1. Agenda Document

Documents:

01-06-2026 PLANNING COMMISSION AGENDA.PDF
1C. APPOINTMENT OF OFFICERS.PDF
2A. PH - CONSIDER ROCKSTONE AUTO CUP_VARIANCE.PDF
2B. PH - CONSIDER ZONING ORDINANCE AMENDMENTS.PDF
2C. PH - CONSIDER 2026 MONTICELLO ZONING MAP.PDF
3A. CONSIDER DCPUD ZONING ORDINANCE AMDT.PDF
4A. CDD REPORT.PDF

AGENDA
REGULAR MEETING – PLANNING COMMISSION
Tuesday, January 6, 2026– 6:00 p.m.
Mississippi Room, Monticello Community Center

JOINT CITY COUNCIL/PLANNING COMMISSION/PARC WORKSHOP
Monticello Community Center

5:00 p.m. Park Dedication Analysis

Commissioners: Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel, Teri Lehner, Rob Stark
Council Liaison: Councilmember Kip Christianson
Staff: Angela Schumann, Steve Grittman, Bob Ferguson, Tyler Bevier

1. General Business

A. Call to Order

B. Roll Call

C. Appointment of Officers

D. Consideration of Additional Agenda Items

E. Approval of Agenda

F. Approval of Meeting Minutes

- Regular Meeting – December 2, 2025
- *Joint City Council & Planning Commission Workshop – December 2, 2025*
  To be approved by the City Council
- *Joint City Council & Planning Commission Workshop – December 15, 2025*
  To be approved by the City Council

G. Citizen Comment

2. Public Hearings

A. Consideration of a Conditional Use Permit for Auto Repair-Major and a Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District.
Applicant: Mohammad Awad (Rockstone Automotive)

B. Consideration of Amending the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Section § 153.012 Definitions, § 153.090 Use Table, § 153.070 Building Materials, § 153.064 Signs, § 153.091 Use-Specific

Standards, and § 153.043 Residential Base Zoning Districts.
Applicant: City of Monticello

C. Consideration for adoption of the 2026 Monticello Official Zoning Map, including appendices
Applicant: City of Monticello

3. Regular Agenda

A. Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City
Applicant: City of Monticello

4. Other Business

A. Community Development Director's Report

5. Adjournment

1B. Consideration of the election of Planning Commission officers for 2026.

A. REFERENCE AND BACKGROUND:

The Planning Commission is asked to take action to elect positions of Chair and Vice Chair of the Commission for 2026.

At present, the City code for Planning Commission requires that the Commission elect a chair from its appointed members for a term of one year, and other officers as it determines. The Planning Commission has in the past elected a Vice Chair, in addition. The Vice Chair has fulfilled the duties of the chair in the event of absence.

Unless otherwise directed by the Commission, staff will continue to serve as Secretary.

B. ALTERNATIVE ACTIONS:

Decision 1: Chair Position

1. Motion to nominate Commissioner _____ as Chair of the Planning Commission for 2026.
2. Motion of other.

Decision 2: Vice Chair Position

1. Motion to nominate Commissioner _____ as Vice Chair of the Planning Commission for 2026.
2. Motion of other.

C. STAFF RECOMMENDATION:

Staff defers to the Planning Commission on matters of appointment.

D. SUPPORTING DATA:

A. City Code Title III, Chapter 32 - Planning Commission

PLANNING COMMISSION

§ 32.001 NAME OF THE COMMISSION.

The name of the organization shall be the Monticello Planning Commission.

(Prior Code, § 2-1-1)

§ 32.002 AUTHORIZATION.

(A) The authorization for the establishment of this Commission is set forth under M.S. Ch. 462, Municipal Planning Enabling Act, as it may be amended from time to time.

(B) The Planning Commission is hereby designated the planning agency of the city pursuant to the Municipal Planning Act.

(Prior Code, § 2-1-2)

§ 32.003 MEMBERSHIP.

The Planning Commission shall consist of five members appointed by the City Council. All members shall be residents of the city and shall have equal rights and privileges.

(Prior Code, § 2-1-3)

§ 32.004 TERM OF OFFICE.

(A) *Appointments*. All members shall be appointed for three-year terms ending on December 31 of a given year; however, the term may be terminated earlier by the City Council. Terms shall be staggered so that no more than two members' terms shall expire in a given year. The terms are to commence on the day of appointment by Council. Every appointed member shall, before entering upon the discharge of his or her duties, take an oath that he or she will faithfully discharge the duties of office.

(B) *Renewals*. When an expiring member's term is up, such member may be reappointed by Council with the effective date of the new term beginning on the first day of the next year following the expiration.

(Prior Code, § 2-1-4)

§ 32.005 ATTENDANCE.

It is the City Council's intention to encourage Planning Commission members to attend all Planning Commission meetings. Should any Planning Commission member be absent for more than three meetings in a calendar year, that member may be subject to replacement by the Council.

(Prior Code, § 2-1-5)

§ 32.006 VACANCY.

Any vacancy in the regular or at-large membership shall be filled by the City Council, and such appointee shall serve for the unexpired term so filled.

(Prior Code, § 2-1-6)

§ 32.007 OFFICERS.

(A) *Elections*. The City Planning Commission shall elect at its January meeting from its membership a Chair, Vice Chair, and a Secretary who shall serve for a term of one year and shall have powers as may be prescribed in the rules of the Commission.

(B) *Duties of Chair*. The Chair shall preside at all meetings of the Planning Commission and shall have the duties normally conferred and parliamentary usage of such officers.

(C) *Duties of Vice Chair*. The Vice Chair shall act for the Chair in his or her absence.

(D) *Duties of Secretary*.

(1) A Secretary may be appointed who is not a member of the Planning Commission but can be employed as a member of city staff.

(2) The Secretary shall keep the minutes and records of the Commission; and with the assistance of staff as is available shall prepare the agenda of the regular and special meetings for Commission members, arrange proper and legal notice of hearings when necessary, attend to correspondence of the Commission, and handle other duties as are normally carried out by a Secretary.

(Prior Code, § 2-1-7)

§ 32.008 MEETINGS.

(A) The Planning Commission shall hold at least one regular meeting each month. This meeting shall be held on the first Tuesday. Regular meeting times shall be established by the Commission and approved annually with the regular meeting schedule of Council and Commission. Hearings shall be heard as soon thereafter as possible. The Planning Commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, and findings, which record shall be a public record. The meeting shall be open to the general public.

(B) In the event of conflict for a regularly-scheduled meeting date, a majority at any meeting may change the date, time, and location of the meeting.

(C) Special meetings may be called by the chair or two members of the Planning Commission together, as needed, and shall be coordinated with city staff.

(Prior Code, § 2-1-8)

§ 32.009 QUORUM.

A majority of all voting Planning Commission members shall constitute a quorum for the transaction of business.

(Prior Code, § 2-1-9)

§ 32.010 DUTIES OF THE COMMISSION.

(A) The Commission has the powers and duties assigned to it under M.S. Ch. 462, Municipal Planning Enabling Act, as it may be amended from time to time, by this code, and state law.

(Prior Code, § 2-1-10)

(B) The Planning Commission shall act as the Board of Adjustment and Appeals for the Monticello zoning ordinance and shall act according to procedures as established by the Monticello zoning ordinance.

§ 32.011 AMENDMENTS.

This subchapter may be amended as recommended by the majority vote of the existing membership of the Planning Commission and only after majority vote of the City Council.

(Prior Code, § 2-1-11)

§ 32.012 COMPENSATION.

Compensation of members of the Commission shall be as set forth in city code for fee schedule.

(Prior Code, § 2-1-12) (Ord. 336, passed 11-22-1999; Ord. 337, passed 1-10-2011; Ord. 593, passed 3-10-2014; Ord. 607, passed 1-26-2015)

2A. Public Hearing - Consideration of a request for Conditional Use Permit for Auto Repair-Major and a Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District. Applicant: Mohammad Awad

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	**Meeting Date:** 01/06/2026	**Council Date (pending Commission action):** 1/26/2026
Additional Analysis by: Community Development Director, Community & Economic Development Coordinator, Chief Building Official		

ALTERNATIVE ACTIONS

Decision 1: Consideration of a request for a Conditional Use Permit for Auto Repair-Major

1. Motion to adopt Resolution No. PC-2026-02 recommending approval of a request for a Conditional Use Permit for Auto Repair-Major, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-02 recommending denial of a request for a Conditional Use Permit for Auto Repair-Major based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-02.

Decision 2: Consideration of Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District.

Planning Commission acts as the Board of Adjustment & Appeals on variance requests.

1. Motion to adopt Resolution No. PC-2026-03 approving a Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-03 denying a Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District. based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-03.

REFERENCE AND BACKGROUND

Property:	Legal Description:	Lengthy-Contact City Hall
	PIDs #:	155027001031, 155027001041
Planning Case Number:	2025-48	
Request(s):	1. Conditional Use Permit for Auto Repair-Major 2. Variance to §153.091 Use-Specific Standards, for door opening to service area garage on street frontage, for a project in a B-3 (Highway Business) District.	
Deadline for Decision:	January 18, 2026 (60-day deadline) March 19, 2026 (120-day deadline) – Extension letter sent	
Land Use Designation:	Regional Commercial	
Zoning Designation:	B-3: Highway Business	
Overlays/Environmental Regulations Applicable:	Freeway Bonus District	
Current Site Uses:	Vehicle Sales and Rental Use	
Surrounding Land Uses:	North:	Vehicle Retail Sales Lot
	East:	Highway 25
	South:	Retail Commercial
	West:	Auto Repair Major

Project Description: The applicant proposes to add Auto Repair- Major as an allowed use to the current Vehicle Sales Conditional Use Permit applicable to the property. This change will require rearrangement of interior spaces, as well as modifications to the existing parking and circulation plan for the site.

In addition to the CUP request, the city's zoning regulations for automobile service uses prohibit a service door opening directly toward a public street. Because the site is already developed, and is surrounded by public streets on three sides, the applicant seeks a variance to waive this standard, accommodating service bay doors opening to the west.

ANALYSIS:

The applicant received a Conditional Use Permit to occupy the site for vehicle retail sales approximately one year ago. The applicant made changes to the prior site plan through improvements to the pavement and circulation on the site, addition of site landscaping, and building maintenance, among other requirements. As a component of that CUP, the applicant noted that parking on the site for employees would primarily occur inside the building's service bay areas, and along the westerly side of the building (adjacent to Sandberg Road).

The modified site plan shows that the proposed addition of vehicle repair will retain the interior parking spaces with service bay uses. Five employee spaces will remain indoors, three spaces directly west of the site, and two parallel spaces on the north side of the building will serve as additional employee parking. Customer parking of 5 spaces is shown along the north side of the building near the primary public entrance.

The original CUP requires that no less than 15 spaces on the site are reserved for customer and employee parking. The addition of the major auto repair use does not change this number. The original requirement for 15 spaces accounted for the size of the building for vehicle sales purposes (even though a portion of the building was – and is - occupied by parking spaces). The proposed site plan illustrates 16 employee and customer spaces in total.

The parking requirements for vehicle repair would add 3 spaces to the requirement but also serves to reduce the floor area of the vehicle sales portion of the building by an equal amount. Thus, no impact to required parking count is anticipated by the new use, and the redesignation for employee/customer parking on the proposed site plan is consistent with the requirements.

Conditional Use Permit for Major Auto Repair in a B-3 District

The specific requirements applicable to Major Auto Repair are as follows:

(1) Automobile repair - major.

(a) Door opening to service area garage must not face street frontage.

Staff comment: The applicant has applied for a variance from this condition.

(b) Vehicle storage area limited to 50% of floor space of the structure housing the auto body shop.

Staff comment: No outdoor vehicle storage is provided on the plan. A condition is included within Exhibit Z which refers to the site plan as the approved plan for the use, limiting any outdoor storage of vehicles waiting for repair and specifying location allowance for repaired vehicles.

(c) All vehicles being serviced and all vehicle parts must be stored inside or in vehicle storage area.

Staff comment: As noted, no outdoor storage is shown on the plan.

(d) Vehicle storage area shall be enclosed by enclosure intended to screen the view of vehicles in storage from the outside. Enclosure shall consist of a six-foot high, 100% opaque fence designed to blend with the auto body shop structure and consisting of materials treated to resist discoloration.

Staff comment: As noted, no outdoor storage is shown on the plan.

(e) The floor of the vehicle storage area shall consist of asphalt or concrete paving.

Staff comment: This is an existing condition of the building.

(f) All work on vehicles or vehicle parts shall be conducted within an enclosed building.

Staff comment: This is an ongoing operational requirement for the site.

(g) No conditional use permit shall be granted for an auto body shop located within 600 feet of a residential zone existing at the time the conditional use permit is granted.

Staff comment: The nearest residential property is approximately 690 feet to the west of the site.

In summary, the site easily complies with the specific standards required by the zoning ordinance for major auto repair, with the noted exception of the service bay doors (subject to the variance request discussed below).

Variance to Allow Service Door Facing Public Street

As noted, the applicant seeks a variance to accommodate service doors facing a street, otherwise not allowed by the conditions applicable to Auto Repair - Major. The applicant's plan shows three service bays opening toward the west (Sandberg Road), although the vehicles would circulate to the main parking area, through the existing doors along the east side of the site, then out to Sandberg from the proposed doors.

When considering variances from the requirements of the code, the standard of review (in summary) is as follows:

> Whether or not there are unique circumstances on a property that create practical difficulty in putting the property to what would otherwise be considered a reasonable use. The circumstances cannot be primarily economic in nature, nor be created by the applicant.

In this case, the property is surrounded on three sides by public right of way, including Highway 25 on the east, Chelsea Road on the north, and Sandberg Road on the west. The south property line adjoins a retail commercial site, with existing buildings on both the subject site and the adjoining property near the common boundary. No viable service entrances can be created for that side of the property.

Auto Repair-Major is a reasonable use of the site, given the B-3 (Highway Business) zoning. The purpose of the "B-3" (Highway Business) district is to provide for limited commercial and service activities and provide for and limit the establishment of motor vehicle oriented or dependent commercial and service activities. In addition, two other similar principal uses are in close proximity to this site, and nearby vehicle sales facilities include major auto repair as accessory uses. Moreover, given the options for service door placement, orientation toward an internal local street would be seen as superior to the arterial and collector roads on the east and north of the site.

Finally, the applicant has provided landscaping along the west roadway boundary, visually obscuring views of the service bay doors from the street. This screening is supplemented by the note above, that access to the bays is via the main parking lot, and not directly out to Sandberg Road.

In summary, staff believe that the conditions for variance consideration can be seen as being met by the specifics of this site, noting that neither economic conditions, nor actions of the applicant, contribute to the conditions on the property justifying the variance.

STAFF RECOMMENDED ACTION

For the Conditional Use Permit for Major Auto Repair, staff recommend approval of the CUP with the modifications to the site's parking designations as shown on the proposed site plans. This would include confirmation of compliance with the terms of the original Vehicle Sales CUP parking improvements, specifying site signage designating customer and employee parking, and circulation markings as required and as shown on the proposed on the site plan. For the Conditional Use Permit, the Planning Commission serves in an advisory role, and the recommendation of the Commission will be transmitted to the City Council for formal consideration.

For the Variance request, the Planning Commission acts as the Board of Adjustment & Appeals. Staff recommend approval of the variance, based on the uniquely developed configuration of the site as being surrounded by public rights of way, and that major auto repair is otherwise a reasonable use of the property in a B-3 zoning district.

If Planning Commission approves the variance, the variance is approved unless a written appeal of the variance approval is received within 10 business days. If Planning Commission denies the

variance, the applicant may file a written appeal within 10 business days of the Planning Commission decisions. Variance appeals are heard by the City Council.

SUPPORTING DATA

A. Resolution PC-2026-02
B. Resolution PC-2026-03
C. Aerial Site Image
D. Applicant Narrative
E. Certificate of Survey
F. Plans, Including:
    a. Site Plan Circulation & Parking
    b. Interior Layout
    c. Garage Door Dimensions & Rendering
G. Chief Building Official's Letter, dated December 29, 2025
H. Monticello Zoning Code Excepts
I. Citizen Comment Letter,
Z. Conditions of Approval

EXHIBIT Z
Conditions of Approval
Conditional Use Permit for Major Auto Repair
Variance from Requirements for Service Bay Door Orientation
PIDs: 155027001031, 155027001041

1. The CUP is conditioned on approval of the variance to accommodate service bay doors facing a public street.
2. Compliance with the site plan and parking signage of the original CUP granted on January 27, 2025, with changes to the signage reflecting the proposed site plan included in the staff report of January 2026.
3. No outdoor storage of vehicles waiting to be serviced shall be allowed on the site.
4. Vehicles whose service work is completed may occupy employee or customer parking spaces on a temporary basis if space exists, but not in such a manner that shifts any parking to the public street.
5. Modification of site parking signage is consistent with the site plans accompanying this application.
6. Compliance with the terms of the Chief Building Official's letter dated December 29, 2025
7. Comments and recommendations of other Staff and Planning Commission.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-02

RECOMMENDING APPROVAL OF A
CONDITIONAL USE PERMIT FOR AUTO REPAIR - MAJOR
IN A B-3, HIGHWAY BUSINESS DISTRICT
PID 155-027-001041; 155-027-001031

WHEREAS, the applicant has submitted a request for a Conditional Use Permit for major Auto Repair- Major as an additional use to an existing vehicle sales facility; and

WHEREAS, the proposed facility would alter the existing conditions through modifications to the sales and display area, as well as altering the locations for designated employee and customer parking; and

WHEREAS, the applicant seeks a variance from the prohibition for service doors facing the public street as required by the City's zoning ordinance; and

WHEREAS, the proposed use would have no other expected impacts on the site; and

WHEREAS, the site is zoned Highway Business (B-3), which allows such use as an accessory use by Conditional Use Permit; and

WHEREAS, the general land use would be consistent with the long-term land use plan for the City and the location, including the designation of the site for "Community Commercial" uses; and

WHEREAS, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-3 zoning district; and

WHEREAS, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the zoning ordinance with the recommendations approved by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on January 6th, 2026 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

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

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for major auto repair facilities found in the zoning ordinance (subject to variance approval).
2. The applicant has provided plans demonstrating that the use will improve long-term use of the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the existing and proposed use of the property.
4. The operation of the business will not create noise, odors, visual impacts, or other noticeable impacts on the property or the neighborhood beyond those expected for allowed uses in the zoning district, subject to the additional site improvements as required by City approval.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for Auto Repair - Major, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The CUP is conditioned on approval of the variance to accommodate service bay doors facing a public street.
2. Compliance with the site plan and parking signage of the original CUP granted on January 27, 2025, with changes to the signage reflecting the proposed site plan included in the staff report of January 2026.
3. No outdoor storage of vehicles waiting to be serviced shall be allowed on the site.
4. Vehicles whose service work is completed may occupy employee or customer parking spaces on a temporary basis if space exists, but not in such a manner that shifts any parking to the public street.
5. Modification of site parking signage consistent with the site plans accompanying this application.
6. Compliance with the terms of the Chief Building Official's letter dated December 29, 2025.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-02

7. Comments and recommendations of other Staff and Planning Commission.

ADOPTED this 6th day of January, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

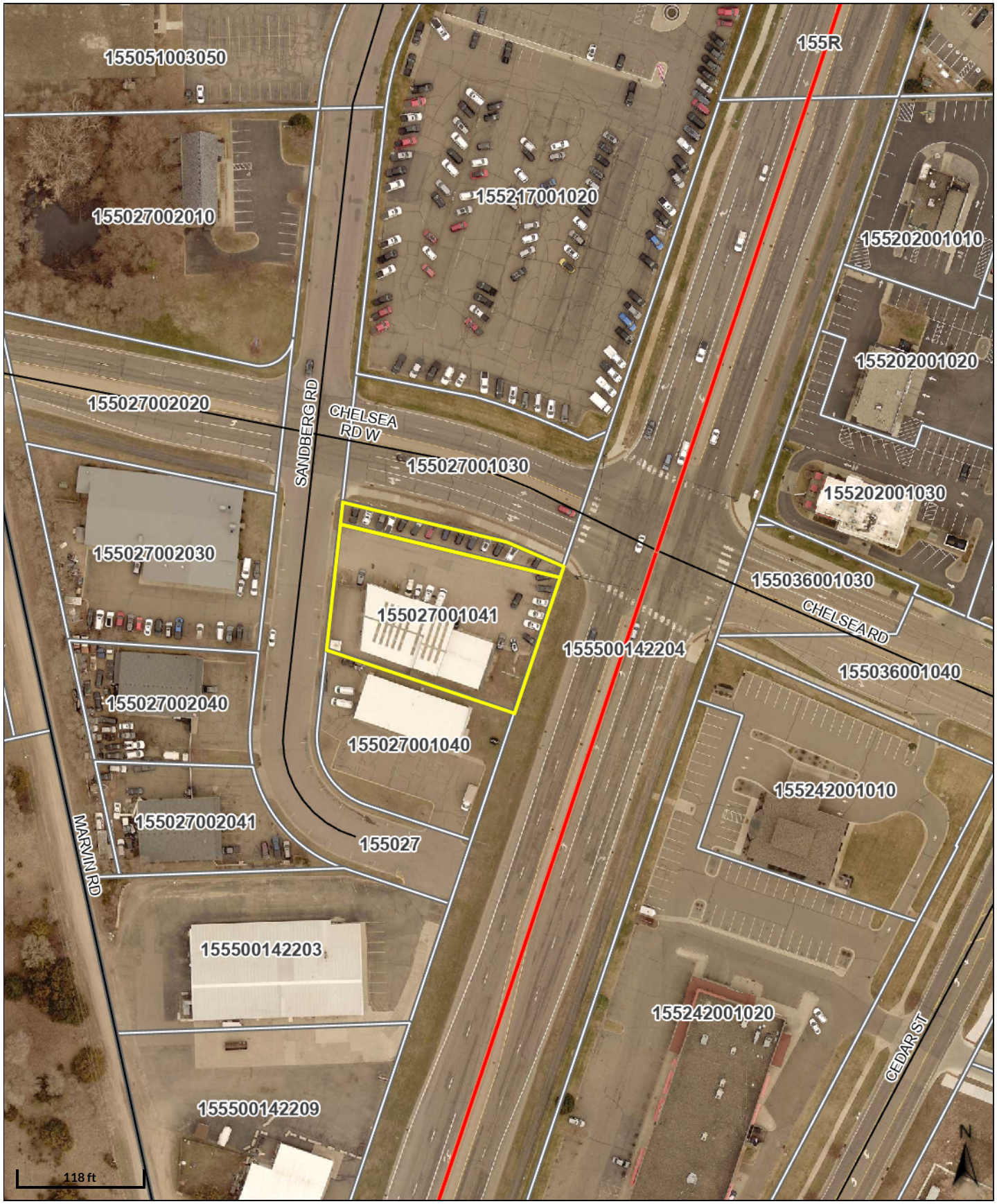
ATTEST:

_____
Angela Schumann, Community Development Director

Request for CUP for Auto Repair/Variance for Door

Created by: City of Monticello

Legal: Lengthy-Contact City Hall; PIDs: 155027001031 & 155027001041



Business Plan – Automobile Repair-Majo

Monticello, MN

1. Executive Summary

Business Name: Rockstone Automotive
Business Use: Major automobile repair, including mechanical repair and limited bodywork.
The business will operate from an existing commercial/industrial building in Monticello MN. The site meets key zoning and use requirements, including proper access, fencing, concrete flooring, and appropriate distance from residential areas.

Our mission is to provide high-quality, reliable automotive repair services with a clean, safe, and professional facility that complies fully with Monticello city codes.

2. Proposed Business Use

- The shop will perform **major auto repair**, including diagnostics, engine work, suspension, brakes, and related mechanical services.
- All **garage doors face Chelsea Road and Sandberg Road**, maintaining appropri orientation for traffic flow and fire access.
- **All vehicles being serviced will be stored inside the building** at all times—no outside storage of in-progress repair vehicles.
- **All parts and materials** will be stored **inside**, including new parts, removed components, fluids, and tools.
- The property already includes a **6-foot fence**, satisfying Monticello's screening requirements for automotive uses.
- The facility's **existing concrete flooring** meets city standards for surface durabili drainage, and spill containment.
- The site is **not adjacent to residential districts**, reducing potential noise or visua impact and supporting compatibility with surrounding zoning.

3. Facility & Operations

- Existing commercial structure with multiple service bays.
- Garage doors provide direct access to Chelsea Rd. and Sandberg Rd. for safe vehicle entry and exit.
- Work includes general mechanical repair, inspections, part replacement, and customer service.
- **Hours:** Typically Monday–Friday, 8am–6pm (or similar).
- All operations occur **indoors** to minimize noise and environmental exposure.

4. Compliance With Monticello Requirements

This operation aligns with Monticello's use-specific standards for major automobile rep including:

- **Indoor repair and storage** of vehicles
- **Indoor storage of parts and materials**
- **No outdoor disassembly**
- **Site fully fenced (6 ft)** where applicable
- **Concrete floor** suitable for auto repair activity
- **No proximity to residential zoning**
- Proper access from public streets (Chelsea Rd. and Sandberg Rd.)
- Business signage to be permitted separately through the city's Sign Permit proces

5. Market & Community Fit

Monticello and the surrounding area continue to grow, supporting demand for qualified repair facilities. The business will serve local residents, fleets, and commuters traveling through the Monticello corridor. The shop adds value to the community by improving automotive safety and offering convenient, locally based repair services.

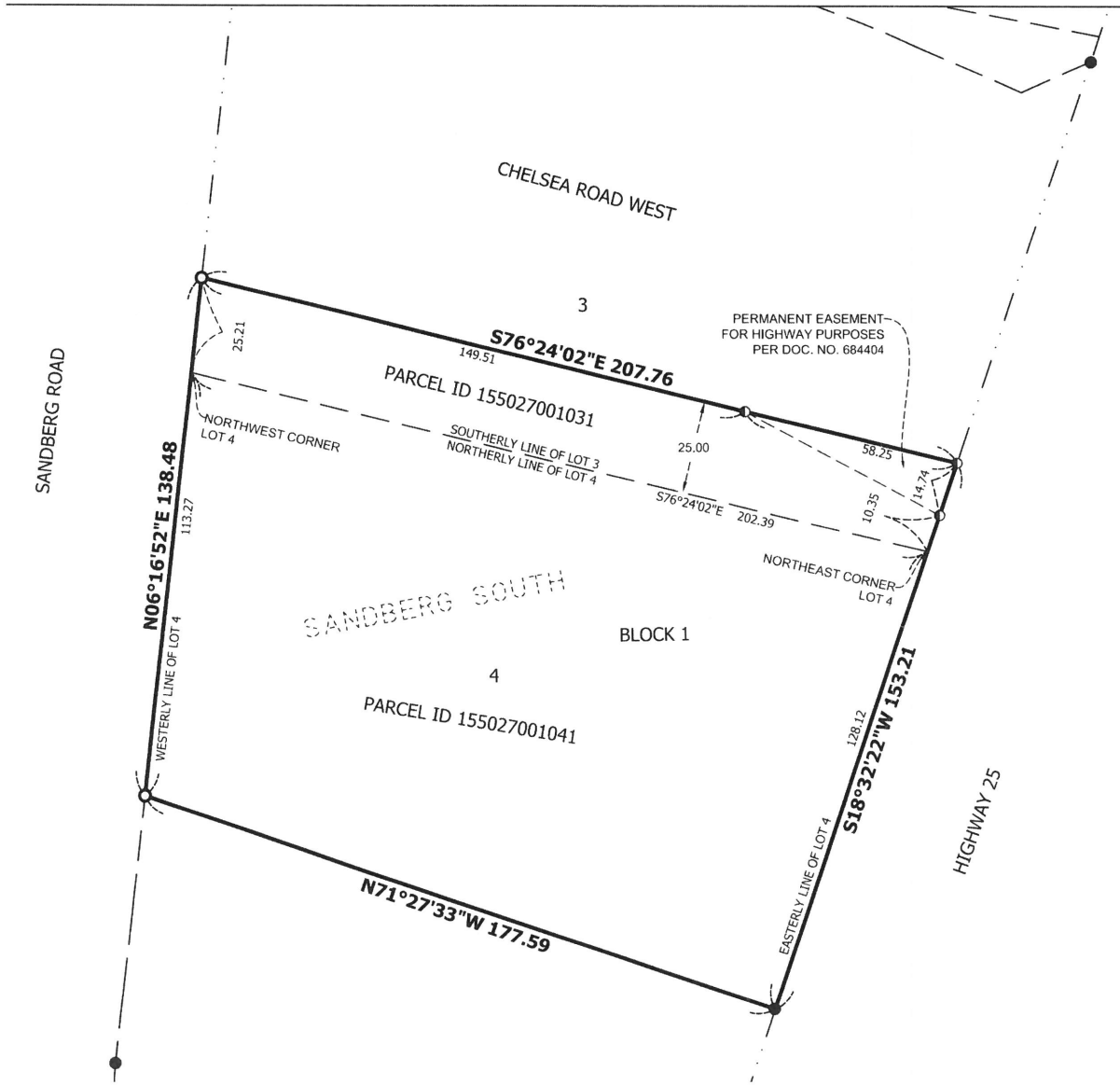
6. Management & Staffing

- Owner/Manager overseeing daily operations and customer service
- Certified technicians performing repairs
- Administrative/parts support as needed
- Employee parking will be inside (see site plan attached)

Focus on skilled labor, quality control, and professional customer interaction.

7. Summary

This proposed major auto-repair business is fully compatible with the property's zoning, physical characteristics, and Monticello's operational standards. The facility is designed for safe, clean, and compliant automotive servicing, with **all vehicles and parts stored inside**, a **6-foot fence already installed**, **concrete flooring**, and **garage doors oriented toward appropriate roadways**—ensuring minimal impact and strong fit with the surrounding area.



BOUNDARY DESCRIPTION

(Per Title Commitment No. 24-07251)
ABSTRACT PROPERTY situated in the County of WRIGHT, State of MINNESOTA and is described as follows:

That part of Lot 4, Block 1, Sandberg South, according to the plat of record and on file in the office of the County Recorder of Wright County, Minnesota lying northerly of a line drawn westerly from a point on the easterly line of said Lot 4 distant 128.12 feet south of the northeast corner of said Lot 4 to a point on the westerly line of said Lot 4 distant 113.27 feet south of the northwest corner of said Lot 4.

