

4A. Community Development Director's Report

Council Action on/related to Commission Recommendations

- Consideration of approval of Resolution 2026-08 for Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development

Requests approved 4-1 following removal from the consent agenda for discussion.

2026 Housing Legislation

A new version of a zoning pre-emption bill was reintroduced on both the House and Senate sides this session. HF3895 and SF4123 continue to include language that would remove the ability for cities to set design standards for homes, eliminate the ability to require homeowner's associations for housing projects, and dilute zoning district designations and purpose.

On March 23, Mayor Hilgart testified on behalf of Monticello and the Coalition of Greater MN Cities in a hearing before the House Elections Finance & Government Operations Committee After hearing testimony, committee members voted down the bill 5-7. Staff will continue to monitor the Senate bill and any activity for insertion into omnibus legislation.

Data Center Planned Unit Development Ordinance

The City Council held discussion for future consideration of the proposed Data Center Planned Unit Development ordinance in workshop on April 1, 2026. It is expected that Council will direct any further revisions to the proposed ordinance on April 13, 2026, with a final ordinance prepared for consideration in late April or early May.

Floor Area Ratio Requirements

The City does not currently have a minimum or maximum floor area ratio established for commercial or industrial uses. Establishing a minimum floor area sets the minimum amount of gross square footage of building area expected to be developed on a parcel. Staff believe a discussion on this standard would be beneficial as the City considers the cost of extending infrastructure to developing properties, goals for the creation of tax base and employment, and expectations for long-range financial planning. Staff plan to bring forward a discussion item in a future workshop for this purpose.

Big Bore & Boulder TapHouse

Two dining establishments continue their progress toward opening this spring/summer.

Big Bore's Cue Stop on 7th Street and Boulder TapHouse along Chelsea Road continue their final touches on interior finishes.

Downtown Rounds

City staff held another successful Downtown Rounds event at Style Junkie Boutique on March 19. This bi-monthly event brings downtown businesses and city staff together to share updates both from downtown and the city at-large. Topics included the new Heritage Day event, Emerald Ash Borer updates and upcoming Downtown Small Area plan updates.

Development Services Staff Update

The Senior Planner position for the Development Services Department has not yet been filled and will remain open until filled.

Development Project Update List

The project update list current through March of 2026 is attached.

Website Project Page

Current project news and information located at: [Projects | Monticello, MN](#)

MONTICELLO DEVELOPMENT PROJECTS

Concept Projects		Project Type	Address/Location	Description	Review Date & Info	Progress Report
Lakeshore Management	Commercial/Residential	9127 and 9187 State Highway 25 NE	Concept review for planned unit development for mixed use housing and commercial	Joint City Council and Planning Commission Review on 9/2/2025		
Pending Land Use Application Projects		Project Type	Address/Location	Description	Approval Date & Info	Progress Report
Previously Approved Projects		Project Type	Address/Location	Description	Approval Date & Info	Progress Report
Twin Pines	Residential	School Blvd	96-unit multi-family development	Reviewed by City Council 2/23/2026	Approved	
Broadway Plaza PUD	Commercial	6321 E. Broadway Street bound by Interstate 94 to the North and East Broadway Street to the South	Development Stage PUD and preliminary plat for a 76-room hotel, 15,000 square-foot event center, 6,800 square-foot restaurant, and a 6,000 square-foot post-frame building.	11/24/2024	Approved 11.25.24, Annexation Pending. Final Plat, Final Stage, Rezoning extension to May 2026.	
Haven Ridge West	Residential	Near the Southeast corner of 85th Street NE and Fallon Ave NE, Also South of 85th Street NE between Eislele Ave NE and Edmonson Ave NE	Concept Stage review for a planned unit development for a 298-unit residential development with various lot sizes and townhome section	Reviewed by Planning Commission on 1/7/25	Preliminary Plat, Development Stage PUD approved at January Meeting. Plat renewal tentative for City Council in Feb. 2026	
Haven Ridge 2nd Addition	Residential	South of Farmstead Ave and West of Fallon Ave NE	59 Single-Family Lot Development	Reapproved 8/28/2023	Home sites under construction	
Country Club Manor 3rd/4th Addition	Residential	Along South side of 7th St W between Elm St and Golf Course Rd	82 Twinhomes Senior 55+ Development	4/22/2024	Under construction, home sites under construction	
Fairfield Inn & Restaurant	Commercial	Along south side of Chelsea Road directly north of Deephaven Apartments	Development Stage Permit (CUP) for construction of a 98-room hotel and restaurant in the northern "Populus" biome of the Pointes at Cedar District	7/22/2024	Construction commenced	
Wendy's CUP	Commercial	Near Highland Way, Union Crossings	Conditional Use Permit for Amendment to PUD and accessory drive-through	9/23/2024 , 9/8/2025	Approved; Project placed on hold by developer	
Discount Tire	Commercial	1300 7th Street East	Conditional Use Permit for Auto-Repair Minor and Cross Access	3/24/2025	Construction commenced	
Mastercraft Outdoors PUD	Industrial	1.46 acre vacant lot along the West side of Fallon Ave NE between Washburn Computer Group and Norland Truck Sales	Development Stage review for a planned unit development of a vacant site for an Industrial Service use	3/24/2025	Approved	
JPB Land/Meadowbrook	Residential	44 acre parcel along Edmonson Avenue		3/24/2025	Construction commenced	
Karlsburger Foods	Commercial	3236 Chelsea	CUP for cross-access parking	7/28/2025	Approved	
Big Bore BBQ	Commercial	1390 7th Street	Conditional Use Permit for Restaurant and Drive-Through	7/28/2025	Construction commenced	
West Metro	Commercial	103 Sandberg	Amendment to PUD for parking and lighting improvements	5/6/2025	Approved	
Jovan Properties	Commercial	100 Chelsea	Amendment to PUD for building expansion	5/6/2025	Approved	
MN Sports Card	Commercial	East 7th Street Union Crossings	Conditional Use Permit for Retail	9/22/2025	Construction commenced	
Withdrawn Land Use Application Projects		Project Type	Address/Location	Description	Approval Date & Info	Progress Report
Tamarack/The Meadows at Pioneer Park	Residential	68 acre parcels along Fallon Avenue	Concept Stage review for planned unit development for single-family residential	5/6/2025	Withdrawn	