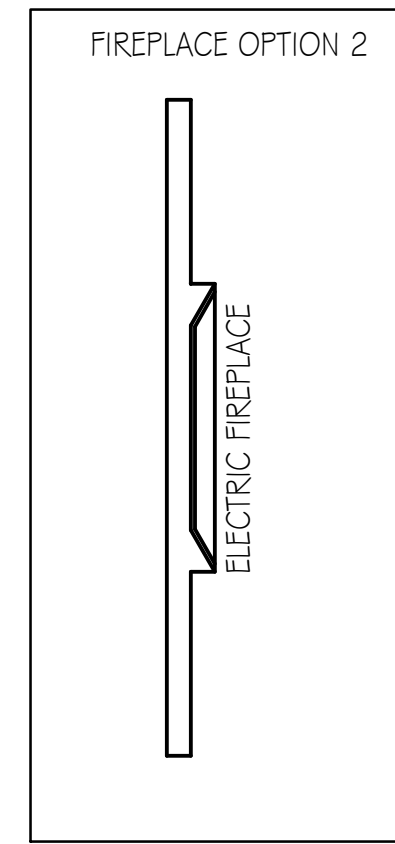
1/4" = 1'-0"



FIRST FLOOR PLAN OPTION 1

1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

1/4" = 1'-0"



FIRST FLOOR PLAN - 3 BED OPTION
 1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

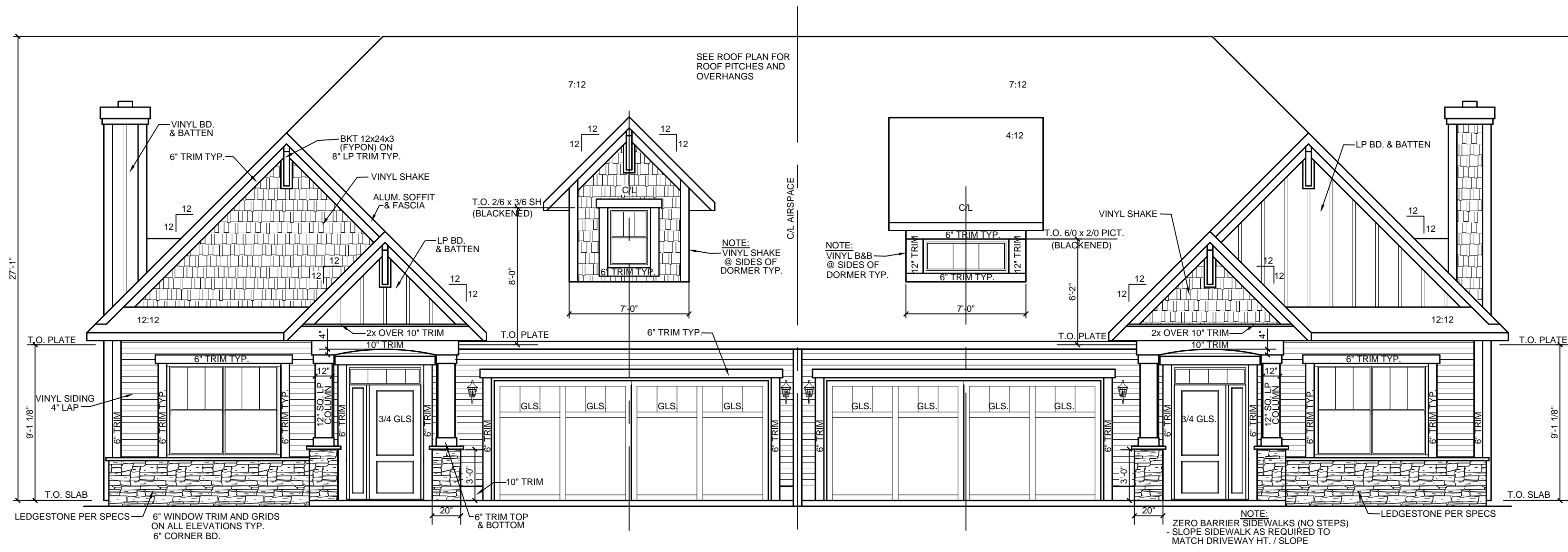
1/4" = 1'-0"

GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE S.P.F. #2 OR BETTER, SEE PLANS FOR SIZES.
2. HOUSE TO BE BUILT PER CURRENT I.R.C. CODES.
3. VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
4. SEE PLANS FOR CEILING HEIGHTS
5. 4' HIGH POURED FDN. WALLS STD.

6. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING AND FOUNDATION.
7. ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY CONST. OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
9. TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.

10. ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
11. EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
12. NOTE: SUBFLOOR JOINTS SHALL BE STAGGERED FROM FLOOR TRUSS OR JOIST JOINTS



FRONT ELEVATION

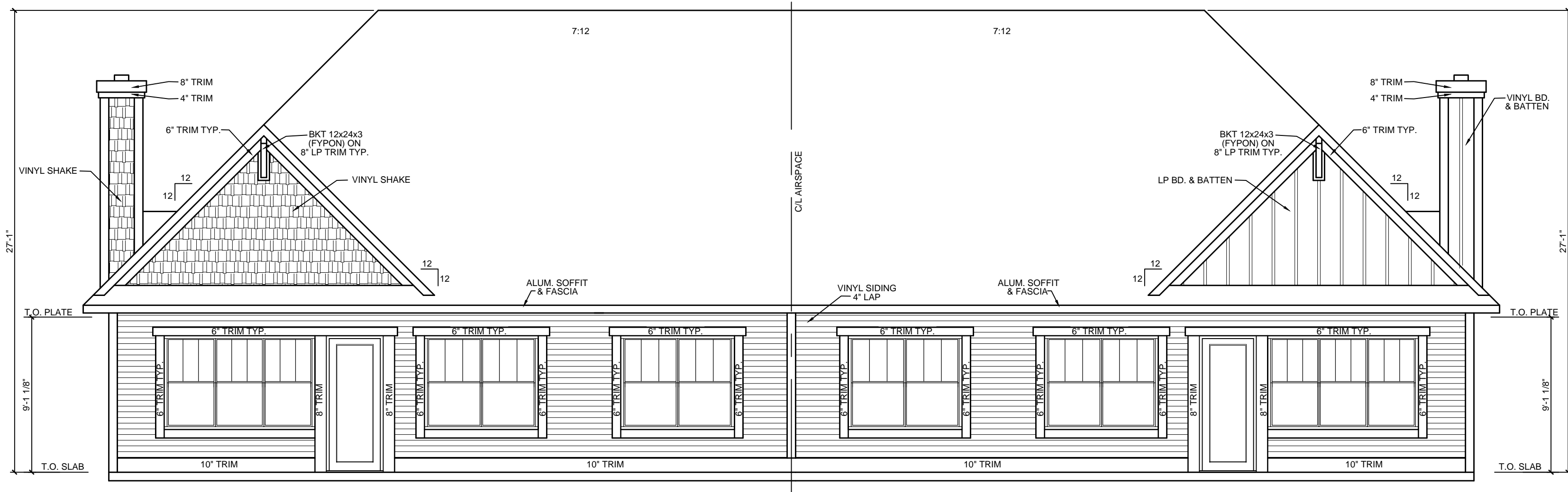
SCALE: 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN REPORT OR
 PROJECT SHEET IS MY ORIGINAL WORK AND THAT I AM A duly
 LICENSED ARCHITECT UNDER THE LAWS IN THE
 STATE OF MINNESOTA.
 LICENSE NUMBER _____
 DATE _____

GENERAL NOTES & DISCLAIMERS
 These drawings have been prepared to meet generally
 accepted professional standards. However, local variations
 may require changes. Likewise, building code requirements
 vary with location & change from time to time. Before
 starting construction, the builder must review & be res-
 ponsible for all details & dimensions, and insure that
 these plans meet all current requirements in your area.
 All const. shall conform to latest building codes.