AND

The Southwesterly 25 feet of Lot 3, Block 1, Sandberg South, as measured at right angles to the southwesterly line of said Lot 3, according to the plat on file and of record in the Office of the County Recorder, in and for the County of Wright, State of Minnesota, said property being located in the City of Monticello.

SURVEYOR NOTES

1. Legal description and existing easement is based on Title Commitment NO. 24-07251 dated December 13th, 2024 at 7:00 AM by Chicago Title Insurance Company.
2. No improvements or utilities are shown on this exhibit. The purpose of this Boundary Exhibit is to show surveyed dimensions of the boundary lines.
3. Gross area of the property is ±27,872 square feet (±0.64 acres).
4. Address of the property is 216 Sandberg Road, Monticello, MN 55362.
5. Parcel Identification Number is 155027001031 and 155027001041.
6. Fieldwork was completed on December 20th, 2024.

N

0 30 60
SCALE IN FEET

LEGEND

- FOUND IRON MONUMENT
- SET 5/8" REBAR WITH CAP INSCRIBED "LS #56383"
- SET MAG NAIL

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Date 12/23/2024

Zachary L. Zetah, LS# 52694

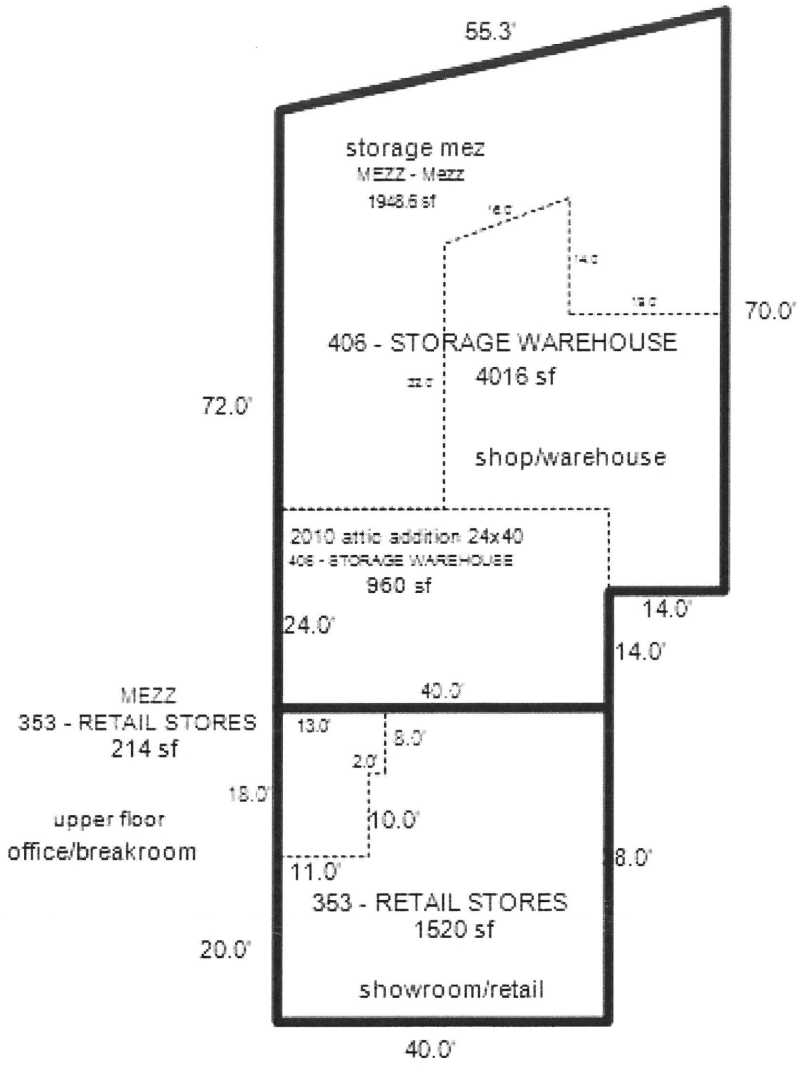
WIND RIVER SURVEYING

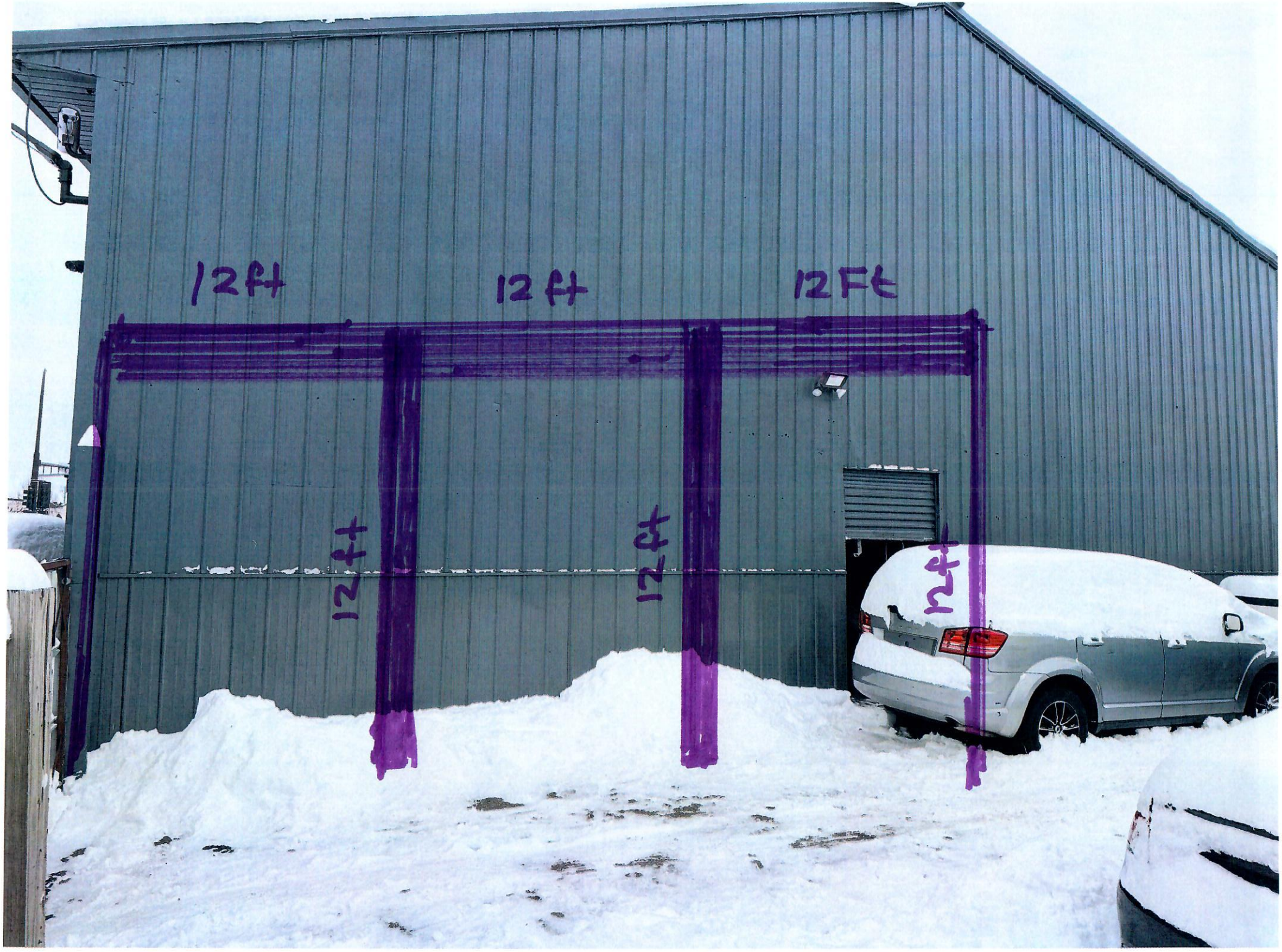
CHIHOS EQUITIES, LLC
216 SANDBERG ROAD
MONTICELLO, MN 55362

BOUNDARY EXHIBIT
PART OF LOT 3 AND 4
SANDBERG SOUTH
WRIGHT COUNTY, MINNESOTA

SURVEY BY:	DS
DRAWN BY:	ZZ
APPROVED BY:	DS/ZZ
DATE:	12-23-24
PROJECT NUMBER	24-037

Chelssea Rd
Light
Light
Display
Display
EXIT
ENTERANCE
Employee parking
Light
GATE
ENTERANCE
Customer Parking
Hwy 25
Sandberg Rd
Auto service shop area
(H=12ft)
EXIT
6FT HIGHT Fence
Employee parking
Employee parking


55.3'
storage mez
MEZZ - Mezz
1948.6 sf
70.0'
406 - STORAGE WAREHOUSE
4016 sf
72.0'
shop/warehouse
2010 attic addition 24x40
406 - STORAGE WAREHOUSE
960 sf
14.0'
24.0'
14.0'
MEZZ
353 - RETAIL STORES
214 sf
40.0'
13.0'
8.0'
2.0'
18.0'
upper floor
office/breakroom
10.0'
11.0'
8.0'
353 - RETAIL STORES
1520 sf
20.0'
showroom/retail
40.0'


12ft
12 ft
12Ft
12ft
12ft
12ft

CITY OF Monticello

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

505 Walnut Street | Suite 1 | Monticello, MN 55362

December 29, 2025

Re: Rockstone Auto

General Comments

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

1. The Building Official requires the owner to engage and designate a licensed design professional who shall act as the licensed design professional in responsible charge.

2. All commercial building additions/alterations shall comply with any/all applicable provisions of the 2020 MN Building Code.

3. All exterior elevations shall be consistent with the existing structure; exterior metal cladding shall be heavy gage.

4. Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function.

5. The City requires a fire key box on the outside of your building. Please contact the Department of Building Safety/Fire Inspector to update all fire key box contact information.

6. Rockstone Auto to comply with all/any Monticello codes for Ordinance (Blight) & International Property Maintenance Code Ordinance.

7. Prior to excavation and construction, the permittee shall submit to the City of Monticello through certificate of survey that the proposed construction follows all

CITY OF Monticello

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

505 Walnut Street | Suite 1 | Monticello, MN 55362

land use, zoning, conditional use, or planned use as part of the building permit application. The certificate of survey shall be signed by a registered Minnesota land surveyor.

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

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator

§ 153.091 USE-SPECIFIC STANDARDS.

(A) *General regulations applicable to all uses.*

(1) *Combination uses.* In commercial and industrial base zoning districts, combination uses may be allowed within the principal building with each use subject to all regulations in this chapter.

(2) *Nuisances prohibited.* In addition to any nuisance provisions within city code, the following shall apply:

(a) *Refuse and garbage.*

1. In all districts, all refuse, rubbish, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such a purpose.

2. The owner of vacant land shall be responsible for keeping the land free of refuse, rubbish, or garbage.

(b) *Glare.*

1. Any lighting used to illuminate off-street parking area, sign, or other structure, shall be arranged as to deflect light away from any adjoining residential zone or from the public streets.

2. Direct or sky-reflected glare, where from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property.

3. The source of lights shall be hooded or controlled in some manner so as not to cast light on adjacent property.

4. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.

5. Any light or combination of lights which cast light on a public street shall not exceed one foot candle (meter reading) as measured from the center line of said street.

6. Any light or combination of lights which cast light on residential property shall not exceed 0.4 foot candles (meter reading) as measured from said property.

(c) *Smoke.* The emission of smoke by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15.

(d) *Dust and other particulated matter.* The emission of dust, fly ash, or other particulated matter by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15.

(e) *Noise.* Noises emanating from any use shall be in compliance with and regulated by the State of Minnesota pollution control standards and rules. In no case shall noise emanations constitute a nuisance as defined and regulated by this code.

(3) *Building and structure location.* All buildings and structures shall be so placed so that they will not obstruct future streets which may be constructed by the city in conformity with existing streets and according to the system and standards employed by the city.

(4) *Cannabis-related businesses.*

(a) *Findings and purpose.*

1. The City of Monticello (hereinafter "city") makes the following legislative findings: The purpose of this division is to implement the provisions of M.S. Ch. 342, as amended from time to time, which authorizes the city to protect the public health, safety, welfare of city residents by regulating cannabis businesses within the legal boundaries of city.

2. The city finds and concludes that the proposed provisions are appropriate and lawful land use regulations for city, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good.

(b) *Authority and jurisdiction.* The city has the authority to adopt this division pursuant to:

1. M.S. § 342.13(c), as amended from time to time, regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.

2. M.S. § 342.22, as amended from time to time, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses, subject to any Joint Powers Agreement with Wright County which explicitly supersedes these regulations.

3. M.S. § 152.0263, subd. 5, as amended from time to time, regarding the use of cannabis in public places.

4. M.S. § 462.357, as amended from time to time, regarding the authority of a local authority to adopt zoning ordinances.

(c) Any cannabis-related business or lower-potency hemp edible business licensed by the State of Minnesota under M.S. Ch. 342, as amended from time to time, shall be subject to the following requirements, in addition to any specific standards in this section, and other reasonable regulations required as a condition of any zoning permit issued for such

(d) No cannabis-related business shall permit consumption of any product on- site, except by conditional use permit, subject to the following conditions:

1. The facility shall only be located in the B-3 or B-4 zoning district.

2. If the facility is a part of a multi-tenant building, the facility shall ensure that no odors from smoke or other on-site activities can be detectable outside of the facility.

3. Consumption may be allowed only indoors, located in a specified area physically separated from other retail floor space.

(e) No cannabis-related business with a retail component or endorsement shall provide delivery of its product to retail customers unless expressly allowed by a state license, except that medical cannabis retailers may make deliveries to their customers with valid medical prescriptions.

(f) Receipt of cannabis products by a retail customer shall only occur within the building establishment and shall not occur through any outside pick-up or drive-through delivery process.

(F) *Regulations for industrial uses.*

(1) *Automobile repair - major.*

(a) Door opening to service area garage must not face street frontage.

(b) Vehicle storage area limited to 50% of floor space of the structure housing the auto body shop.

(c) All vehicles being serviced and all vehicle parts must be stored inside or in vehicle storage area.

(d) Vehicle storage area shall be enclosed by enclosure intended to screen the view of vehicles in storage from the outside. Enclosure shall consist of a six-foot high, 100% opaque fence designed to blend with the auto body shop structure and consisting of materials treated to resist discoloration.

(e) The floor of the vehicle storage area shall consist of asphalt or concrete paving.

(f) All work on vehicles or vehicle parts shall be conducted within an enclosed building.

(g) No conditional use permit shall be granted for an auto body shop located within 600 feet of a residential zone existing at the time the conditional use permit is granted.

(2) *Bulk fuel sales and storage.*

(a) Gas storage shall be limited to quantities not exceeding 500,000 cubic feet and not located within 100 feet from any lot line.

(b) Gas storage with quantities not exceeding 200 cubic feet, if the pressure is greater than 100 pounds per square inch, shall not be located within 50 feet of any lot line.

(3) *Commercial self-storage facilities.*

(a) *Site layout.*

1. The minimum lot area shall be at least two acres.

2. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

(b) *Operation.*

1. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in cold storage. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

2. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

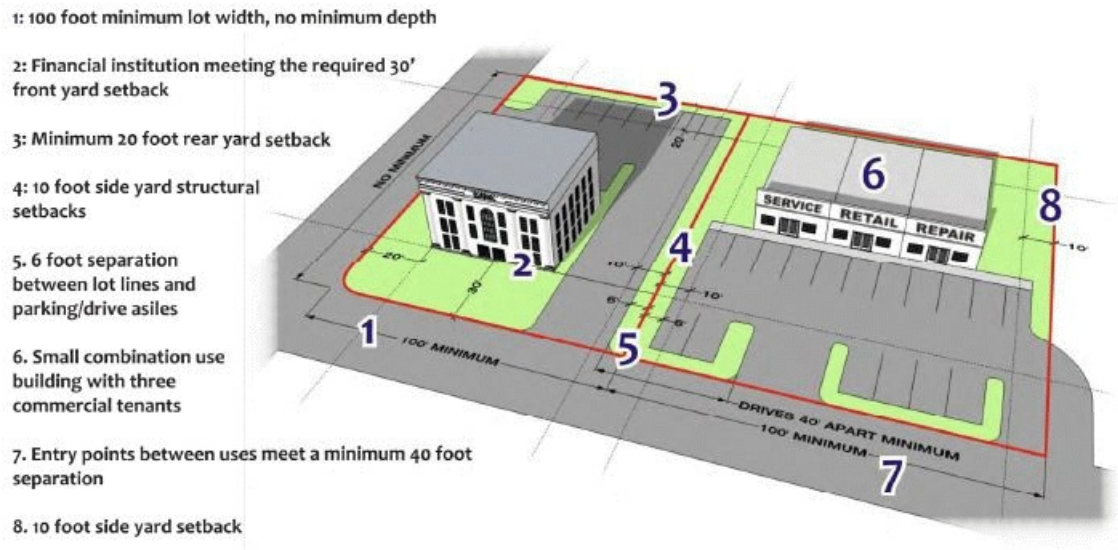
3. No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design.

4. Except as otherwise authorized in this division, all property stored on the site shall be enclosed entirely within enclosed buildings.

5. If buildings or driving lanes are within 200 feet of a residential dwelling, the hours of public access to the self-storage use shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.

(c) *Parking and circulation.*

1. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.



(E) *Highway Business District, B-3.* The purpose of the "B-3" (highway business) district is to provide for limited commercial and service activities and provide for and limit the establish ment of motor vehicle oriented or dependent commercial and service activities.

(1) Base lot area. No minimum.

(2) Base lot width. Minimum: 100 ft.

Typical B-3 Lot Configuration

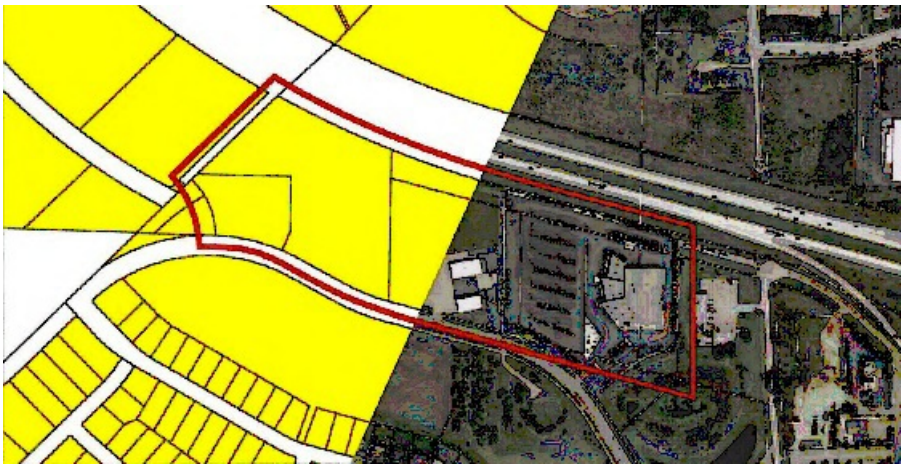
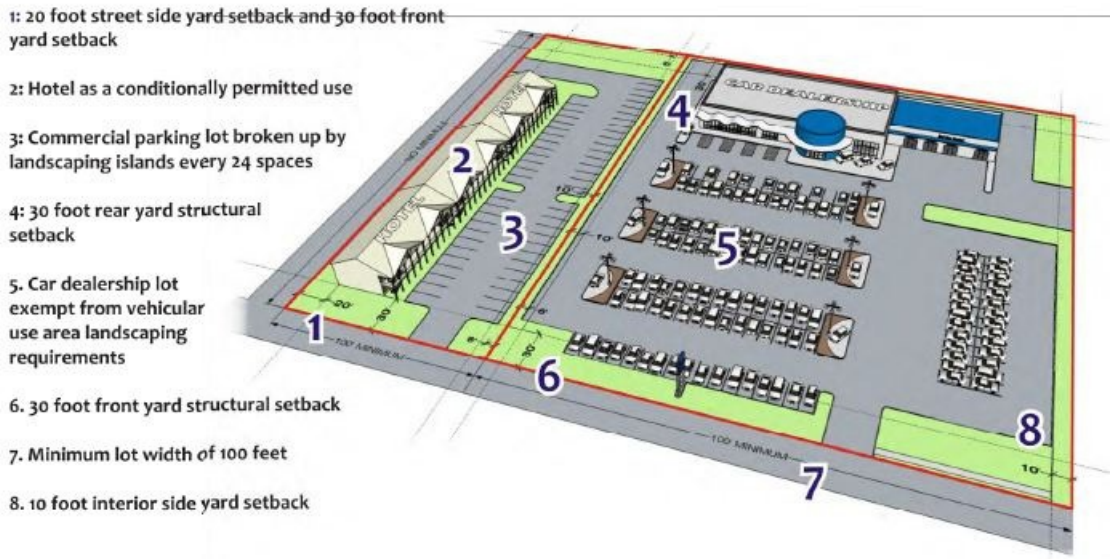


TABLE 3-13: B-3 DEVELOPMENT STANDARD S							
	Required Yards (in feet)				***Max Height (stories/ ft.)***	***Max Floor Area Ratio (FAR)***	***Max Impe rvious (% of gross lot area)***
	Fro nt	***Interi or Side***	***Street Side***	***Rear***			
All Uses	30	10	20	20	2 stories 30 feet [1]	(Reserved)	(Reserved)
	[1]: Multi-story buildings may be allowed as a conditional use pursuant to § 153.028(D) contingent upon strict adherence to fire safety code provisions as specified by the International Building Code as adopted in the Monticello City Code.						

Accessory Structures	- See § 153.092(B) for all general standards and limitations on accessory structures.
Other Regulation to Consult (not all inclusive)	- § 153.042, Common District Requirements - § 153.043(B), Standards Applicable to All Residential Base Zoning Districts - § 153.060, Landscaping and Screening Standards - § 153.064, Signs - § 153.067, Off-Street Parking - § 153.068, Off-street loading spaces - § 153.070, Building Materials



(F) *Regional Business District, B-4.* The purpose of the "B-4" regional business district is to provide for the establishm ent of commercial and service activities which draw from and serve customers from the entire community or region.

(1) Base lot area. No minimum.

(2) Base lot width. No Minimum.

Typical B-4 Lot Configuration

TABLE 3-14: B-4 DEVELOPMENT STANDARDS				
	Required Yards (in feet)			
		Max Height (stories/	***Max Floor Area Ratio (FAR)***	***Max Impervious (% of gross lot***

REGIONAL COMMERCIAL (RC)

The Regional Commercial designation includes large-scale commercial uses serving a regional market, typically on large sites along the Interstate or major arterials roadways such as State Highway 25. Retail uses within this category usually have large floor areas and high sales volumes and may be considered shopping "destinations" by consumers from the region. Uses such as furniture and electronic stores, farm supply, home improvement stores, department stores, "big box" retailers, hotels and restaurants are included. Smaller and more local-serving retail uses, and personal services are generally not appropriate but could be allowed if complementary to a regional use.

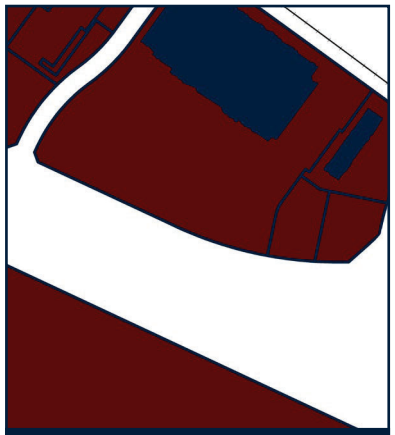
Commercial

- "Big Box" Stores
- Department Stores
- Hotels
- Restaurants

Recreational

- Plaza
- Public Space

LAND USE MIX



LOT PATTERN

- **Floor Area Ratio** (FAR) 0.30 to 0.50
- **Height** - 1-2 stories, 4 stories for hotels or office
- **Lot Area** - N/A

DEVELOPMENT FORM

2018 Correlating Zoning District

B-3
Highway
Business District

B-4
Regional
Business District

ZONING INFORMATION

Primary Mode

Vehicular with access to collectors and arterials

Transit or shuttle service

Secondary Mode

Shared bike/ pedestrian facilities

MOBILITY

VISUAL EXAMPLE

2B. Public Hearing - Consideration of Amending the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Section § 153.012 Definitions, § 153.090 Use Table, § 153.070 Building Materials, § 153.064 Signs, § 153.091 Use-Specific Standards, and § 153.043 Residential Base Zoning Districts. Applicant: City of Monticello

Prepared by: Community Development Director	**Meeting Date:** 01/06/26	**Council Date (pending Commission action):** 01/12/26
Additional Analysis by: Consulting City Planner, Chief Building & Zoning Official, Community & Economic Development Coordinator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of an amendment to the Monticello Zoning Ordinance, Various Sections

1. Motion to adopt Resolution No. PC-2026-04 recommending approval of an amendment to the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Various Sections, based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-04 recommending denial of an amendment to the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Various Sections, based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to postpone action on Resolution No. PC-2026-04 of the regular meeting.

REFERENCE AND BACKGROUND

Property: City of Monticello

Planning Case Number: 2026-03

Request(s): Amendments to clarify or address changing conditions affecting the Zoning Ordinance and support the goals and objectives of the 2040 Plan

Deadline for Decision: NA

Land Use Designation: NA

Zoning Designation: NA

Overlays/Environmental Regulations Applicable: NA

Current Site Uses: NA

Surrounding Land Uses: NA

Project Description: City staff is requesting consideration of various ordinance amendments which are intended to clarify language within the ordinance to support consistent application of the code and reduce errors in interpretation.

ANALYSIS:

As City staff apply the Monticello Zoning Ordinance to changes in land use, land use applications, and to address public inquiries, identified clarifications to the ordinance are tracked for potential amendment. Potential amendments to better clarify various sections of ordinance have been gathered over the first 6 months of 2025 and a draft ordinance amendment has been prepared for consideration.

The following is a summary of the amendments proposed with a brief description of the rationale for amendment.

Definitions - § 153.012

- Add a definition for *Bar.* No definition currently exists. The definition is recommended as a reference point for current ordinances regulating use and permitting.
- Amend the definition for *General Warehousing* to further clarify the specific intent of the types of warehousing uses allowable under this definition, which does not include digital storage as is typical of a data center.
- Amend the definition of *Sign*. Staff have worked with the City attorney to clarify the current definition to clarify allowances for public art distinct from other commercial messaging. The current definition poses a number of issues as written. This definition was upheld in court cases regarding what constitutes “art” versus “sign”. No amendment to § 153.064 Signs is needed to support this amendment.

Residential Base Zoning Districts - § 153.043

- Amend the ordinance for a minor correction to accessory use text, which incorrectly references the R-1, rather than R-2 District.

Building Materials - § 153.070

- Amend the ordinance to clarify that non-conforming building conditions on existing principal use residential structures, such as roof pitch or lack of brick or stone on facades, may be continued for residential structure building alterations or expansions.

Use Table - § 153.090

- Amend the ordinance to more correct shading within the table. The amendment does not propose to change any existing allowances or prohibition of uses, but rather correct shading within the table to accurately reflect allowable or prohibited uses.

Use Specific Standards - § 153.091

- Amend the ordinance to prohibit the location of cannabis-related businesses when abutting a residential zoning district. The amendment is similar to current language within the industrial use standard section, which limits cannabis-related uses in industrial districts when adjacent to residential districts. This amendment does not propose to restrict cannabis-related uses when abutting mixed-used or PUD districts.

STAFF RECOMMENDED ACTION

Staff recommend approval of the proposed amendments. The ordinance revisions are intended to provide additional clarity were needed or to correct errors in the ordinance, and to address changing trends in development and land use.

SUPPORTING DATA

A. Resolution PC-2026-04
B. Draft, Ordinance No. 8XX
C. Monticello Zoning Ordinance, Excerpts

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-04

RECOMMENDING AMENDMENTS TO MONTICELLO CITY CODE, TITLE XV: LAND USAGE, CHAPTER 153: ZONING ORDINANCE RELATED TO MISCELLANEOUS SECTIONS

WHEREAS, the Zoning Ordinance serves as the primary implementation tool of the City's Comprehensive Plan goals and objectives; and

WHEREAS, various portions of the Zoning Ordinance have been identified as benefitting from amendment to increase clarity and usefulness; and

WHEREAS, the Planning Commission held a public hearing on January 6, 2026 on the application and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission has identified ordinance amendments to clarify various chapters and sections with changes to the following:

§ 153.012 Definitions
§ 153.043 Residential Base Zoning Districts
§ 153.070 Building Materials
§ 153.090 Use Table
§ 153.091 Use Specific Standards

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

1. The proposed amendments address needs arising from a changing condition, trend, or fact, or correct specific language within the ordinance.
2. The proposed amendments improve the ability of the Planning Commission and City Council to direct land use and land use policy in the City.
3. The proposed amendments are consistent with the language and intent of the Monticello 2040 Vision + Plan (Comprehensive Plan).

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-04

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Commission recommends that the City Council adopts the proposed amendments as presented and approved.

ADOPTED this 6th day of January, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

ORDINANCE NO. 8XX

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING TITLE XV OF THE MONTICELLO CITY CODE, CHAPTER 153: ZONING, VARIOUS SECTIONS

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS*:**

Section 1. Section § 153.012 DEFINITIONS, is hereby amended as follows:

BAR. Establishment accessible to the public holding a valid on-sale alcohol license where alcoholic beverages are sold or permitted to be displayed and consumed on the premises. Such establishment may serve both food and alcoholic beverages, but the principal business is the sale of such alcoholic beverages at retail for consumption on the premises.

