

6. Project Update

Block 52 Redevelopment:

The Block 52 redevelopment site land sale transaction is expected to occur on September 8 or 9, 2022. The developer plans to begin demolishing buildings on September 14, or 15, 2022. The construction timeline for the \$26,000,000 development is about 20 months, placing the completion date in early June 2024. When completed, the development will bring online 87 new market rate residential apartment units and almost 30,000 square feet of ground floor commercial (office-retail) space. The developer has been in discussions with several restaurant operators. The goal is to have a restaurant occupy the northeast end of the building which features an outdoor patio overlooking West Bridge Park.

A total of 53 new jobs are expected to be generated by the development (by the new businesses that locate in the building).

Suburban Manufacturing Expansion:

The EDA land sale to Suburban Manufacturing was finalized in mid-July. A small parcel of EDA owned property in Otter Creek Business Park was conveyed to Suburban Manufacturing which will allow the firm to construct a 21,400 square foot addition onto its 43,840 square foot facility. Excavation activities are expected to begin at the site in late September 2022. Construction of the new building is planned for spring 2023 with completion by late summer 2023.

Suburban Manufacturing is involved engineering and manufacturing critical functional and safety products used in fluid power-hydraulic equipment and machinery. The specific industrial sectors that utilize their products include: Construction, Agricultural, Transportation, Industrial and Utilities.

PROSPECT LIST

09/02/2022

Date of Contact	Company Name	Business Category	Project Description	Building-Facility	Retained Jobs	New Jobs	Total Investment	Project Status
6/22/2017	Project #6580	Metal Mfg.	New Facility Constr.	70,000 sq. ft.	0	49	\$5,480,000	On Hold
5/22/2018	Karlsburger Foods	Food Products Mfg.	Facility Expansion	20,000 sq. ft. +/-	42	10 to 20	\$4,500,000	On Hold
11/29/2018	Project Blitzen	Precision Machining	Exist Bldg or New Const.	12,000 sq. ft.		10	\$1,200,000	Concept Stage
3/28/2019	Project Nutt	Co-Working Space	Existing Building	?	?	?	?	Concept Stage
5/9/2019	Project FSJP	Light Mfg-Res. Lab	New Construction	20,000 sq. ft.	0	20 +/-	\$1,400,000	Active Search
8/16/2019	Project Jaguar	Office	New Construction	22,000 sq. ft.	22	4	\$2,700,000	Active Search
1/20/2020	Project Panda v3	Service-Child Care	New Construction	10,500 sq. ft.	0	21	\$4,100,000	Active Search
8/27/2020	Project Nuss	Combo Service-sale	New Construction	30,000 sq. ft.	0	20 to 30	\$3,500,000	Almost Done
12/23/20 - 6-30-22	Project TDBBST	Industrial	New Construction	10,000 to 15,000 sq. ft.	0	9	\$1,850,000	Concept Stage
11/5/2020	Project Flower	Office	Existing	7,000-8,000 sq. ft.	0	12	\$750,000	Concept Stage
2/16/2021	Project Cold	Industrial-Warehouse-Distri	New Construction	80,000 sq. ft.	0	21	\$12,000,000	Concept Stage
3/19/2021	Project Orion	Warehouse-Distribution	New Construction	832,500 sq. ft.	0	500	\$125,000,000	Active Search
2/28/2022	Project Emma II	Light Ind-Assembly	New Construction	20,000 sq. ft.	0	4	\$1,350,000	Active Search
6/16/2021	Project LJBAA	Child Care Services	New Construction or Exist	5,000 sq. ft.	0	14 to 19	\$2,000,000	Act Search

6/30/2021	Project Ecosphere	Industrial Tech Mfg.	New Construction	1,000,000 sq. ft.	0	1122	\$85,000,000	Act Search
7/29/2021	Project BA710	Lt Assem-Distribute	New Construction	6,500 to 7,000 sq. ft.	0	10	\$650,000	Active Search
10/28/2021	Project Stallion	Technology Service	New Construction	42,000 sq. ft.		40	\$3,600,000	Active Search
2/7/2022	Project Shepherd III	Lt Assembly Distribution	New Construction	75,000 sq. ft.		75	\$10,500,000	Active Search
4/28/2022	Project Cougar	Precision Machining-Mfg.	New Construction	35,000 to 45,000 sq. ft.		38	\$4,700,000	Active Search
8/11/2022	Project Sing	Precision Machining	New Construction	400,000 sq. ft.	0	500	\$90,000,000	Active Search

Contacts: M = 03 YTD = 21

AGENDA
REGULAR MEETING - MONTICELLO PLANNING COMMISSION
Tuesday, September 6, 2022 - 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners: Paul Konsor, Andrew Tapper, Alison Zimpfer, Eric Hagen and Teri Lehner
Council Liaison: Charlotte Gabler
Staff: Angela Schumann, Steve Grittman (NAC), Hayden Stensgard, and Ron Hackenmueller

1. General Business

- A. Call to Order
- B. Consideration of Accepting the Resignation of Commissioner Alison Zimpfer
- C. Consideration of approving minutes
 - a. Regular Meeting Minutes – August 2, 2022
- D. Citizen Comments
- E. Consideration of adding items to the agenda
- F. Consideration to approve agenda

2. Public Hearings

- A. Consideration of an Amendment to the Spaeth Industrial Park Planned Unit Development as Related to Building Design
Applicant: Ken Spaeth
- B. Consideration of a Conditional Use Permit for Detached Accessory Structure—Major in an R-1, Single Family Residence District
Applicant: Wes Olson
- C. Consideration of a Conditional Use Permit for Home Occupation for a proposed dog daycare as an Accessory Use in the R-1, Single Family Residence District
Applicant: Tim & Jessi Ingle - **APPLICATION WITHDRAWN**

3. Regular Agenda

- A. Consideration of Community Development Director's Report

4. Added Items

5. Adjournment