

2C. Public Hearing - Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, “Land Use, Growth and Orderly Annexation”, re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area.

Applicant: City of Monticello

Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner	Meeting Date: 04/07/2026	Council Date (pending Commission action): TBD
Additional Analysis by: Community Development Director, City Administrator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, “Land Use, Growth and Orderly Annexation”, re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area

1. Motion to recommend approval of amendments to the Comprehensive Plan regarding land use designations on certain properties as noticed based on findings to be made by the Planning Commission and directing staff to prepare a resolution for Planning Commission consideration.
2. Motion to recommend denial of amendments to the Comprehensive Plan regarding land use designations on certain properties as noticed based on findings to be made by the Planning Commission and directing staff to prepare a resolution for Planning Commission consideration.
3. Motion to postpone action to the regular Planning Commission meeting of May 5, 2026 on a recommendation for amendment to the Comprehensive Plan regarding land use designations on certain properties as noticed.

REFERENCE AND BACKGROUND

Property:	Legal Description:	Lengthy Legal – City Hall
	PID #:	213-100-161101 213-100-152205 213-100-103300 213-100-094400

Planning Case Number: 2026-07

Request(s): Amendments to the Comprehensive Plan regarding certain parcels from the current LIP, Light Industrial Park designation and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area

Land Use Designation: LIP, Light Industrial Park

Zoning Designation: NA

Overlays/Environmental Regulations Applicable: NA

Current Site Uses: Agriculture

Surrounding Land Uses:

North:	Park/Open Space & Resource Conservation and Industrial
East:	Light Industrial Park and Rural Residential
South:	Rural Residential
West:	Park/Open Space & Resource Conservation and Rural Residential

Project Description: The City Council has requested a reconsideration of the appropriate land use for the subject parcels, based on recent discussions related to the City’s housing goals and the existing land use patterns in the area.

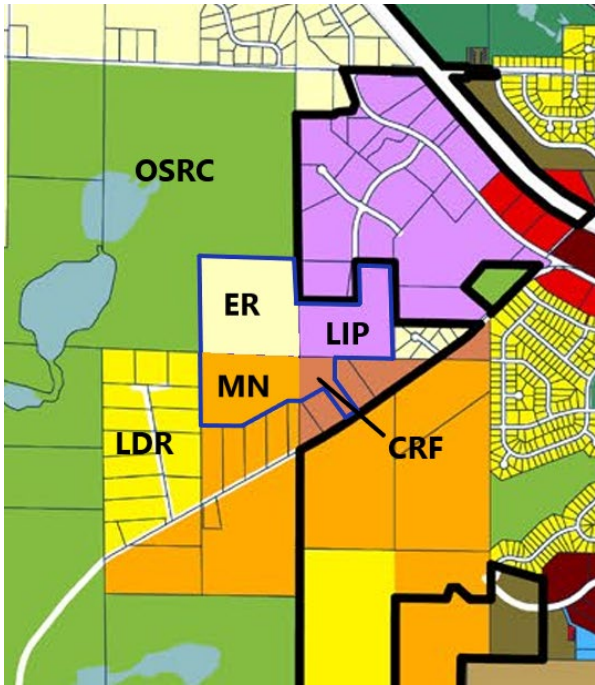
ANALYSIS:

Background

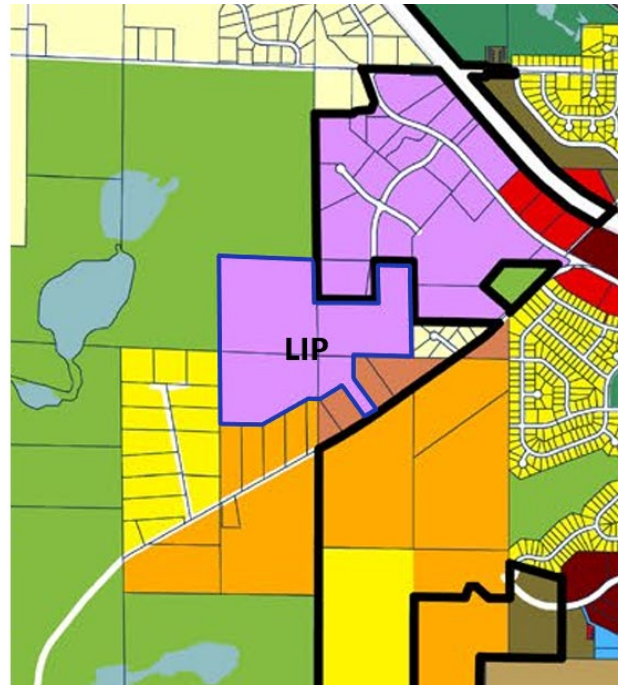
On January 12, 2026, the City Council directed that the Planning Commission hold a public hearing to examine the land use designation for a collection of four parcels, totaling approximately 106 acres, that in 2025 were re-guided to LIP, Light Industrial Park. These parcels are often referred to collectively as the “Spike” parcels after the most current listed owner’s name.

The City’s adopted comprehensive plan is the Monticello Vision + Plan, adopted in 2020. At the time of adoption, the land use designations for these parcels included ER – Estate Residential, MN – Mixed Neighborhood, CRF, Commercial-Residential Flex, and one 30-acre parcel

designated LIP, Light Industrial Park. The prior and current Future Land Use Maps from the 2040 Plan are shown below, with the subject parcels outlined in blue:



Prior Future Land Use Plan



Future Land Use Plan Adopted 5/27/25

As shown on the maps, the subject parcels are not currently annexed to the City of Monticello, but lie within Monticello Orderly Annexation Area boundary. The City has guided land use within the MOAA in the 2040 Plan, subject to annexation under the terms of the Orderly Annexation Agreement in place and development interest.

Subsequent to the amendment to the Comprehensive Plan that resulted in the land use map change shown above, the City began a process of reexamination of its housing goals and land use imperatives for residential property. Of the many considerations arising from that process (which is still in progress) are the City’s goals for its residential neighborhoods generally, and a companion element of how and where to allocate areas of higher-end residential development.

Land Use Considerations and Comprehensive Plan Amendment

High-end and step-up housing in the community is an important component of the spectrum of the City’s goals for providing a full range of housing opportunities, balancing with affordable or entry-level housing, and middle-range housing development. It is typically more dependent on amenities – both natural and developed – than more modestly priced neighborhoods.

That said, all land use decisions are evaluated based on the following factors as laid out in the City’s Zoning Ordinance for Comprehensive Plan Amendments:

§ 153.028 (A) (5) Approval criteria. Recommendations and decisions on Comprehensive Plan amendments shall be based on consideration of the following criteria:

- (a) Whether the proposed amendment corrects an error or addresses the need resulting from some changing condition, trend, or fact arising since the adoption of the Comprehensive Plan;
- (b) Whether the proposed amendment is consistent with the guiding principles of the Comprehensive Plan;
- (c) The extent to which the proposed amendment addresses a demonstrated community need;
- (d) Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;
- (e) The impacts on the natural and built environments, including air, water, noise, stormwater management, wildlife habitat, water quality, vegetation, drainage, streets, and other engineering design or environmental factors;
- (f) Whether the proposed amendment is compatible with existing and proposed uses surrounding the subject property; whether the proposed design and land uses are appropriate for the land; and whether the proposed amendment will maintain or improve compatibility among uses and ensure efficient development within the city;
- (g) Whether the proposed amendment will result in a logical, orderly and predictable development pattern; and
- (h) Whether the proposed amendment is consistent with the purpose of this chapter.

Planning Commission Scope of Study

Reconsideration of the land use designation(s) for the subject property is evaluated against these criteria, and such a study would be an important undertaking in light of the City's review of its housing goals. It is also noted that this type of reconsideration can benefit from a more comprehensive study of the City's residential land use patterns. While opportunities for housing of several types exist within the boundaries of the subject property, the quality of those opportunities can vary when considered in the context of many other future housing areas, both within the City's boundaries or within the limits of the MOAA.

Thus, the Planning Commission's initial decision may be (1) To pursue a reconsideration of the land use patterns for the four parcels in question; or (2) To expand the scope of the Commission's study, incorporating both the recent goals for housing as discussed in recent

workshop sessions, and the larger geographic context for the long-term growth of Monticello overall, including its goals for step-up housing opportunity.

If the Commission chooses to proceed with reconsideration of the subject parcels under option (1), staff offers the following observations as a part of that review.

“Spike Property” Land Use Considerations

- (a) Whether the proposed amendment corrects an error or addresses the need resulting from some changing condition, trend, or fact arising since the adoption of the Comprehensive Plan;

Staff Comment: The Council’s call for this hearing is grounded in the change to the City’s residential land use priorities since the time of the amendment to LIP. That change reflects a greater emphasis on the need and opportunities for housing that reflects both the community’s typical single family housing styles, as well as the interest in preserving unique lands for Estate Residential. While the interest in Estate Residential is not new, a closer examination of the opportunities has contributed to the interest in a closer look at such properties.

- (b) Whether the proposed amendment is consistent with the guiding principles of the Comprehensive Plan;

Staff Comment: This criterion is a balancing act between preservation of what may be high-amenity residential land and the City’s expressed interest in the accommodation of Light Industrial Park development. Site context and other factors are likely to weigh more heavily in choosing the appropriate land use for this area.

- (c) The extent to which the proposed amendment addresses a demonstrated community need;

Staff Comment: As with item (b), there are competing arguments for Comprehensive Plan direction and community need. Both residential and light industrial land use categories can fulfill these criteria. As discussed previously, need for either of these uses is probably best evaluated in context of what other land resources are available to meet those goals and needs.

- (d) Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;

Staff Comment: This standard relates to the general review criteria for land use regulation. Often, these protections come down to site planning and design more than raw land use considerations, although clearly, industrial land uses will have differing impacts both in type and in scale. Mitigation of negative impacts is the imperative for any land use decision.

- (e) The impacts on the natural and built environments, including air, water, noise, stormwater management, wildlife habitat, water quality, vegetation, drainage, streets, and other engineering design or environmental factors;

Staff Comment: For this standard, the City commonly evaluates both capacity of existing systems to facilitate the proposed land use as well as those supplemental considerations necessary to support the use. Additionally, the language gauges the impact of the use on those existing conditions – natural environmental conditions among them. Given the immediate proximity of the site to the Bertram Chain of Lakes Regional Park natural area, both the impacts of industrial development on that area – combined with the lost opportunity to capitalize on that proximity as a residential amenity – leans heavily towards a residential classification on the westerly edge of the property.

- (f) Whether the proposed amendment is compatible with existing and proposed uses surrounding the subject property; whether the proposed design and land uses are appropriate for the land; and whether the proposed amendment will maintain or improve compatibility among uses and ensure efficient development within the city;

Staff Comment: While the prior criterion emphasizes impacts on physical and natural systems, this one expands the scope of review to compatibility of a particular use with all of the existing long-term land uses in the area. To the west and south, the site abuts both natural areas and rural-residential neighborhoods. While those neighborhoods are guided to accommodate higher densities if they annex to the City and redevelop, both existing and future land uses are relevant to this factor. As such, it would appear that some land use designation other than industrial would be the most compatible with existing, or even future land uses, particularly given the lack of detailed site design considerations for either option.

It is acknowledged that there are significant infrastructure facilities (in the form of extensive electric power transmission lines) that can impact the suitability of certain lands for various land uses. It is also acknowledged that much of Monticello’s residential landscape incorporates power transmission of some scale, all the while accommodating a wide variety of residential development. Thus, while this can be a factor, it is also one that is already present in many areas of the community.

On the other hand, the north and east boundaries of the site abut land used or guided for industrial use – the Xcel Energy electrical substation to the north, and undeveloped industrial land to the east/northeast. With these factors in place, residential land would be less desirable in the northeast corner of the subject property. Previously, it was envisioned that Dalton Avenue NW would extend to the southwest and then south to connect to School Boulevard. This “minor

collector” road extension would have the benefit of creating a reasonable separation between more intensive light industrial areas to the east and lower density residential areas to the west.