GENERAL WAREHOUSING. Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse, ***except that such uses shall not include buildings or structures used primarily for the storage, management, processing, and transmission of digital data.***

SIGN. Any ~~letter, word or symbol~~ ***copy, advertising symbols, lettering, trademarks***, poster, picture, statuary, reading matter or representation in the nature of advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, including all associated brackets, braces, supports, wires and structures, which is displayed for informational or communicative purposes. ***The area containing copy, advertising symbols, lettering, trademarks, or other references to the premises, products, or services, is considered sign area and shall comply with these regulations. Painted graphics on a wall or fence that are murals or mosaics, or any type of statuary or graphic art that does not contain copy, advertising symbols, lettering, trademarks, or other references to the premises, products, or services that are provided on the premises where the graphics are located or any other premises, are not signs for the purposes of these regulations.***

Section 2. § 153.043 RESIDENTIAL BASE ZONING DISTRICTS, Table 3-6 is hereby amended as follows:

- An attached garage shall be included with all principal residential structures in the ~~R-1~~ ***R-2*** district.

Section 3. § 153.070 BUILDING MATERIALS, is hereby amended as follows:

(B) General requirements

(1) Consistency required. In all districts, all buildings shall be finished on all sides with consistent architectural quality, materials, and design. ***For expansions to, or minor alterations of, existing principal use residential buildings, the roof pitch and building materials of the expansion or alteration shall be consistent with the existing principal structure.***

Section 4. § 153.090 USE TABLE, is hereby amended to correct the following:

Place of public assembly: Shade to prohibit in M-H, B-1 and B-4 Districts
Funeral services: Shade to prohibit in B-3 District
Specialty eating establishments: Remove shading for conditional use in B-1 District
Auto repair – major: Shade to prohibit in IBC
Bulk fuel sales and storage – Shade to prohibit in IBC and I-1 Districts

Section 5. § 153.091 USE SPECIFIC STANDARDS, is hereby amended as follows:

(E) Regulations for commercial uses.
(33) Cannabis retail business.
(d) No cannabis-related business shall permit consumption of any product on- site, except by conditional use permit, subject to the following conditions:
1. The facility shall only be located in the B-3 or B-4 zoning district ***and no parcel may be used for cannabis-related business if such parcel abuts a residential zoning district***.
2. If the facility is a part of a multi-tenant building, the facility shall ensure that no odors from smoke or other on-site activities can be detectable outside of the facility.
3. Consumption may be allowed only indoors, located in a specified area physically separated from other retail floor space.

Section 6. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section7. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ORDINANCE NO. 8XX

ADOPTED BY the Monticello City Council this 12th day of January, 2026.

_____
Lloyd Hilgart, Mayor

ATTEST:

_____
Jennifer Schreiber, City Clerk

AYES:
NAYS:

§ 153.012 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY. A use, activity, structure, or part of a structure that is subordinate and incidental to the main activity or structure on the site.

ACCESSORY BUILDING - MAJOR. A building which is accessory to a principal structure and is required to be constructed with a building permit per Minn. Rule 1300.0120.

ACCESSORY BUILDING - MINOR. A building which is accessory to a principal structure and exempt from a building permit per Minn. Rule 1300.0120.

ADULT USES. Adult uses include adult bookstores, adult motion picture theatres, adult mini-motion picture theatres, adult massage parlors, adult steamroom/bathhouse/sauna facilities, adult companionship establishments, adult rap/conversation parlors, adult health/sport clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels/motels, adult body painting studios, and other premises, enterprises, establishments, businesses, or places open to some or all members of the public, at or in which there is an emphasis on the presentation, display, depiction, or description of "specified sexual activities" or "specified anatomical areas" which are capable of being seen by members of the public. Activities classified as obscene as defined by Minnesota Statutes, are not included.

SPECIFIED ANATOMICAL AREAS.

(a) Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast(s) below a point immediately above the top of the areola; and

(b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES.

(a) Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of sexual relationship, and any of the following sexually-oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty.

(b) Clearly depicted human genitals in the state of sexual stimulation, arousal, or tumescence.

(c) Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation.

(d) Fondling or touching of nude human genitals, pubic region, buttocks, or female breast.

(e) Situations involving a person or persons, any of whom are nude, clad in undergarments, or in sexually revealing costumes; and who are engaged in activities involving the flagellation, torture, fettering, binding, or other physical restraint of any such persons.

(f) Erotic or lewd touching, fondling, or other sexually oriented contact with an animal by a human being.

(g) Human excretion, urination, menstruation, vaginal, or anal irrigation.

ADULT USE/ACCESSORY. The offering of goods and/or services which are classified as adult uses on a limited scale and which are incidental to the primary activity and goods and/or services offered by the establishment. Examples of such items include adult magazines, adult movies, adult novelties, and the like.

ADULT USE/PRINCIPAL. The offering of goods and/or services which are classified as adult uses as a primary or sole activity of a business or establishment and include, but are not limited to, the following:

ADULT USE BODY PAINTING STUDIO. An establishment or business which provides the service of applying paint or other substance, whether transparent or non-transparent, to or on the body of a patron when such body is wholly or partially nude in terms of "specified anatomical areas."

ADULT USE BOOKSTORE. A building or portion of a building used for the barter, rental, or sale of items consisting of printed matter, pictures, slides, records, audio tape, videotape, or motion picture film if such building or portion of a building is not open to the public generally but only to one or more classes of the public excluding any minor by reason of age, or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas."

ADULT USE CABARET. A building or portion of a building used for providing dancing or other live entertainment, if such building or portion of a building excludes minors by virtue of age, or if such dancing or other live entertainment is distinguished or characterized by an emphasis on the presentation, display, depiction, or description of "specified sexual activities" or "specified anatomical areas."

ADULT USE COMPANIONSHIP ESTABLISHMENT. A companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on "specified sexual

activities" or "specified anatomical areas."

ADULT USE CONVERSATION/RAP PARLOR. A conversation/rap parlor which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

ADULT USE HEALTH/SPORT CLUB. A health/sport club which excludes minors by reason of age, or if such club is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

ADULT USE HOTEL/MOTEL. Adult hotel/motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas."

ADULT USE MASSAGE PARLOR/HEALTH CLUB. A massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

ADULT USE MINI-MOTION PICTURE THEATRE. A building or portion of a building with a capacity for less than 50 persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if such material is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

ADULT USE MODELING STUDIO. An establishment whose major business is the provision to customers of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in "specified sexual activities" or display "specified anatomical areas" while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

ADULT USE MOTION PICTURE ARCADE. Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically, or mechanically controlled or operated still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas."

ADULT USE MOTION PICTURE THEATRE. A building or portion of a building with a capacity of 50 or more persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if such material is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

ADULT USE NOVELTY BUSINESS. A business which has, as a principal activity, the sale of devices which stimulate human genitals or devices which are designed for sexual stimulation.

ADULT SAUNA. A sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing; utilizing steam or hot air as a cleaning, relaxing, or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

ADULT STEAM ROOM/BATHHOUSE FACILITY. A building or portion of a building used for providing a steam bath or heat bathing room used for the purpose of pleasure, bathing, relaxation, or reducing; utilizing steam or hot air as a cleaning, relaxing, or reducing agent, if such building or portion of a building restricts minors by reason of age or if the service provided by the steam room/bathhouse facility is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

AGRICULTURAL BUILDING. A structure on agricultural zoned land designed, constructed, and used to house farm implements or agricultural produce or products used by the owner, lessee, or sub-lessee or their immediate families, their employees, and persons engaged in the pick up or delivery of agricultural produce or products grown or raised on the premises. The term "agricultural building" shall not include dwellings.

AGRICULTURAL SALES. The retail sale of fresh fruits, vegetables, flowers, herbs, trees, or other agricultural, floricultural, or horticultural products. The operation may be indoors or outdoors, include pick-your-own or cut-your-own opportunities, and may involve the ancillary sale of items considered accessory to the agricultural products being sold or accessory sales of unprocessed foodstuffs; home processed food products such as jams, jellies, pickles, sauces; or baked goods and home-made handicrafts. The floor area devoted to the sale of accessory items shall not exceed 25% of the total floor area. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold as accessory items. No activities other than the sale of goods as outlined above shall be allowed as part of the agricultural sales business.

AGRICULTURE. Those commonly associated with the growing of produce on farms. These include: field crop farming; pasture for hay; fruit growing; tree, plant, shrub, or flower nursery without building; truck gardening and livestock raising and feeding, but not including fur farms, commercial animal feed lots, and kennels.

ALLEY. A public right-of-way less than 30 feet in width which affords secondary access to abutting property.

ANIMAL KENNEL/BOARDING (COMMERCIAL). A facility or service where dogs, cats and/or other small household pets as permitted by city code are kept or maintained (day or overnight), for the care, training, exercising and/or socializing by a

person other than the owner of the animals for a fee. Animal boarding may include incidental grooming, dog walkers or training services. Animal boarding does not include facilities that provide breeding of animals, selling of animals, or facilities whose primary source of revenue is licensed veterinarian services.

ANTENNA, COMMERCIAL TRANSMISSION AND RECEPTION. Shall mean commercial and industrial communications equipment accessory to business operations of one meter in width or greater, but not personal wireless telecommunications service equipment.

ANTENNA, PRIVATE AMATEUR RADIO. Shall mean equipment, including antennae, antennae support structures, and other related material, necessary to conduct Ham and Short Wave Radio reception and transmissions, only for use by those persons properly licensed by the Federal Communications Commission for such reception and transmissions, and who are in full compliance with all licensing requirements.

ANTENNA, PRIVATE RECEIVING. Television and other electronic reception antennae for private use.

ANTENNA, TELECOMMUNICATION. A device used for the transmission and/or reception of wireless communications, usually arranged on an antenna support structure or building, and consisting of a wire, a set of wires, or electromagnetically reflective or conductive rods, elements, arrays, or surfaces, inclusive of the following: private amateur radio antenna(s), private receiving antenna(s), commercial transmission and reception antenna(s), and wireless telecommunications service antenna(s).

ANTENNA, WIRELESS TELECOMMUNICATIONS SERVICE. Shall mean any equipment necessary to provide or support all types of wireless electronic communications, including, but not necessarily limited to, wireless "cellular" telephone, radio, and internet transmission and reception communications between mobile communications providers and users, including public safety communications.

ANTENNA SUPPORT STRUCTURE. Any pole, telescoping mast, tower, tripod, or other structure which supports an antenna. Such structure may be freestanding or attached to a building or other device that conforms to this chapter.

APARTMENT. A room or suite of rooms which is designed for, intended for, or occupied as a residence by a single-family or an individual and is equipped with cooking facilities. Includes dwelling unit and efficiency unit. An apartment is offered only as a rented or leased residence, as distinguished from condominiums and townhouses, which allow for separate ownership.

APPURTENANCES. The visible, functional, or ornamental objects accessory to, and part of a building, such as chimneys, fire escapes, open decks, stoops, steps, bay windows, roof overhangs, awnings, solar energy systems and similar features.

ARTIFICIAL OBSTRUCTION. Means any obstruction which is not a natural obstruction (see Obstruction).

AS-BUILT PLANS. Record drawings of as-constructed improvements.

ASSISTED LIVING FACILITY. A multiple-family structure that includes a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of people who need help with activities of daily living, but where the emphasis of the facility remains residential. Residents of assisted living facilities do not require hospitalization or skilled or intermediate nursing care associated with nursing home facilities, but do, because of their advanced age, require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration.

ATTENTION GETTING DEVICE. Any device whose primary purpose is to attract public attention to a use of land (but which is not a building or the use of land itself), whether two or three dimensional, and whether through graphics, light, movement, shapes or other method. Such device may be either permanent or temporary, and would be regulated as a sign under the appropriate sections of this chapter.

AUCTION HOUSE. A building, area, or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder.

AUTOMATED TELLER MACHINE (ATM). A facility to provide banking and other electronic services that is operated by the customer.

AUTOMOBILE REPAIR - MAJOR. General repair, rebuilding or reconditioning engines, motor vehicles or trailers; collision service, including body, frame, or fender straightening or repair; overall painting or paint job; vehicle steam cleaning. This business performs structural and cosmetic repairs to autos, light trucks, and equipment of 9,000 pounds GVW and less. Allowed: Body repair and painting, frame and/or unibody straightening and repair, glass replacement, sandblasting and/or steam cleaning, undercoating or rust proofing, upholstery work, washing, cleaning, and polishing.

AUTOMOBILE REPAIR - MINOR. A business that performs mechanical and electrical repairs to autos, light trucks, and equipment 9,000 pounds GVW and less. Allowed activities include minor repairs, incidental body and fender work, minor painting and upholstering, tune ups and adjustments, replacement of parts (excluding body and frame), rebuilding of parts or components when installation is available, wheel alignment and balancing, tire repair, radiator repair, washing, cleaning, and polishing, but specifically excluding any operation specified or implied under the definition of "Automobile Repair - Major."

AUTOMOTIVE WASH FACILITY. An area or structure equipped with automatic or self-service facilities for primarily washing automobiles.

BANNERS AND PENNANTS. Attention-getting devices which resemble flags and are of a paper, cloth, or plastic-like consistency.

BASEMENT. Means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

BED AND BREAKFAST. A private residence, generally a single-family residence, engaged in renting one or more dwelling rooms on a daily basis to tourists, vacationers, and business people, where provision of meals is limited to breakfast for guests only.

BERM. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.

BEST MANAGEMENT PRACTICES (BMPs). Erosion and sediment control and water quality management practices that are the most effective and practicable means of controlling, preventing, and minimizing degradation of surface water, including, but not limited to, avoidance of impacts, construction-phasing, minimizing the length of time soil areas are exposed, or prohibitions or other management practices published by state or designated areawide planning agencies.

BLUFF. A topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18% over a distance for 50 feet or more shall not be considered part of the bluff):

(1) Part or all of the feature is located in a shoreland area;

(2) The slope rises at least 25 feet above the ordinary high water level of the waterbody;

(3) The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30% or greater; and

(4) The slope must drain toward the waterbody.

BLUFF IMPACT ZONE. A bluff and land located within 20 feet from the top of a bluff.

BOARDER. A person who regularly receives lodging with or without meals at another's home for pay or services.

BOATHOUSE. A structure designed and used solely for the storage of boats or boating equipment.

BODY ART. Establishments that engage in providing "body art" or "body art procedures" including physical body adornment using, but not limited to, tattooing and body piercing. Body art does not include practices and procedures that are performed by a licensed medical or dental professional if the procedure is within the professional's scope of practice.

BREW PUB. A restaurant-brewery that sells 85% or more of its beer on-site. The beer is brewed primarily for sale in the restaurant and bar, and may be dispensed directly from the brewery's storage tanks. Brewpubs may also sell beer for off-sale consumption in growler containers.

BUILDABLE AREA. The portion of a lot remaining after required yards have been provided.

BUILDING. A structure with a roof, intended for shelter, housing, business, or enclosure.

BUILDING, FRONT FACADE. A building elevation which fronts on a public street, public parking lot, private parking lot available to the general public, or pedestrian walk where customer access to a structure is available.

BUILDING HEIGHT. See § 153.010(B)(5).

BUILDING LINE. See § 153.010(B)(3).

BUILDING, PRINCIPAL. A building in which is conducted the principal use of the lot.

BULK FUEL SALES AND STORAGE. The commercial storage of gasses and fuels in above ground containers.

BUSINESS. Any establishment, occupation, employment, or enterprise where merchandise is manufactured, exhibited, or sold, or where services are offered for compensation.

BUSINESS DAY. A day on which City Hall is open.

BUSINESS SUPPORT SERVICES. Establishments that engage primarily in rendering services to businesses including but not limited to copy shops, printing services, package and postal services, photo processing, janitorial services, and similar operations.

CALIPER. A horticultural method of measuring the diameter of a tree trunk for the purpose of determining size. The caliper inches of a tree shall be determined by measuring the tree's diameter four feet, six inches from the ground.

CANNABIS CULTIVATION. A cannabis business licensed by the state to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, or perform other actions approved by the office, for either adult use or medical use.

CANNABIS INDUSTRIAL BUSINESS. A business enterprise that is licensed by OCM for one of the following cannabis-related uses:

(1) Cultivator;

(2) Manufacturer;

(3) Wholesaler;

(4) Transporter;

(5) Testing facility;

(6) Delivery service;

(7) Mezzobusiness;

(8) Microbusiness;

(9) Any such business that conducts these activities for lower-potency hemp enterprises;

(10) Any such business that conducts these activities for medical cannabis enterprises; or

(11) Any other cannabis-related business enterprise that is not expressly and solely a retail business.

CANNABIS-RELATED BUSINESSES. Unless otherwise noted in this section, words and phrases contained in M.S. § 342.01, as amended from time to time, and the rules promulgated pursuant to any of these acts, shall have the same meanings in this chapter.

CANNABIS RETAIL BUSINESSES. A business enterprise that is licensed by OCM for one of the following cannabis-related uses: a cannabis retailer, or the location(s) of a mezzobusiness with a retail operations endorsement, or the retail locations of a microbusiness with a retail operations endorsement, medical cannabis retailer, or a medical combination businesses operating a retail dispensary location, (and excluding) lower-potency hemp edible retailers.

CANOPY. A roof-like cover, often of fabric, plastic, metal, or glass on a support, which provides shelter over a doorway.

CANOPY TREE. A tree that has an expected height at maturity of 30 feet or more.

CELLAR. See ***BASEMENT***.

CEMETERY. Land used or intended to be used for burying the remains of human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.

CHANNEL. A natural or artificial depression of perceptible extent, with definite bed and banks to confine and conduct water either continuously or periodically.

CHARITABLE, FRATERNAL, OR SOCIAL CLUB/LODGE. See ***PLACE OF PUBLIC ASSEMBLY***.

CHURCH. See ***PLACE OF PUBLIC ASSEMBLY***.

CITY ENGINEER. A person who has received training and is given authority by the City of Monticello to design, review, authorize, approve, inspect, and maintain erosion and sediment control plans and practices. The City Engineer is part of the Community Development Department.

CIVIC INTEREST GROUP. A civic interest group is a non-governmental organization which has a public or quasi-public service purpose as its central function, but may include additional uses and activities related to its public function or provided to its membership. A civic interest group may or may not have a specific site location or building which it occupies whether owned or leased. Examples of such groups may include religious institutions, local or national service clubs and organizations, private museums, historical facilities or similar entities.

CLEARING. Any activity that removes the vegetative surface cover.

CLEAR-CUTTING. The removal of an entire stand of trees.

CLINIC/MEDICAL SERVICES. A structure intended for providing medical and dental examinations and service available to the public. This service is provided without overnight care available.

COCKTAIL ROOM. A room that is ancillary to the production of liquor at a production distillery where the public can purchase and/or consume only the liquor produced on site.

COMBINATION USE. The combination of two principal uses.

COMMERCIAL LODGING. A building or group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupation by persons on an overnight basis, not including bed and breakfast establishments or a rooming house. Such uses may include microwaves and refrigerators for each guest unit.

COMMERCIAL OFFICES. A commercial use involving predominantly administrative, clerical, or professional operations. Commercial offices may include professional and administrative training, but shall not include direct retail commercial transaction activities. Professional training may include classes and training offered by professional or administrative entities to consumers of professional services.

COMMERCIAL SELF-STORAGE. A land use characterized by a variety of sized spaces available to the general public for rent on short-term periods, and for which size of individual spaces are less than 1,000 square feet in area. Commercial self-

storage facilities are limited to storage use only, with no separate business activities permitted as part of the use.

COMMUNICATION ANTENNAS AND ANTENNA SUPPORT STRUCTURES. See ***ANTENNA, TELECOMMUNICATION***.

COMMUNICATIONS/BROADCASTING. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Antennas, antenna support structures and satellite dishes are included in this definition. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities.

COMMUNITY DEVELOPMENT DEPARTMENT. Those departments assigned by the City Administrator to oversee the various aspects of development within the city. Such departments may include but are not limited to planning, building safety, code enforcement, and engineering.

COMMUNITY GARDEN. A public or private facility for cultivation of fruits, flowers, vegetables or ornamental plants by more than one person or group.

CONDITIONAL USE. A permitted use that, because of special requirements or characteristics, may only be allowed in a particular zoning district after review by the city and granting of conditional use permit which imposes conditions deemed necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional uses that cannot be adequately controlled through conditions shall be prohibited. Approved conditional uses and their conditions run with the land and are not specific to property owners.

CONDOMINIUM. A form of property ownership providing for individual ownership of space in a structure together with an individual interest in the land or other parts of the structure in common with other owners. Residential condominium dwelling units are subject to the provisions of the Minnesota Condominium Law, M.S. §§ 515.01 to 515.29, as they may be amended from time to time.

CONSERVATION EASEMENT. A conservation easement is legal land preservation agreement between a landowner and a municipality or a qualified land protection organization. The easement confers the transfer of usage rights from one party to another.

CONSTRUCTION ACTIVITY. A disturbance to the land that results in a change in the topography, or the existing soil cover (both vegetative and non-vegetative). Examples of construction activity may include clearing, grading, filling and excavating.

CONSTRUCTION TRAILER. Trailers used as temporary offices to meet a short-term need while the permanent facilities are being expanded. A temporary use permit is required for such office trailers.

CONTRACTOR. The party who signs the permit, application, construction contract, or development agreement with the city to construct a project. Where the construction project involves more than one contractor, the general contractor shall be the contractor that is responsible pursuant to the obligations set forth in this chapter.

CONTRACTORS YARD - TEMPORARY. A location on which a construction contractor operating with a current permit for construction of public utilities, infrastructure, or other project on public property, rights-of-way, or public easements, stores equipment, temporary office space, vehicles, and materials for no more than a two-year period.

CONVENIENCE RETAIL. A retail store not more than 4,000 square feet in area that generally carries a reduced inventory of a variety of items such as dairy products, minor automobile related items, groceries, novelties, magazines, etc. A convenience store may be combined with vehicle fuel sales where permitted.

COOPERATIVE (HOUSING). A multiple-family attached dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership.

COUNTRY CLUB. A membership club or business organized and operated primarily to provide recreational activities such as golf, swimming, tennis, and other outdoor recreation to its members and their guests which includes facilities such as a club house, banquet areas, locker rooms, and pro shop.

COURT. An unoccupied open space other than a yard which is bounded on two or more sides by the walls of the buildings.

CREMATORY. A facility containing furnaces for the reduction of dead bodies to ashes by fire.

DAYCARE. A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

DAY CARE - HOME. See definitions for ***GROUP RESIDENTIAL FACILITY***.

DECIDUOUS TREE. A tree that generally loses all of its leaves for part of the year.

DECK. A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site at any point extending above grade.

DENSITY, BASE. The number of dwelling units allowed per net acre of land.

DENSITY, MAXIMUM. The number of dwelling units potentially allowed per net acre of land if certain conditions are met

through either performance standards or the planned unit development process.

DEPARTMENT STORE. See ***RETAIL COMMERCIAL USES (OTHER)***.

DEPOSIT. Any rock, soil, gravel, sand, or other material deposited naturally or by man into a water body, watercourse, floodplain, or wetland.

DEWATERING. The removal of water for construction activity such as the removal of temporary sediment basin water or appropriated surface or groundwater to dry and/or solidify a construction site.

DISTRICT. An area delineated on the official zoning map that sets forth standards and guidelines for all development within the prescribed zoning district.

DONATION DROP-OFF CONTAINER. A receptacle designed with a door, slot, or other opening that is intended to accept and store donated items.

DRAINING. The removal of surface water or groundwater from land.

DREDGING. To enlarge or clean out a water body, watercourse, or wetland.

DRIPLINE. A vertical line that extends from the outermost branches of a tree's canopy to the ground around the circumference of the tree.

DRIVE-THROUGH SERVICE. A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

DUMPSTER. A container that has a hooking mechanism that permits it to be raised and dumped into a sanitation truck or be hauled away for emptying.

DWELLING. A building or portion thereof designated exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but not including hotels, motels, and boarding houses.

DWELLING, ATTACHED. A structure intended for occupancy by more than one family, including duplexes, townhomes, multi-family dwellings, apartments, and condominiums. Accessory dwelling units as defined and permitted by this chapter are incidental to a principal dwelling unit and are not considered to be attached dwellings.

DWELLING, DUPLEX OR TWO-FAMILY. Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot that is used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or occupied for living purposes.

DWELLING, SINGLE-FAMILY DETACHED. Any building that contains one dwelling unit used, intended, or designed to be guilt, used, rented, leased, let or hired out to be occupied, or occupied for living purposes by one family.

DWELLING, MULTIPLE-FAMILY. A building designed with three or more dwelling units exclusively for occupancy by three or more families living independently of each other but sharing hallways and main entrances and exits.

DWELLING UNIT. An area within a structure designed and constructed to be occupied by one family which includes permanent provisions for living, cooking, and sanitation. Dwelling unit does not include hotels, motels, correctional facilities, nursing/convalescent home, rehabilitation centers, or other structures designed for transient residence. In group residential facilities, multi-family, each separate bedroom, combined with all common areas up to 520 square feet of gross building floor area shall be considered one potential dwelling unit for purposes of calculating dwelling unit density on a multi-family parcel.

EFFICIENCY APARTMENT. A dwelling unit consisting of one principal room exclusive of bathroom, hallway, closets, or dining alcove, and has limited provisions for cooking (kitchenette).

ELECTRIC VEHICLE (EV) CHARGING STATION FACILITY: ELECTRIC VEHICLE (EV) CHARGING STATION FACILITY. An ***EV CHARGING STATION*** (or "charger") is a facility designed and constructed to supply electricity for the purpose of charging one electric motor vehicle, together with the transformers, batteries, inverters, connections, cables, and other equipment necessary to supply such electricity. For the purposes of this chapter, a facility that can serve more than one vehicle at a time shall be deemed to consist of multiple charging stations.

ENTERTAINMENT, INDOOR COMMERCIAL. An establishment providing completely enclosed recreation or entertainment activities. Accessory uses may include the preparation and serving of food or the sale of equipment related to the enclosed uses. Examples of indoor commercial entertainment businesses include bowling alleys, roller and ice-skating rinks, billiards halls, swimming pools, motion picture theaters, and similar amusements. Indoor commercial entertainment uses do not include event centers or adult uses.

ENTERTAINMENT, OUTDOOR COMMERCIAL. An establishment providing recreation or entertainment activities primarily occurring outdoors. Accessory uses may include the preparation and serving of food, the sale of equipment related to the outdoor uses, and complementary indoor entertainment facilities. Examples of outdoor commercial entertainment businesses include, but are not limited to, golf driving ranges, sand volleyball courts, go-carts, and miniature golf courses. Outdoor commercial entertainment uses do not include projectile weapon ranges (archery or shooting), sports stadiums or drive-in movie theaters.

ERECT. Activity of constructing, building, raising, assembling, placing, affixing, attaching, creating, painting, drawing or any other way of bringing into being or establishing.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water, ice and/or land disturbance activities.

EROSION CONTROL. A measure that prevents erosion including but not limited to: soil stabilization practices, limited grading, mulch, temporary or permanent cover, and construction phasing.

EROSION CONTROL INSPECTOR. A designated agent given authority by the City of Monticello to inspect and maintain erosion and sediment control practices.

EROSION PREVENTION. Measures employed to prevent erosion. Examples include, but are not limited to: soil stabilization practices, limited grading, mulch, temporary or permanent cover, and construction phasing.

ESSENTIAL SERVICES. Public or private utility systems for gas, electricity, steam, sewer and water; voice, television, and digital communications systems; and waste disposal and recycling services. These services include underground, surface, and overhead systems and all accessories thereto such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, hydrants, and other similar features necessary for the function of the essential service. Wireless radio frequency reception and transmission antennas and support structures shall not be considered an essential service. Essential services do not include buildings or uses that include human occupancy or activity beyond occasional service or maintenance.

EVENT CENTER. A multi-purpose commercial venue (public or privately owned) used for the purposes of performances, trade shows, corporate functions, sporting events, private receptions or parties, holiday gatherings or similar attractions.

(1) Common characteristics of event centers, which differentiate such uses from places of public assembly, often include but are not limited to, the following:

(a) Varied and/or irregular activity schedules.

(b) The display and/or sale of retail commercial goods.

(c) The generation of high traffic volumes at varied time periods.

(d) Commercial activities and uses in coordination with the events.

(e) Locations in commercial districts.

(f) Alcohol service as licensed.

(2) Accessory uses may include food preparation facilities, concessions, offices, museums, parks, athletic training or practice facilities, stores, restaurants, structured parking facilities, and patron transportation facilities. Event centers do not include adult uses and places of public assembly.

EVERGREEN TREE. A tree that retains some or most of its leaves or needles throughout the year.

EXCAVATION. The process of reshaping land at a construction site. This can include raising or lowering ground levels, adding or removing slopes or leveling the ground surface. In general, it has two main purposes: creating proper drainage; preparing land to bear weight. Excavation may remove soil or other materials from a site, but is distinguished from ***EXTRACTION*** in that excavation is specifically related to a construction project. Also***GRADING***.

EXISTING TREE CANOPY. The crowns of all healthy self-supporting canopy trees with a diameter at breast height (DBH) of ten inches or greater and understory trees with a caliper size of four inches or greater at breast height.

EXTRACTIVE USE. The use of land for surface or subsurface removal of sand, gravel, rock, other nonmetallic minerals, and peat not regulated under M.S. §§ 93.44 to 93.51, as they may be amended from time to time. Also ***MINING***.

FAMILY. An individual or group that maintains a common household and use of common cooking and kitchen facilities and common entrances to a single dwelling unit, where the group consists of:

(1) Two or more persons each related to the other by blood, marriage, domestic partnership, adoption, legal guardianship (including foster children); or

(2) Not more than four unrelated persons.

FARMERS MARKET. An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

FENCE. A tangible barrier constructed of any allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for decorative purposes (such as an ornamental gate or ornamental gates), or to screen from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it.

FILLING. The act of depositing any rock, soil, gravel, sand, or other material so as to change the natural grade of the land; and/or to fill or partly fill a water body, watercourse, or wetland.

FINAL GRADE. Excavation or fill of material to final plan elevation. Final grade completed as part of individual site

development.

FINAL STABILIZATION.