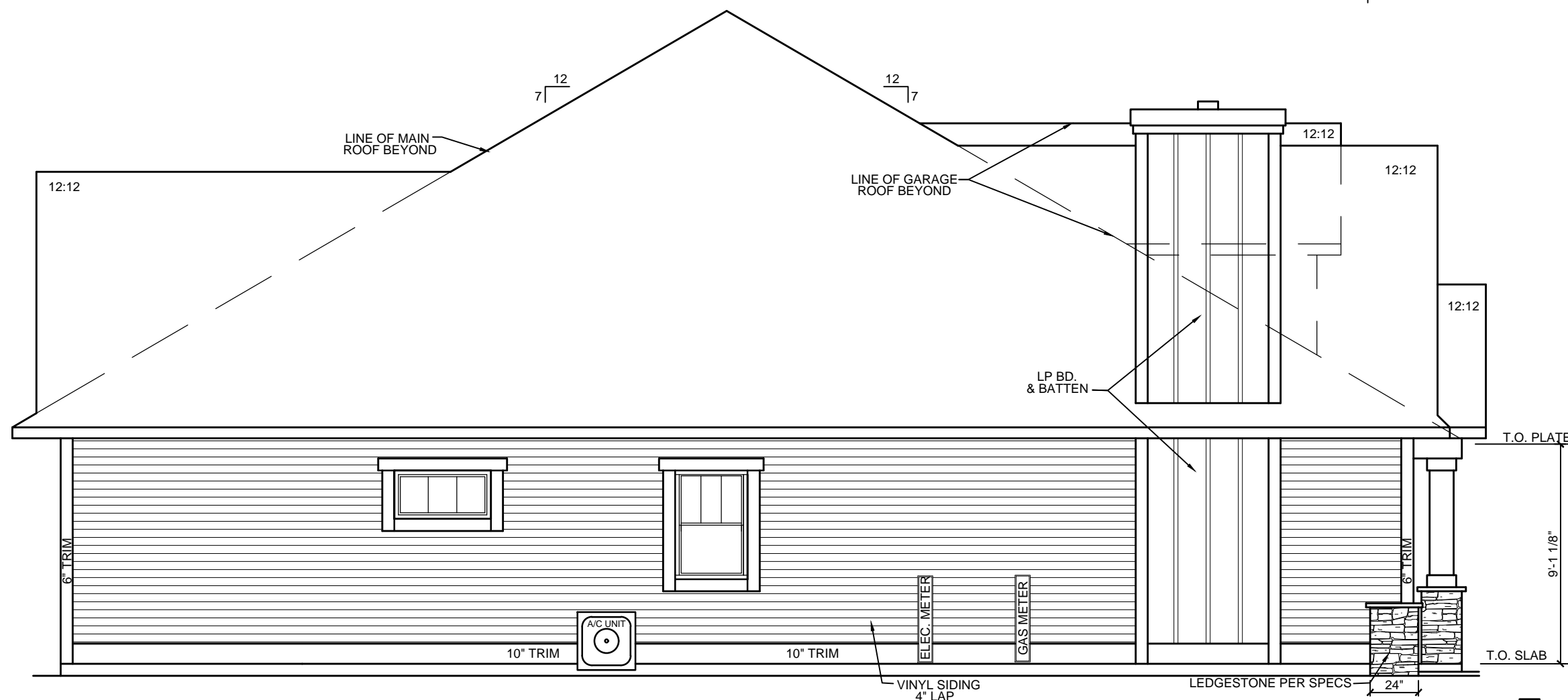
BELLWOOD TWINHOMES
 STONEYBROOK VILLAGE
 MONTICELLO, MN
 MARK ELLIOTT HOMES

PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
	8-10-21 APP SET



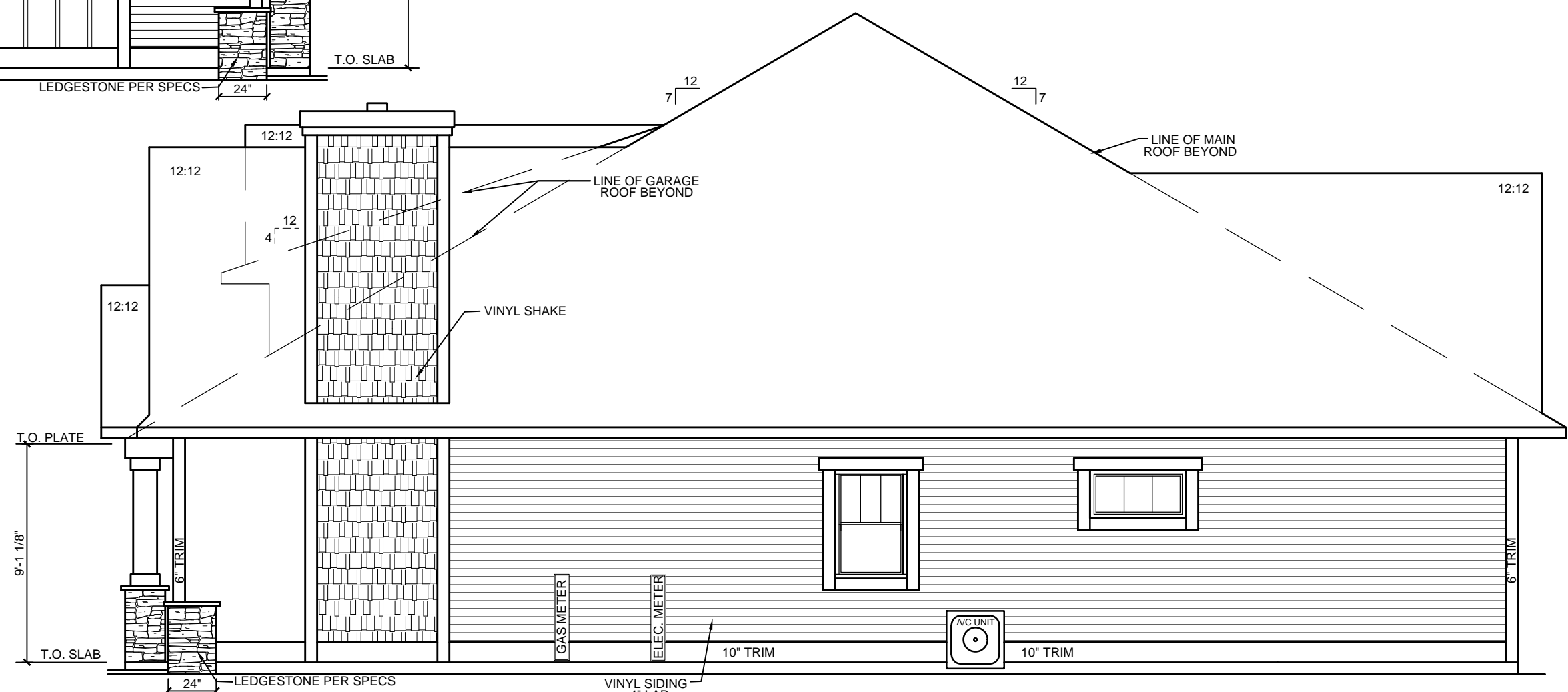
REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY:
HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE
ACTUAL GRADES AND MAY VARY FROM THOSE
SHOWN ON THE PLAN.

I HEREBY CERTIFY THAT THIS PLAN REPORT OR
DRAWING WAS PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION AND THAT I AM A duly
REGISTERED ARCHITECT UNDER THE LAWS IN THE
STATE OF MINNESOTA.