It is always a situation justifying heightened scrutiny where industrial uses abut residential, as they often will. The City’s zoning regulations are built to account for the additional buffering and screening when the conditions present themselves. Site design considerations become paramount when it is not possible to fully separate less compatible land uses.

Further, the size of the subject area allows the City to consider how to guide land use adjacent to both existing residential and industrial areas in that the guidance for the subject area may include not just one designation.

- (g) Whether the proposed amendment will result in a logical, orderly and predictable development pattern;

Staff Comment: There is an argument that the change to Light Industrial Park on the subject parcels (changing from low density residential and mixed uses) created a less predictable development pattern, given the existing land uses, as well as those prescribed for future development of the surrounding land. The Planning Commission’s study of this area is intended to reexamine whether the prior land use pattern, or some other pattern, would be superior to the now-adopted plan (LIP) – this in the context of the City’s recent discussions on housing policy and in the larger community context as well. Consistency in land use designation for an area or set of parcels may not on its own inherently create a more predictable development pattern. In setting its land use guidance, the City is providing its expectations for the pattern of development, which may include a mix of land-uses or land use densities to achieve specific goals. Examples of this include areas of mixed residential densities, or even a mix of residential and commercial uses, as guided by the Commercial-Residential Flex land use designation.

- (h) Whether the proposed amendment is consistent with the purpose of this chapter.

Staff Comment: The “purpose of this chapter” is ultimately the achievement of the City’s goals and policies relating to the nature of the community that the Comprehensive Plan (and other documents) seek. Naturally, it is preferred that land use direction changes only occasionally. However, as noted in the initial criteria cited above, when change in policy or goals is expressed, there is reason to ensure that the City’s guiding land use document reflects that change.

Summary

While this item has been set for public hearing by the City Council, staff refrains from a specific recommendation on the land use guidance for the subject parcels at this time, instead allowing

discussion by the Planning Commission on whether to address the “Spike” parcels independently as a part of this public hearing process, or defer consideration to a broader examination of the City’s housing policy and the potential context for alternatives to both residential and light industrial land supply.

STAFF RECOMMENDED ACTION

Staff’s recommendation is to postpone action on regarding the parcels, pending the Commission’s decision to either (1) proceed with reconsideration of the land use designations for the Spike parcels independently, or (2) defer action until a broader examination of land use (specifically including residential land use options) can be conducted. Although the Alternative Actions in this report are written to allow a recommendation for action as noticed for the public hearing, staff believe that Commission should first provide direction on the scope of its desired study. As such, no resolutions are included for consideration.

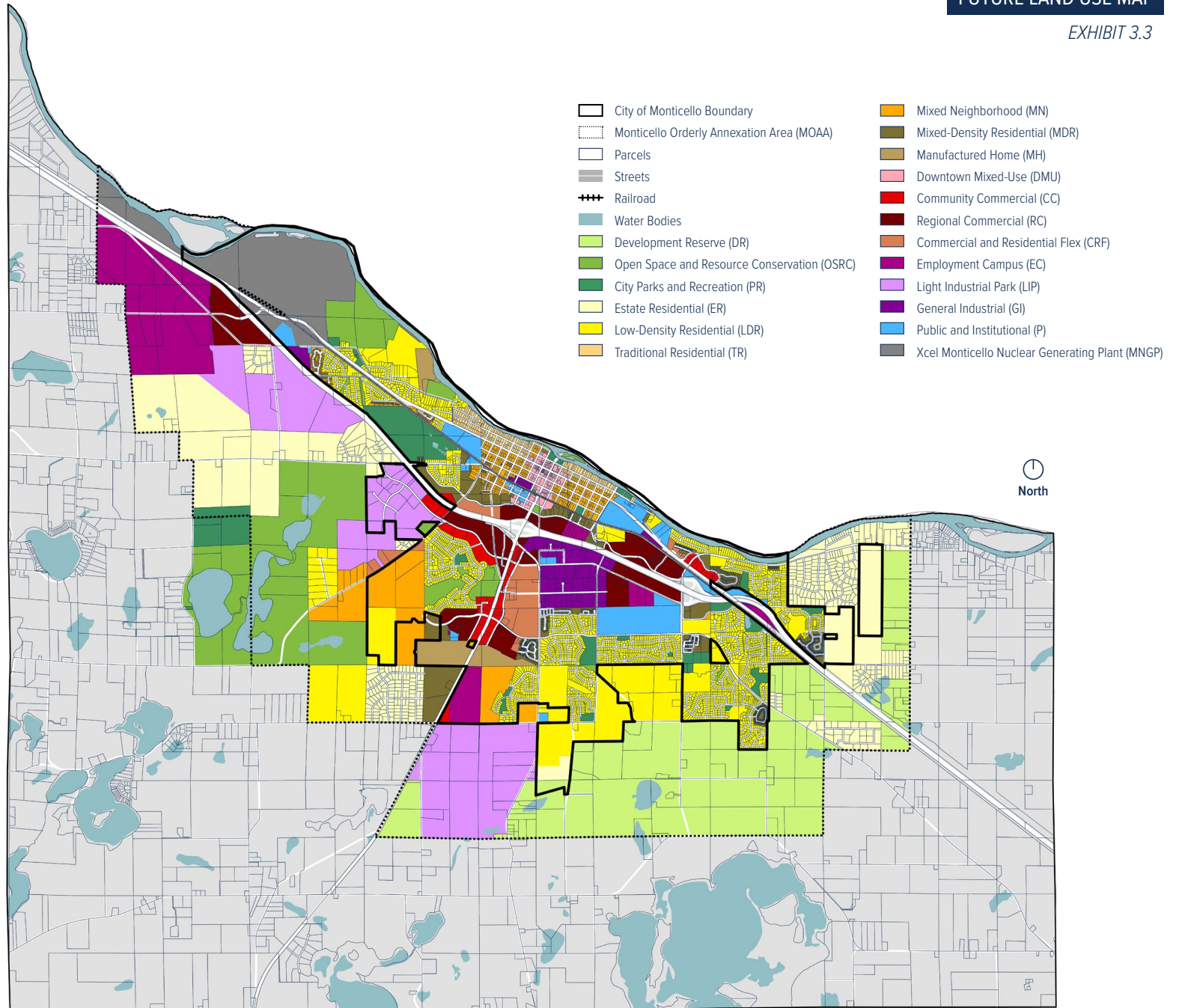
For option 1, staff would provide the Commission with a more comprehensive summary of the factors that may relate to the required elements for land use change as discussed in this report. While staff has provided a summarized analysis in this review, additional considerations are likely to be relevant to the Commission’s study and ultimate recommendation. The Commission may also identify as part of its discussion other factors that may weigh on their decision.

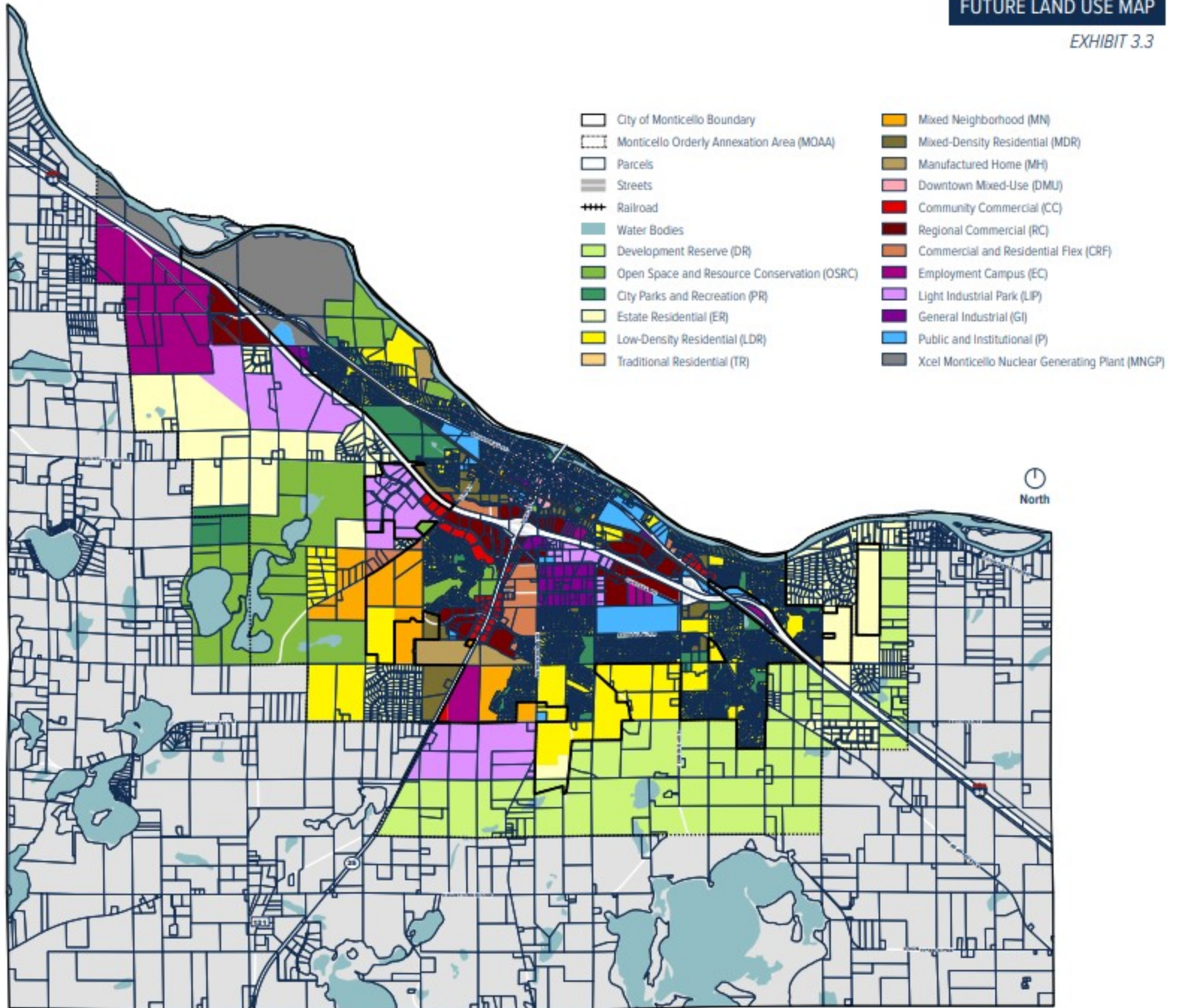
Given the emphasis within the 2040 Plan on providing for a balanced approach to growth and development, staff would suggest that option 2 provides a broader perspective on how best to balance the considerations noted. The 2040 Plan states the following growth strategy: *“Encourage growth which creates a strong and vibrant place to live, work, shop and recreate, with focused infill development and redevelopment to create a vibrant downtown and core community; development which provides a range of housing, employment and economic opportunity; development which provides both a walkable community and safe multi-modal transportation options; and development which sustains and enhances the natural amenities of Monticello.”* The option 2 approach is further supported by the more recent workshop conversations focused on single-family development and other policy discussions for achieving a diversified industrial sector that includes both tax base and employment generation opportunity.

For option 2, staff would research and provide a more extensive summary of land use options available to the City, including land supply and alternative areas for residential, commercial, and industrial land uses. While the City completed an extensive review and public engagement process for the 2040 Plan’s adoption, the recent discussions suggest that a review of available areas for step-up housing and balancing housing opportunity against other land use goals may be desired. This summary is envisioned as being relevant to any reconsideration on the Spike property.