(1) All soil disturbing activities at the site have been completed and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed;

(2) For individual lots in residential construction by the contractor, the contractor must either: (a) complete final stabilization as specified above; or (b) establish temporary stabilization including perimeter controls for an individual lot prior to occupation of the structure. If the contractor chooses (b), it must inform the owner in writing of the requirements for final stabilization;

(3) For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land) final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to surface waters and drainage systems and areas which are not being returned to their preconstruction agricultural use must meet the final stabilization criteria in subparts (a) or (b) above;

(4) The contractor must clean out all sediment from conveyances and from temporary sedimentation basins that are to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from washing back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity. All drainage ditches constructed to drain water from the site after construction is complete must be stabilized to preclude erosion; and

(5) All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) must be removed as part of the final stabilization on the site.

FINANCIAL INSTITUTION. An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. Financial institutions include those establishments engaged in the on-site circulation of cash money and check-cashing facilities, but shall not include bail bond brokers. Financial institutions may also provide automated teller machine (ATM) services, located within a fully enclosed space or building, along an exterior building wall intended to serve walk-up customers only, or in a city authorized drive-thru lane.

FINISHING STANDARD. Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings. The term "finishing standard" shall be synonymous with "performance standard."

FLAG. Any fabric or similar lightweight material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes and which contains distinctive colors, patterns, symbols, emblems, insignia, or other symbolic devices.

FLOOD. A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

FLOOD FREQUENCY. The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

FLOOD FRINGE. That portion of the floodplain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the flood insurance study for the City of Monticello.

FLOODPLAIN. The beds proper and the areas adjoining a wetland, lake, or watercourse which have been or hereafter may be covered by the regional flood.

FLOOD PROFILE. A graph or a longitudinal plot of water surface elevations of a flood event along a reach of a stream or river.

FLOOD-PROOFING. A combination of structural provisions, changes, or adjustment to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

FLOODWAY. The bed of wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry or store the regional flood discharge.

FLOOR AREA. See § 153.010(B)(4).

FLOOR AREA - FINISHABLE. Area within a building-exclusive of mechanical, garage, or unfinished storage space-that could meet all requirements of "finished floor area" after improvements are completed.

FLOOR AREA - FINISHED. To qualify as finished floor area, the space shall be at or above the finished exterior grade, or in the case of lower levels, no less than 42 inches below such grade; must have heat; flooring such as carpet, vinyl, tile, wood or other similar floor covering; a ceiling and walls covered with gypsum board, plaster, or wood which is stained, painted or covered with other residential wall/ceiling covering prior to occupancy. Basements that are neither "look out" or "walk out" levels may be finished, but shall not be counted towards a minimum finished square footage calculation.

FOREST LAND CONVERSION. The clear cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

FREEWAY CORRIDOR (SIGN) AREA. A special signing area encompassing land located within 800 feet either side (north or south) of the centerline of Interstate 94, in addition to certain areas along Trunk Highway 25 south of Interstate 94 north of Dundas Road, East of Sandberg Road, and West of Cedar Street as shown on the city's official Freeway Bonus Sign District Map.

FUEL PUMP. Equipment or unit designed and constructed to supply gasoline, diesel, natural gas, or other petroleum fuels and oils, electric charging, hydrogen, or any other fuel intended to power motor vehicles.

FUNERAL SERVICES. An establishment that provides human funeral services, including embalming and memorial services. Crematories are accessory uses to a funeral home.

GARAGE. An attached or detached accessory structure for the purpose of parking vehicles.

GARAGE SALE. The sale of miscellaneous used items commonly associated with residential use. Garage sales shall not be for the sale of primarily a single commodity. The term "garage sale" includes "sidewalk sale," "yard sale," "basement sale," and "estate sale."

GENERAL WAREHOUSING. Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse.

GRADING. Excavation or fill of material, including the resulting conditions thereof.

GRADING, DRAINAGE AND EROSION CONTROL PERMIT. A permit issued by the municipality for the construction or alteration of the ground and for the improvements and structures for the control of erosion, runoff, and grading. Herein after referred to as "grading permit".

GRADING, DRAINAGE AND EROSION CONTROL PLANS. A set of plans prepared by or under the direction of a licensed professional engineer. Plans are required to indicate the specific measures and sequencing to be used to control grading, sediment and erosion on a development site during and after construction as detailed in the City of Monticello "Plan Requirements and Design Guidelines".

GREENHOUSE/CONSERVATORY. A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants.

GROUP RESIDENTIAL FACILITY, MULTI-FAMILY. A state-licensed facility, public or private, which regularly provides a planned combination of living conditions, services, and resources for the treatment, rehabilitation, training, supervision, or care of persons residing on the premises which falls into one of the following categories: 1) a state licensed residential facility serving between seven and 16 persons; or 2) a licensed day care facility serving between 13 and 16 persons. This term does not include any type of residential or non-residential facility for persons convicted of crimes, or for persons accused of crimes who are diverted to the facility before conviction; nor does it include a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses.

GROUP RESIDENTIAL FACILITY, SINGLE-FAMILY. A state-licensed facility, public or private, which regularly provides a planned combination of living conditions, services, and resources for the treatment, rehabilitation, training, supervision, or care of persons residing on the premises which falls into one of the following categories: 1) a state licensed residential facility serving six or fewer persons; 2) registered housing with services establishment serving six or fewer persons; 3) a licensed day care facility serving 12 or fewer persons; or 4) a group family day care facility licensed to serve 14 or fewer children. This term does not include any type of residential or non-residential facility for persons convicted of crimes, or for persons accused of crimes who are diverted to the facility before conviction; nor does it include a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses.

GROWLER. A 64 fluid ounce (1.89 liter) container of beer that is made available for purchase at the brewery where it's produced. Said container is available for off-sale consumption only.

HEAVY INDUSTRIAL USE. See ***HEAVY MANUFACTURING***.

HELIPORT. An area used or intended to be used for the landing and takeoff of helicopters, and may include any or all of the areas of buildings appropriate to accomplish these functions.

HIGH RISK TREE. Any tree with structural defects sufficient to render the tree or part of the tree likely to fail and cause damage to persons, property, or other significant vegetation, as determined by a qualified arborist or other tree professional.

HOME OCCUPATION. An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

HOOP BUILDING (see also ***TARP GARAGE***). A portable or permanently anchored structure defined mainly by a steel or PVC frame over which a cover made from plastic, tarp, or other similar type fabrics or materials is placed.

HOSPITAL. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, and administration, and services to patients, employees, or visitors.

IMPERVIOUS SURFACE. A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than existed prior to development. Examples include rooftops, sidewalks, patios, parking lots, storage areas and concrete, asphalt, or gravel driveways or roads.

INDOOR FOOD/CONVENIENCE SALES. A small retail establishment located within or associated with another use that offers for sale prepared food or convenience goods such as prepackaged food items, tobacco, periodicals, and other household goods.

INDUSTRIAL SELF-STORAGE. A land use characterized by larger spaces available to occupants for the purposes of storage of commercial, industrial, or personal goods, as well as business, industrial, or hobby activities accessory to such storage as may be permitted within the zoning district, provided that no such space is subdivided to a total area that is less than 2,000 square feet in area.

INDUSTRIAL SERVICES (GENERAL). Businesses that are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products; or providing other related services primarily for industrial businesses. Industrial service firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Also includes firms such as contractors and building maintenance services and similar establishments engaged in performance of services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking and storage.

INTENSIVE VEGETATION CLEARING. The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.

LAKE, GENERAL DEVELOPMENT. Lakes that usually have more than 225 acres of water per mile of shoreline and 25 dwellings per mile of shoreline, and are more than 15 feet deep.

LAKE, NATURAL ENVIRONMENT. Lakes that usually have less than 150 total acres, less than 60 acres per mile of shoreline, and less than three dwellings per mile of shoreline. They may have some winter kill of fish; may have shallow, swampy shoreline; and are less than 15 feet deep.

LAKE, RECREATIONAL DEVELOPMENT. Lakes that usually have between 60 and 225 acres of water per mile of shoreline, between three and 25 dwellings per mile of shoreline, and are more than 15 feet deep.

LAND DISTURBING ACTIVITY. Any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within the city's jurisdiction, including, but not limited to, clearing, grubbing, grading, excavating, transporting and filling.

LAND RECLAMATION. The reclaiming of land by the importation, depositing, or grading of soils in excess of 400 cubic yards so as to elevate the grade.

LANDSCAPE STRIP, PERIMETER. Vegetative material associated with the perimeter landscaping required for a vehicular use area.

LANDSCAPING/NURSERY BUSINESS. A retail business devoted to the growth, display, and/or sale of plants, shrubs, trees; and/or landscaping materials and services.

LIGHT INDUSTRIAL USE. See ***MANUFACTURING, LIGHT***.

LOT (OF RECORD). A parcel of land, whether subdivided or otherwise legally described, as of the effective date of this chapter, or approved by the city as a lot subsequent to such date and which is occupied by or intended for occupancy by one principal building or principal use together with any accessory buildings and such open spaces as required by this chapter and having its principal frontage upon a street.

LOT. Land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as are required under the provisions of this zoning regulation, having not less than the minimum area required by this zoning chapter for a building site in the district in which such lot is situated and having its principal frontage on a street or a proposed street approved by the Council. ***LOT*** related definitions (e.g. lot depth, lot area, lot corner, etc): see §153.010(B).

LOT LINE. A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way.

LOWER-POTENCY HEMP EDIBLE. As defined under M.S. § 342.01, subd. 50, as amended from time to time.

MACHINERY/TRUCK REPAIR. This business performs mechanical, electrical, structural, and cosmetic repairs to trucks

and heavy equipment. Allowed: Tune ups and adjustment, replacement of parts, rebuilding of parts or components when installation is available, body repair, collision service and painting, frame straightening and repair, steam cleaning and/or sandblasting, undercoating and rust proofing, radiator repair, tire repair, wheel alignment and balancing, washing, cleaning, and polishing.

MANAGED NATURAL LANDSCAPE. A planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. ***MANAGED NATURAL LANDSCAPES*** does not include turf-grass lawns left unattended for the purpose of returning to a natural state.

MANUFACTURED (MOBILE) HOME. A structure transportable in one or more sections which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on a side, is 760 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it, and which complies with the manufactured home building code (M.S. § 327.31, as it may be amended from time to time).

MANUFACTURED HOME PARK. A contiguous parcel of land which has been developed for the placement of manufactured homes and is owned by an individual, firm, trust, partnership, public or private association, or corporation.

MANUFACTURING, HEAVY. The manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use.

MANUFACTURING, LIGHT. The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.

MARQUEE. Any permanent roof like structure projecting beyond a theater building or extending along and projecting beyond the wall of that building, generally designed and constructed to provide protection from the weather.

MAXIMUM DENSITY. The number of dwelling units allowed per gross acre of land as controlled by an individual or joint ownership group.

MEADOW VEGETATION. Grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

MEAN GROUND LEVEL. The elevation established for the purpose of regulating the number of stories and the height of buildings. Grade shall be the mean level of the finished surface of the ground adjacent to the exterior walls of the buildings.

MICRO-DISTILLERY. A distillery that produces 40,000 proof gallons of liquor or less annually.

MULTIPLE-TENANT SITE. Any site which has more than one tenant, and each tenant has a separate ground level exterior public entrance.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). The program for issuing, modifying, revoking, reissuing, terminating, monitoring, and enforcing permits under the Clean Water Act (Sections 301, 318, 402, and 405) and United States Code of Federal Regulations Title 33, Sections 1317, 1328, 1342, and 1345.

NATURAL DRAINAGE SYSTEM. All land surface areas which by nature of their contour configuration, collect, store and channel surface water run-off.

NATURAL OBSTRUCTION. Means any rock, tree, gravel, or analogous natural matter that is an obstruction and has been located within a water body, watercourse, or wetland by a nonhuman cause.

NEXT AVAILABLE AGENDA. The next meeting at which an application can be heard by a reviewing body after consideration of the anticipated time for review and other items already scheduled for future agendas. The Community Development Department has full discretion to select the best future meeting date that will accommodate the administrative and official review of an item provided the overall timeframe for review will comply with all state mandated review deadlines.

NONCONFORMING STRUCTURE OR BUILDING. A structure or building, the size, dimensions, or location of which was lawful prior to effective date of this chapter as denoted in § 153.004, or on the effective date of any amendment to this chapter, but that fails by reason of such adoption or amendment to conform to the requirements of this chapter.

NONCONFORMING USE. Any use lawfully being made of any land, building, or structure not otherwise abandoned, existing on effective date of this chapter as denoted in § 153.004 or on the effective date of any amendment of this chapter, that does not comply with the use regulations of this chapter or the amendment.

NURSING HOME (CONVALESCENT HOME). A facility that provides nursing services and custodial care generally on a 24-hour basis for two or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services; but not including hospitals, clinics, sanitariums, or similar institutions.

OBSTRUCTION (IN RELATION TO FLOODPLAINS). Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

OFFICE OF CANNABIS MANAGEMENT. Minnesota Office of Cannabis Management, referred to as "OCM" in this chapter.

OFFICE USE. An establishment primarily engaged in providing professional, financial, administrative, clerical, and similar services.

OFF-STREET LOADING SPACE. A space accessible from the street, alley or way, in a building or on the lot, for the use of trucks while loading or unloading merchandise or materials. Such space shall be of such size as to accommodate one truck of the type typically used in the particular business.

OPACITY (OPAQUE). A measurement indicating the degree of obscuration of light or visibility. An object that is 100% opaque is impenetrable by light.

OPEN SALES. Any open land used or occupied for the purpose of buying, selling, and/or renting merchandise and for the storing of same prior to sale. This use includes all outdoor sales and display of goods and/or materials that are not specifically addressed as outdoor storage, sidewalk sales and display, or off-street vehicle parking.

OPEN SPACE. An area on a lot not occupied by any structure or impervious surface.

OPEN SPACE, USABLE. A required ground area or terrace area on a lot which is graded, developed, landscaped, and equipped and intended and maintained for either active or passive recreation or both, available and accessible to and usable by all persons occupying a dwelling unit or rooming unit on the lot and their guests. Such areas shall be grassed and landscaped or covered only for a recreational purpose. Roofs, driveways, and parking areas shall not constitute usable open space.

ORDINARY HIGH WATER (NEW SHORELAND DISTRICT CODE). The boundary of public waters which may include wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

ORNAMENTAL PLANTS. Grasses, perennials, annuals, and groundcovers purposefully planted for aesthetic reasons.

OUTDOOR STORAGE. The keeping, in an un-roofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot.

OUTPATIENT CARE. Medical examination or service available to the public in a hospital. This service is provided without overnight care and shall be considered a separate, independent, principal use when combined or operated in conjunction with a hospital.

OWNER. The person or entity with a legal or equitable interest in the land on which the construction activities will occur.

PARAPET. A low wall which is located perpendicular to (extension of front wall) a roof of a building.

PARK FACILITY, ACTIVE. A park or recreation facility that includes one or more of the following: buildings, lighting, ball fields, tennis courts, swimming pools, skate parks, golf courses, or other active sports facilities. Active park facilities will commonly include benches, picnic areas, trails, sidewalks, and other similar features.

PARK FACILITY, PASSIVE. A park or recreational facility that does not include the construction of facilities, lighting, or development of ball fields or other active sports facilities. Passive parks may include benches, picnic areas, trails and sidewalks.

PARKING, OFF-STREET. The act of keeping a passenger vehicle as defined herein and/or small commercial vehicles, recreational vehicles and emergency vehicles as defined herein, on an approved parking space, properly surfaced, for a period of less than 24 hours.

PARKING BAY. The parking module consisting of one or two rows of parking spaces or stalls and the aisle from which motor vehicles enter and leave the spaces.

PARKING ISLAND. Landscaped areas within parking lots used to separate parking areas and to soften the overall visual impact of a large parking area from adjacent properties.

PARKING LOT DRIVE AISLE. A vehicular accessway located within an off-street parking or vehicular use area which serves individual parking stalls and driveways.

PARKING SPACE/STALL. An area enclosed in the main building, in an accessory building, or unenclosed sufficient in size to store one automobile which has adequate access to a public street or alley and permitting satisfactory ingress and egress of an automobile.

PARKING STRUCTURE. A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, decks, and ramp parking.

PARKING, SURFACED. A parking space or storage space which is paved, or surfaced with crushed rock, such as Class V limestone, crushed or decomposed granite, "con-bit", or landscaping rock of adequate durability to support the load parked or stored thereon.

PARKING, UNSURFACED. A storage space which is covered by vegetation, such as grass or other landscaped cover, and which is mowed or trimmed to meet the city's weed control regulations. Unsurfaced space may not include bare ground which may be subject to erosion, tracking of mud onto the roadway, or drainage of silt into a public drainage easement or waterway.

PASSENGER TERMINAL. A place that receives and discharges passengers which generally includes facilities and equipment required for the operation. Examples include terminals for bus, taxi, railroad, shuttle van, or other similar vehicular services. This definition does not include bus stops or similar transfer points for passengers at which no facilities (excluding a bench or shelter) are provided.

PAVED. A parking space or storage space which is surfaced with only the following materials: Asphalt, concrete, and natural or man-made paving stones such as brick, granite, or concrete pavers, provided such pavers have a flat surface area of no less than nine square inches.

PERFORMANCE STANDARD. Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings. The term "performance standard" shall be synonymous with "finishing standard."

PERIMETER SEDIMENT CONTROL. A barrier that prevents sediment from leaving a site by filtering sediment-laden runoff or diverting it to a sediment trap or basin.

PERMANENT COVER. Final stabilization.

PERMITTED USE. A use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and performance standards (if any) of such districts.

PERMITTEE. Applicant for and recipient of an approved permit.

PERSON. An individual, firm, partnership, association, corporation, or organization of any kind.

PERSONAL SERVICES. Establishments that primarily engage in providing services generally involving the care of the person or person's possessions. Personal services may include but are not limited to: laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional services, tanning salons, body art (including tattooing), and portrait studios. This use may also include indoor pet grooming services for dogs, cats and/or small household pets as permitted by city code, not including animal kennel/boarding or overnight care, outdoor activities or veterinary activities.

PHASING (IN RELATION TO GRADING). Clearing a parcel of land in distinct phases, with the stabilization of each phase completed before the clearing of the next.

PLACE OF PUBLIC ACCOMMODATION. A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.

PLACE OF PUBLIC ASSEMBLY. An institution or facility that congregations of people regularly attend to participate in or hold meetings, workshops, lectures, civic activities, religious services, and other similar activities, including buildings in which such functions and activities are held. Places of public assembly are characterized by individuals arriving and departing at regularly scheduled times and do not include event centers. Common characteristics of places of public assembly, which differentiate such uses from event centers, may include but are not limited to, the following:

(1) Regular activity schedules.

(2) No display and/or sale of retail commercial goods or services.

(3) The generation of traffic at routine time periods.

(4) Predictable traffic volumes during activities.

(5) Locations that may be in commercial, industrial, or residential zoning districts.

PLAN REQUIREMENTS AND DESIGN GUIDELINES. Manual detailing city specifications for all plan requirements.

PLANNED UNIT DEVELOPMENT. A type of development which may incorporate a variety of land uses planned and developed as a unit. The planned unit development is distinguished from the traditional subdivision process of development in that zoning standards such as density, setbacks, height limits, and minimum lot sizes may be altered by negotiation and agreement between the developer, the municipality, and the Commissioner of Natural Resources as may be required.

PLANTING STRIP. Areas intended for the placement of vegetation within the interior of vehicular use areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

PORTABLE CONTAINER. A large container designed and rented or leased for the temporary storage of commercial, industrial, or residential household goods that does not contain a foundation or wheels for movement.

PRELIMINARY LICENSE APPROVAL. OCM pre-approval for a cannabis business license for applicants who qualify

under M.S. § 342.17, as amended from time to time.

PRINCIPAL USE. The main use of land or buildings as distinguished from subordinate or accessory uses.

PRODUCTION BREWERY. A facility that manufactures, processes and warehouses beer for wholesale distribution in off-sale packages to retail liquor establishments and may retail beer product for on-site consumption in a taproom for off-site consumption as growlers. A production brewer may not have an ownership interest in a brewery licensed under Minnesota Statutes.

PROFESSIONAL OFFICE - SERVICES. A commercial use involving administrative, clerical, or professional operations, and routinely including direct transactions or consultations with clients for such services. Such uses commonly include legal, financial, insurance, or real estate services, among others, but do not include retail sales of stock-in-trade goods.

PUBLIC BUILDING OR USE. Any facility, including but not limited to buildings and property that are leased or otherwise operated or funded by a governmental body or public entity.

COMMUNITY CENTER. A “public building or use” that provides a variety of services and facilities for both public and private activities, which may include the following: city offices; U.S. or State of Minnesota military offices; recreation facilities and classes; public assembly uses; senior citizen community rooms and activities; event center gatherings; and support facilities for any of the above. Individual public space and/or facilities within a ***COMMUNITY CENTER*** may be used, leased or rented to other entities, including private individuals or groups as an incidental and accessory aspect of such space or facility, at the discretion of the public agency owner/manger.

PUBLIC WAREHOUSING. The indoor storage of equipment and/or materials by a government agency which may, or may not, be related to other principal uses on the same property.

PUBLIC WATERS. Any waters as defined in M.S. § 103G.005, subd. 15, 15a, as it may be amended from time to time.

RAIN GARDEN. A native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes, and rivers.

REACH (IN RELATION TO FLOODPLAINS). A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

REAL ESTATE OFFICE/MOBILE SALES HOME. A dwelling temporarily used as a sales office for a residential development under construction for on-site sales.

RECREATIONAL VEHICLE CAMP SITE. A lot or parcel of land occupied or intended for occupancy by recreational vehicles for travel, recreational, or vacation usage for short periods of stay subject to the provisions of this chapter.

RECYCLING AND SALVAGE CENTER. A facility engaged solely in the storage, processing, resale, or reuse of recyclable and recovered materials.

REGIONAL FLOOD. A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in the flood insurance study.

REGULATORY FLOOD PROTECTION ELEVATION. The regulatory flood protection elevation shall be an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

REPAIR ESTABLISHMENT. An establishment primarily engaged in the provision of repair services for TV's, bicycles, clocks, watches, shoes, guns, canvas products, appliances, and office equipment; including tailor; locksmith; and upholsterer.

RESIDENTIAL TREATMENT FACILITY. As defined under M.S. Ch. 245G, as amended from time to time.

RESTAURANT. An establishment where meals or prepared food, including beverages and confections, are served to customers for consumption on or off the premises. Such a facility may include indoor and outdoor seating and/or drive through services.

RETAIL COMMERCIAL USES (OTHER). A commercial land use where the establishment is primarily engaged in the sale or rental of goods and materials to the general public, accepts payment or orders for, and delivers to the end user a good or service. Elements of the retail business include stock-in-trade held on the premises in the case of goods or provides a service to the end user on the premises. Retail businesses may arrange for delivery of a good rather than deliver the good concurrent with the transaction, or may accept payment or orders electronically in advance, for delivery of the good or service in person at a later date. Retail commercial uses do not include those business engaged primarily in delivery of goods for further treatment or finishing, or the sale of goods to businesses for subsequent resale, sale of goods from moveable motorized vehicles, or medical clinics. Where the Zoning Ordinance establishes a separate class of use for a specific business, such business shall be subject to the specific regulations applicable to such use.

RETAIL REGISTRATION. An approved registration issued by the city to a state-licensed cannabis retail business.

RETAIL SERVICE. A retail service establishment is a form of retail business that creates a product of value (either good or service) on site and delivers said good or service to the end user on site. Examples of retail services include businesses

which fabricate and/or craft creative goods on site and both display and sell such goods to the end user at the retail location such as artist studios, bicycle shops, photography studios or similar uses. Where the Zoning Ordinance establishes a separate class of use for a specific business, such business shall be subject to the specific regulations applicable to such use.

RIVER, AGRICULTURAL. Rivers that run through intensively cultivated areas, mainly in the southern and western area of Minnesota.

RIVER, FORESTED. Rivers that are in forested, sparsely to moderately populated areas with some roads; typically found in northeast, southwest and north-central Minnesota

RIVER, REMOTE. Rivers that are primarily in roadless, forested, sparsely populated areas in northeastern Minnesota.

RIVER, TRANSITION. Rivers that are in a mixture of cultivated, pasture and forest lands.

RIVER, TRIBUTARY. Rivers in the Protected Public Waters Inventory that are not classified by the DNR as an agricultural, forested, remote or transition river.

ROOF. The exterior surface and its supporting structure on the top of a building or structure. The structural makeup of which conforms to the roof structures, roof construction and roof covering sections of the International Building Code.

ROOT ZONE. The area inside the dripline of a tree that contains its roots.

SCHOOL. A public school as defined under M.S. § 120A.05, as amended from time to time, or a nonpublic school that must meet the reporting requirements under M.S. § 120A.24, as amended from time to time.

SCHOOL, HIGHER EDUCATION. A public or private non-profit institution for post-secondary education or a public or private school offering vocational or trade instruction to students. Such educational institutions operate in buildings or structures on land leased or owned by the educational institution for administrative purposes. Such uses include classrooms, vocational training (including that of an industrial nature for instructional purposes only), laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, dormitories, and other facilities that further the educational mission of the institution.

SCHOOL, PRE-K-12. A public or private school offering general, technical, or alternative instruction at the elementary, middle, or high school level that operates in buildings or structures on land leased or owned by the educational institution for administrative purposes. Such uses include classrooms, vocational training (including that of an industrial nature for instructional purposes only in middle or high schools), laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, dormitories, and other facilities that further the educational mission of the institution.

SCROLLING TEXT. A type of dynamic sign movement in which the letters or symbols move horizontally across the sign in a continuous scroll, permitting a viewer to observe the message over time. Scrolling shall not include flashing or other types of video movement.

SEDIMENT. The product of an erosion process; solid material both mineral and organic, that is in suspension, is being transported, or has been moved by water, air or ice, and has come to rest on the earth's surface either above or below water level.

SEDIMENT CONTROL. Measures and methods employed to prevent sediment from leaving the site.

SELF-STORAGE FACILITY. A building or group of buildings that contains equal or varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of residential or commercial customer's goods or wares.

SEMIPUBLIC USE. The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

SENIOR HOUSING. A multiple-family structure, 80% of whose occupants shall be 65 years of age or over, or a multiple-family structure where each unit is occupied by at least one person who is 55 years of age or over and is retired. The facility may include common areas for the congregation of occupants for activities or meals. Senior housing shall typically consist of multiple-household attached dwellings, but may include detached dwelling units as part of a wholly owned and managed senior project.

SENSITIVE RESOURCE MANAGEMENT. The preservation and management of areas unsuitable for development in their natural state due to constraints such as shallow soils over groundwater or bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding, or occurrence of flora or fauna in need of special protection.

SETBACK. The horizontal distance between a structure and the lot lines of the lot on which it is located; or the minimum horizontal distance between a structure, sewage treatment system or other facility and an ordinary high water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility.

SEWAGE TREATMENT SYSTEM. a septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in Minn. Rules Chapter 7080.

SEWER SYSTEM. Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.

SHADE TREE. A tree planted or valued chiefly for its shade from sunlight; this term usually applies to large trees with spreading canopies.

SHELTER, FALLOUT. An accessory building specifically designed and used for the protection of life from radioactive fallout.

SHELTER, STORM. An accessory building specifically designed and used for the protection of life from weather events.

SHOPPING CENTER. An integrated grouping of commercial stores under single ownership or control. See also***RETAIL COMMERCIAL USES***.

SHORE IMPACT ZONE. Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50% of the required structure setback.

SHORELAND. Land located within the following distances from public water:

(1) One thousand feet from the ordinary high water mark of a lake, pond, or flowages.

(2) Three hundred feet from a river or stream, or the landward extent of a floodplain designated by ordinance on such river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides that extend landward from the waters for lesser distances and when approved by the Commissioner of the Department of Natural Resources or the commissioner's designated representative.

(3) The area included in the recreational land use districts for the Mississippi River as defined in Minn. Rules Chapter 6105.0800-0950.

SHRUB. A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.

SIDEWALK SALES AND DISPLAY, OUTDOOR. Outdoor sale and display, conducted as an accessory, incidental activity by the proprietor, of products normally sold inside a retail establishment, subject to the limitations identified in this chapter.

SIGN. Any letter, word or symbol, poster, picture, statuary, reading matter or representation in the nature of advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, including all associated brackets, braces, supports, wires and structures, which is displayed for informational or communicative purposes.

SIGN FACE. The surface of the sign upon, against, or through which the message of the sign is exhibited.

SIGN STRUCTURE. Any structure including the supports, uprights, bracing and framework which supports or is capable of supporting any sign.

SIGN, ABANDONED. Any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank for a period of one year or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one year or more. Any sign remaining after demolition of a principal structure shall be deemed to be abandoned. Where a sign has received a special permit or other city approval, such approval shall run with the principal use of the property, and such a sign shall be considered to be abandoned under this definition when it meets the conditions specified in this section, notwithstanding the prior special approval.

SIGN, AREA. A sign identifying a series of related parcels or uses, rather than a specific parcel or use.

SIGN, AREA IDENTIFICATION. A freestanding sign which identifies the name of a neighborhood, a residential subdivision, a multiple residential complex consisting of three or more structures, a shopping center consisting of five or more separate business concerns, an industrial area, an office complex consisting of three or more structures, or any combination of the above located on contiguous property.

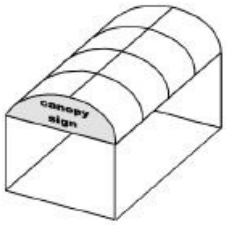
SIGN, AWNING. A building sign or graphic printed on or in some fashion attached directly to the awning material.

SIGN, BALLOON. A sign consisting of a bag made of lightweight material supported by helium, hot, or pressurized air which is greater than 24 inches in diameter.

SIGN, BILLBOARD. See ***OFF-PREMISEs SIGN***.

SIGN, BUILDING. Any sign attached or supported by any building.

SIGN, CANOPY. Any sign that is part of or attached to a canopy, made of fabric, plastic, or structural protective cover over a door or entrance. A canopy sign is not a marquee and is different from service area canopy signs.



SIGN, CHANGEABLE COPY. A sign or portion thereof that has a reader board for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects not consisting of an illumination device and may be changed or rearranged manually or mechanically with characters, illustrations, letters or numbers that can be changed or rearranged without altering the face or surface of the sign structure.

