

3B. Community Development Director’s Report

Council Action on/related to Commission Recommendations

- Consideration of Preliminary Plat and Final Plat of Spaeth Industrial Park 3rd Addition in the I-2 (Heavy Industrial) District. Applicant: Ken Spaeth
Approved on the City Council consent agenda on May 23rd, 2022.
- Consideration of an Amendment to a Conditional Use Permit for a Planned Unit Development for Expansion and Renovation of an Existing Retail Building in the Pine Street Sub-District of the Central Community District (CCD). Applicant: Border Foods, LLC.
Approved on the City Council consent agenda on May 23rd, 2022.
- Consideration of Rezoning to a Planned Unit Development, Development Stage Planned Unit Development and Preliminary Plat of Block 52 First Addition, a Proposed Mixed-Use Development (87 Residential Apartment Units and Approximately 30,000 Sq Ft of Commercial Office and Retail Use) in the Broadway and Riverfront Sub-Districts in the Central Community District (CCD). Applicant: Mark Buchholz
The City Council reviewed the Development Stage PUD and Preliminary Plat on May 23rd, 2022. During review of the items, it was noted that since the time of the Planning Commission meeting and hearing on the requests, the developer had learned that fire code requirements would create an unexpected and significant cost in fire protection system (sprinkling) related to the height of the corner building feature and apartment unit. To mitigate the need for inclusion of the more expensive and intense sprinkler system for the building, the height of the building at that location would need to be reduced. The height reduction has a resulting impact on the exterior elevation and architecture of the building.
To address this changing condition, City Council approved the Development Stage PUD and Preliminary Plat with the condition that the developer work with staff to ensure consistency with the architectural intent of the originally proposed concept elevations, including the soffit/“cap” roofline extension at that corner.
The City Council’s motion was passed, 4-1, with Council member Murdoff in dissent.
Staff has requested that the developer provide information from the State Fire Marshal’s office relating to this change and is currently working with the developer on a potential revised elevation.
Illustrations of the originally proposed elevation (recommended for approval by the Commission), the developer’s suggested change presented at Council, and staff’s recommended change (including a revision by their architect) are included for reference.

Downtown Rounds

Downtown Rounds will be back in August, 2022! Downtown Rounds are events held at a downtown Monticello business with the goal of communicating on happenings associated with the Downtown Small Area Plan, as well as creating a forum for discussion

and opportunity among downtown business and property owners. Along with the Rounds, the City will be working toward preparation of quarterly Downtown newsletters.

The Pointes at Cedar Project Updates

Public engagement on desired Spring/Summer activities and amenities has been fantastic. We have received over 200 responses to the online survey, and valuable in-person feedback at Senior Center and Farmers Market booths.

With the insight gained from outreach throughout the winter and spring, project consultant WSB will be preparing The Pointes at Cedar’s draft master plan for the public spaces. The draft master plan will be showcased for additional public engagement at the upcoming June 11th Walk & Roll event.

In addition, the June project update will be posted to

<https://www.ci.monticello.mn.us/276/The-Pointes-at-Cedar-Small-Area-Plan>

Walk & Roll

Walk & Roll 2022 is on Saturday, June 11th. This year’s event will be a “Walk on Walnut”, with the event kicking off at the CC, moving down Walnut Street and into West Bridge Park.

The City will have a major presence in booths at the event, including MontiArts, The Parks Department, and engagement opportunities for The Pointes at Cedar and Block 52. The event is free and open to all.

Volunteer Picnic

Thanks to all volunteers who contribute their time and talents – including our Commission members. This year’s picnic is on Thursday, June 23rd, 2022. More details attached.

For more City updates, visit the City Blog: <https://www.ci.monticello.mn.us/Blog.aspx>

BLOCK 52 MIXED USE MONTICELLO, MN

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volunteer recognition

PICNIC

Thursday

23

6-7:30pm

June

As a BIG THANK YOU...

City of Monticello volunteers and their families are invited to join us for a picnic at West Bridge Park!

Rain or Shine

(In case of rain the picnic will be moved indoors to the Community Center)

Please RSVP with number attending to HR@ci.monticello.mn.us by June 20th.