SUPPORTING DATA

- A. Aerial Site Image
- B. Future Land Use Map – As Adopted
- C. Future Land Use Map – Prior to 2025 Amendments
- D. Monticello 2040 Vision + Plan, Excerpts
- E. [2025 City Council Report – Request for Land Use Map Amendment](#)
- F. Powerline Corridor Reference Images
- G. Industrial/Residential Proximity Reference Images
- H. Hillside Farms and Carlisle Village Reference Information
- I. Public Comment





DEVELOPMENT RESERVE

A Development Reserve land use designation applies to a significant portion of the Monticello Orderly Annexation Area (MOAA). The Development Reserve includes 3,100 acres on the Future Land Use Map. The purpose of this designation is to serve as a growth reserve that maintains lands for agricultural, rural residential or other similar permitted uses until such time those lands are developed for other uses. Future uses could include residential, commercial or industrial development. As described previously, the Development Reserve is a long-term tertiary growth objective for the City. Future development and change of use would require a Comprehensive Plan amendment.

RESIDENTIAL DESIGNATIONS

Monticello has approximately 3,484 acres of land currently used for residential purposes. The majority of this land, 3,127 acres or roughly 90%, is developed with single-family homes. The remaining 357 acres accommodates a limited variety of attached single- and multi-family housing types, including townhomes, duplexes, multi-story apartment buildings, and manufactured homes.

There are approximately 4,496 acres of land designated for residential use on the Future Land Use Map, including 3,374 acres for single-family homes and 1,122 acres for a variety of mixed and multi-family style housing types. This acreage is projected to accommodate the existing uses and future anticipated housing needs in the City over the next twenty years consistent with the Primary Growth Strategy. This acreage does not include the 49 acres of Downtown Mixed-Use and 174 acres of Commercial/Residential Flex (both described in the following section on commercial land use) which also have potential to contain future residential development.

The Future Land Use Plan establishes six different residential designations to achieve a variety of housing and neighborhood character that differ between housing type, scale and form, and density. Three designations allow and encourage a range of new single-family, multi-family and mixed housing types and densities. The purpose of the residential designations is to characterize and preserve neighborhoods, promote a range of housing types and housing stock diversity, continue to provide areas for single-family homes, and encourage the infill development of small-lot single-family homes, townhomes, condominiums, senior housing and mixed or alternative styles of multi-family development.

TABLE 3.2: FUTURE LAND USE RESIDENTIAL ACREAGES

Land Use Categories	Acreage
Estate Residential	1,102
Low-Density Residential	2,198
Traditional Residential	74
Mixed Neighborhood	635
Mixed-Density Residential	348
Manufactured Home	135

Low-Density

There is ample available land that could be developed for low-density, single-family residential uses and create new neighborhoods. Two land uses, Estate Residential and Low-Density Residential, will guide new single-family residential neighborhoods in the City. By 2040, the Comprehensive Plan envisions low density single-family uses and conservation style development in these areas of the City and contiguous to the MOAA. Generally, an average density of 4 housing units per acre characterizes single-family neighborhoods but these areas could likely be developed between 3-6 units per acre depending on utility infrastructure, sensitive natural resources, conservation style development, developer preferences and project specifics. Other types of single-family housing styles, including small-lot development and attached single-family homes is encouraged in this and other residential land use designations.



Eastwood Knoll Residential Property, Source: City of Monticello



The **Missing Middle Housing** consists of multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments no bigger than a large house. These housing types are often integrated into blocks with primarily single-family homes, provide diverse housing choices and generate enough density to support transit and locally-serving commercial amenities. Although many of these are a common feature in pre-war building stocks, these housing types have become much less common.



MISSING MIDDLE HOUSING TYPES RANGES

Source: Opticos Design, Inc.

Traditional Residential and Mixed Neighborhood

Two new designations have been applied to both older and newer areas of the City in effort to capture correlating neighborhood types and compatibility with existing uses while allowing opportunities for development, improvement and growth. The existing neighborhoods surrounding and emanating from the downtown are designated as Mixed Neighborhood to recognize this area's potential for additional density and mixed housing types with neighborhood scaled commercial uses and services. Commercial uses are considered minor and are only intended for small, neighborhood serving uses. They should only be located on minor arterials or higher street classification. There may be other locations appropriate for these designations.

A smaller Traditional Neighborhood designation has been applied to portions of the riverfront and properties along River Street and Broadway Avenue where the street network and land parcels similar to older, traditional neighborhoods with residential-scaled streets, sidewalks, large street trees and mature housing stock.

Mixed-Density Residential

A Mixed-Density Residential designation encourages a wide range of housing types, densities and residential development between 8-25 dwelling units per acre. This designation applies primarily along the 7th Street corridor, south along State Highway 25, and other pockets of the City where higher densities and mixed housing types is encouraged, such as near the Downtown. The broad density range promotes a wide variety of housing types including small lot single-family, apartments, condominiums, and townhomes. This designation may be allowed in proximity to other medium to high density residential areas, however the nature and concentration of existing residential uses shall be carefully considered to avoid an over concentration of these uses. For example, there may be some locations more appropriate for small-lot single family development, and others where a four-story multi-family building is the best choice. This will be determined by the parcel size, surrounding land uses, and the existing form and scale of the neighborhood. In locations where the Mixed-Density Residential designation is applied adjacent to the low-density residential uses, new residential development should be of similar mass, scale and architectural character to existing neighborhoods.

Manufactured Home

Two manufactured home neighborhoods exist in Monticello. These include the West Side Park and River Terrace along River Street and Kjellberg's Manufactured Home Park along State Highway 25 in the southern part of the City. The intent of the designation is to recognize and maintain these neighborhoods as locations for manufactured housing types.



Residential Property in the City of Monticello



Residential Property in the City of Monticello



Residential Property in the City of Monticello



Residential Property in the City of Monticello

Conservation Subdivision Design

Conservation subdivisions are characterized by clustered style development in proximity to natural open spaces and resources areas. These types of neighborhoods are appropriate in any land use designation located close to natural resources. Conservation focused residential neighborhoods would be appropriate in the eastern and southern portions of the city where there are a high concentration of lakes, wetlands and valuable open space resources. Conservation style development is also appropriate in the Northwest Study Area where wetlands and woodlands exist. Conservation design is typically implemented through the City's zoning and subdivision codes. The City will need to create and adopt these ordinances to properly implement this design style.

Conservation subdivision design typically includes the following:

- *Clustered development patterns that concentrates development in one area to protect natural resources in another area.*
- *Natural drainage features and 'green infrastructure' measures, such as bioswales and biofiltration.*
- *Safe and inviting pedestrian paths and trails.*
- *Designated areas for community gardens and urban agriculture.*
- *Housing development oriented to maximize use of solar energy, and include design styles that promote passive lighting, heating, and cooling.*
- *Small and medium sized park-like open spaces.*



Source: Rendering of Eco Business Park II. by EcoWorld



The **Bellas Vista** is a 158-unit subdivision on 142 Acres with 21 wetlands and two lakes. The development generated 40% of the property being dedicated to the City or Dakota County for parkland, regional bikeway corridor and conservation easements. Through creative financing through assessment and regional trail dollars, the multi-party development agreement created a conservation easement that created a new neighborhood while preserving and improving important natural resources.



CONSERVATION STYLE RESIDENTIAL CASE STUDY - ROSEMONT, MN

Source:LENNAR

COMMERCIAL DESIGNATIONS

There are four commercial and mixed land use designations as follows:

Community Commercial

A Community Commercial designation applies to existing commercial uses along State Highway 25, School Boulevard and Chelsea Road, as well as other small pockets of Monticello that include existing shopping centers, retailers and entertainment uses. The intent of Community Commercial is to provide locations for everyday retail goods and services generally oriented to a city-wide basis.

Regional Commercial

A Regional Commercial designation applies to areas targeted for uses that serve the traveling public and larger retail uses and commercial development intended for a regional market. This designation is generally applied to various areas along the Interstate 94 corridor with high visibility. The development character of the regional commercial development will continue to be auto-oriented, large format commercial uses such as ‘big-box’ uses and other uses that require a large parking area. Looking to the future, opportunities for connectivity and design linkages between such development and nearby uses and neighborhoods will be emphasized.

Downtown Mixed-Use

The Downtown Mixed-Use category identifies and designates the downtown area as a primary development focus for downtown intended to improve, revitalize and redevelop Downtown Monticello as envisioned in the 2017 Downtown Small Area Plan. The goal is to transform downtown into a thriving commercial area with new mixed-use, specialty retail and restaurant uses with enhanced streetscape and pedestrian amenities. Entertainment uses, co-working spaces, boutiques and cafes are also envisioned. New downtown development should also embrace and be oriented towards the river whenever possible.

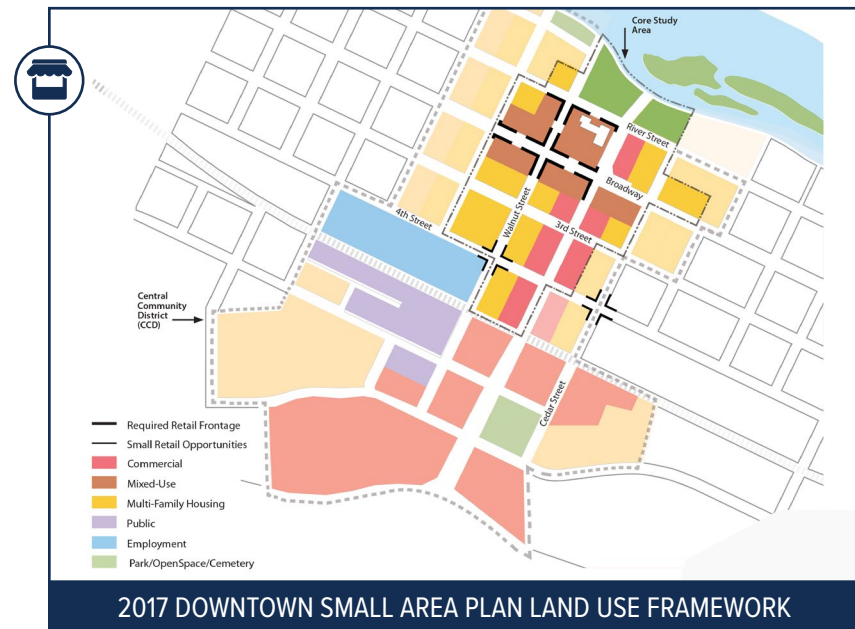
Commercial/Residential Flex

The Commercial/Residential Flex designation encourages the mix of flexible and compatible development of commercial, office, retail and residential uses in limited areas of the city on the same or adjacent properties. The purpose of this designation is to give the city and property owners flexibility for future land

use based on market demand. The Commercial/Residential Flex designation is applied to a few of the remaining large vacant parcels in the City including the parcels located south of Chelsea Road and north of School Boulevard and centered along Dundas Road. This designation is also applied to parcels located between Interstate 94 and 7th Street West. These properties may be developed as commercial, residential, or mixed land uses under the city’s PUD zoning, subject to review and approval of the City.

TABLE 3.3: FUTURE LAND USE COMMERCIAL ACREAGES

Land Use Categories	Acreage
Community Commercial	125
Regional Commercial	433
Downtown Mixed-Use	48
Commercial and Residential Flex	174



Source: Monticello Downtown Small Area Plan (2017)

EMPLOYMENT AND INDUSTRIAL DESIGNATIONS

Monticello currently contains approximately 194 acres of land used for industrial and employment purposes. The industrial land in Monticello is generally located in the Otter Creek Business Park, along Chelsea Road between Edmonson Avenue and Fenning Avenue, and the Cargill complex in downtown. The Future Land Use Map includes approximately 1,729 acres of industrial and employment designated land to promote a strong industrial business sector represented by increased jobs and tax revenue generated for Monticello. The goals for developing workforce and tax base are found in the Economic Development Chapter of this plan. Three designations classify industrial and employment generating uses.

Light Industrial Park

This designation encourages the broadest range of industrial related land uses, including warehousing and distribution. Three large areas of the City are designated as Light Industrial Park. This includes Otter Creek Business Park and parcels located directly to the north on Chelsea Road. Two large portions of the MOAA have also been designated as such, including portions of the Northwest Study Area and a large area just south of the city boundary on the east side of Highway 25. The planning objective for expanding the amount of industrially designated land is to increase the number and types of industrial and employment generating businesses in Monticello.