SIGN, CHANGEABLE COPY (ELECTRONIC). A sign or portion thereof that displays electronic, non-pictorial text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs include projected images or messages with these characteristics onto buildings or objects. Electronic changeable copy signs do not include official signs. Electronic changeable copy signs may also be dynamic display signs if the definition of dynamic display sign is met.

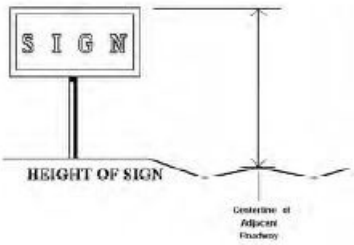
SIGN, DYNAMIC DISPLAY. Any characteristics of a sign that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure or any other component of the sign. This includes displays that incorporate technology or methods allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components as well as any rotating, revolving, moving, flashing, blinking or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, digital ink or any other method or technology that allows the sign face to present a series of images or displays. All dynamic displays are changeable copy signs, but not all changeable copy signs are dynamic displays.

SIGN, ELECTRONIC GRAPHIC DISPLAY. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

SIGN, FLASHING. A directly or indirectly illuminated sign or portion thereof that exhibits changing light or color effect by any means, so as to provide intermittent illumination that changes light intensity in sudden transitory bursts and creates the illusion of intermittent flashing light by streaming, graphic bursts showing movement, or any mode of lighting which resembles zooming, twinkling or sparkling.

SIGN, FREESTANDING. Any sign which has supporting framework that is placed on, or anchored in, the ground and which is independent from any building or other structure.

SIGN, HEIGHT OF. The height of the sign shall be computed as the vertical distance measured from the mean ground level on which the sign is placed to the top of the highest attached component of the sign.



SIGN, IDENTIFICATION. Signs in all districts which identify the business or owner, or manager, or resident, and set forth the address of the premises where the sign is located and which contain no other material.

SIGN, ILLUMINATED. Any sign which contains an element designed to emanate artificial light internally or externally.

SIGN, MARQUEE. Any building sign painted, mounted, constructed or attached in any manner, on a marquee.

SIGN, MONUMENT. Any freestanding sign with its sign face mounted on the ground or mounted on a base at least as wide as the sign and which has a total height not exceeding 14 feet.

SIGN, MULTI-VISION. Any sign composed in whole or part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

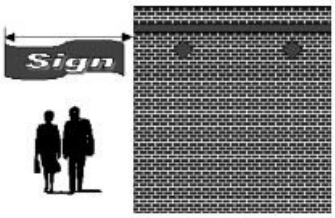
SIGN, OFF-PREMISES. A commercial speech sign which directs the attention of the public to a business, activity conducted, or product sold or offered at a location not on the same lot where such sign is located. For purposes of the Sign Ordinance, easements and other appurtenances shall be considered to be outside such lot and any sign located or proposed to be located in an easement or other appurtenance shall be considered an off-premises sign.

SIGN, OFFICIAL. Signs of a public noncommercial nature including public notification signs, safety signs, traffic signs, direction to public facilities when erected by or on behalf of a public official or employee in the performance of official duty - See also "Public Sign".

SIGN, POLE. See ***PYLON SIGN***.

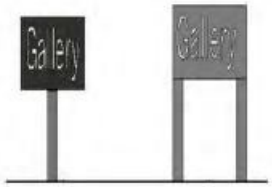
SIGN, PORTABLE. Any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support is converted to another sign or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign.

SIGN, PROJECTING. Any sign which is affixed to a building or wall in such a manner that its leading edge extends more than two feet beyond the surface of such building or wall face.



SIGN, PUBLIC. Any sign posted by a governmental agency of a public, noncommercial nature, to include signs indicating scenic or historical points of interest, memorial plaques, and the like, and signs for civic interest groups within the City of Monticello when signs are erected by or on order of a public officer or employee in the performance of official duty - see also ***OFFICIAL SIGN***.

SIGN, PYLON. Any freestanding sign which has its supportive structure(s) anchored in the ground and which has a sign face elevated above ground level by pole(s) or beam(s) and with the area below the sign face open.



SIGN, ROOF. Any sign erected and constructed wholly on and above the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

SIGN, ROOF SIGN, INTEGRAL. Any building sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, so that no part of the sign extends vertically above the highest portion of the roof and so that no part of the sign is separated from the rest of the roof by a space of more than six inches.

SIGN, ROTATING SIGN. A sign or portion of a sign which turns about on an axis.

SIGN, SANDWICH BOARD. A sign placed near the entrance of a business, usually on the public or private sidewalk, advertising particular aspects of the business goods or services.

SIGN, SHIMMERING. A sign which reflects an oscillating sometimes distorted visual image.

SIGN, SUSPENDED. Any building sign that is suspended from the underside of a horizontal plane surface and is connected to such surface.

SIGN, TEMPORARY. Any sign which is erected or displayed for a specified period of time, including, but not limited to, banners, search lights, portable signs, streamers, pennants, inflatable devices.

SIGN, TIME AND TEMPERATURE. A sign that displays only current time and temperature information.

SIGN, VIDEO DISPLAY. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that gives the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.

SIGN, WALL. Any building sign attached parallel to, but within two feet of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

SIGN, WINDOW. Any building sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

SIGNIFICANT HISTORIC SITE. Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of M.S. § 307.08, as it may be amended from time to time. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

SITE LANDSCAPING. Required vegetative material consisting of trees and shrubs that are placed on a development site to soften built edges and provide transitions (see § 153.060(H)).

SLOPE. Means the degree of deviation of surface from the horizontal, usually expressed in percent or degrees.

SOLAR ENERGY. Radiant energy (direct, diffuse, and reflected) received from the sun.

SOLAR ENERGY SYSTEM. A set of devices whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy-using processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar-generated energy. Solar energy systems are allowed only as accessory structures in any zoning district other than Planned Unit Development Districts, subject to the requirements of § 153.092.

SPECIAL EVENT. An event which plans for or can reasonably expect to attract more than 100 persons at any one time such as cultural events, musical events, celebrations, festivals, fairs, carnivals, etc.

SPECIALTY EATING ESTABLISHMENTS. Establishments selling specialty food items that normally do not constitute a full meal, including but not limited to: ice cream parlors, dessert cafes, snack shops, juice and coffee houses, and bakeries.

SPEECH, COMMERCIAL. Speech advertising a business, profession, commodity, service or entertainment.

SPEECH, NON-COMMERCIAL. Dissemination of messages not classified as commercial speech which include, but are not limited to, messages concerning political, religious, social, ideological, public service and informational topics.

STABLE. A building in which horses are sheltered; may be accessory to a residential or other use or a freestanding principal use.

STABILIZATION/STABILIZED. The exposed ground surface has been covered by appropriate materials such as mulch, staked sod, riprap, wood fiber blanket, or other material that prevents erosion from occurring. Grass seeding is not stabilization.

STABLIZED. The exposed ground surface after it has been covered by appropriate materials such as mulch, staked sod, riprap, wood fiber blankets, or other material that prevents erosion from occurring. Grass seeding is not considered stabilized until it has established and meets the definition of final stabilization.

START OF CONSTRUCTION. The first land-disturbing activity associated with a development, including land preparation such as clearing, grading, excavation and filling;

STATE LICENSE. An approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

STEEP SLOPE. Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this chapter. Where specific information is not available, steep slopes are lands having average slopes over 12%, as measured over horizontal distances of 50 feet or more, which are not bluffs.

STORMWATER. Defined and shall have the meaning given to it by Minn. Rules 7077.0105, subp. 41(b).

STORMWATER POLLUTION PREVENTION PLAN (SWPPP). A plan for stormwater discharge that includes erosion prevention measures and sediment controls that, when implemented, will minimize soil erosion on a parcel of land and minimize off-site nonpoint pollution to the maximum extent practicable.

STORY. See § 153.010(B)(5).

STREET FRONTAGE. See § 153.010(B)(1)(f).

STRUCTURE. Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. This includes a fixed or movable building which can be used for residential, business, commercial, or office purposes, either temporarily or permanently. ***STRUCTURE*** also includes, but is not limited to, swimming pools, tennis courts, signs, sheds, docks, and similar accessory construction.

STRUCTURE, PUBLIC. A building or edifice of any kind which is owned or rented, and operated by a federal, state, or local government agency.

SUBDIVISION. Any real estate, wherever located, improved or unimproved, which is divided or proposed to be divided for the purpose of sale or lease, including sales or leases of any timeshare interest, unit in a common interest community, or similar interest in real estate.

SURFACE WATER OR WATERS. All streams, lakes, ponds, marshes, wetlands, reservoirs, springs, rivers, drainage systems, waterways, watercourses, wells, reservoirs, aquifers, irrigation systems and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private.

SURFACE WATER-ORIENTED COMMERCIAL USE. The use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

SWIMMING POOL. A structure, whether above or below grade level, designed to hold water more than 24 inches deep to be used for recreational purposes

TAPROOM. A room that is ancillary to the production of beer at a production brewery where the public can purchase and /or consume only the beer produced on site.

TARP GARAGE. A portable or permanently anchored structure defined mainly by a steel or PVC frame over which a cover made from plastic, tarp, or other similar type fabrics or materials is placed.

TATTOO, TATTOOING. Any method of placing designs, letters, scrolls, figures, symbols or any other mark upon, under or in the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instruments which puncture any portion of the skin to any degree.

TELECOMMUNICATION TOWER. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas.

TEMPORARY EROSION PROTECTION. Short term methods employed to prevent erosion. Examples of these methods include: straw, wood fiber blanket, wood chips and erosion netting.

TEMPORARY MOBILE CELL SITE. Any mobile tower, pole, or structure located on a trailer, vehicle, or temporary platform intended primarily for the purpose of mounting an antenna or similar apparatus for personal wireless services, also commonly referred to as cellular on wheels (COW).

TOE OF BLUFF. The lower point of a 50-foot segment with an average slope exceeding 18%.

TOP OF BLUFF. The higher point of a 50-foot segment with an average slope exceeding 18%.

TOTAL SITE SIGNAGE. The maximum permitted combined area of all signs allowed on a specific lot.

TOWNHOUSES. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. No single structure shall contain in excess of eight dwelling units, and each dwelling unit shall have separate and individual front and rear entrance.

TRASH HANDLING AND RECYCLING COLLECTION AREA. Areas designated for the accumulation, storage and pick-up of refuse and recyclable material associated with multi-family home sites, civic and institutional uses, office uses, commercial uses, and industrial uses. This definition does not include trash and recycling containers associated with single-family dwellings, or townhome units which do not utilize a communal location for trash and recycling.

TREE, CANOPY. A tree that has an expected height at maturity of 30 feet or more.

TREE, ORNAMENTAL. A small tree that has high visual impact typically grown for the beauty of its foliage and flowers rather than its functional reasons.

TREE, SPECIMEN. Any canopy tree with a DBH of 36 inches or more and any understory or ornamental tree with a DBH of ten inches or more that is not exempted as a specimen tree by this chapter.

TREE, UNDERSTORY. A tree that has an expected height at maturity of no greater than 30 feet.

TREE SAVE AREA. The area around a specimen tree that extends one linear foot around the tree's dripline.

TRASH HANDLING AND RECYCLING COLLECTION AREA. Areas containing large dumpsters or compactors used to temporarily store trash and recycling materials prior to a regularly scheduled pick up. Such facilities are typically associated with multi-family buildings of more than four units, commercial operations and industrial sites.

TRUCK OR FREIGHT TERMINAL. A use where buses, trucks, and cargo are stored, where loading and unloading is carried on regularly, and where minor maintenance of these types of vehicles is performed. This use includes warehousing and distribution which entails transfer of goods and materials from trucks to a building, where the primary use is the storage of trucks and distribution and vice versa, and may or may not involve repackaging of such goods for transfer. Such use may also entail transfer of full trailers from one truck to another.

TURF-GRASS LAWN COVER. A lawn compromised mostly of grasses commonly used in regularly cut lawns or play areas, including but not limited to bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than eight inches.

UNDERSTORY TREE. A tree that has an expected height at maturity of no greater than 30 feet.

UPLAND. Means all lands at an elevation above the ordinary high water mark.

USE. The purpose or activity for which the land or building thereon is designated, arranged, or intended, or for which it is

occupied, utilized, or maintained, and shall include the performance of such activity as defined by the performance standards of this chapter.

UTILITIES - MAJOR. Major utilities shall include the following:

(1) Public infrastructure services providing regional or community-wide service that have regular employees on site during common working hours, and entail the construction of new buildings or structures such as waste treatment plants, potable water treatment plants, and solid waste facilities.

(2) Commercial wind energy conversion systems (public or private).

(3) Electrical substations.

VARIANCE. The waving by board action of the literal provisions of the zoning ordinance in instances where their strict enforcement would cause undue hardship because of physical circumstances unique to the individual property under consideration.

VEGETATION. Means the sum total of plant life in some area, or a plant community with distinguishable characteristics.

VEGETATION, NATIVE. Any indigenous tree, shrub, ground cover or other plant adapted to the soil, climatic, and hydrographic conditions occurring on the site.

VEHICLE, EMERGENCY. For the purpose of evaluating vehicles which may be parked in residential areas, the term emergency vehicle shall include ambulances, police and sheriff's department vehicles, fire protection vehicles, emergency towing vehicles, and other law enforcement vehicles.

VEHICLE, PASSENGER. A vehicle capable of moving under its own power which is licensed and operable for use on public roadways, and shall include the following vehicles: Passenger automobiles, pick-up trucks and sport-utility vehicles of less than 9,000 pounds gross vehicle weight, pick-up trucks and sport-utility vehicles of between 9,000 pounds and 13,000 pounds with no visible commercial messages, commuter vans of a capacity up to 16 persons, and motorcycles.

VEHICLE, RECREATIONAL.

(1) A vehicle that is used primarily for recreational or vacation purposes, and which is licensed and operable for use on public roadways, whether self-propelled, carried on, or towed behind a self-propelled vehicle.

(2) Operable recreational equipment that is not licensed for used on the public roadway, but used off-road, such as all-terrain vehicles, boats, off-road motorcycles, race vehicles, snowmobiles, or similar equipment. Such equipment shall be properly licensed if the State of Minnesota provides for such licensing.

(3) Licensed, operable trailers which may be used to tow recreational equipment, whether such trailers are loaded or unloaded, including utility trailers. Where a trailer is loaded with recreational equipment, such trailer and equipment shall be considered to be one piece of equipment for the purposes of this section.

VEHICLE, LARGE COMMERCIAL. A vehicle used for commercial purposes which is a semi-tractor and/or semi-trailer, dump truck, or any other commercial vehicle that does not qualify under the definition of a "small commercial vehicle".

VEHICLE, SMALL COMMERCIAL. A vehicle used primarily for commercial purposes, including pick-up trucks and sport-utility vehicles larger than 9,000 pounds gross vehicle weight, but less than 13,000 pounds gross vehicle weight which display a commercial business message, and all other commercial vans or trucks, regardless of commercial message which are no greater than any of the following dimensions: 22 feet in length, eight feet in height, and eight and one-half feet in width.

VEHICLE FUEL SALES.

(1) Buildings and premises where dispensing, sale, or offering for sale at retail (or in connection with a private operation where the general public is excluded from use of facilities) of motor fuels, including gasoline, diesel, natural gas, or other petroleum fuels and oils, electric charging stations of more than two such stations, hydrogen, or any other fuel intended to power motor vehicles of any sort, and where in addition, the following services may be rendered and sales made, and other similar related uses:

(a) "Automotive repair - minor" as defined by this chapter;

(b) Retail sales of packaged foods, prepared foods and other convenience goods for station customers, as accessory and incidental to principal operation; and

(c) Provision of restroom facilities, but not including showers.

(2) Uses permissible at a vehicle fuel sales establishment do not include "automobile repair - major" as defined by this chapter, major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. Vehicle fuel sales establishments are intended for the servicing and delivery of goods to passenger vehicles and small commercial vehicles. Facilities for sales to large trucks may be included, but shall not include activities that would constitute uses most commonly found at a truck stop, such as showers, truck washes, truck parking or truck storage for more than temporary periods necessary to purchase and pay for retail goods.

VEHICLE SALES OR RENTAL. Establishments primarily engaged in the retail sale of new and used-in operating condition-automobiles, noncommercial trucks, motor homes, recreational vehicles or farm machinery; including incidental storage, maintenance, and servicing.

VEHICULAR USE AREA LANDSCAPING, INTERIOR. Vegetative material, structures (walls or fences), berms, and associated ground cover located within the interior of a parking lot, or other vehicular use area for the purposes of providing visual relief and heat abatement (see § 153.060(F)).

VEHICULAR USE AREA LANDSCAPING, PERIMETER. Vegetative material, structures (walls or fences), berms, and associated ground cover located around the perimeter of a parking lot, or other vehicular use area when such areas are adjacent to a street right-of-way or land in a residential district or residentially developed lands, used property for the purposes of screening the vehicular use area from off-site views (see § 153.0604.1(F)).

VETERINARY FACILITIES - NEIGHBORHOOD. An establishment for licensed practitioners engaged in practicing veterinary medicine, dentistry, or surgery for small household pets only.

VETERINARY FACILITIES - RURAL. An establishment for licensed practitioners engaged in practicing veterinary medicine, dentistry, or surgery for all animals.

VISIBLE. Capable of being seen by a person of normal visual acuity (whether legible or not) without visual aid.

WALL. Any structure which defines the exterior boundaries or courts of a building or structure and which has a slope of 60 degrees or greater with the horizontal plane.

WASTE DISPOSAL AND INCINERATION. A use which focuses on the disposal by abandonment, dumping, burial, burning, or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or nontoxic waste material of any kind.

WATER BODY. Means a body of water (lake, pond) in a depression of land or expanded part of a river, or an enclosed basin that holds water and surrounded by land.

WATER-ORIENTED ACCESSORY STRUCTURE OR FACILITY. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

WATERCOURSE. Means a channel or depression through which water flows such as rivers, streams, or creeks and may flow year-round or intermittently.

WATERSHED. The area drained by the natural and artificial drainage system bounded peripherally by a bridge or stretch of high land dividing drainage areas.

WATERWAY. A channel that directs surface runoff to a watercourse or to the public storm drain.

WAYSIDE STAND. A temporary structure or vehicle used for the seasonal retail sale of agricultural goods produced by the operator of the wayside stand; the stand being clearly a secondary use of the premises which does not change the character thereof.

WETLANDS.

(1) Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this chapter, wetlands must:

(a) Have a predominance of hydric soils;

(b) Be inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and

(c) Under normal circumstances, support a prevalence of hydrophytic vegetation.

(2) "A wetland" or "the wetland" means a distinct hydrologic feature with characteristics of item A, surrounded by non-wetland and including all contiguous wetland types, except those connected solely by riverine wetlands. "Wetland area" means a portion of a wetland or the wetland.

(3) Wetlands do include public waters wetlands unless reclassified as shoreland by the commissioner under M.S. § 103G.201, as it may be amended from time to time.

(4) The wetland size is the area within its boundary. The boundary must be determined according to the United States Army Corps of Engineers Wetland Delineation Manual (January 1987). The wetland type must be determined according to Wetlands of the United States, (1971 edition). Both documents are incorporated by reference under part 8420.0112, items A and B. The local government unit may seek the advice of the technical evaluation panel as to the wetland size and type.

WETLANDS, EXCEPTIONAL QUALITY. Exceptional quality wetlands contain an abundance of different plant species with dominance evenly spread among several species. Such wetlands may support some rare or unusual plant species. Invasive or exotic plant species are either absent or limited to small areas where some disturbance has occurred. This higher level of plant species variety generally provides high wildlife habitat value and may also support rare wildlife species.

The shorelines of exceptional quality wetlands are natural and unaffected by erosion. These wetlands exhibit no evidence of significant man induced water level fluctuation. Exceptional quality wetlands provide excellent water quality protection, high aesthetic quality, and provide excellent opportunities for educational and scientific activities within the community.

WETLANDS, HIGH QUALITY. High quality wetlands are still generally in their natural state and tend to show less evidence of adverse effects of surrounding land uses. Exotic and invasive plant species may be present and species dominance may not be evenly distributed among several species, however, a minimum of 20 different species can be found within the basin. There tends to be little evidence of water level fluctuation due to storms and their shorelines are stable with little evidence of erosion. The combination of these factors result in these wetlands being judged as providing a greater level of water quality protection and significantly better wildlife habitat. They show little if any evidence of human influences and their greater levels of species variety, wildlife habitat and ecological stability results in higher aesthetic quality. These characteristics also offer opportunities for educational or scientific value to the community.

WETLANDS, LOW QUALITY. Wetlands included in this category have been substantially altered by agricultural or urban development that caused over nutrification, soil erosion, sedimentation and water quality degradation. As a result of these factors, these wetlands exhibit low levels of plant species and a related reduction in the quality of wildlife habitat. These wetlands may also tend to exhibit extreme water level fluctuations in response to storms and show evidence of shoreline erosion. While these wetlands do provide for water quality and serve an important role in protecting water quality downstream, the combination of these characteristics cause these wetlands to provide low levels of water quality protection and to have poor aesthetic quality. They often exhibit evidence of significant human influences and they are deemed to be of little educational or scientific value to the community.

WETLANDS, MEDIUM QUALITY. Medium quality wetlands have a slightly higher number of plant species present than low quality wetlands, often with small pockets of indigenous species within larger areas dominated by invasive or exotic species. Their relatively greater species variety results in slightly better wildlife habitat. They exhibit evidence of relatively less fluctuation in water level in response to storms and less evidence of shoreline erosion. As a result of these characteristics, these wetlands provide somewhat better water quality protection. They also exhibit relatively less evidence of human influences and therefore, tend to be of a higher aesthetic quality. These wetlands are still judged to be of limited educational or scientific value to the community.

WETLAND BUFFER. An area of non-disturbed ground cover abutting a wetland left undisturbed to filter sediment, materials, and chemicals.

WHOLESALE SALES. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers. Wholesale establishment does not include contractor's materials or office or retail sales of business supplies/office equipment.

WHOLESALER. Any person engaged in the business of selling alcoholic beverages to retail dealers.

WILDLIFE. All free living animals.

WIND ENERGY CONVERSION SYSTEM (WECS). A wind-driven machine that converts wind energy into electrical power for the primary purpose of resale or off-site use.

WINE. The product made from the normal alcoholic fermentation of grapes, including still wine, sparkling and carbonated wine, wine made from condensed grape must, wine made from other agricultural products than sound, ripe grapes, imitation wine, compounds sold as wine, vermouth, cider, sherry and sake, in each instance containing not less than one half of 1% nor more than 24% alcohol by volume for nonindustrial use.

WRECKER AND TOWING SERVICE. An establishment operated for the purpose of temporary storage onsite of no more than nine wrecked or inoperable vehicles for a period no longer than 90 days. If an establishment has ten or more inoperable vehicles located on-site, stores inoperable vehicles for more than 90 days, stacks vehicles top to bottom, or portions of the vehicles are dismantled or removed for sale, it shall be considered a junkyard.

YARD. See § 153.010(B)(3)(a). ***YARD*** related definitions (e.g. front yard, corner yard, side yard, etc) see section § 153.010(B)(3)(a)7.

(Ord. 780, passed 7-25-2022; Ord. 791, passed 11-14-2022; Ord. 797, passed 2-13-2023; Ord. 799, passed 2-27-2023; Ord. 802, passed - -; Ord. 804, passed 8-14-2023; Ord. 811, passed 10-9-2023; Ord. 812, passed 10-9-2023; Ord. 830, passed 7-22-2024; Ord. 835, passed 11-25-2024)

§ 153.043 RESIDENTIAL BASE ZONING DISTRICTS.

(A) *General purpose.* The residential base zoning districts established in this section are intended to provide a variety of housing options in a comfortable, healthy, safe, and pleasant environment in which to live and recreate at a neighborhood level. More specifically, they are intended to:

(1) Promote strong residential neighborhoods with a sense of connection to the community;

(2) Foster citizen involvement in the community, interaction between neighbors and neighborhood oriented support systems;

(3) Provide a range of housing choices and affordability through varying housing densities, types and designs including accessory dwelling units;

(4) Seek quality over quantity in new residential growth;

(5) Maintain a connection to the natural environment by incorporation of natural characteristics into the development setting.

(B) *Standards applicable to all residential base zoning districts.*

(1) *Zero side lot line development.* Residential unit lots containing duplexes or townhouses may be subdivided along the common wall in a “zero lot line” arrangement, provided:

(a) The combined area of the base lot and individual unit lots contains the required amount of lot area per unit as prescribed elsewhere in this chapter;

(b) Unit lots shall meet all required setbacks from the boundaries of the base lot;

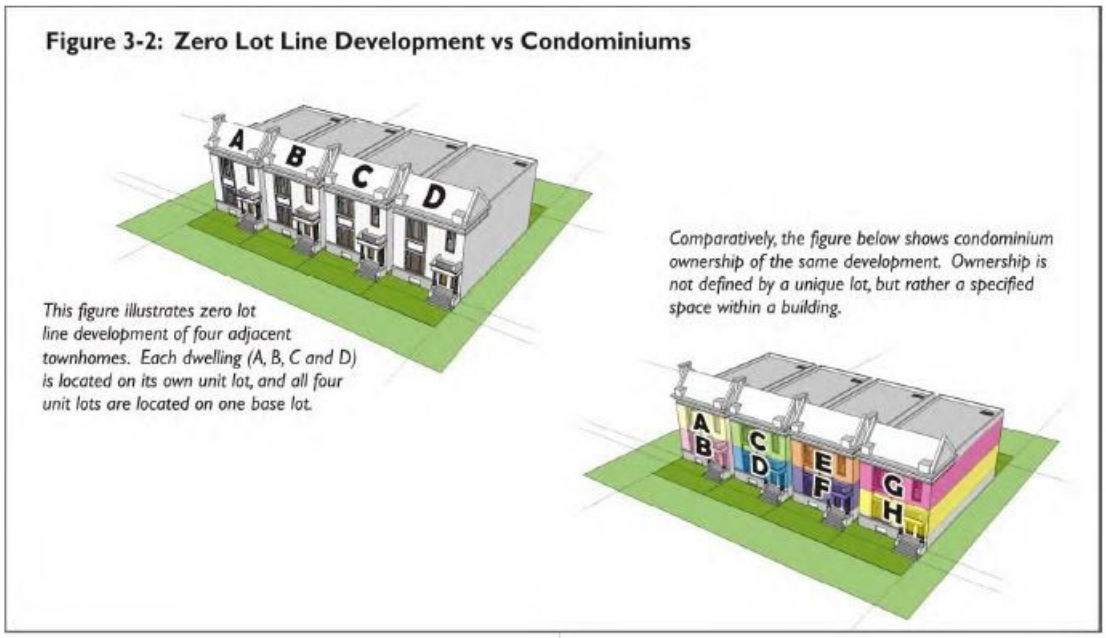
(c) Any shared wall facing on a zero side lot line is a structural wall capable of providing protection from fire, noise and visual encroachment.

(2) *Condominiums.* Residential lots of non-single-family structures may be divided for the purpose of condominium ownership provided that:

(a) The principal structure containing the housing units shall meet the setback distances of the applicable zoning district.

(b) Each condominium unit shall have the minimum lot area for the type of housing unit and usable open space as specified in the area and building size regulations of this chapter.

(c) Condominiums shall be designed to meet the International Building Code as adopted in the Monticello City Code.



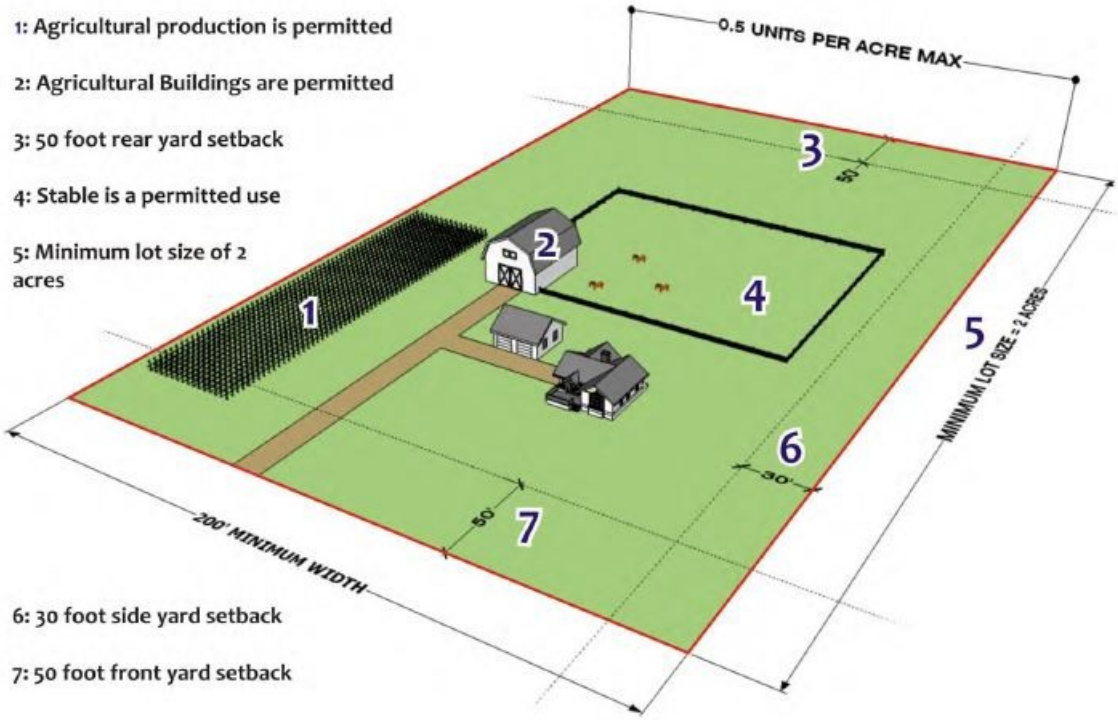
(C) *Agricultural Open Space District (A-O).* The purpose of the "A-O" Agricultural-Open Space District is to provide suitable areas of the city for the retention and utilization of open space and/or agricultural uses, prevent scattered non-farm uses from developing improperly, and to secure economy in government expenditures for public utilities and service.