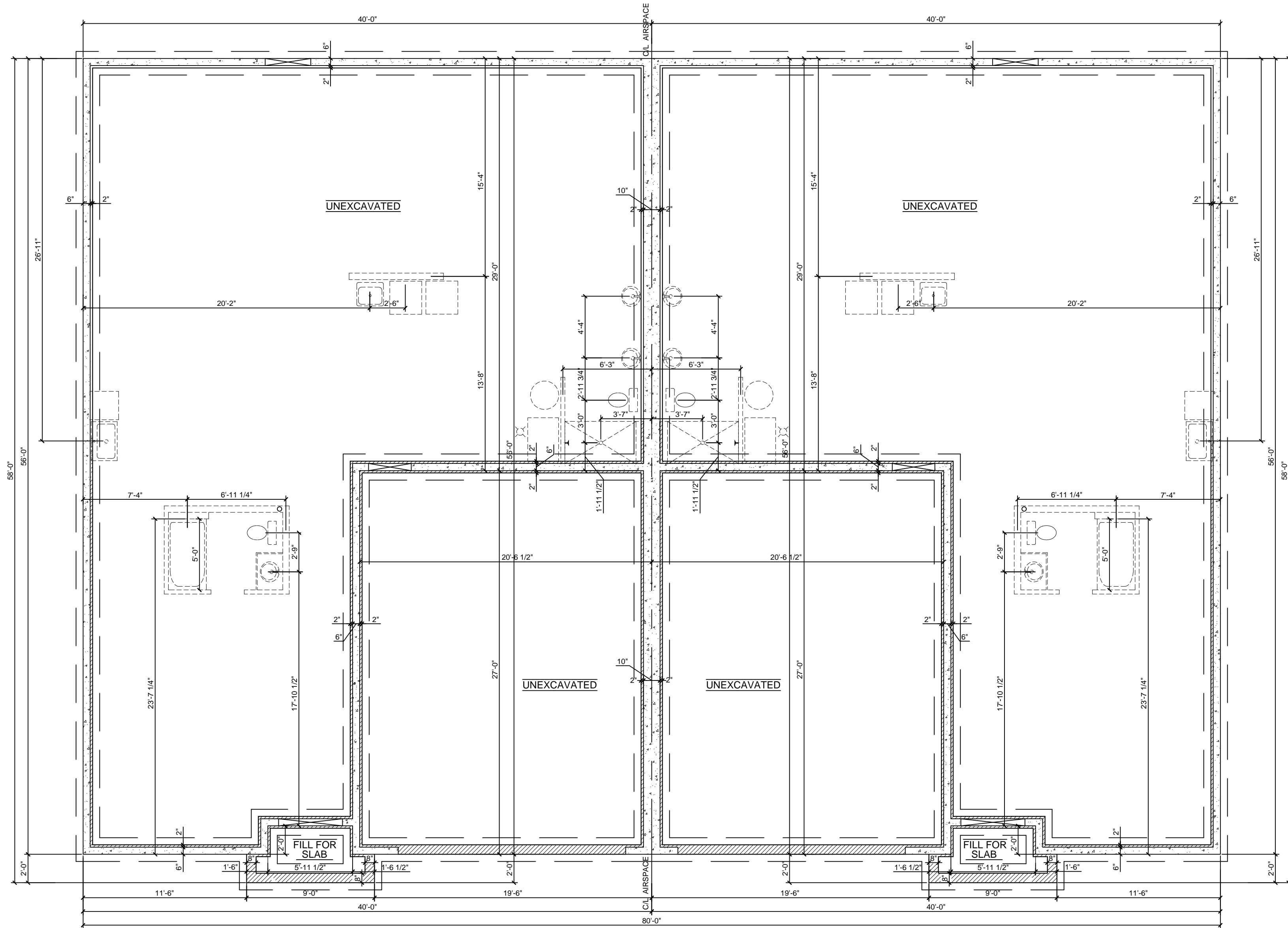
PL. LICENSE NUMBER: _____
DATE: _____

GENERAL NOTES & DISCLAIMERS

These drawings have been prepared to meet generally
accepted professional standards. However, local variations
may require changes. Likewise, building code requirements
vary with location & change from time to time. Before
starting construction, the builder must review & be re-
sponsible for all details & dimensions, and insure that
these plans meet all current requirements in your area.
All const. shall conform to latest building codes.