General Industrial

The General Industrial designation applies to areas centered along Chelsea and Dundas Roads. These areas include uses that may require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, outdoor storage or parking of commercial service vehicles. Cargill's facility adjacent to the Downtown is also designated as General Industrial.

Employment Campus

An Employment Campus designation applies to areas of Monticello where a high concentration of jobs is desired. The design character of these areas includes site and building design elements that incorporate landscaping, screening, and building treatments that promote a high-quality visual environment. Open spaces and smaller commercial uses or restaurants may be intermixed to serve the employment base. Other permitted employment uses may include advanced manufacturing, research and development, technology and communications, and professional and corporate office uses.

TABLE 3.4: FUTURE LAND USE EMPLOYMENT AND INDUSTRIAL ACREAGES

Land Use Categories	Acreage
Light Industrial Park	757
General Industrial	220
Employment Campus	752



Source: Cargill Kitchen Solutions Inc.



Source: WGI Industries

PARKS AND OPEN SPACE DESIGNATIONS

Open space preservation and the enhancement and increased use of parks, trails and open space remains as a strong focus of the land use vision for Monticello. The City will continue to place a high value on open space uses and protection of sensitive lands and habitats. The Future Land Use Map includes 1,600 acres for parks and open space uses. This does not include the 3,000+ acres of the Development Reserve which is largely non-designated open space and agricultural land. A significant focus of open space planning towards 2040 is maximizing the potential of Bertram Chain of Lakes Regional Park and development and enhancement of its athletic park. Another focus is completing the connections and linkages between parks and open space and other uses throughout Monticello is a primary open space and mobility strategy. There are two designations for parks and open space land uses including Parks and Recreation, and Open Space and Resource Conservation. Additional information can be found in the Parks, Pathways, and Open Space Chapter.

City Parks and Recreation

A new City Parks and Recreation designation includes all City parks and outdoor recreation facilities. The intent is to specifically identify active recreational facilities, including Monticello parks, golf courses and other outdoor recreation areas in the City. Some parks may have facilities that include parking lots, lights and organized sports leagues and activities. The Bertram Chain of Lakes Athletic Park is also designated as a City Park.

Open Space and Resource Conservation

An Open Space and Resource Conservation designation applies to natural areas, including sensitive habitats, lakes, wetlands, water features, areas for stormwater management, woodlands, wildlife corridors and other natural areas. The land use objective is to preserve such places as passive recreation areas for walking, bird watching, fishing and river access. These areas include regional park lands such as Bertram Chain of Lakes, county parks and cemeteries.

TABLE 3.5: FUTURE LAND USE PARKS AND OPEN SPACE ACREAGES

Land Use Categories	Acreage
City Parks and Recreation	418
Open Space and Resource Conservation	1,171

PUBLIC AND INSTITUTIONAL DESIGNATIONS

The institutional land use designations include Public and Institutional and a special classification for the Xcel Energy MNGP. The Future Land Use Map includes 269 acres for public and institutional land uses including City facilities, schools, and other government owned land. The Xcel Energy MNGP designation applies to 616 acres of its existing facility.

Public and Institutional

The Public and Institutional designation classifies public uses such as municipal facilities, schools, the Monticello CentraCare health care facilities, and other public and institutional uses. The City will need to continually evaluate their facility needs and ensure they have property available for new or expanded facilities when needed. A new school site is also expected prior to 2040 and once identified and controlled by the School District, should be reflected on the Future Land Use Map as a Public and Institutional land use. Place of worship are embedded within other districts and not specifically identified as institutional uses.

Xcel MNGP

A special designation applies to the Xcel MNGP property and its 616 acres of land. The Future Land Use Map recognizes the MNGP as a special facility and land use with unique operational characteristics warranting a special designation for long-term planning purposes.

TABLE 3.6: FUTURE LAND USE PARKS AND OPEN SPACE ACREAGES

Land Use Categories	Acreage
Public and Institutional	268
Xcel MNGP	616

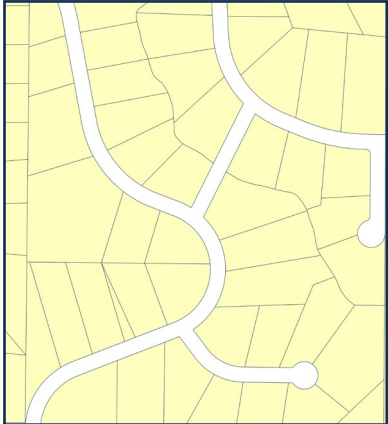

TABLE 3.7: FUTURE LAND USE ACREAGES

Land Use Categories	Acreage
Development Reserve	3,100
Open Space and Resource Conservation	1,171
City Parks and Recreation	418
Estate Residential	1,102
Low-Density Residential	2,198
Traditional Residential	74
Mixed Neighborhood	635
Mixed-Density Residential	348
Manufactured Home	135
Downtown Mixed-Use	48
Community Commercial	125
Regional Commercial	433
Commercial and Residential Flex	174
Light Industrial Park	757
General Industrial	220
Employment Campus	752
Public and Institutional	268
Xcel Monticello Nuclear Generating Plant	616

Note: This acreage includes both developed and undeveloped land within the City and MOAA.

ESTATE RESIDENTIAL (ER)

The Estate Residential designation includes land primarily used for residential purposes in the form of large estate style lots and housing. This designation includes lot sizes that are typically one-third acre or larger. Housing in this designation includes single-family detached residential units and may include detached accessory structures. These areas may have environmental constraints, such as wetlands and other natural features that preclude higher densities and may necessitate conservation style subdivision design. This designation applies to both existing and planned neighborhoods, and land within the City and Orderly Annexation Area (MOAA).

<p>Residential</p> <ul style="list-style-type: none"> • Single-Family Residential 	 <p>LOT PATTERN</p>	<ul style="list-style-type: none"> • Density - Up to 2 units/acre (may be higher with Conservation Neighborhood) • Height - 1-2 stories • Lot Area - 16,000 sq. ft. minimum per unit <p>DEVELOPMENT FORM</p>	<p>➔ 2018 Correlating Zoning District</p> <p>R-A Residential Amenities District</p> <p>ZONING INFORMATION</p>
<p>Recreational</p> <ul style="list-style-type: none"> • Parks/Playgrounds <p>Open Space</p> <ul style="list-style-type: none"> • Greenways • Waterways • Sensitive Habitat <p>LAND USE MIX</p>	<p>Primary Mode Vehicular (slow speeds)</p> <p>Secondary Mode Pedestrian paths and trails</p> <p>Bike facilities and parking</p> <p>MOBILITY</p>	 <p>VISUAL EXAMPLE</p>	

MIXED NEIGHBORHOOD (MN)

The Mixed Neighborhood designation applies to areas of the City intended for mixed land use types including single-family detached housing, duplexes, townhomes, and medium-density multi-family buildings as well as small scale commercial uses. Residential densities in these areas generally range between 8 and 12 units per acre, corresponding to site area allowances of 3,500-5,400 square feet per unit. These areas are residential in character but could also have neighborhood serving commercial uses that provide for the sale of goods and services generally needed on a day-to-day basis. The character of these areas is defined by the limited scale of businesses operating in these designations and may include local services, offices, small-scale retail stores and childcare centers. Other compatible uses, such as schools, nursing homes, fraternal organizations, private parks and religious facilities may also locate in this designation.

- Residential**
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Senior Living Facility
- Commercial**
 - Small Scale Office/ Retail
 - Daycare Centers
 - Personal Service
- Public/institutional**
 - Schools
- Recreational**
 - Parks/Playgrounds
- Open Space**
 - Sensitive Habitat

LAND USE MIX



- **Density** - 8-12 units/acre (Low-Mid Density Residential)
- **Height** - 1-2 stories
- **Lot Area** - 3,500-5,400 sq. ft. per unit

DEVELOPMENT FORM

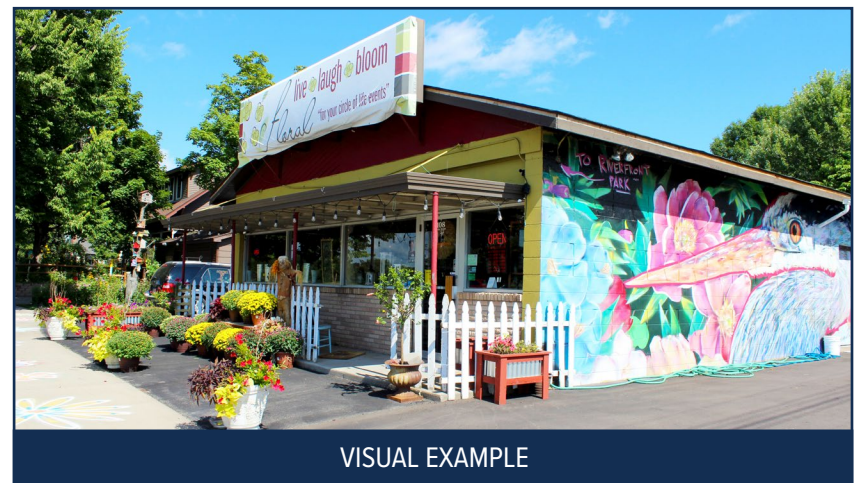
2018 Correlating Zoning District

- TN** Traditional Neighborhood District
- R-2** Single and Two Family Residence District
- R-3** Medium Density Residential District
- B-1** Neighborhood Business District

ZONING INFORMATION

- Primary Mode**
Vehicular (slow speeds)
- Secondary Mode**
Pedestrian paths and trails
- Bicycle facilities and parking
- Transit or Shuttle Service

MOBILITY



LIGHT INDUSTRIAL PARK (LIP)

The Light Industrial designation accommodates a variety of light industrial uses. Uses are characterized by a higher level of amenities not required in the General Industrial designation. Characteristics such as noise, vibration and odor do not occur or do not generate significant impacts. Hazardous materials handling and storage may also occur but must be stored indoors or screened from the public right-of-way. Activities such as the handling of hazardous materials and outdoor storage are limited. This land use designation does not include the principal retail commercial uses found in the Employment Campus and a more limited range of commercial activities. Transportation impacts which occur are in direct support of the manufacturing or production use. The Light Industrial land use is distinguished from General Industrial land use by reduced potential for noise, visibility, truck activity, storage, and other land use impacts.

The Light Industrial Designation accommodates uses such as processing, assembly, production, and fabrication manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, research and development, medical laboratories, machine shops, computer technology, and industrial engineering facilities. Office uses also occur within these areas. This designation also accommodates limited local-serving commercial uses which may generate storage or noise impacts.

“Computer technology” includes active technology uses dominated by office and research-oriented businesses.

The Light Industrial Designation accommodates Data Center (or similar “Technology Campus”) development for passive computer storage and processing only when specific elements are demonstrated. Consideration of these uses in the LIP areas shall be subject to the following review requirements, among others as determined on a case-by-case basis:

- a. The City’s 2040 Plan recognizes data centers as a singularly unique land use due to size and scope.
- b. Data center use locations will not create conflict with other land uses, especially residential land uses, through off-site impacts including unusual amounts of noise, lights, odors, or other similar aspects. Data center users will demonstrate site conditions that meet this condition and are consistent with other light industrial development.
- c. Where data center development creates shortages in land supply, utility services, electric generation service to the broader area, or any other impacts on the City of Monticello or its neighboring communities, and which are not specifically mitigated by the data center developer and its associated partners, the City is under no obligation to accommodate the use within any land use district or location, or through any land use process.
- d. Data center uses shall demonstrate convincingly that its burden on municipal services, infrastructure, or fiscal condition is completely mitigated by the data center project and its developers, and such mitigation is sustainable by its subsequent owners, users, and other related entities.
- e. The data center will not inhibit future growth; it will accommodate and facilitate the extension of efficient and orderly municipal infrastructure to the edge of the development property consistent with the City’s plans for growth.
- f. Full and clear assurances from both the data center use and the electric utility provider that data center development will not create threats of power loss to the community, nor limit the city’s other growth and development interests in the future.