(1) *Lot area* minimum: two acres.

(2) *Lot width* minimum: 200 feet.

Typical A-O Lot Configuration

TABLE 3-3: A-O DEVELOPMENT STANDARDS								
	Required Yards (in feet)				***Max Height (stories/ft.)***	***Minimum Floor Area (sq. ft.)***	***Minimum Building Width (ft.)***	***Minimum Roof Pitch & Soffit (vertical rise/horizontal run)***
	Front	***Interior Side***	***Street Side***	***Rear***				
Principal Structures	50	30	30	50	NA	1000	20	NA
Accessory Structures	[1]	6	30	6	15	NA	NA	NA
[1]: Accessory structures shall not be located beyond the front building line established by the principal structure.								



(D) *Residential Amenities District (R-A).* The purpose of the "R-A" Residential Amenities District is to provide move up housing in the form of low density, single-family, detached residential dwelling units and directly related compleme ntary uses in areas of high natural residential amenities including such conditions as woodlands, wetlands, and significant views.

(1) Base lot area.

(a) Minimum: 14,000 sq. ft.

(b) Average: 16,000 sq. ft. (at least 40% of lots created through subdivision shall exceed 15,000 sq. ft. in size).

(2) Base lot width.

(a) Minimum: 90 ft.

(b) Average: 100 ft. (at least 40% of lots created through subdivision shall exceed 100 ft. in width).

Typical R-A Lot Configuration

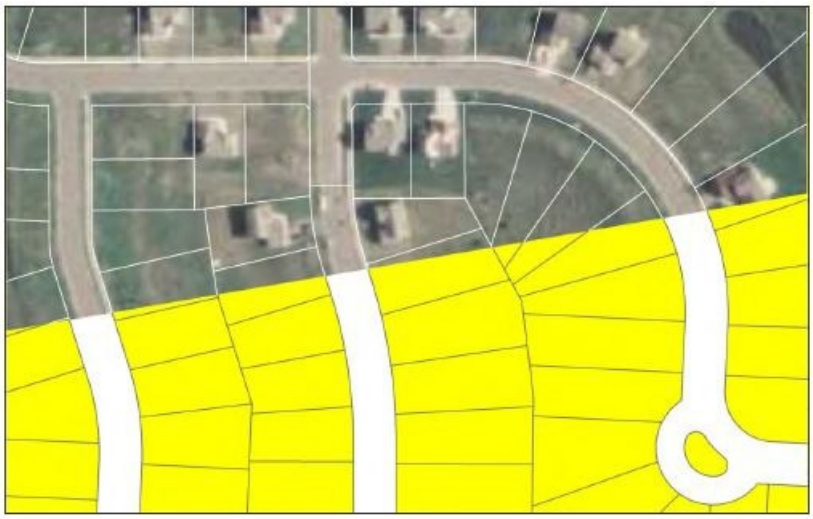


TABLE 3-4: R-A DEVELOPMENT STANDARDS

	Required Yards (in feet)				Max Height (stories/f t.)	Minimum Floor Area (sq. ft.)	Minimum Building Width (ft.)	Minimum Roof Pitch & Soffit (vertical rise/horizon tal run)
	Front	Interior Side	Street Side	Rear				
Single- Family Building	35	10 [1]	20	30 [2]	2.5 stories 35 feet	Minimum foundation sizes by home type [3] 2000 finishable [4]	24	6 in./12 in. no minimum soffit [5]

[1]: For interior lots in R-1 and R-A districts, attached accessory uses shall be setback no less than 6 feet from the side yard property line, provided that the sum of both side yard setbacks shall be a minimum of 20 feet.

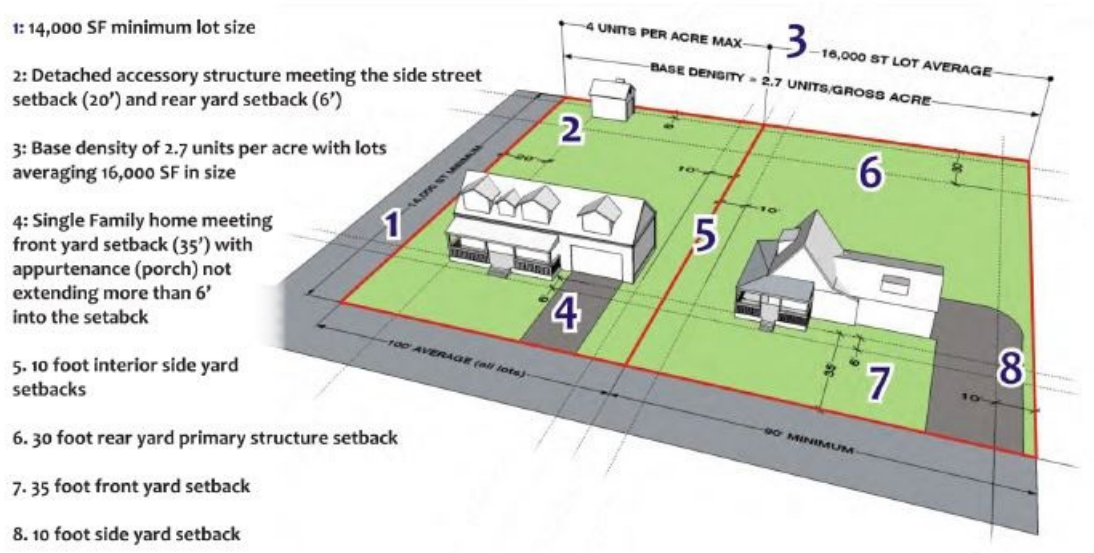
[2]: The required rear yard shall consist of a space at least 30-feet in depth across the entire width of the lot that is exclusive of wetlands, ponds, or slopes greater than 12%.

[3]: 2,400 square foot gross floor area excluding a basement or cellar for two story homes and a 1,600 square foot foundation for multi-level, rambler and split entry homes.

[4]: Finishable square footage is exclusive of required attached garage floor area.

[5]: Roof gables, shed roofs, dormers and porch roofs to allow for a lower pitch to incorporate as an architectural feature, provided no such exempted roof areas shall comprise any more than 20% of the total horizontal roof area of a single-family structure as measured from a bird's-eye plan view.

Accessory Structures and Uses	- An attached garage shall be included with all principal residential structures in the R-A district. - See § 153.092(B) for all general standards and limitations on accessory structures. - The minimum floor area for the required attached garage shall be 700 sq. ft. - No portion of any garage space may be more than five feet closer to the street than the front building line of the principal use (including porch). - See footnote [1] above as related to setbacks for attached accessory uses on interior lots.
Other Regulations to Consult (not all inclusive)	- § 153.042, Common District Requirements - § 153.043(B), Standards Applicable to All Residential Base Zoning Districts - § 153.070, Building Materials - § 153.067, Off-Street Parking - § 153.060, Landscaping and Screening Standards



(E) *Single- Family Residential District (R- 1).* The purpose of the "R- 1" Single-Family Residential District is to provide for low density, single-family, detached residential dwelling units and directly related complementary uses.

(1) Base lot area.

(a) Minimum: 10,000 sq. ft.

(b) Average: 12,000 sq. ft. (at least 40% of lots created through subdivision shall exceed 12,000 sq. ft. in size).

(2) Base lot width.

(a) Minimum: 70 ft.

(b) Average: 80 ft. (at least 40% of lots created through subdivision shall exceed 80 ft. in width).

Typical R-1 Lot Configuration

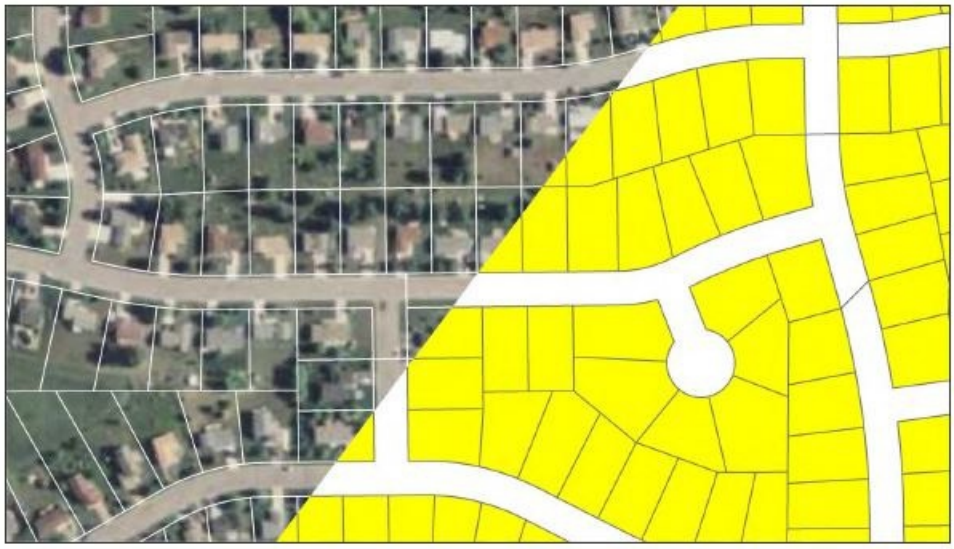
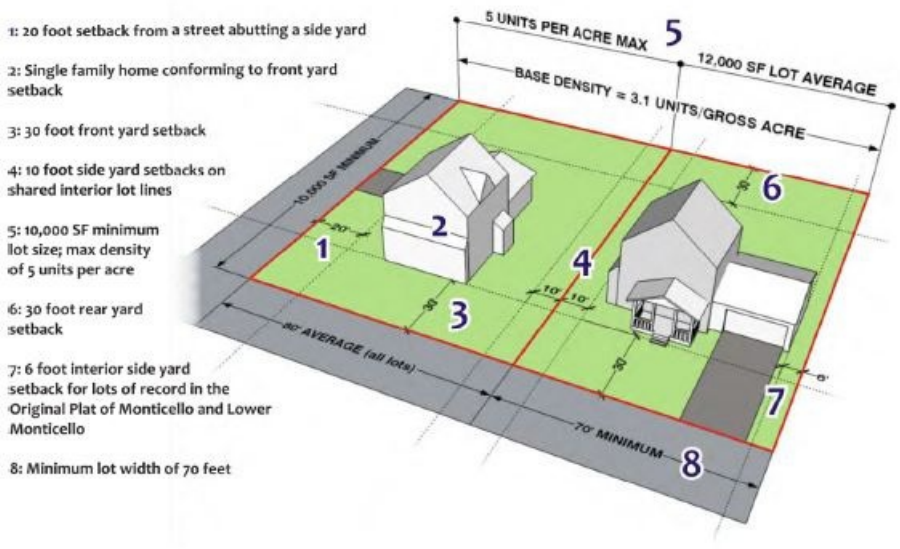


TABLE 3-5: R-1 DEVELOPMENT STANDARDS								
	Required Yards (in feet)				***Max Height (stories/ft.)***	***Minimum Floor Area (sq. ft.)***	***Minimu m Building Width (ft.)***	***Minimum Roof Pitch & Soffit (vertical rise/horizon tal run)***
	Front	***Interior Side***	***Street Side***	***Rear***				
Single- Family Building	30	10 [1] and [2]	20	30	2.5 stories 35 feet	1,050 foundation/ 2,000 finishable [4]	24	5 in./12 in. no minimum soffit [5]
	[1]: For interior lots in R-1 and R-A districts, attached accessory uses shall be setback no less than 6 feet from the side yard property line, provided that the sum of both side yard setbacks shall be a minimum of 20 feet. [2]: Interior side yard setbacks for single-family homes on lots of record with a lot width 66 feet or less in the Original Plat of Monticello and Lower Monticello shall be at least six feet. [3]: The required rear yard shall consist of a space at least 30-feet in depth across the entire width of the lot that is exclusive of wetlands, ponds, or slopes greater than 12%. [4]: Finishable square footage is exclusive of required attached garage floor area. [5]: Roof gables, shed roofs, dormers and porch roofs to allow for a lower pitch to incorporate as an architectural feature, provided no such exempted roof areas shall comprise any more than 20% of the total horizontal roof area of a single-family structure as measured from a bird's-eye plan view.							
Accessory Structures and Uses	- An attached garage shall be included with all principal residential structures in the R-1 district. - See § 153.092(B) for all general standards and limitations on accessory structures. - The minimum floor area for the required attached garage shall be 550 sq. ft. - See footnote [1] above as related to setbacks for attached accessory uses on interior lots.							
Other Regulations to Consult (not all inclusive)	- § 153.042, Common District Requirements - § 153.043(B), Standards Applicable to All Residential Base Zoning Districts - § 153.070, Building Materials - § 153.067, Off-Street Parking - § 153.060, Landscaping and Screening Standards							



(F) *Single and Two- Family Residential District (R-2).* The purpose of the "R-2" Single and Two-Family Residential District is to provide for low to moderate density one and two unit dwellings and directly related complementary uses.

(1) *Base density.*

Unit Type	***Minimum Lot Area/Unit***
Single-family	10,000 sq. ft.
Duplex/two-family	7,000 sq. ft.
Townhome*	7,000 sq. ft.
Multi-family (3-4 units)*	5,500 sq. ft.
*By conditional use permit only. See also multi-family dwelling unit standards.	

(3) *Minimum lot width.*

	R-2 District	***Original Plat***
Lot Width	80 ft.	66 ft.

Typical R-2 Lot Configuration

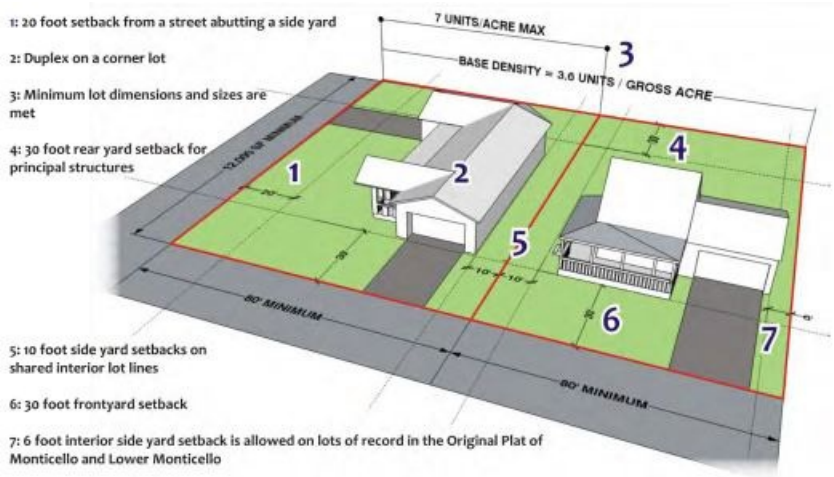
TABLE 3-6: R-2 DEVELOPMENT STANDARDS						
	Required Yards (in feet)	***Max Height***	***Minimum Floor Area***	***Minimum Finished Floor***	***Minimum Building Width***	***Minimum Pitch & Soffit***

	Front	Interior Side	Street Side	Rear	(stories / ft.)	(sq. ft.)	Area (sq. ft.) [3]	(ft.)	(vertical rise/ horizontal run)

TABLE 3-6: R-2 DEVELOPMENT STANDARDS

	Required Yards (in feet)				Max Height (stories / ft.)	Minimum Floor Area (sq. ft.)	Minimum Finished Floor Area (sq. ft.) [3]	Minimum Building Width (ft.)	Minimum Pitch & Soffit (vertical rise/ horizontal run)
	Front	Interior Side	Street Side	Rear					
Single- Family	30	10 [1] and [2]	20	30	2.5 stories 35 feet	1,050 foundatio n/ 1,800 finishable [3]	Minimum finished square footage must be equivalen t to the principal use unit foundatio n size	24	5 in./12 in. no minimum soffit [4]
Duplex	30	10 [2]	20	30	2.5 stories 35 feet	1,050 foundatio n 1,400 finishable		24	
Townhouse Multi- family Building	30	10	20	30	2.5 stories 35 feet			24	

	[1]: For the Original Plat of Monticello and Lower Monticello, where adjacent structures (excluding accessory buildings within same block) have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. [2]: Interior side yard setbacks for single-family homes on lots of record with a lot width 66 feet or less in the Original Plat of Monticello and Lower Monticello shall be at least six feet. [3]: Finishable and finished square footage is exclusive of required attached garage floor area [4]: Roof gables, shed roofs, dormers and porch roofs to allow for a lower pitch to incorporate as an architectural feature, provided no such exempted roof areas shall comprise any more than 20% of the total horizontal roof area of a structure as measured from a bird's eye plan view.
Accessory Structure s and Uses	- An attached garage shall be included with all principal residential structures in the R-1 district. - See § 153.092(B) for all general standards and limitations on accessory structures. -The minimum floor area for all required attached garages shall be 450 sq. ft. - No portion of any attached garage may be more than 10 feet closer to the street that the principal structure. - Except for single-family buildings, any driveway leading directly to an attached garage may not exceed 18"in width at the front yard property line.
Other Regulations to Consult (not all inclusive)	- § 153.042, Common District Requirements - § 153.043(B), Standards Applicable to All Residential Base Zoning Districts - § 153.070, Building Materials - § 153.067, Off-Street Parking - § 153.060, Landscaping and Screening Standards



(G) *Traditional Neighborhood Residential District (T- N).* The purpose of the "T-N" Traditional Neighborhood Residential District is to provide for medium density, single-family, detached residential dwelling units and directly related

complementary uses.

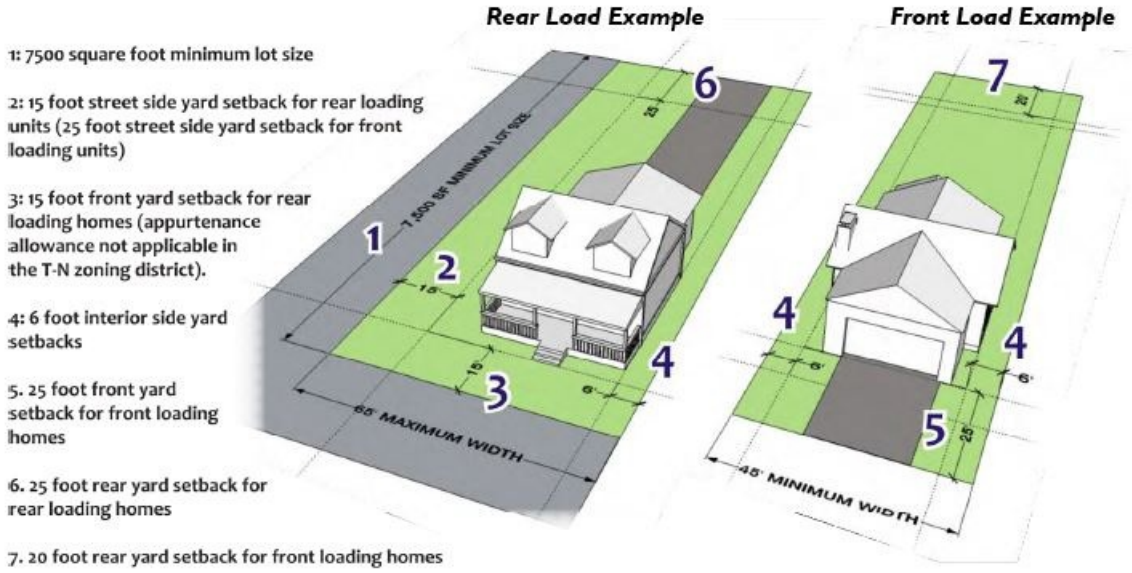
(1) Minimum lot area: 5,500 sq. ft.

(2) Minimum lot width: 55 ft.

(3) Minimum lot depth: 100 ft.

Typical T-N Lot Configuration

TABLE 3-7: T-N DEVELOPMENT STANDARDS								
	Required Yards (in feet)				***Max Height (stories/f t.)***	***Minimum Floor Area (sq. ft.)***	***Minimu m Building Width (ft.)***	***Minimum Pitch & Soffit (vertical rise/horizon tal run)***
	Front [1]	***Interior Side***	***Street Side***	***Rear***				
TABLE 3-7: T-N DEVELOPMENT STANDARDS								
	Required Yards (in feet)				***Max Height (stories/f t.)***	***Minimum Floor Area (sq. ft.)***	***Minimu m Building Width (ft.)***	***Minimum Pitch & Soffit (vertical rise/horizon tal run)***
	Front [1]	***Interior Side***	***Street Side***	***Rear***				
Single- Family Building	25[1]	10	20	30 [2]	2.5 stories 35 feet	1,050 foundation/ 2,000 finishable [2]	24	5 in./12 in. no minimum soffit [5]
	[1]: The minimum width of the dimension of the principal building living area across the front building line shall be no less than 12 ft., which may include a usable porch of at least 6 ft. in depth. The maximum building line of the attached garage may be no more than 20 ft. across the front building line. [2]: Finishable square footage is exclusive of required attached accessory space garage floor area.							
Accessor y Structure s and Uses	- An attached garage shall be included with all principal residential structures in the T-N district. - See § 153.092(B) for all general standards and limitations on accessory structures. - The minimum floor area for the required attached garage shall be 480 sq. ft. - For front-loaded attached garages, no portion of any garage space may be more than five feet closer to the street than the front building line of the principal use (including porch). - No private driveway leading to an accessory structure may exceed 24 ft. in width at the front yard property line. Driveways shall be offset and separated to maximize on-street parking capacity.							
Other Regulations to Consult (not all inclusive)	- § 153.042, Common District Requirements - § 153.043(B), Standards Applicable to All Residential Base Zoning Districts - § 153.070, Building Materials - § 153.067, Off-Street Parking - § 153.060, Landscaping and Screening Standards							



(H) *Medium Density Residence District (R-3).* The purpose of the "R-3" Medium Density Residential District is to provide for medium density housing in multiple-family structures ranging up to and including 12 units and directly related, complementary uses.

(1) Base lot area.

(a) Minimum townhouse: 20,000 sq. ft.

(b) Minimum multi-family: 30,000 sq. ft.

(2) Base lot width. Minimum: 80 ft.

Typical R-3 Lot Configuration

TABLE 3-8: R-3 DEVELOPMENT STANDARDS		
PUD Options for Multi-Family Buildings	***R-3 District Townhouse (4-10 units/building)***	***R-3 District Multi-Family (5-12 units/building)***
TABLE 3-8: R-3 DEVELOPMENT STANDARDS		
PUD Options for Multi-Family Buildings	***R-3 District Townhouse (4-10 units/building)***	***R-3 District Multi-Family (5-12 units/building)***
Base Lot Area (minimum)	20,000 sf.	30,000 sf.
Base Lot Width (minimum)	80 ft.	80 ft.
Gross Density	3-7 du/acre	8-12 du/acre
Max Density w/o PUD	4.0 du/acre	8.5 du/acre
Net lot area per du	4,500 sf/du, maximum	3,500 sf/du, maximum
Front setback	30 feet	40 feet

Corner side setback	25 feet	30 feet
Interior side setback	20 feet	20 feet
Rear setback to building	30 feet	40 feet
Clear open space setback from ROW	25 feet	30 feet
Clear open space setback from Property Line	10 feet	30 feet
Buffer Req. to Single-Family	B buffer	B buffer
Common open space per du	NA	500 sf/du
Landscaping	16 ACI/acre +2 shrubs per 10 feet bldg. perimeter	16 ACI/acre +2 shrubs per 10 feet bldg. perimeter
Parking requirements	1.2 spaces/bedroom, with 1 space/bedroom enclosed	1.2 spaces/bedroom, with 1 space/bedroom enclosed
Architecture	20% street min frontage covered with enhanced materials	20% street min frontage covered with enhanced materials
Roofs	5:12 pitch or roofline or building line articulation, including flat and/or varied rooflines, parapets, canopies or other similar features which increase architectural interest and variability.	5:12 pitch or roofline or building line articulation, including flat and/or varied rooflines, parapets, canopies or other similar features which increase architectural interest and variability.
Unit square feet	1,000 sf. finished floor area per unit, minimum	Average 1,000 sf. finished floor area per unit, minimum
Garages	Attached	Enclosed, may be detached

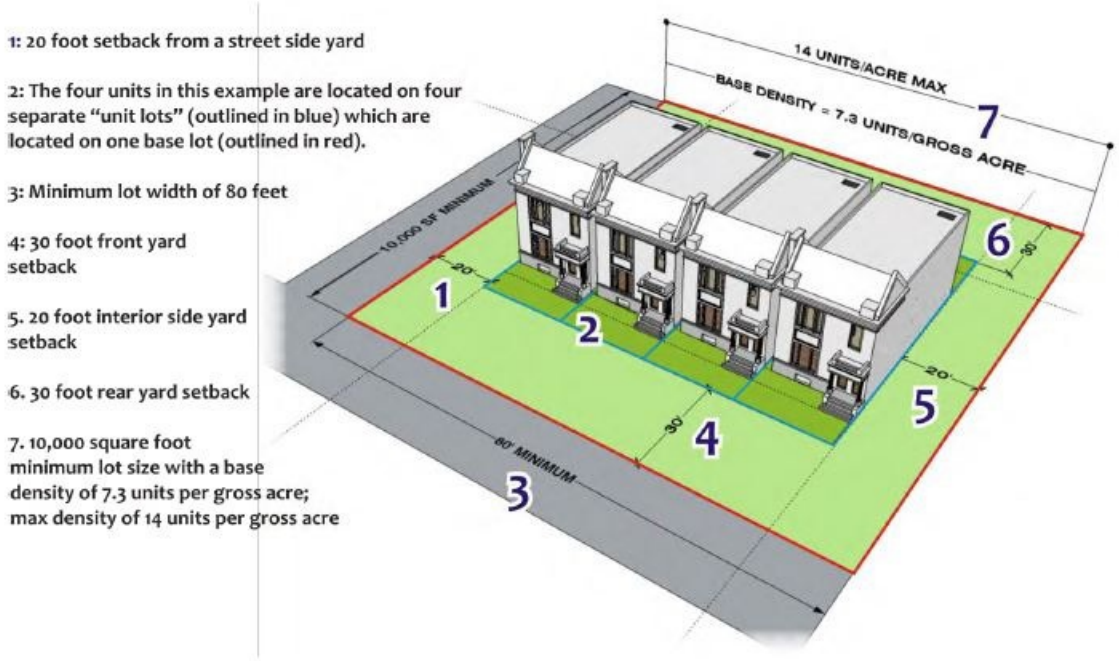
TABLE 3-8: R-3 DEVELOPMENT STANDARDS

PUD Options for Multi-Family Buildings	***R-3 District Townhouse (4-10 units/building)***	***R-3 District Multi-Family (5 -12 units/building)***

TABLE 3-8: R-3 DEVELOPMENT STANDARDS

PUD Options for Multi-Family Buildings	***R-3 District Townhouse (4-10 units/building)***	***R-3 District Multi-Family (5 -12 units/building)***
Garage Setback	30 feet from ROW (35 feet from curb of private street)	May not access street directly – must be served by interior driveway
Garage Doors	Maximum 16 feet width facing street. No smooth panel doors.	No smooth panel doors – detached buildings must match principal building materials and include architectural fenestration on sides facing residentially zoned property or public right- of-way
Landscaping	Special landscape features including water features, recreational structures, patios, etc.	Increased landscape quantities and/or Sizes beyond code minimums; Special landscape features including water features, recreational structures, patios, etc.
Open Space	--	Increased open space areas per unit beyond code minimums of 10% or more
Parking	--	All required garage parking attached to principal building
Building Materials	Increased use of stone, brick beyond front, or on other exterior walls	Increased use of stone, brick beyond front, or on other exterior walls
Architecture	Extensive use of ornamental features, building and/or roofline articulation, fenestration and building wall undulation atypical of other buildings in similar zoning districts	Extensive use of ornamental features, building and/or roofline articulation, fenestration and building wall undulation atypical of other buildings in similar zoning districts
Site Work	Use of decorative paving materials in parking, sidewalks, etc.; Extensive use of ornamental site lighting or similar features.	Use of decorative paving materials in parking, sidewalks, etc.; Extensive use of ornamental site lighting or similar features.

Housing for Seniors restricted to 55 years of age or more	Accommodations to design and density through PUD process only	Accommodations to design and density through PUD process only



(I) *Medium-High Density Residence District (R-4).* The purpose of the "R-4", Medium- High Density Residential District is to provide for medium to high density housing in multiple- family structures of 13 or more units per building, and at densities of between ten and 25 units per acre. The district is intended to establish higher density residential opportunities in areas appropriate for such housing, to be determined by the city on a case by case basis. This district is intended to provide exclusively multiple-family housing as defined in this chapter, as opposed to lower density housing types such as townhouses, two-family homes, or single family homes. The City of Monticello shall zone land to the R-4 District only when, in its sole discretion, all aspects of the property support the potential uses of the R-4 District, including location, private and public services, and compatibility with existing and future land uses in the area. In making a determination as to the suitability of a site for R-4 rezoning, the city will prioritize the following site and area factors:

(1) *Replacement land uses.* R-4 zoning fits the following zoning categories and circumstances:

(a) Land already zoned for R-3 Medium Density Residential District.

(b) Land currently zoned for commercial uses, but which would not be considered "prime" commercial and critical to "Successful Commercial Centers and Corridors" consistent with the City's 2040 Vision + Plan.

(2) *Proximity to other residential neighborhoods.*

(a) R-4 zoning may be allowed in proximity to other medium to high density residential areas, however the nature and concentration of existing multi-family structures shall be carefully considered to avoid an over concentration of these uses.

(b) R-4 zoning may be allowed in proximity to lower residential uses, if it is determined that the high density site can address the site and area factors provided here.

(3) *Architectural compatibility and building massing.*

(a) In the vicinity of lower density residential areas, R-4 District buildings need to be lower profile with regards to size and mass, or need to be screened or buffered by distance and natural features.

(4) *Requirement for adequate public facilities.* High density residential development shall be located to provide for the following essential services and amenities:

(a) Access to public parks, pathways, and open space, without overburdening them. R-4 development may be required to provide additional facilities to meet the city's open space planning policies.

(b) Connection to public utilities.