BELLWOOD TWINHOMES
STONEBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT # 07-00-BUYER
AGENT: X
BUYER S/O
BUYER S/O
STARTED: X
REVISIONS:
8-10-21 APP SET



TWIN HOME FND PLAN

SCALE: 3/16" = 1'-0"

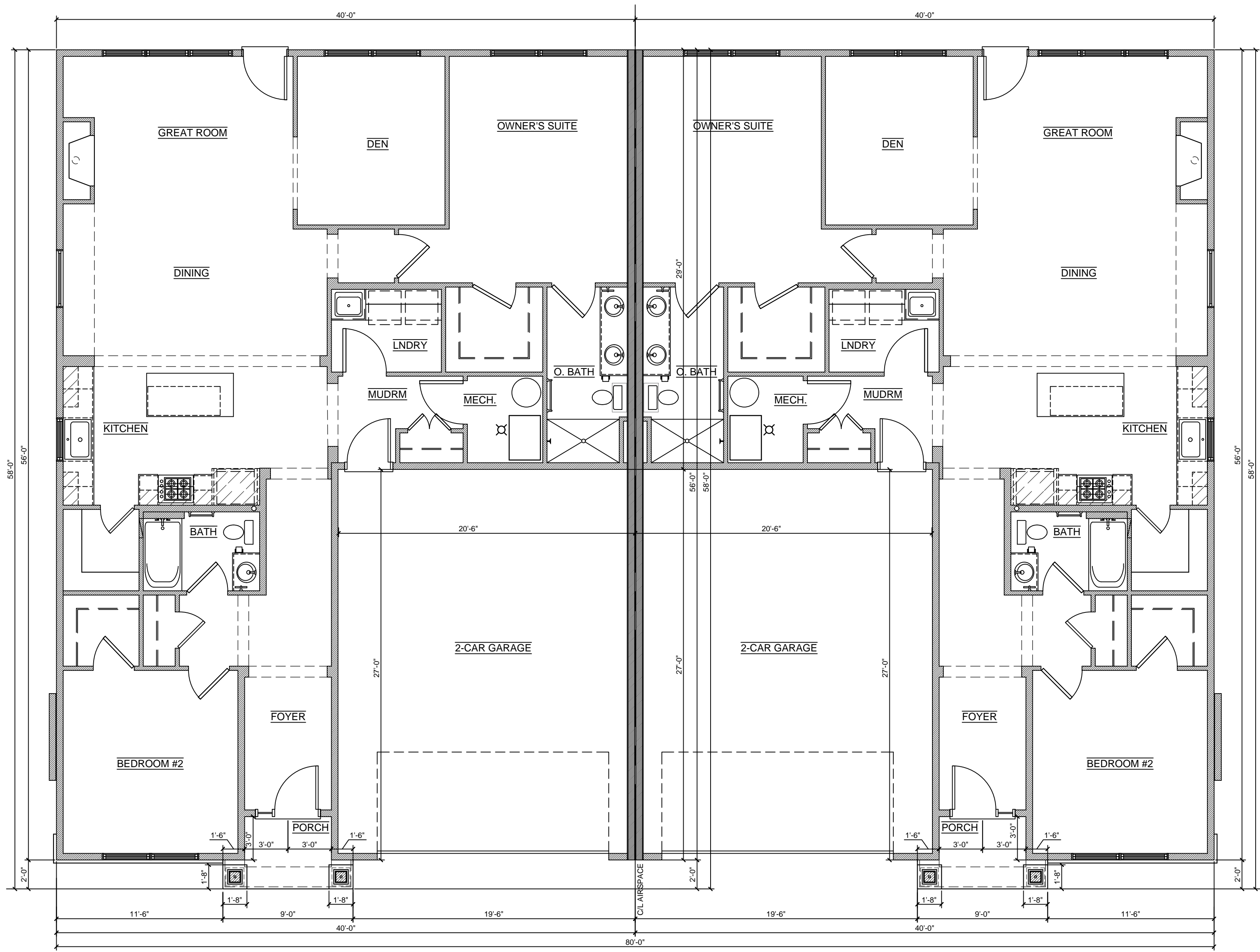
I HEREBY CERTIFY THAT THIS PLAN REPORT OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS IN THE STATE OF MINNESOTA.