Data Center development is considered against each of these factors, and other site- or use-specific factors that may be relevant at the time of any such proposal. The City reserves the discretion to determine that any location or project has the potential to imperil the City’s infrastructure, related regional infrastructure, the City’s future land use goals, the City’s various economic development goals and objectives, the City’s financial and fiscal obligations and projections, or any other reasonable area of City authority. No area guided LIP (or any other land use category) shall have an inherent right to Data Center development under this amendment.

LIGHT INDUSTRIAL PARK (LIP) CONTINUED

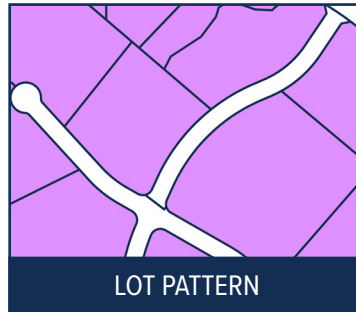
Industrial

- Warehousing and Distribution
- Light Manufacturing
- Assembly
- Production & Fabrication
- Research and Development
- Medical Laboratories
- Computer Technology

Commercial

- Minor Auto-Repair
- Self Storage

LAND USE MIX



➔ **2018 Correlating Zoning District**

IBC
Industrial Business Campus

I-1
Light Industrial District

ZONING INFORMATION

- **Floor Area Ratio (FAR):** 0.50 to 0.75
- **Height:** Up to 4 stories
- **Lot Area:** N/A

DEVELOPMENT FORM

Primary Mode
Vehicular with access to collectors and arterials

Secondary Mode
Shared bike/ pedestrian facilities

MOBILITY



COMMERCIAL RESIDENTIAL FLEX (CRF)

The purpose of the Commercial Residential Flex designation is to provide limited locations where commercial and residential uses may be allowed and located in close proximity to each other. Mixed-use buildings are typically not appropriate in this designation although they may be considered at discretion of the City. Rather, the intent is to provide locations where a range of compatible uses can be established close to one another. This is a hybrid designation that allows a range of uses including residential, professional office, personal and professional services, hotels, retail and restaurants, entertainment uses and educational services. The goal is to create an urban mix of uses and provide the opportunity for inventive, flexible development standards characteristic of an urban lifestyle center.



GROWTH STRATEGY

Monticello's growth strategy balances land use development needs with real estate market demand, and transportation and infrastructure improvement requirements to ensure an orderly and efficient use of land and resources. There is a significant amount of development potential within Monticello's existing municipal boundary and even greater potential in the surrounding MOAA. Therefore, for the next 20 years, the general growth strategy prioritizes development of remaining available vacant land within existing boundaries and the downtown and surrounding area before substantially developing and annexing land within the MOAA.

The growth strategy has three objectives:

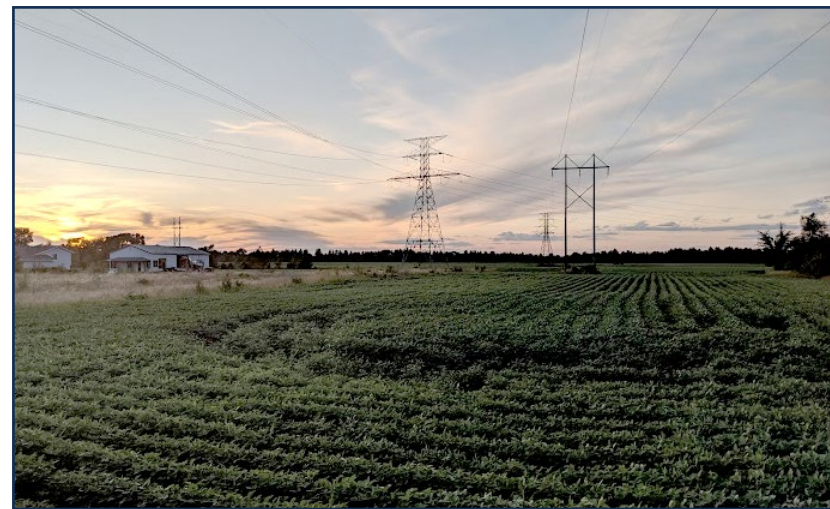
- *Encourage growth which creates a strong and vibrant place to live, work, shop and recreate, with focused infill development and redevelopment to create a vibrant downtown and core community; development which provides a range of housing, employment and economic opportunity; development which provides both a walkable community and safe multi-modal transportation options; and development which sustains and enhances the natural amenities of Monticello.*
- *Support investment and reinvestment within the existing city boundary of Monticello, directing development into areas of Monticello already serviced or planned to be serviced by roads and utilities, while also thoughtfully designing and limiting development within and around sensitive natural areas.*
- *Ensure the managed development of appropriate and compatible land uses which is resilient to shifts and changes in the economy, real estate market and consumer demand, and responds to a changing tax base.*



Briar Oakes Residential Property, Source: City of Monticello

Another aspect of the growth strategy is the designation of significant portions of the MOAA as a Development Reserve. This is land reserved for an extended, longer-term growth horizon beyond 2040 and the time horizon of this Comprehensive Plan. However, some development in the MOAA is likely to occur before 2040 and Monticello should adjust its land use policies and decision-making with some measure of flexibility to accommodate new development proposals as they occur. As long as development proposals meet the overarching land use planning goals presented in this Comprehensive Plan, an amendment to the Plan is the proper procedure for consideration of such projects.

Consideration for projects in the MOAA and annexation requests will follow the current annexation agreement parameters, or any future amendments to the agreement. Growth and development within the MOAA would naturally follow the existing roadway network and its potential for expansion as well as the availability of utility infrastructure, specifically sewer and water lines provided as City services. Specific projects will require analysis of utility and infrastructure needs, roadway network capacity, as well as land use compatibility. Given the MOAA's existing land area and its growth potential, its full development build-out would occur over a much longer time period, extending beyond the 20-year timeline of this plan.



Land in the Monticello Orderly Annexation Area











IMPLEMENTATION CHART: LAND USE, GROWTH AND ORDERLY ANNEXATION

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
<p>Complete Neighborhoods</p> <p>Goal 2: A City that prioritizes growth inward by concentrating development activities within the existing city boundaries and grows or develops into the Orderly Annexation Area only when development is proposed or planned contiguous to city boundaries, sensitive open space lands are protected and thoughtfully incorporated into the development pattern, and the land is serviced by appropriate utility and transportation systems.</p>	<p>Policy 2.1: Neighborhood Diversity & Life-Cycle Housing</p> <p>Sustain a diverse array of neighborhood character and housing types throughout Monticello. These will range from estate residential to established traditional neighborhoods, to new planned subdivisions and conservation development, and neighborhoods oriented around a center or activity generator. The unique design elements that define each neighborhood should be protected and enhanced in the future including its housing stock, parks and public infrastructure.</p>	<p>Strategy 2.1.1 - Adopt zoning regulations that allow for a wider diversity of housing types, identify character defining features and encourage a center of focus for each neighborhood.</p>				
		<p>Strategy 2.1.2 - Encourage opportunities for residents to stay in Monticello, with additional options for estate residential, senior living, and other life-cycle options.</p>				
		<p>Strategy 2.1.3 - Amend zoning regulations as necessary to allow for small-lot single family homes, neo-traditional housing styles, cottage homes, accessory dwelling units (ADUs), and mansion style condos.</p>				
		<p>Strategy 2.1.4 - Encourage housing options which incorporate Universal Design to promote equity in housing choice.</p>				
		<p>Strategy 2.1.5 - Consider allowing Accessory Dwelling Units (ADUs).</p>				













➔ Monticello’s neighborhoods help define the city’s form and **sense of place**. The city’s neighborhoods will continue to evolve in the years ahead. In areas where the basic development pattern is already established continued reinvestment in the housing stock and infrastructure is encouraged with an emphasis on sustainable design in terms of private property improvement and investment, as well as capital improvements. In the outlying areas of the city where the development pattern is still evolving, new neighborhoods will be safe, healthy, attractive with a diverse population and housing stock. The planning objective for all Monticello residential areas is to make each neighborhood “complete” — with a variety of housing choices, proximity to neighborhood- scaled commercial services, community services, and neighborhood parks that serve as an identifiable center and gathering place for its neighbors and future residents.

MONTICELLO 2040 COMPLETE NEIGHBORHOODS EXCERPT - CHAPTER 3

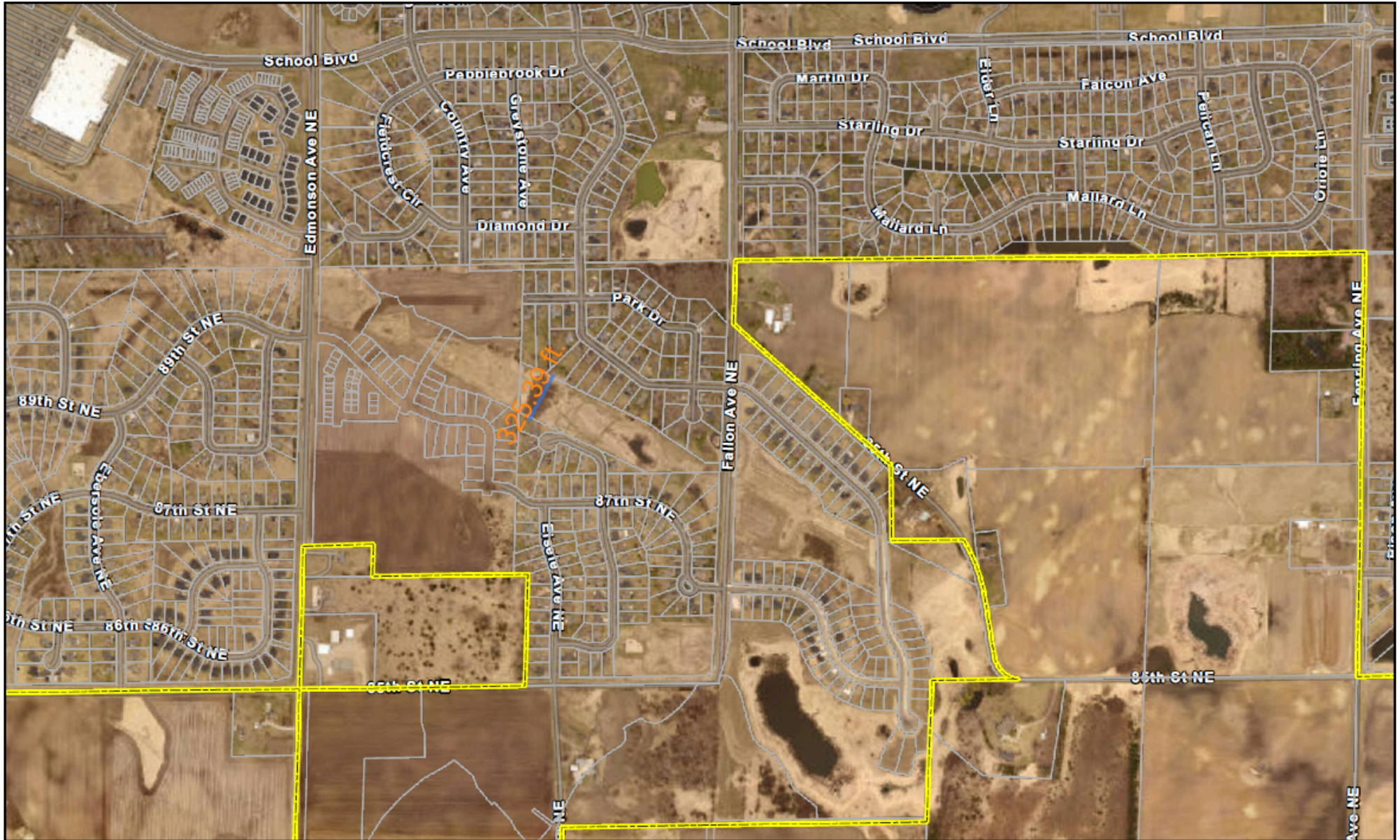
IMPLEMENTATION CHART: LAND USE, GROWTH AND ORDERLY ANNEXATION

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
Goal 2: Complete Neighborhoods	<p>Policy 2.7: Locations for Higher Density Housing</p> <p>Generally, locate new higher density housing and mixed-use development in proximity to Downtown where there is good access to parks and open space, proximity to local-serving commercial uses, and proximity to the transportation network. Consider impacts to over concentration of multi-family uses in specific locations. Conversely, the City should discourage the use of vacant sites with these attributes for new low employee intensity or low value land uses.</p>	<p>Strategy 2.7.1 - Amend the Zoning Map to be consistent with the Future Land Use Map and identify areas where mixed-density residential uses are appropriate.</p>				
Goal 2: Complete Neighborhoods	<p>Policy 2.8: Equitable Planning</p> <p>Ensure that no single neighborhood or population group is disproportionately impacted by flooding or environmental burdens, city services, incompatible uses, neighborhood constraints or potential hazards.</p>					 
Goal 2: Complete Neighborhoods	<p>Policy 2.9 - Neighborhood Design</p> <p>Support the development of neighborhoods with a strong set of amenities which enhance quality of life, retain residents and support continued investment.</p>	<p>Strategy 2.9.1 - Integrate open space, parks, street trees, landscaping, and natural features into Monticello's neighborhoods to enhance their visual quality, create inviting and safe spaces, and improve access to nature and recreation.</p>				 
		<p>Strategy 2.9.2 - Create and maintain a Neighborhood Conservation Overlay zoning district to identify areas that should be developed in a manner consistent with conservation style development.</p>				