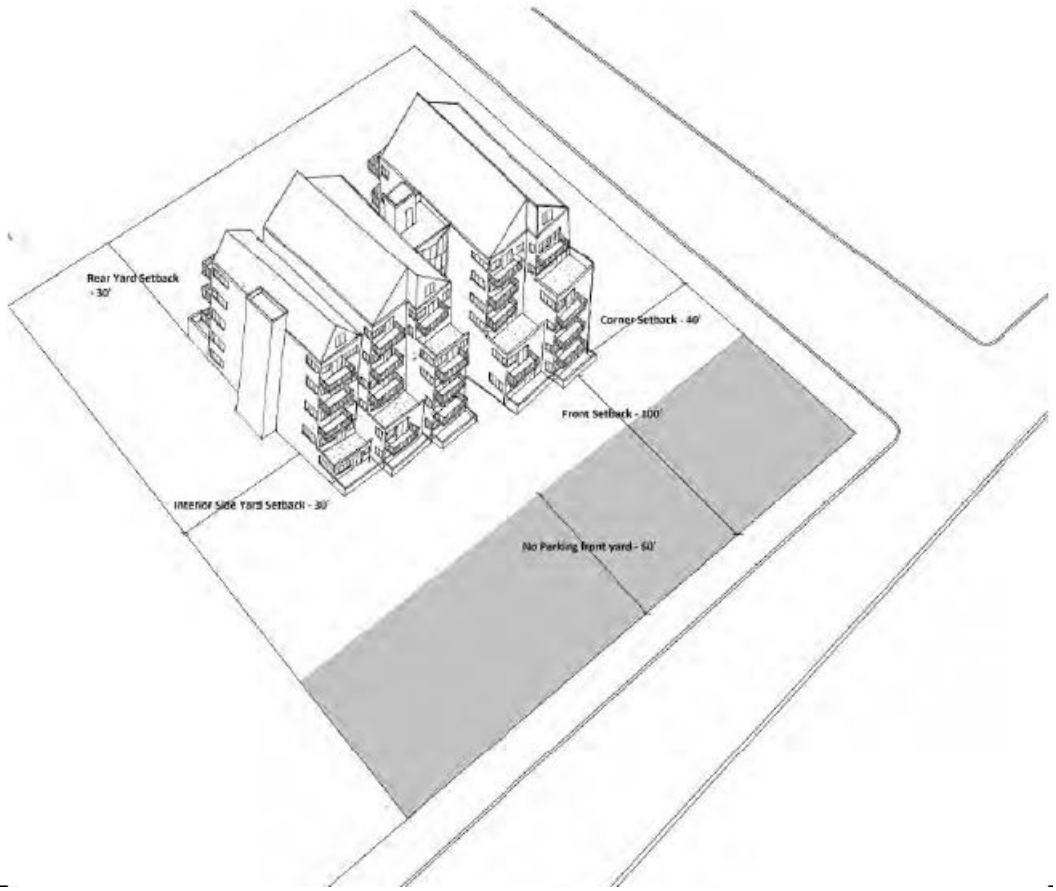
(c) Access to major streets, or at the very minimum, avoidance of traffic generation that would utilize local streets in lower density residential areas.

(d) Proximity to commercial and/or medical services.

(5) Minimum and maximum density: ten units minimum – 25 dwelling units maximum per acre.

TABLE 3-9: R-4 DEVELOPMENT STANDARDS	
TABLE 3-9: R-4 DEVELOPMENT STANDARDS	
PUD Options for Multi-Family Buildings	***R-4 District Multi-Family (13+ units/building)***
Base Lot Area	30,000 sf.
Gross Density	10-25 du/acre
Max Density w/o PUD	NA
Net lot area per du	Max 1,750 sf/du
Front setback	100 feet
Corner side setback	40 feet
Interior side setback	30 feet
Rear setback to building	40 feet
Clear open space setback from ROW	60 feet
Clear open space setback from Property Line	40 feet - no more than 50% of any yard facing a street covered with parking/drive aisles
Buffer Req. to Single-family	C buffer
Common open space per du	500 sf/du
Landscaping	2 ACI/ 2,500 sf. open space + 4 shrubs /10 feet bldg. perimeter
Parking requirements	1.2 spaces/bedroom, with max 1.1 space/du uncovered
Architecture	20% street min frontage covered with enhanced materials, horizontal siding of steel or cement-board only (no vinyl or aluminum)
Roofs	5:12 pitch, plus roof ridge line articulation of 3 feet min. or roofline or building line articulation, including flat and/or varied rooflines, parapets, canopies or other similar features which increase architectural interest and variability.
Unit square feet	800 sf. minimum finished floor area per unit average, with no more than 10% of the units as studio units
Garages	Attached or Underground Detached accessory garages allowed only after base requirements are met; requires authorization through Conditional Use Permit
Garage Setback	May not access street directly – must be served by interior driveway
Garage Doors	Must include glass and decorative panels if visible from public street or adjoining residentially zoned property
Landscaping	Increased landscape quantities and/or sizes beyond code minimums; Special landscape features including water features, recreational structures, patios, etc
Open Space	Increased open space areas per unit beyond code minimums of 10% or more
Parking	All required garage parking underground
Building Materials	Increased use of stone, brick beyond front, or on other exterior walls
Architecture	Extensive use of ornamental features, building and/or roofline articulation, fenestration and building wall undulation atypical of other buildings in similar zoning districts
Site Work	Use of decorative paving materials in parking, sidewalks, etc.; Extensive use of ornamental site lighting or similar features.

Housing for Seniors restricted to 55 years of age or more	Accommodations to design and density through PUD process only



(J) *Mobile and Manufactured Home Park District (M- H).* The purpose of the "M-H" manufactured home park district is to provide for manufactured home users and directly related uses.

(1) Base density: 4,000 sq ft per unit (10.9 units per gross acre).

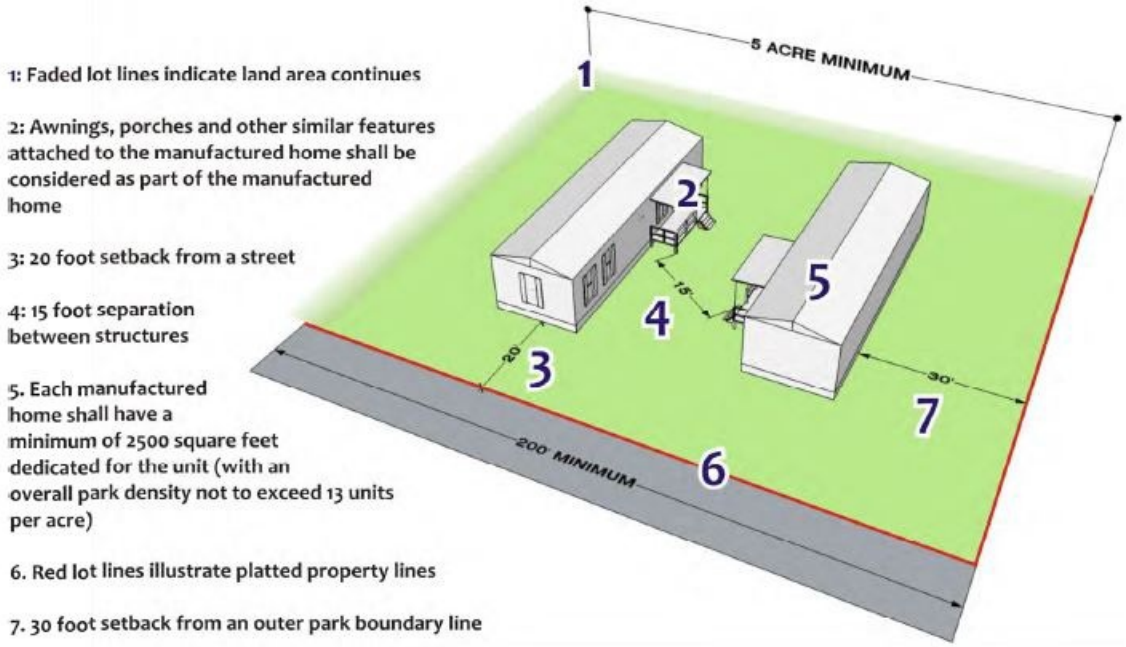
(2) Base lot area. Minimum: 5 acres.

(3) Base lot width. Minimum: 200 ft.

Typical M-H Lot Configuration

TABLE 3-10: M-H DEVELOPMENT STANDARDS					
	Required Yards (in feet)	***Max Height (stories/***	***Minimum Floor Area***	***Minimum Building Width (ft.)***	***Minimum Roof Pitch & Soffit (vertical rise/horizon tal***

	Front	Interior Side	Street Side	Rear	ft.)	(sq. ft.)		run)
Manufactured Home Building	See § 153.091(C)(4) for all regulations governing manufactured home parks							
Detached Accessory Structures								



(Ord. 799, passed 2-27-2023; Ord. 806, passed 8-14-2023)

§ 153.070 BUILDING MATERIALS.

(A) *Purpose.* The purpose of these regulations is to enhance the quality and longevity of buildings in all zoning districts of the city, and to protect citizen investments in property value by ensuring complementary building style, construction, and appearance.

(B) *General requirements.*

(1) *Consistency required.* In all districts, all buildings shall be finished on all sides with consistent architectural quality, materials, and design.

(2) *New materials.* In recognition of the ever-changing marketplace for new finishing materials, the Community Development Department may authorize the use of materials not listed herein if it is determined that such a material is substantially similar or superior to one or more of the approved building materials.

(C) *Residential district requirements.*

(1) *All residence districts.* No metal siding shall be permitted wider than 12 inches or without a one-half inch or more overlap and relief.

(2) *R-1 and R-2 Districts.* A minimum of 15% of the front building façade of any structure in the R-1 or R-2 Districts, less the square footage area of windows and garage doors, shall be covered with brick or stone. Any attached or major detached accessory building that can be seen from the street shall meet this same standard when consistent with the principal structure. Structures with front facades covered by at least 70% stucco or real wood may reduce the brick or stone coverage to 5%. The Planning Commission may approve optional facade treatments prior to building permit through site plan review when additional architectural detailing so warrants. Such detailing may include usable front porches, extraordinary roof pitch or other features.

(3) *R-A and T-N Districts.* A minimum of 20% of the front building façade of any structure in the R-A or T-N zoning district, less the square footage area of windows and garage doors, shall be covered with brick or stone. Any attached or major detached accessory building that can be seen from the street shall meet this same standard when consistent with the principal structure. Structures with front facades covered by at least 70% stucco or real wood may reduce the brick or stone coverage to 10%.

(4) *R-3 District and other districts with multiple-family housing.*The R-3 and R-4 District and other districts with multiple-family housing shall be subject to building material standards as follows:

(a) All building walls facing a public street shall be covered with stone, brick, cultured masonry simulating brick or stone, or other enhanced materials to an extent not less than 20% of the exposed wall silhouette area; and

(b) Multiple-family structures of 13 or more units shall, when using lap horizontal siding, be constructed of heavy gauge steel or cement-board, with no use of vinyl or aluminum permitted. Natural wood or species that is resistant to decay may be permitted.

(5) *Roofing materials.* Roofing materials in residential districts, including for principal and accessory buildings, shall consist of shingles made of asphalt, fiberglass, durable rot-resistant wood (such as cedar), stone (such as slate) or architectural metal (including steel and copper). Heavy gauge steel or copper may be used for standing-seam roofing. Steel may be used only when designed to resemble traditional residential architectural roofing materials.

(D) *Business district requirements.* In all Business Zoning Districts (seetable 3-1), the following building materials standards shall apply.

(1) No galvanized or unfinished steel, galvalum, or unfinished aluminum buildings, except those specifically designed to have a corrosive designed finish such as“corten” steel, shall be permitted in the districts listed herein.

(2) Buildings in these zoning districts shall maintain a high standard of architectural and aesthetic compatibility with conforming surrounding properties to ensure that they will not adversely impact the property values of the abutting properties and shall have a positive impact on the public health, safety, and general welfare, insofar as practicable.

(3) Exterior building finishes in the districts subject to this section shall consist of materials compatible in grade and quality to the following:

(a) Brick.

(b) Natural stone.

(c) Decorative rock face or concrete block.

(d) Cast-in-place concrete or pre-cast concrete panels.

(e) Wood, provided that the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress.

(f) Glass.

(g) Exterior insulated finish systems, where said system is manufactured to replicate the look of one of the approved building materials in this section.

(h) Stucco.

(4) Metal exterior finishes shall be permitted only where coordinated into the overall architectural design of the structure, such as in window and door frames, mansard roofs or parapets, and other similar features, and in no case shall constitute more than 15% of the total exterior finish of the building.

(5) *Metal roofing.* Metal shall be an allowed roofing material in the “B”, Business Districts, provided such material is designed to resemble traditional commercial architecture and/or is designed to complement the architectural design of the building.

(6) *Building materials and design for the CCD District.* All buildings within the CCD shall meet the materials and design standards of the Comprehensive Plan as defined by the Downtown Monticello Small Area Plan Amendment, the requirements of the CCD District, as well as the standards in § 153.070 for Business District requirements. In the case of a conflict between these standards, the stricter of the standards shall be applied.

(E) *Industrial requirements.*

(1) In the Industrial and Business Campus District (IBC), the following building materials and standards shall apply:

(a) Buildings shall maintain a high standard of architectural and aesthetic compatibility with conforming surrounding properties to ensure that they will not adversely impact the property values of the abutting properties and shall have a positive impact on the public health, safety, and general welfare, insofar as practicable.

(b) Exterior building finishes shall not consist of galvanized or unfinished steel, or unfinished aluminum.

(c) Exterior building finishes shall consist of materials compatible in grade and quality to the following:

1. Brick;

2. Natural stone;

3. Decorative rock face block or burnished block;

4. Wood, provided that the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;

5. Glass;

6. Stucco or substantially similar finish product;

7. Exterior insulated finish systems, where said system is manufactured to replicate the look of one of the approved building materials in this section;

8. Cast in place concrete or pre-cast concrete panels.

(d) Metal exterior finishes shall be permitted only where coordinated into the overall architectural design of the structure, such as in window and door frames, mansard roofs or parapets, and other similar features, and in no case shall constitute more than 15% of the total exterior finish of the building.

(e) Any exterior wall adjacent to a public street must have a higher level of aesthetics. This could be accomplished by architectural design features. increased use of stone and/or brick across 15% of the facade area, combination of glass and architectural metals, or a wall plane articulation across 15% of the facade area. Such articulation must extend at least five feet from the primary building line of the principal building structure.

(2) In the Light Industrial District (I-1), the following building material standards shall apply:

(a) Exterior building finishes shall not consist of galvanized or unfinished steel, or unfinished aluminum.

(b) Any exterior wall adjacent to a public street must have a higher level of aesthetics. This could be accomplished by architectural design features, increased use of stone and/or brick across 25% of the façade area, combination of glass and architectural metals, or a wall plane articulation across 25% of the façade area. Such articulation must extend at least five feet from the primary building line of the principal building structure.

(c) Exterior building finishes shall consist of materials compatible in grade and quality to the following:

1. Brick;

2. Natural stone;

3. Decorative rock face block or burnished block;

4. Glass;

5. Stucco or substantially similar finish product;

6. Exterior insulated finish systems. where said system is manufactured to replicate the look of one of the approved building materials in this section;

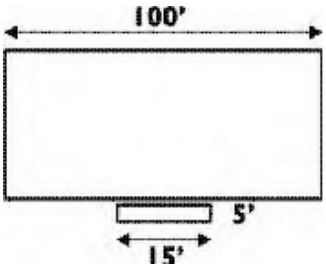
7. Cast in place concrete or pre-cast concrete panels;

8. Textured finishes on metal panels to simulate stucco or other similar treatments;

9. Commercial-grade siding made of cement board. composition board, or other durable material. not including vinyl.

(3) In the Heavy Industrial (I-2) districts, the following building material standards shall apply:

(a) Exterior building finishes shall not consist of galvanized or unfinished steel, or unfinished aluminum.



(b) Any exterior wall adjacent to a public street must have a higher level of aesthetics. This could be accomplished by architectural design features, increased use of stone and/or brick across 15% of the façade area, combination of glass and architectural metals, or a wall plane articulation across 15% of the façade area. Such articulation must extend at least five feet from the primary building line of the principal building structure.

(c) Exterior building finishes shall consist of materials compatible in grade and quality to the following:

1. Brick;

2. Natural stone;

3. Decorative rock face block or burnished block;

4. Glass;

5. Stucco or substantially similar finish product;

6. Exterior Insulated Finish systems. where said system is manufactured to replicate the look of one of the approved building materials in this section;

7. Cast n place concrete or pre-cast concrete panels;

8. Textured finishes on metal panels to simulate stucco or other similar treatments;

9. Commercial-grade siding made of cement board, composition board, or other durable material, not including vinyl.

(F) *Institutional requirements.* All institutional uses shall adhere to the building materials requirements spelled out for commercial districts in § 153.070(D) above.

(Ord. 791, passed 11-14-2022; Ord. 799, passed 2-27-2023)

§ 153.090 USE TABLE.

(A) *Explanation of use table structure.*

(1) *Organization of Table 5-1.* Table 5-1 organizes all principal uses by use classifications and use types.

(a) *Use classifications.* The use classifications are: agricultural uses; residential uses; civic and institutional uses; commercial uses; and industrial uses. The use classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential and commercial uses). The use classifications then organize land uses and activities into specific "use types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions.

(b) *Use types.* The specific use types identify the specific uses that are considered to fall within characteristics identified in the use classifications. For example; detached dwellings, parks and recreational areas, and schools are "use types" in the Single-family Residence District.

(2) *Symbols used in Table 5-1.*

(a) *Permitted Uses = P.* A "P" indicates that a use is permitted by right, subject to compliance with all other applicable provisions of this chapter. Uses may be subject to special regulations as referenced in the "additional requirements" column.

(b) *Conditionally Permitted Uses = C.* A "C" indicates that a use is permitted provided the city can establish conditions necessary to ensure the use is compatible to the proposed location and surrounding properties. Inability of the city to establish conditions to adequately control anticipated impacts is justification for denial of a conditionally permitted use. Conditional uses may also be subject to special regulations as referenced in the "additional requirements" column.

(c) *Interim Permitted Uses = I.* An "I" indicates that a use may be permitted for a brief period of time provided certain conditions are met, and a specific event or date can be established for discontinuance of the use. Inability of the city to establish conditions to adequately control anticipated impacts is justification for denial of an interim permitted use. Interim permitted uses may also be subject to special regulations as referenced in the "additional requirements" column.

(d) *Prohibited Uses = Shaded cells.* A shaded cell indicates that the listed use is prohibited in the respective base zoning district.

(e) *Uses not provided for within zoning districts.* In any zoning district, whenever a proposed use is neither specifically allowed nor denied, the use will be considered prohibited in which case an amendment to the ordinance text would be required to clarify if, where and how a proposed use could be established.

TABLE 5-1: USES BY DISTRICT

Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	

TABLE 5-1: USES BY DISTRICT

Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	

Agricultural Uses																		
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	§ 153.091 (B) (1)
Agricultural Sales	P																	§ 153.091 (B) (2)
Community Gardens	P	P	P	P	P	P	P	P	P									§ 153.091 (B) (3)
Stables	C																	§ 153.091 (B) (4)
Residential Uses																		**§** 153.091**(C)(1)**
Attached Dwelling Types																		§ 153.091 (C) (2)(a)

Duplex				P		C							See Table 5- 1A	See Ordinance No.				§ 153.091 (C) (2)(b)
Townhouse				C		P												§ 153.091 (C) (2)(c)
Multiple- family				C		P	C		C									§ 153.091 (C) (2)(d)
Detached Dwelling	P	P	P	P	P				P									None
Group residential facility, single-family	P	P	P	P	P													§ 153.091 (C) (3)
Group residential facility, multi- family				C		C	C											§ 153.091 (C) (3)
Mobile and manufactured home park				C		C	C	P	C									§ 153.091 (C) (4)
Civic and Institutional Uses																		
Active park facilities (public)	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	None

TABLE 5-1: USES BY DISTRICT																		
Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	

TABLE 5-1: USES BY DISTRICT																		
Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	
Civic and Institutional Uses																		
Active park facilities (private)	P	P	P	P	P	P	P						See Table 5-1A	See Ordinance No.				§ 153.091(D)(1)
Assisted living facilities				C		P	C		C	P								§ 153.091(D)(2)
Cemeteries	C	C	C	C	C	C	C											§ 153.091(D)(3)
Clinics/medical services									C	P		P			C			None
Essential services	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	None
Hospitals									C	P		P			C			§ 153.091(D)(4)
Nursing/ convalescent home	C	C	C	C	C	C	C	C	C	C		P						§ 153.091(D)(5)
Passenger terminal										C	C	C			C			None
Passive parks and open space	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	
Place of public assembly			C	C	C	C	C			P	C							§ 153.091(D)(6)
Public buildings or uses	C	C	C	C	C	C	C	P	C	C	P	P			C	P	P	§ 153.091(D)(7)

Public warehousing temporary											I					I	I	§ 153.091(D)(8)
Schools, K-12			C	C	C	C	C								C	I	I	§ 153.091(D)(9)
Schools, higher education															C			
Utilities (major)										C						C	C	§ 153.091(D)(10)

TABLE 5-1: USES BY DISTRICT

Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	

TABLE 5-1: USES BY DISTRICT

Use Types ***"P" = Permitted*** ***"C" = Conditionally Permitted*** ***"I" = Interim Permitted***	***Base Zoning Districts***																	***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***MH***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	
Commercial Uses																		
Adult uses													**See Table 5-1A**	**See Ordinance No.**		P	P	§ 153.046(T)
Auction house																	C	§ 153.091(E)(2)
Auto repair - minor											C	C				P	P	§ 153.091(E)(3)
Automotive wash facilities											P	C						§ 153.091(E)(4)
Bed and breakfasts	C	C	C	C	C													§ 153.091(E)(5)
Brew pub											P	P						§ 153.091(E)(6)
Business support services											P	P			P	P	P	None
Commercial lodging											P	P			P			§ 153.091(E)(7)
Commercial self-storage											C					C		§ 153.091(F)(3)
Communications/broadcasting												P			P	P	P	§ 153.091(E)(8)
Convenience retail									C	P	P	P						§ 153.091(E)(9)
Country club	C																	§ 153.091(E)(10)
Day care centers									C	C	C	P			P	C		§ 153.091(E)(11)
Entertainment/ recreation, indoor commercial											P	P			C	C	C	§ 153.091(E)(12)
Entertainment/ recreation, outdoor commercial	C										C	C					C	§ 153.091(E)(13)

TABLE 5-1: USES BY DISTRICT

Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted	Base Zoning Districts																	Additional Requirements
	AO	RA	R1	R2	TN	R3	R4	MH	B1	B2	B3	B4	CCD	PCD	IBC	I1	I2	
TABLE 5-1: USES BY DISTRICT																		
Use Types **"P" = Permitted** **"C" = Conditionally Permitted** **"I" = Interim Permitted**	**Base Zoning Districts**																	**Additional Requirements**
	AO	**RA**	**R1**	**R2**	**TN**	**R3**	**R4**	**MH**	**B1**	**B2**	**B3**	**B4**	**CCD**	**PCD**	**IBC**	**I1**	**I2**	
Commercial Uses																		
Animal kennel/boarding (commercial)	C										C	C					C	§ 153.091(E)(17)
Event center										C	C	C	See Table 5-1A	See Ordinance No.				§ 153.091(E)14)
Financial institution										P	P	P						§ 153.091(E)(15)
Funeral services										P		P						§ 153.091(E)(16)
Landscaping/ nursery business	P																	§ 153.091(E)(18)
Offices, commercial and professional services									P	P	P	P			P	P	P	§ 153.091(E)(20)
Personal services									C	P	P	P						§ 153.091(E)(22)
Production brewery or micro- distillery without taproom																P	P	§ 153.091(F)(12)
Production brewery or micro- distillery with taproom or cocktail room											C	C			C	C	C	§ 153.091(E)(23) § 153.091(F)(13)
Recreational vehicle camp site	C																	§ 153.091(E)(24)
Repair establishment									C	P		P				P	P	§ 153.091(E)(25)
Restaurants										C	P	P			C			§ 153.091(E)(26)

TABLE 5-1: USES BY DISTRICT																		
Use Types **"P" = Permitted** **"C" = Conditionally Permitted** **"I" = Interim Permitted**	**Base Zoning Districts**																	**Additional Requirements**
	AO	**RA**	**R1**	**R2**	**TN**	**R3**	**R4**	**MH**	**B1**	**B2**	**B3**	**B4**	**CCD**	**PCD**	**IBC**	**I1**	**I2**	
TABLE 5-1: USES BY DISTRICT																		
Use Types **"P" = Permitted**	**Base Zoning Districts**																	**Additional Requirements**

"C" = Conditionally Permitted "I" = Interim Permitted	AO	RA	R1	R2	TN	R3	R4	MH	B1	B2	B3	B4	CCD	PCD	IBC	I1	I2	
Commercial Uses																		
Retail commercial uses (other) buildings less than 10,000 sq. ft.										P	P	P	See Table 5-1A	See Ordinance No.				§ 153.091(E)(27)
Retail commercial uses (other) buildings over 10,000 sq. ft.										C	P	P						§ 153.091(E)(27)
Retail service										P	P	P						§ 153.048
Specialty eating establishments									C	P	P	P						§ 153.091(E)(28)
Vehicle fuel sales										C	C	C						§ 153.091(E)(29)
Vehicle sales and rental											C							§ 153.091(E)(30)
Veterinary facilities (rural)	C																	§ 153.091(E)(31)
Veterinary facilities (neighborhood)										C	C	C						§ 153.091(E)(31)
Wholesale sales															P	P	P	None
Industrial Uses																		
Auto repair - major											C					P	P	§ 153.091(F)(1)
Bulk fuel sales and storage																	C	§ 153.091(F)(2)

TABLE 5-1: USES BY DISTRICT

Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted	Base Zoning Districts																	Additional Requirements
	AO	RA	R1	R2	TN	R3	R4	MH	B1	B2	B3	B4	CCD	PCD	IBC	I1	I2	

TABLE 5-1: USES BY DISTRICT

Use Types "P" = Permitted "C" = Conditionally Permitted "I" = Interim Permitted	Base Zoning Districts																	Additional Requirements
	AO	RA	R1	R2	TN	R3	R4	MH	B1	B2	B3	B4	CCD	PCD	IBC	I1	I2	

Industrial Uses																		
Contractor's yard, temporary															I	I	I	§ 153.091(F)(4)
Extractive use	I										I	I				I	I	§ 153.091(F)(5)
General warehousing															C	P	P	§ 153.091(F)(6)
Heavy manufacturing																	C	§ 153.091(F)(7)
Industrial services																C	P	None

Industrial self-storage facilities													See Table 5-1A	See Ordinance No.		C	C	§ 153.091(F)(8)
Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	§ 153.091(F)(9)
Light manufacturing															P	P	P	§ 153.091(F)(10)
Machinery/truck repair and sales																	C	§ 153.091(F)(11)
Recycling and salvage center																	C	§ 153.091(F)(14)
Truck or freight terminal																	C	§ 153.091(F)(15)
Waste disposal and incineration																	C	§ 153.091(F)(16)
Wrecker and towing services											C						P	§ 153.091(F)(17)

TABLE 5-1A: CENTRAL COMMUNITY DISTRICT (CCD) USES SUB-AREA						
	Riverfront (A)	***Broadway (B)***	***Walnut & Cedar (C)***	***Pine (D)***	***General CCD***	***Notes***
Use Types	***Entertainment and open space, supported by retail***	***Retail, supported by entertainment; housing 2nd***	***Retail, supported by housing and services***	***Office, large space retail users, and retail service***	***Housing, supported by limited retail and services***	
TABLE 5-1A: CENTRAL COMMUNITY DISTRICT (CCD) USES SUB-AREA						
	Riverfront (A)	***Broadway (B)***	***Walnut & Cedar (C)***	***Pine (D)***	***General CCD***	***Notes***
Use Types	***Entertainment and open space, supported by retail***	***Retail, supported by entertainment; housing 2nd***	***Retail, supported by housing and services***	***Office, large space retail users, and retail service***	***Housing, supported by limited retail and services***	
Additional use requirements applicable per § 153.091						
Uses:						
Residential Uses						
Single- family		P*			CUP	*Upper floors only
Multi 3 du or under		P*	CUP*		P	*Upper floors only
Townhouse	CUP	CUP*	CUP		P	*Townhous es on Broadway east of Pine only
Multi 4-12 du	CUP	CUP	CUP		CUP	
Multi 13+ du	CUP	CUP	CUP	CUP	CUP	
Ground floor		CUP*	P		P	*Allowed on ground floor for townhouses on Broadway east of Pine
Commercial						
Brew Pub <10,000 sq. ft.	P	P	P	P		
Brew Pub >10,000 sq. ft.	CUP	P	CUP	P		
Commercial Day Care			CUP	CUP	P	
Commercial Lodging	P	CUP	CUP	P		

Entertainment/Recreation, Indoor Commercial (including theaters)	CUP*	CUP*	CUP*	CUP		<10,000 sq. ft. only
Entertainme nt/Recreation Outdoor Commercial						
Event centers	CUP	CUP	CUP	CUP	CUP	Subject to § 153.091(F)(14)
Funeral services					CUP	
Personal services	P	P	P	P	CUP	
Places of public assembly	CUP	CUP	CUP	CUP	CUP	
Production brewery/ taproom	P	P	P	P		
Micro- distillery/ cocktail room	P	P	P	P		
Professional office - services and retail	CUP*	P	P	P	P	Upper floors preferred
Commercial office		CUP* - not allowed on ground floor	P/CUP* on ground floor	P/CUP* on ground floor	P	Upper floors preferred
Financial		P	P	P	P	Drive thru by CUP
Restaurants, bars <10,000 sq. ft.	P	P	P	P	CUP	
Restaurants, bars > 10,000 sq. ft.	CUP	P	CUP	P	CUP	
Retail Sales <10,000 sq. ft.	P	P	P	P	P	
Retail Sales >10,000 sq. ft.	CUP	CUP	CUP	P	CUP	
Retail with service	CUP	P	P	P	P	
Specialty Eating Establishments <10,000 sq. ft.	P	P	P	P	CUP	
Vehicle fuel sales				CUP		
Veterinary facilities < 10,000 sq. ft.		CUP	CUP	CUP	CUP	No outdoor uses
Industrial Uses						
Industrial PUD			PUD Only		PUD Only	
Civic and Institutional Uses						
Clinics/ medical services		CUP	CUP	P	P	
Public buildings or uses (incl. public parks)	P	CUP	P	CUP	CUP	
Schools Pre- K-12		CUP	CUP	CUP		

TABLE 5-1B THE POINTES AT CEDAR DISTRICT (PCD)
See § 153.048

TABLE 5-1C: CANNABIS BUSINESS USES																	
Use Types	***Base Zoning Districts***																***Additional Requirements***
"N" = Not Allowed																	
"P" = Permitted																	
"C" = Conditional																	
"I" = Interim																	
"A" = Administrativ e	***AO***	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	

TABLE 5-1C: CANNABIS BUSINESS USES																	
Use Types ***"N" = Not Allowed*** ***"P" = Permitted*** ***"C" = Conditional*** ***"I" = Interim*** ***"A" = Administrativ e***	***Base Zoning Districts***																***Additional Requirements***
	AO	***RA***	***R1***	***R2***	***TN***	***R3***	***R4***	***B1***	***B2***	***B3***	***B4***	***CCD***	***PCD***	***IBC***	***I1***	***I2***	
Commercial Uses																	
Cannabis retailer	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	§ 153.091(E)(3 3)
A O	RA	R 1	R 2	T N	R 3	R 4	B 1	B 2	B3	B4	CCD	PCD	IBC	I 1	I 2		
Commercial Uses																	
Cannabis microbusiness - retail location only	N	N	N	N	N	N	N	N	N	P/C*	P/C*	N	N	N	N	N	§ 153.091(E)(3 3) *CUP required for on-site consumption CUP
Cannabis mezzobusiness - retail location only	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	§ 153.091(E)(3 3)
Medical cannabis retailer	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	§ 153.091(E)(3 3)
Medical cannabis combination business - retail location only	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	§ 153.091(E)(3 3)
Lower-potency hemp edible retailer	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	§ 153.091(E)(3 3)
Temporary cannabis event	N	N	N	N	N	N	N	N	N	A	A	N	N	N	N	N	§ 153.093(E)(1 2) §§ 96.21 - 96.25
Industrial Uses																	
Cannabis cultivator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis manufacturer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis microbusiness	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis mezzobusiness	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis wholesaler	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis transporter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis testing facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Cannabis delivery service	N	N	N	N	N	N	N	N	N	C*	C*	N	N	N	C	P	§ 153.091(F)(1 9) *Accessory only to licensed cannabis or lower-potency hemp retail in B-3 or B-4
Medical cannabis processor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)
Medical cannabis combination business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)

Lower-potenc y hemp edible manufacturer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	§ 153.091(F)(1 9)

(Ord. 762, passed 8-23-2021; Ord. 780, passed 7-25-2022; Ord. 791, passed 11-14-2022; Ord. 797, passed 2-13-2023; Ord. 799, passed 2-27-2023; Ord. 804, passed 8-14-2023; Ord. 830, passed 7-22-2024; Ord. 835, passed 11-25-2024)

§ 153.091 USE-SPECIFIC STANDARDS.