PLICENSEE NUMBER _____
DATE _____

GENERAL NOTES & DISCLAIMERS
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MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT # 07-00-BUYER
AGENT: X
BUYER S/O
BUYER S/O
STARTED: X
REVISIONS:
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TWIN HOME MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN REPORT OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS IN THE STATE OF MINNESOTA.

PLICENSEE NUMBER: _____
DATE: _____

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BELLWOOD TWINHOMES
STONEBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT # 07-00-BUYER
AGENT: X
BUYER S/O
BUYER S/O
STARTED: X

REVISIONS:
8-10-21 APP SET



OFFICE: 763-295-2711 FAX: 763-295-4404
505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Thomas Allen Homes- Stony Brook Village

The Engineering Department has reviewed the application and offers the following comments:

General Comments

1. All grading and public improvements will need to be completed in accordance with the approved plans created by Westwood Engineering.
2. See note 6 from the approved grading plans "LOTS 7-20 SHALL HAVE GUTTERS DRAINING ENTIRELY TO THE PROPOSED STREET."
3. All punchlist items will need to be completed in accordance with the approved plans:
 1. Raise Manhole castings
 2. Repair washouts in the infiltration basins.
 3. Install erosion control as needed during repairs in accordance with approved plans
 4. Add 12" filter topsoil borrow to infiltration basins per plan.
 5. Double-ring infiltration test must be completed and pass on both basins.
 6. Remove any debris washed into catch basins.
 7. Abandon two water services per plan.
 8. Install street signs.
 9. Install sidewalk.
 10. Install trail.
 11. Install wear course
 12. Repair damaged section of storm sewer identified in televising video.
 13. Install landscaping.
 14. Relocate street light electrical service to new pole.

The City is not responsible for errors and omissions on the submitted plans. The owner, developer, and engineer of record are fully responsible for changes or modifications required during construction to meet the City's standards.

Please have the applicant provide a written response addressing the comments above. Please contact the Engineering Department with any questions.

Sincerely,

Ryan Melhouse
Assistant City Engineer



PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Stony Brook

General Comments:

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. All new residential townhouses shall comply with any/all applicable provisions of the 2020 MN Residential Building Code, including Appendix K-Sound Transmission.
2. The Monticello Department of Building Safety Requires a Certificate of survey showing any/all proposed improvements including driveways, sidewalks, and patios.
3. The Monticello Department of Building Safety Requires Foundation As built Surveys prior to the start of framing and final grading as Built Survey prior to the issuance of the Certificate of Occupancy.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator

From: [joane larson](#)
To: [Development Services](#)
Subject: Stony Brook Public hearing
Date: Friday, February 27, 2026 10:55:28 AM

This development was originally single family homes. New developer wants to put 14 twin homes in a small footprint! Do we really need more twin homes. How about affordable single family? Adjacent homes will have 10 households in their backyards. Putting up a few trees will not offer privacy for either party. On West 7th those twin homes landscaping has bent over and half dead trees. They (or the city) didn't mow the weeds along road until fall. Traffic is horrendous on 7th St already. Trucks and trailers hit every manhole cover. Sounds like gunshots. I have to shout to be heard in my backyard! People speed down the road. Reduce the mph to 30? How about the turn radius for emergency vehicles? Can firetrucks access and be able to turn? The development on west 7th is now in its 4th or 5th year including site development. We'll have to endure another year or more of large trucks . Where is the oversight to get these projects done? Not to mention the pathway work to be done on West 39 this summer.

Deland and Joane Larson
11 Sandtrap Circle
Monticello, Mn