IMPLEMENTATION CHART: ECONOMIC DEVELOPMENT

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
<p>Goal 4: Redevelopment & Reinvestment</p>	<p>Policy 4.2: Revitalization</p> <p>Support revitalization efforts for publicly owned properties and other opportunity sites throughout the community.</p>	<p>Strategy 4.2.1 - Evaluate any development related processes or fees which could be modified to support or encourage reinvestment in targeted areas.</p>				
		<p>Strategy 4.2.2 - Research and develop reinvestment programs for targeted housing areas and other sites throughout the community for long-term investment.</p>				
		<p>Strategy 4.2.3 - Use strategies identified in the Community Character, Design and the Arts Chapter in revitalization projects.</p>				
<p>Life-Cycle Housing</p> <p>Goal 5: Goal 5 - Monticello will be a community with a wide variety of housing options that includes workforce, starter, step up, and senior housing to allow for new and existing residents to remain and age in the community.</p>	<p>Policy 5.1: Housing to Support Employment</p> <p>Actively promote and seek opportunities for the development of a wide variety of housing types, styles and price points as a mechanism to support and attract employment.</p>	<p>Strategy 5.1.1 - Continue to market workforce housing development on EDA-owned land along East 4th Street and Outlot A of Country Club Manor, or at other suitable sites in the City, including the Downtown.</p>				
		<p>Strategy 5.1.2 - Maintain and update annually property availability maps for residential housing sites as identified in the 2020 Housing Report.</p>				
		<p>Strategy 5.1.3 - Support efforts by private and non-profit entities to develop affordable housing projects utilizing state and federal programs based on housing supply and demand data.</p>				
		<p>Strategy 5.1.4 - Examine use and application of available housing TIF dollars per the 2016 TIF Management Plan and the adopted Policy Statements for Available TIF Funds.</p>				
		<p>Strategy 5.1.5 - Complete updates to the 2020 Housing Study and regular and appropriate intervals.</p>				
		<p>Strategy 5.1.6 - Continue to periodically examine housing stock for aging or blighted properties and research development of programs for redevelopment and/or revitalization of existing housing.</p>				

POWERLINE CORRIDOR



Central Monticello

POWERLINE CORRIDOR



Bertram/Otter Creek Area

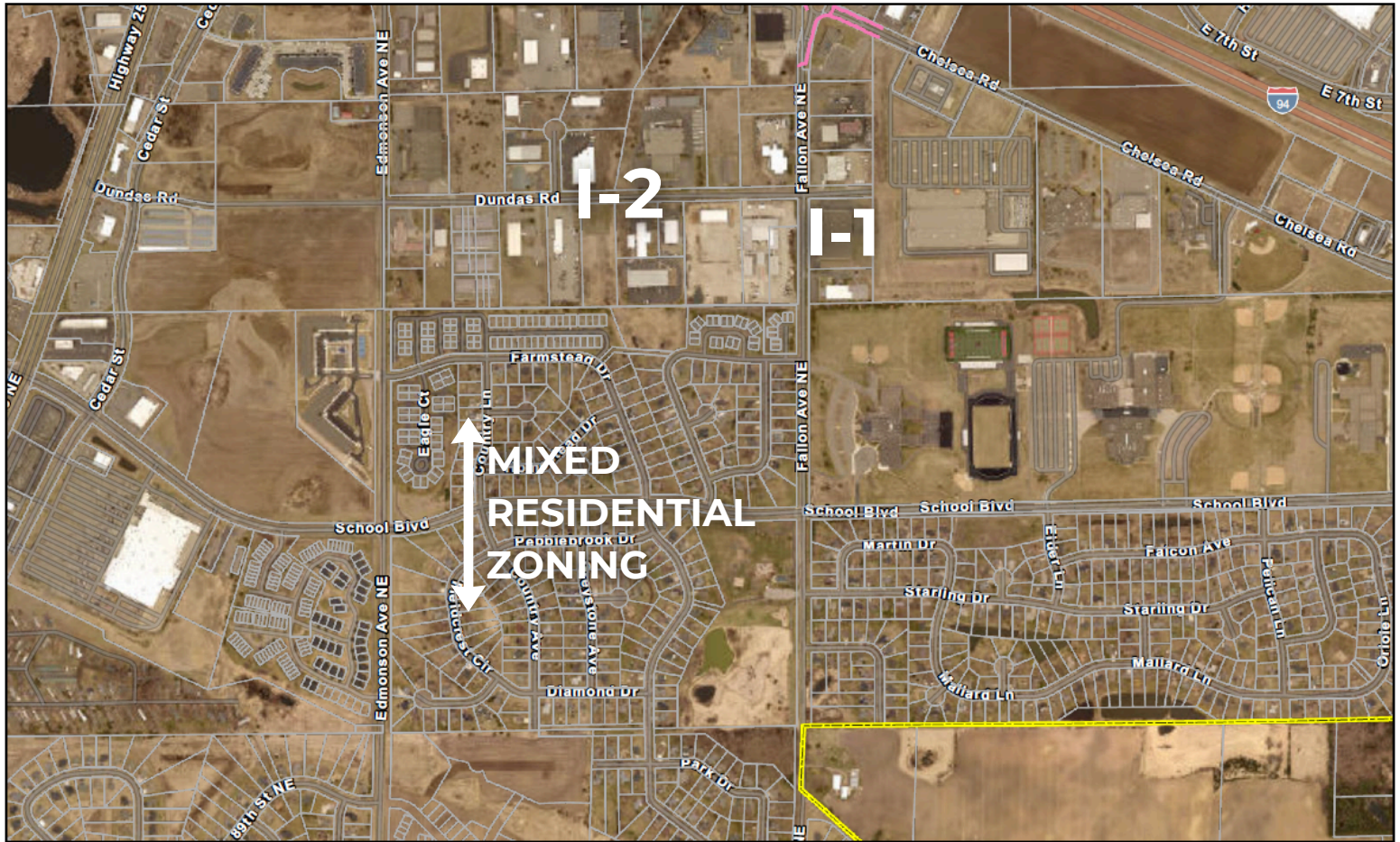
REFERENCE IMAGES






CITY OF MONTICELLO RESIDENTIAL / INDUSTRIAL USE REFERENCE



Oakwood Industrial Park



1 in = 1,181 Ft

-  City Boundary
-  Electric Lines
-  Parcels



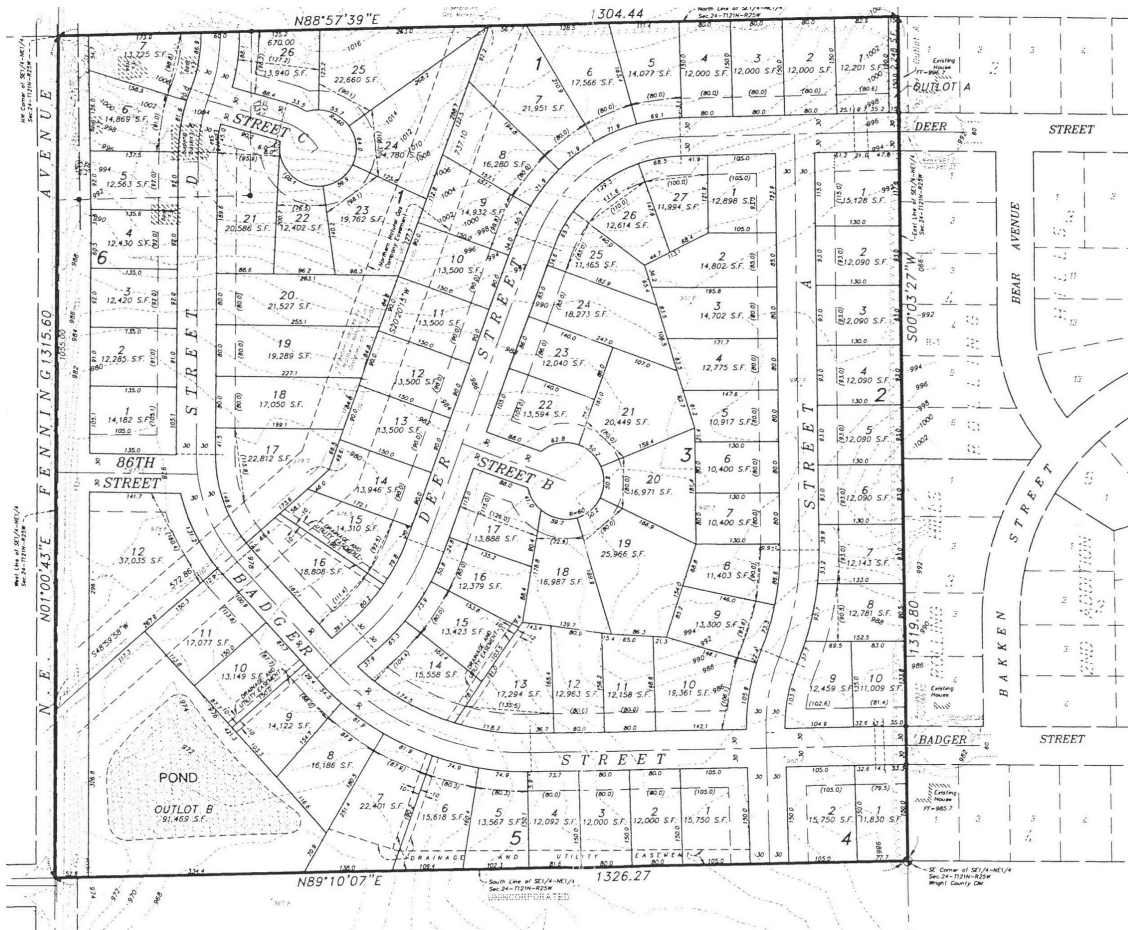

February 13, 2026
Map Powered By Datafi
wsb

Oakwood Industrial Park

CITY OF MONTICELLO HILLSIDE FARM PUD (R-A HOME DESIGN, R-1 LOT AREA)



Overall 39.78 Acres
84 Lots



DESIGNER: & CIVIL ENGINEERS, INC.
710 East River Road
Anoka, Mn. 55303
(763) 712-9099

OVERALL AREA: 39.78 Acres

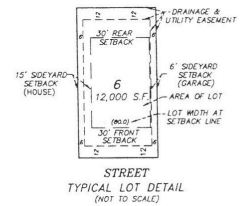
EXISTING ZONING: UNINCORPORATED

PROPOSED ZONING: NEW R-1

PROPOSED LOTS: Single Family Residential = 84
Density (units per acre) = 2.11
Average Lot Size = 15,033 S.F.
Maximum Lot Size = 37,035 S.F.
Minimum Lot Size = 10,400 S.F.
Outlots = 93,717 S.F.

DESCRIPTION
The Southeast Quarter of the Northeast Quarter of Section 24, Township 121 Range 25, Wright County Minnesota.

MINIMUM LOT REQUIREMENTS	
MINIMUM AREA:	12,000 Sq.ft. Avg.
MINIMUM LOT WIDTH:	80 Feet Avg.
BUILDING SETBACKS:	
	30 Foot Front
	30 Foot Rear (Usable)
	30 Foot Side Street (HOUSE)
	30 Foot Side Street (GARAGE)
	15 Foot House Side
	6 Foot Attached Garage



Hillside Farm

CITY OF MONTICELLO HILLSIDE FARM PUD (R-A HOME DESIGN, R-1 LOT AREA)



PUD Standards	
Home	<ul style="list-style-type: none">• Two Story and Modified Two Story homes with 2,200 SF of finished floor area above grade or 1,100 SF footprint with a full basement according to R1A Standards• All other R1A zoning district standards will apply
Lot Area	<p>12,000 SF minimum lots 30' Front Yard Setbacks 30' Rear Yard Setbacks</p> <p style="text-align: center;">Hillside Farm</p>



Hillside Farm

PUD Standards

Building

- Multi-level roofs, varying elevations with cascading roof planes.
- Roof pitch of 7: 12 and greater.
- Roof coverings providing dramatic roof shingle texture at least equal to "Horizon Shingles", "Timberline", or handsplit cedar shakes.
- Soffits and gables that extend at least 12' from the exterior wall plane.
- At least 20% brick, stone, or approved equal on any front, facing a public street.
- Fenestration/window and door placement and detailing on any façade facing a public street that
- Interrupts any wall plan exceeding 12 feet in length.
- Provides shapes and character to wall planes (such as transom lites, round top shapes, small lites/bars and muntions, and the like)
- Garage doors without d or with flat surfaces (such as paneled garage doors without door lites)
- No more than two (2) feet of exposed plain concrete block, plain concrete, or treated wood foundation above grade.
 - No split-entry homes in the R1A area outside of the 1st Addition.
 - Two-story and modified two-story residential dwellings must meet:
 - A minimum finished first floor size of 1200 square feet;
 - A minimum of 2300 square feet finished area
 - Full basements.
 - Rambler residential dwelling must meet:
 - A minimum main 1100 size of 1600 square feet.
 - A minimum of 2000 square foot total finished area.

Lot Area

12,000 SF Minimum to 41,000 SF Maximum

Carlisle Village 4th Addition





From: [Erik Anderson](#)
To: [Angela Schumann](#)
Subject: Re: Comp Plan Amendment Discussion - Spike Property
Date: Thursday, February 26, 2026 12:14:16 PM
Attachments: image001.png
image002.png
Outlook-kjbntvoj.png

Angela,

Here are comments on behalf of Scannell Properties regarding the proposed comprehensive plan amendment to reverse the guided zoning of the Spike property.

- The City of Monticello unanimously approved the comp plan amendment to light industrial zoning on this site less than one year ago. Revisiting that decision so quickly creates uncertainty for developers, economic development partners, and investors who rely on the stability of the city's planning process.
- The Spike land is purpose-built for light industrial use given its access through Otter Creek Business Park and existing power infrastructure on site.
- The landowners, Mr. and Mrs. Spike noted, not a single residential developer has ever inquired let alone offered on this land for residential development.
 - The location, access, and existing infrastructure make light industrial the clear highest and best use for this site.
- Scannell Properties is actively pursuing advanced manufacturing projects for this site with the support of Monticello EDC, the Minnesota Department of Employment and Economic Development (DEED), and Greater MSP. All credible, well-resourced partners who have validated the

site's potential and are working alongside Scannell to meet the City of Monticello's employment and tax base growth.

- Redirecting this land to any other use would leave significant economic value on the table and underutilize infrastructure that is already in place.
- Changing the land use designation now would jeopardize active prospects and send a negative signal to the regional economic development community that Monticello is not a reliable partner for investment.

Thank you for including this in the agenda packet.

Thanks,

Erik

Erik Anderson | Scannell Properties

C: 701.238.2649 | Erik.Anderson@ScannellProperties.com



From: Angela Schumann <Angela.Schumann@MonticelloMN.gov>

Sent: Thursday, February 19, 2026 2:41 PM

To: Erik Anderson <Erik.Anderson@scannellproperties.com>

Subject: RE: Comp Plan Amendment Discussion - Spike Property

Erik,

As this item requires a public hearing, you are able to submit your comments in writing prior to Tuesday, March 3 via email to: community.development@monticellomn.gov. The agenda packet will be posted on Thursday, February 26th, so if you would like the comments to be printed in the packet, please submit them prior to that date.

You can also attend the hearing and make comments verbally.

Angela Schumann



From: [Erik Anderson](#)
To: [Angela Schumann](#)
Cc: [Dan Salzer](#); [Luke Appert/USA](#); [Theo Petrie/USA](#)
Subject: Spike Property - Zoning Support Submittal - Maintain Light Industrial
Date: Wednesday, April 1, 2026 12:21:27 PM
Attachments: image610340.png
Monticello MN Spike Property Land Use Proposal 4.1.26.pdf

Dear Angela,

We write in support of maintaining the light industrial designation for the Spike property. The City unanimously approved this comp plan amendment less than one year ago, and revisiting it so quickly creates uncertainty for development partners who rely on the stability of the City's planning process.

The site's access through Otter Creek Business Park and existing power infrastructure makes light industrial the clear highest and best use. Scannell is actively pursuing advanced manufacturing projects here with the support of Monticello EDC to deliver new industry, new jobs, and expand the tax base for the community.

The Spike property has had the opportunity to be developed as housing for decades; market demand simply hasn't supported it. Industrial use aligns with current demand and the City's growth goals. Please see the attached presentation for additional detail for the Planning Commission meeting.

Thank you for your consideration.

Erik Anderson

Erik Anderson

Senior Development Associate

O: +1 602 844 2716 | C: +1 701 238 2649

Erik.Anderson@scannellproperties.com



www.scannellproperties.com | [LinkedIn](#)



PRESENTATION FOR:

MONTICELLO, MN PLANNING
COMMISSION MEETING

APRIL 7TH, 2026

scannellproperties.com

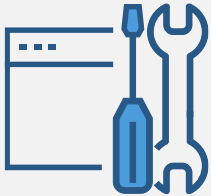
BUILDING SOLUTIONS THAT MATTER

CORE MARKET SEGMENTS

Scannell's expertise extends to a myriad of product types including industrial, office, and multifamily.



DISTRIBUTION/
WAREHOUSE



MANUFACTURING



MEDTECH/
LIFE SCIENCE



DATA
CENTERS



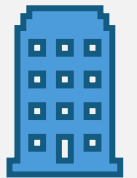
COLD
STORAGE



E-COMMERCE/
FULFILLMENT
CENTERS



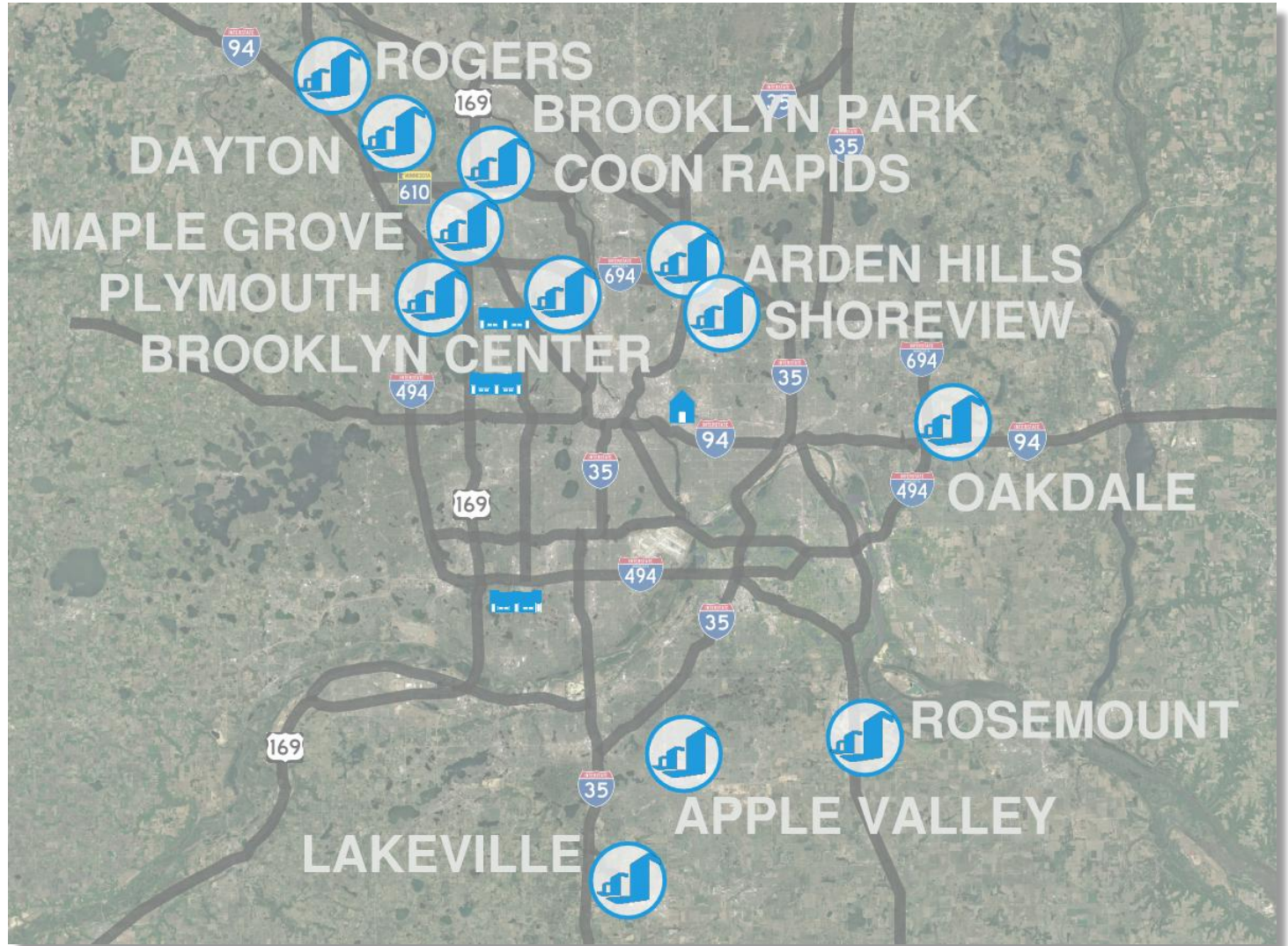
MULTIFAMILY
HOUSING



OFFICE

TWIN CITIES DEVELOPMENT

Over 1,200 acres of land and
8,000,000 square feet developed
across 53 buildings since 2013.



The Spike Property

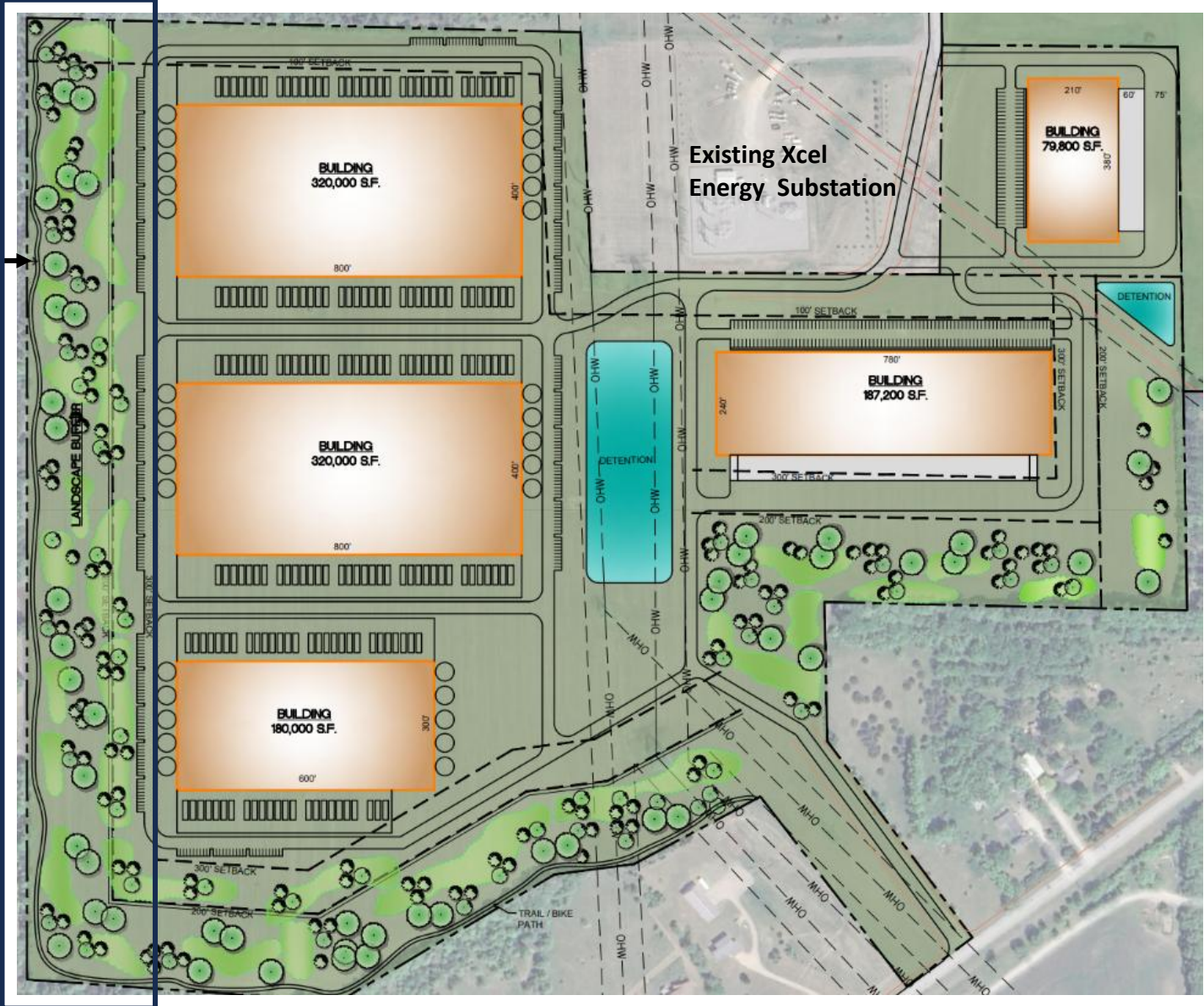
Location/Power Connectivity



Proposed Site Plan

300' Landscape Buffer

Trail / Bike Path



NORTHPARK BUSINESS CENTER



Quotes:

“The City of Monticello Economic Development Team believes the Spike Property should remain guided for industrial.” Jim Thares

“Not a single residential developer has ever inquired let alone offered on [The Spike Property] for residential development.” Mr. and Mrs. Spike

Page 16: Land Use, Growth, and Orderly Annexation Report:

DEVELOPMENT RESERVE

A Development Reserve land use designation applies to a significant portion of the Monticello Orderly Annexation Area (MOAA). The Development Reserve includes 3,100 acres on the Future Land Use Map. The purpose of this designation is to serve as a growth reserve that maintains lands for agricultural, rural residential or other similar permitted uses until such time those lands are developed for other uses. Future uses could include residential, commercial or industrial development. As described previously, the Development Reserve is a long-term tertiary growth objective for the City. Future development and change of use would require a Comprehensive Plan amendment.

RESIDENTIAL DESIGNATIONS

Monticello has approximately 3,484 acres of land currently used for residential purposes. The majority of this land, 3,127 acres or roughly 90%, is developed with single-family homes. The remaining 357 acres accommodates a limited variety of attached single- and multi-family housing types, including townhomes, duplexes, multi-story apartment buildings, and manufactured homes.

There are approximately 4,496 acres of land designated for residential use on the Future Land Use Map, including 3,374 acres for single-family homes and 1,122 acres for a variety of mixed and multi-family style housing types. This acreage is projected to accommodate the existing uses and future anticipated housing needs in the City over the next twenty years consistent with the Primary Growth Strategy. This acreage does not include the 49 acres of Downtown Mixed-Use and 174 acres of Commercial/Residential Flex (both described in the following section on commercial land use) which also have potential to contain future residential development.

The Future Land Use Plan establishes six different residential designations to achieve a variety of housing and neighborhood character that differ between housing type, scale and form, and density. Three designations allow and encourage a range of new single-family, multi-family and mixed housing types and densities. The purpose of the residential designations is to characterize and preserve neighborhoods, promote a range of housing types and housing stock diversity, continue to provide areas for single-family homes, and encourage the infill development of small-lot single-family homes, townhomes, condominiums, senior housing and mixed or alternative styles of multi-family development.

TABLE 3.2: FUTURE LAND USE RESIDENTIAL ACREAGES

Land Use Categories	Acreage
Estate Residential	1,102
Low-Density Residential	2,198
Traditional Residential	74
Mixed Neighborhood	635
Mixed-Density Residential	348
Manufactured Home	135

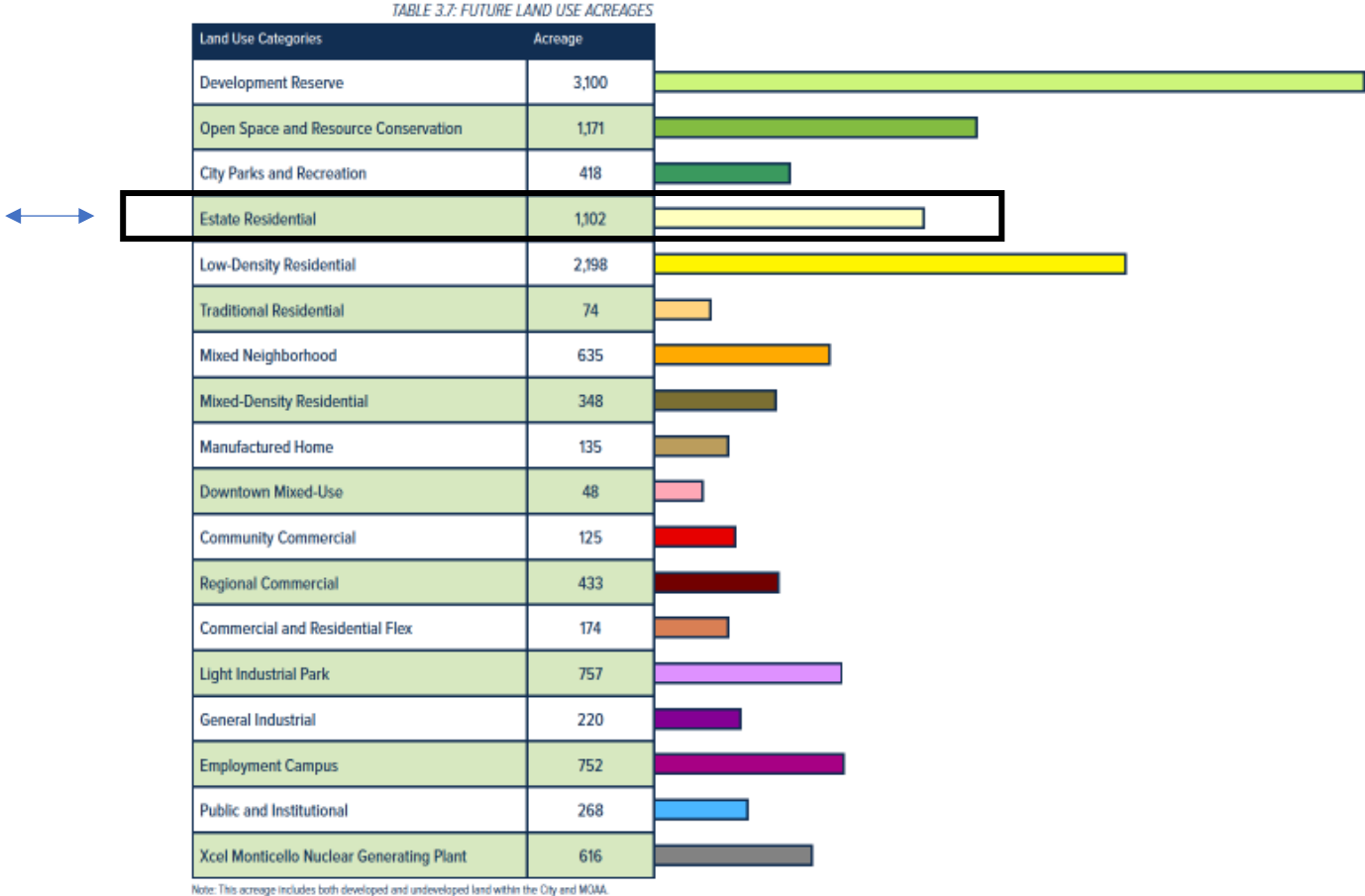
Low-Density

There is ample available land that could be developed for low-density, single-family residential uses and create new neighborhoods. Two land uses, Estate Residential and Low-Density Residential, will guide new single-family residential neighborhoods in the City. By 2040, the Comprehensive Plan envisions low density single-family uses and conservation style development in these areas of the City and contiguous to the MOAA. Generally, an average density of 4 housing units per acre characterizes single-family neighborhoods but these areas could likely be developed between 3-6 units per acre depending on utility infrastructure, sensitive natural resources, conservation style development, developer preferences and project specifics. Other types of single-family housing styles, including small-lot development and attached single-family homes is encouraged in this and other residential land use designations.



Estate Residential

- Estate Residential already has the four highest allocation for future land use.
- A nominal 3.7% increase of acreage that already had a chance at being developed estate residential.
- Changing the Spike Property back to estate residential will not create the housing demand for Estate Residential.



SITE PHOTO



SITE PHOTO



SITE PHOTO



SITE PHOTO – ONSITE POWER INFRASTRUCTURE



SITE PHOTO – ONSITE POWER INFRASTRUCTURE



SITE PHOTO – ONSITE POWER INFRASTRUCTURE



Closing Remarks

- The City of Monticello unanimously approved the comp plan amendment to light industrial zoning on this site less than one year ago. **Revisiting that decision so quickly creates uncertainty for development partners** who rely on the stability of the city's planning process.
- The Spike land is purpose-built for light industrial use given its **access through Otter Creek Business Park** and **existing power infrastructure** on site.
- The location, access, and existing infrastructure make light industrial the clear highest and best use for this site.
- Scannell Properties is actively pursuing **advanced manufacturing projects** for this site with the support of Monticello EDC, the Minnesota DEED, and Greater MSP. All credible, well-resourced partners who have validated the site's potential and are working alongside Scannell to meet the **City of Monticello's employment and tax base growth goals**.
- Redirecting this land to any other use would leave significant economic value on the table and underutilize infrastructure that is already in place.

In Summary, we support the City's goals of expanding estate residential, and the Spike property **had the opportunity to be developed as housing over the past several decades**, but the demand at this site specifically has not supported it.

Industrial use, by contrast, aligns with current demand and offers **meaningful employment and tax base growth** for the community in this **current decade**.



THANK YOU

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