(A) *General regulations applicable to all uses.*

(1) *Combination uses.* In commercial and industrial base zoning districts, combination uses may be allowed within the principal building with each use subject to all regulations in this chapter.

(2) *Nuisances prohibited.* In addition to any nuisance provisions within city code, the following shall apply:

(a) *Refuse and garbage.*

1. In all districts, all refuse, rubbish, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such a purpose.

2. The owner of vacant land shall be responsible for keeping the land free of refuse, rubbish, or garbage.

(b) *Glare.*

1. Any lighting used to illuminate off-street parking area, sign, or other structure, shall be arranged as to deflect light away from any adjoining residential zone or from the public streets.

2. Direct or sky-reflected glare, where from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property.

3. The source of lights shall be hooded or controlled in some manner so as not to cast light on adjacent property.

4. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.

5. Any light or combination of lights which cast light on a public street shall not exceed one foot candle (meter reading) as measured from the center line of said street.

6. Any light or combination of lights which cast light on residential property shall not exceed 0.4 foot candles (meter reading) as measured from said property.

(c) *Smoke.* The emission of smoke by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15.

(d) *Dust and other particulated matter.* The emission of dust, fly ash, or other particulated matter by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15.

(e) *Noise.* Noises emanating from any use shall be in compliance with and regulated by the State of Minnesota pollution control standards and rules. In no case shall noise emanations constitute a nuisance as defined and regulated by this code.

(3) *Building and structure location.* All buildings and structures shall be so placed so that they will not obstruct future streets which may be constructed by the city in conformity with existing streets and according to the system and standards employed by the city.

(4) *Cannabis-related businesses.*

(a) *Findings and purpose.*

1. The City of Monticello (hereinafter "city") makes the following legislative findings: The purpose of this division is to implement the provisions of M.S. Ch. 342, as amended from time to time, which authorizes the city to protect the public health, safety, welfare of city residents by regulating cannabis businesses within the legal boundaries of city.

2. The city finds and concludes that the proposed provisions are appropriate and lawful land use regulations for city, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good.

(b) *Authority and jurisdiction.* The city has the authority to adopt this division pursuant to:

1. M.S. § 342.13(c), as amended from time to time, regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.

2. M.S. § 342.22, as amended from time to time, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses, subject to any Joint Powers Agreement with Wright County which explicitly supersedes these regulations.

3. M.S. § 152.0263, subd. 5, as amended from time to time, regarding the use of cannabis in public places.

4. M.S. § 462.357, as amended from time to time, regarding the authority of a local authority to adopt zoning ordinances.

(c) Any cannabis-related business or lower-potency hemp edible business licensed by the State of Minnesota under M.S. Ch. 342, as amended from time to time, shall be subject to the following requirements, in addition to any specific standards in this section, and other reasonable regulations required as a condition of any zoning permit issued for such

uses.

1. No cannabis-related business use shall operate outside of the hours of operation established by M.S. Ch. 342, as amended from time to time, or those established by the city, whichever is more restrictive.

2. No cannabis-related business use shall operate or occur on property used for residential purpose.

3. No cannabis-related business use shall create odors that are detectable beyond the property lines of such use.

4. The facility shall display its state-issued license on the interior of the facility, visible to the public, at all times.

5. No person or facility shall dispose of cannabis or cannabis- containing products in an unsecured waste receptacle not in possession and control of the licensee and designed to prohibit unauthorized access.

6. All cultivation, processing, storage, display, sales or other distribution of cannabis shall occur within an enclosed building and shall not be visible from the exterior of the building.

7. Outdoor storage is prohibited for all cannabis-related uses.

8. Cannabis-related business uses shall comply with the city's sign regulations.

9. Cannabis-related business uses shall comply with all other applicable standards of the Monticello Zoning Ordinance and city code.

10. *Buffers.* No cannabis-related business use shall be located closer to any property occupied by any of the following uses, measured as a horizontal distance from the closest point of the property on which the cannabis business is located to the closest point of the property occupied by:

a. School: 1,000 feet.

b. Daycare: 500 feet from any day care facility that is located in a zoning district where cannabis businesses are not allowed. This buffer shall not apply to day care facilities that are located in a zoning district in which a cannabis business is allowed.

c. Residential treatment facility: 500 feet.

d. Public park: 500 feet from attractions within a public park regularly used by minors. Public parks included shall be as identified in the city's most currently adopted park system or master plan. This buffer shall not apply to sidewalks or trails, or other public lands.

(B) *Regulations for agricultural uses.*

(1) *Agriculture.*

(a) Agricultural related buildings and structures including farm dwellings shall be subject to Minnesota Pollution Control Standards.

(b) Agricultural uses shall not include commercial feed lots or other commercial operations.

(c) The keeping and/or raising of livestock raising shall be prohibited in all zoning districts except for the A-O District.

(2) *Agricultural sales.* All agricultural sales businesses shall adhere to the following:

(a) Activities shall be limited to those listed within the definition for an agricultural sales business.

(b) The agricultural sales business shall be located on land owned or leased by the producer or the operator of the business, and not within or on any public rights-of-way or easements.

(c) The operator must be able to demonstrate at all times to the city that there is sufficient access, parking and maneuvering space, that the location and adequacy of approaches are sufficient, that there is suitable and safe access for pedestrians, and that customer parking is away from the travel way and in close proximity to the agricultural sales business.

(d) All waste materials shall be enclosed in containers provided on the site, and shall not generate any nuisance impacts on adjacent properties.

(e) All sidewalks, roadways, and parking areas shall be treated as necessary to eliminate dust nuisance impacts on adjacent properties.

(3) *Community garden.*

(a) Prior to a parcel being utilized as a community garden, the landowner shall be required to secure an annual community garden permit from the Community Development Department.

(b) Each community garden must have two or more gardeners as a prerequisite for obtaining a permit to ensure code and permit guidelines are followed.

(c) Unused plots and common areas shall be maintained and kept free of weeds, dead plant materials, and other debris/garbage.

(d) Containers, including water bins, and planters, shall not hold standing water unless they are completely covered.

(e) Composting of vegetative matter is allowed (leaves, plants, wood chips, etc.); composting of meat, human or pet waste is prohibited.

(f) Overhead lighting is prohibited.

(g) Signage is limited to a single, non-illuminated, single sided sign of four square feet.

(4) *Stables.*

(a) Animal building, holding, grazing, and exercise areas are located a minimum of 1,000 feet from any residential, commercial, or industrial use district.

(b) The land area of the property containing such use of activity meets the minimum established for the district.

(c) All applicable requirements of the State Pollution Control Agency are complied with.

(C) *Regulations for residential uses.*

(1) *General regulations for all dwellings.* All dwellings located in any residence district shall conform to the following minimum requirements in addition to the specific requirements applicable to the individual residence districts:

(a) Except for in the M-H zoning district, all dwellings shall be placed on a permanent foundation which complies with the Minnesota State Building Code, and which are solid for the complete circumference of the dwelling.

(b) All dwellings shall have a minimum width and depth of 20 feet, exclusive of porches, entryways, or attached storage sheds.

(c) All dwellings shall be served by public sanitary sewer and water.

(d) Direct vehicular access to residential units from arterial or collector roadways shall be prohibited unless no other reasonable alternative exists as determined by the Community Development Department.

(e) In addition to standards applicable to all houses in residential districts, manufactured homes, as defined by Minnesota Statutes, shall be built in compliance with the Minnesota Manufactured Homes Building Code and all statutory requirements (see M.S. §§ 327.31 through 327.35, as they may be amended from time, on manufactured homes).

(f) No cellar, basement, garage, tent, trailer, motor vehicle or accessory building shall at any time be used as an independent residence or dwelling unit, either temporarily or permanently. Tents, play houses or similar structures may be used for play or recreational purposes.

(g) Except for dwellings classified as elderly (senior citizen) housing, the minimum floor area per dwelling unit shall be as prescribed in individual zoning district regulations.

(h) Apartment and condominium dwelling units shall only be located in multiple-family buildings or in buildings within the CCD district as regulated by this chapter.

(2) *Attached dwelling.*

(a) *Regulations applicable to all attached dwelling types.*

1. *Size of development.* All attached dwelling developments that contain more than two structures with dwelling units and/or having a structure containing more than ten dwelling units shall require a conditional use permit.

2. *Usable open space.* Except for mixed use projects in the CCD District, each multiple-family dwelling site or townhouse site shall contain at least 500 square feet of usable open space for each dwelling unit contained thereon, or a minimum of 30% green space, whichever is greater. For the purposes of this chapter, green space shall include lawn, shrubs, trees, or other planted open space usable for gardens, shade, or recreation and shall not include planted areas between parking areas or sidewalks and parking areas which are less then ten feet in width, nor shall it include any part of the public right-of-way, delineated wetland(s), or required stormwater ponding areas below the ten-year flood elevation.

(b) *Duplex and two-family dwellings.*

1. A minimum of two off-street parking spaces per unit shall be provided within an enclosed garage of at least 400 square feet.

2. All driveways and required off-street parking spaces shall be surfaced with concrete, bituminous or approved equivalent.

3. Legal nonconforming single-family dwellings located within R-3 Zoning Districts may be converted to duplex dwellings by conditional use permit where environmental conditions on the property support preservation of trees, drainage patterns, or other related features.

(c) *Townhouse.*

1. No building shall contain more than eight dwelling units.

2. Each dwelling unit shall have separate and individual front and rear entrances.

3. Private driveways for garages in townhouse developments shall provide a minimum of 20 feet worth of parking space which does not interfere with the use of public sidewalks or trails.

4. Setbacks:

a. Buildings in townhouse developments shall be located at least 20 feet apart and 20 feet from the back of the curb of a private roadway.

b. The applicable setbacks required in the underlying zoning district shall be met along the perimeter lot lines of the development and along all public roadways.

(d) *Multiple-family.*

1. Development of a multiple-family building shall be compatible with the existing and planned land use of the area and conflicts shall not be created between commercial and residential use and activities.

2. If in the R-2 district, multiple-family buildings shall be limited to four dwelling units.

3. If in the B-2 District, multiple-family buildings shall be adequately served by a collector or arterial street.

4. If in the B-1, B-2 or CCD district, multiple-family units shall be in the form of apartments or condominiums located above the first floor of the building, unless otherwise authorized to be on the first floor by a conditional use permit meeting the following additional standards:

a. The proposed site for residential use is consistent with the goals and objectives of the City's Comprehensive Plan and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

b. The proposed site does not interrupt the flow of commercial pedestrian traffic in the “CCD” district.

c. Density for ground floor residential units shall not exceed one unit per 9,000 square feet of lot area, exclusive of land area utilized by, or required for, permitted uses on the property.

5. Multiple-family housing in the R-3, B-1, B-2 or CCD zoning districts shall be subject to the requirements found in Table 3-8 of § 153.043.

6. Multiple-family housing in the R-4 zoning district shall be subject to the requirements found in Table 3-9 of § 153.043.

(3) *Group residential facility.*

(a) Licensed day care facilities qualifying as group residential facilities shall adhere to the following:

1. No overnight facilities are provided for the children served. Children are delivered and removed daily.

2. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.

(b) *Group residential facility, multi-family.*

1. Group residential facility, multi-family shall require authorization through a conditional use permit following the provisions of § 153.028(D), subject to the following conditions:

a. Density of residents shall equal no more than one person per 520 square feet of total net livable area in the principal dwelling.

b. Living accommodations for on-site resident staff shall be deducted from the principal dwelling square footage for purposes of determining density in division (1) above.

c. The property shall be developed to provide two off-street parking spaces for staff and one space per three residents for visitors.

d. Parking areas shall be paved with concrete or bituminous surface, and shall meet all other standards of parking lot design in this chapter, with the exception that the use shall be exempt from curb requirements.

e. The property shall maintain a minimum of 30% landscaped green space based on the gross area of the property.

f. The building shall be designed and constructed to be consistent with the architectural character of the neighborhood in which it is located.

(4) *Manufactured homes/manufactured home park.*

(a) *Manufactured homes in general.* All manufactured homes within the City of Monticello shall be built in conformance with the manufactured home building code and comply with all provisions of this chapter.

(b) *Manufactured home parks.* Development of new manufactured home parks shall be encouraged to use the planned unit development (PUD) process to allow the city to vary or modify the strict application and requirements for manufactured home parks to more readily accommodate this type of development. However, absent development through a PUD, the following requirements shall apply:

1. In general:

a. The minimum total manufactured home park area shall be five acres.

b. Each designated manufactured home site shall not be less than 2,500 sf.

c. Notwithstanding the type of development concept used, the maximum density shall be 13 manufactured homes per acre.

d. Manufactured homes shall be the only permitted dwelling type in a manufactured home park.

e. No tents shall be used for other than recreational purposes in a manufactured home park.

f. There shall be no outdoor camping anywhere in a manufactured home park.

g. Laundry and clothing shall be hung out to dry only on lines located in Council approved areas established and maintained exclusively for that purpose.

h. Adequate storm shelters for all residents of the manufactured home park shall be provided on-site.

i. No part of any manufactured home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.

j. All manufactured homes must be securely anchored in a manner which meets shoreland district requirements (if within a shoreland district) and applicable state requirements for resisting wind forces.

2. Grading, drainage and groundcover:

a. Condition of soil, ground water level, drainage, topography shall not create hazards to the property or the health and safety of the occupants.

b. The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

c. Exposed ground surfaces in all parts of every manufactured home park shall be paved or covered with stone, screening or other solid material, or protected with a grass that is capable of preventing soil erosion and of eliminating objectionable dust.

d. No portion of a manufactured home park shall be subject to unpredictable or sudden flooding.

3. Setbacks and lot requirements:

a. Manufactured homes shall be separated from each other and from other buildings and structures by at least 15 feet.

b. An accessory structure such as an awning, cabana, storage cabinet, carport, windbreak, and porch which has an opaque top or roof, shall, for purposes of all separation requirements, be considered to be part of the manufactured home. However, applicable building code separation requirements shall still apply as applicable.

c. There shall be a minimum distance of twenty feet between the manufactured home stand and abutting park street.

d. All manufactured homes, off-street parking spaces, and structures shall be located at least thirty feet from any property boundary line abutting upon a public street or highway and at least thirty feet from other property boundary lines.

e. Each manufactured home site shall have frontage on an approved roadway and the corner of each manufactured home site shall be marked and each site shall be numbered.

f. Dedicated storage area(s) and building(s) shall be for the sole use of the residents of the manufactured home park and are not available for use by non-residents.

4. Screening and open space:

a. All manufactured home parks located adjacent to residential, recreational, commercial or industrial land uses shall provide screening such as fences, shrubs, trees along the property boundary line separating the park and such uses, and shall be maintained by the state license holder in a neat and orderly manner.

b. A minimum of 2,000 sf. for every acre, or part thereof, in a manufactured home park shall be provided for definable play areas and open space. Such areas of open space and play area shall not be areas included within any setback nor shall they include any areas of less than twenty feet in length or width.

5. *Parking.* Each manufactured home site shall be served by two off-street parking spaces for automobiles.

6. Utilities:

a. All manufactured homes shall be connected to a public water and sanitary sewer system or a private water and sewer system approved by the State Department of Health.

b. All installations for disposal of surface stormwater must be approved by the city.

c. All utility connections shall be as approved by the city.

d. The source of fuel for cooking, heating, or other purposes at each manufactured home site shall be as approved by the city.

e. All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.

f. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related manufactured home equipment.

g. The method of garbage, waste, and trash disposal must be approved by the city.

h. Owner shall pay any required sewer and connection fees to the city.

7. Lighting:

a. Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, and the like.

b. The manufactured home park ground shall be lighted as approved by the city from sunset to sunrise.

8. Accessory structures:

a. Accessory storage buildings serving the overall park and not an individual unit in manufactured home parks, if not reviewed and approved as part of a PUD, shall be conditionally permitted subject to the following additional requirements:

(i) The storage building and any accompanying outdoor storage area shall be for the sole use of the residents of the manufactured home park and shall not be used by non-residents.

(ii) Accompanying outdoor storage areas shall be fully screened from surrounding manufactured home units and adjacent properties.

b. For individual residential units within a mobile or manufactured home park, the following standards shall apply:

(i) Only one detached accessory structure, major or minor, shall be allowed.

(ii) The maximum area of a detached accessory structure shall be 300 square feet.

(iii) The maximum height of the structure shall be 15 feet as measured at the median height of the roof.

(iv) The detached accessory structure may not be located between the front line of the residential unit and the park access road.

(v) Such structure shall be located five feet from any other structure.

(vi) The location of accessory structures shall be permitted only with the permission of the manufactured home park owner.

(vii) Detached accessory structures exceeding 300 square feet shall require authorization through conditional use permit, which shall be subject to the following requirements:

A. Permission of the park owner.

B. Detached accessory structure shall have access to the park road.

C. No other detached accessory structure shall be permitted.

D. The maximum height of the structure shall be 15 feet as measured at the median height of the roof.

(D) *Regulations for civic and institutional uses.*

(1) *Active park facilities – private.* Private park facilities must be operated only for the enjoyment and convenience of the associated residents and their guests.

(2) *Assisted living facilities.*

(a) The development must be contained on an single parcel; 30% of the parcel must be preserved as open space at least two-thirds of which shall be useable.

(b) To continue to qualify for the senior citizen housing classification, the owner or agent shall annually file with the Community Development Department a certified copy of a monthly resume of occupants of such a multiple dwelling, listing the number of tenants by age.

(c) One off-street loading space shall be provided in compliance with §153.068, Off-Street Loading Spaces.

(d) Elevator service shall be provided to each floor level which contains senior housing units.

(e) Efficiency units shall be a minimum floor area of 440 square feet, and shall not exceed 20% of the total number of

apartments in a multiple dwelling, or the maximum established in the district, whichever is less.

(f) One bedroom units shall be a minimum floor area of 520 square feet.

(3) *Cemeteries.*

(a) New cemeteries shall be located on a site or parcel with an area of at least two and one-half acres.

(b) New cemeteries shall be located on a site or parcel that fronts an arterial or collector street.

(c) Cemeteries shall include adequate space for the parking and maneuvering of funeral processions.

(d) Interments shall take place at least 50 feet from any lot line.

(e) Cemeteries shall not be located within one-half mile of Interstate Highway 94.

(4) *Hospitals.* A hospital shall:

(a) Be located on a site of at least five acres.

(b) Be located on a parcel that fronts or has direct access to an arterial or collector street.

(c) Be served by public water and wastewater systems.

(d) Side yards shall be double the minimum requirements established for the applicable district.

(e) When abutting a residential use in a residential use district, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type "B") in accordance with §153.060(G).

(f) Adequate off-street parking and access is provided in compliance with §153.067 and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with § 153.060(F).

(g) Adequate off-street loading and service entrances are considered and satisfactorily provided in accordance with § 153.068.

(h) Exterior lighting standards outlined in §153.063 shall be met.

(5) *Nursing or convalescent home.*

(a) Side yards shall be double the minimum requirements established for the applicable district.

(b) When abutting a residential use in a residential use district, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type “B”) in accordance with §153.060(G).

(c) One off-street loading space in compliance with §153.067 is installed.

(6) *Places of public assembly.*

(a) Institutions on parcels exceeding 20,000 square feet in area shall be located with direct frontage on, and access to, a collector or arterial street.

(b) The buildings are set back from adjoining residential districts a distance no less than double the adjoining residential setback.

(c) When abutting a residential use in a residential use district, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type “B”) in accordance with §153.060(G).

(d) Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with § 153.067 of this chapter and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with § 153.060(F).

(e) Adequate off-street loading and service entrances are considered and satisfactorily provided.

(f) Public assembly in the B-3 District:

1. Shall only be allowed on properties of ten acres in size or more, except that the city may consider such uses on smaller properties by interim use permit, subject to the following requirements:

a. The applicant for an IUP would enter into a development agreement specifying the duration of the IUP, with a time limitation.

b. The applicant would be able to demonstrate that the interim occupancy would not interfere with other commercial uses of the property, either in the nature of the use, the times of operation, or demand for services, such as parking or other impacts.

c. The IUP would expire upon the end of the specified term, or when the applicant vacates the property, and would not be transferable to another similar public assembly use.

d. Changes in scope or nature of the proposed use, operation, or other elements would require amendment to the IUP and the development contract, or a new IUP, depending on the change.

e. No such IUP, subsequent amendment, or reapplication may result in a duration of the subject use for more than ten years of cumulative and continuous occupancy.

2. Public assembly uses in the B-3 District must occupy buildings of at least 20,000 gross square feet of area.

3. Public assembly uses in the B-3 District shall provide off-street parking areas that are designed to meet their unique traffic patterns and parking accumulation ratios. For the B-3 district, the requirement shall be one parking space per two and one-half seats in the main assembly area, based on the building code calculation for maximum occupancy.

4. Proposed public assembly applications in the B-3 District will be required to provide a traffic study demonstrating peak traffic periods, and the ability to manage traffic loads without negatively impacting the adjoining public streets. Private and/or public street improvements may be required to ensure no negative impacts.

5. CUP applications for public assembly uses in the B-3 District will require the identification of the principal use, and those other uses of the subject property that are proposed as accessory uses. All such uses must be allowed in the B-3 District.

(g) In the CCD, the following conditions shall apply:

1. Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

2. Site planning shall minimize parking lot development adjacent to public area in the district, including streets, pathways, and open spaces.

(7) Public buildings or uses:

(a) When abutting a residential use in a residential use district, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type "B") in accordance with §153.060(G).

(b) Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.

(c) Adequate off-street parking and access is provided on the site or on lots directly abutting the principal use in compliance with § 153.067 and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with § 153.060(F).

(d) Adequate off-street loading and service entrances are considered and satisfactorily provided in accordance with § 153.068.

(e) Exterior lighting standards outlined in §153.063 shall be met.

(8) *Public warehousing, temporary.*

(a) The use shall be allowed by interim use permit, with a termination date of no later than five years from the date of approval.

(b) The interim use shall apply to public storage of equipment only, and shall not apply to any private entity, either during or after the term of the permit.

(c) The use, if not allowed as a permitted principal use, may be a "secondary use" allowed on the property, separate and unrelated to the principal use.

(d) The use shall occupy indoor storage only, in one or more existing buildings, and shall not include outdoor storage.

(e) The use shall otherwise meet all zoning and building code standards.

(f) The use shall not interfere with other permitted, conforming private uses of the property, nor with the provision of public services to the property or the neighborhood in which it is located.

(g) No signage shall be allowed identifying the use, other than permitted directional signage on the property.

(9) Pre-K-12 schools (public or private):

(a) Educational institutions on parcels exceeding 20,000 square feet in area shall be located with direct frontage on, and access to, a collector or arterial street.

(b) The buildings are set back from adjoining residential districts a distance no less than double the adjoining residential setback.

(c) When abutting a residential use in a residential use district, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type "B") in accordance with §153.060(G).

(d) Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with § 153.067 and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with § 153.060(F).

(e) Adequate off-street loading and service entrances are considered and satisfactorily provided in accordance with §

153.068.

(f) Exterior lighting standards outlined in §153.063 shall be met.

(g) If locating within an industrial zoning district:

1. A specified termination date is documented.

2. The proposed parcel has adequate improved parking to accommodate the student capacity.

3. The proposed building is constructed or altered only in ways which do not interfere with future refitting for industrial use.

(h) Buildings and structures must comply with building code requirements as adopted by the City of Monticello.

(10) *Utilities (major).*

(a) An electrical power facility, substation, or transmission station as a principal use of property shall be set back at least 100 feet from all lot lines. Service or storage yards shall be prohibited.

(b) All commercial WECS systems shall adhere to the requirements of §153.071.

(E) *Regulations for commercial uses.*

(1) *Adult uses: See §153.046(T).*

(2) *Auction house.*

(a) The architectural appearance and function plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot.

(b) When abutting a residential use, the property shall be screened with at least a semi-opaque buffer (Table 4-2, Buffer Type "C") in accordance with § 153.060(G).

(c) Parking areas shall be landscaped and screened from view in compliance with §153.060(F).

(d) Off-street parking shall comply with §153.067.

(e) Vehicular access points shall be limited, shall create a minimum of conflict through traffic movements, and shall be subject to the approval of the Community Development Department.

(f) All lighting shall be in compliance with §153.063.

(g) The entire area shall have a drainage system which is subject to the approval of the Community Development Department.

(h) All signing and information or visual communication devices shall be in compliance with §153.064.

(i) The use shall require authorization through a conditional use permit following the provisions of §153.028(D).

(j) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

(k) No pets or livestock may be sold at this auction sales facility.

(l) Provisions must be made to control and reduce noise when adjacent to a residential zoning district.

(m) All outside storage and outdoor sales and display, if allowed, shall be effectively screened from public view in accordance with § 153.060(I) and limited to 10% of the gross floor area of the principal use building.

(3) *Auto repair – minor.*

(a) The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

(b) Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 25% of the buildable area of the lot, is located behind the front building line of the principal structure, and is screened with a wooden fence, maintenance free vinyl or masonry wall in accordance with § 153.062, Fences & Walls.

(c) If gasoline is sold on-site, the use shall also comply with the standards for vehicle fuel sales as regulated by this chapter.

(d) Vehicles not being repaired but used as a source of parts shall be prohibited unless full enclosed within a building.

(e) Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days. In cases where a vehicle is abandoned by its lawful owner before or during the repair process, the vehicle may remain on site as long as is necessary after the 30-day period, provided the owner or operator of the establishment demonstrates

steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(f) When abutting a residential use, the property shall be screened with at least a semi-opaque buffer in accordance with (Table 4-2, Buffer Type "C") in accordance with §153.060(G).

(4) *Automotive wash facilities.*

(a) All automotive wash facilities shall adhere to the following standards:

1. The architectural appearance and functional plan of the building and site shall be consistent with the existing buildings and area to avoid impairment in property values and blight within a reasonable distance of the lot.

2. Magazining or stacking space is constructed to accommodate that number of vehicles which can be washed during a maximum 30-minute period and shall be subject to the approval of the Community Development Department.

3. When abutting a residential use, the property shall be screened with at least a semi-opaque buffer (Table 4-2, Buffer Type “C”) in accordance with § 153.060(G).

4. All lighting shall be in compliance with §153.063.

5. Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with § 153.060(F).

6. The entire area other than occupied by the buildings or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the Community Development Department.

7. The entire area shall have a drainage system which is subject to the approval of the Community Development Department.

8. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement, and shall be subject to the approval of the Community Development Department.

9. All signing and informational or visual communication devices shall be in compliance with §153.064.

10. Provisions are made to control and reduce noise.

11. Car wash facility shall have direct access to major thoroughfare via driveway or frontage road.

12. Intermittent sounds produced by car wash operation such as the sound of a vacuum or warning signal shall not be audible to adjoining residential properties.

(5) *Bed and breakfast facilities.*

(a) Bed and breakfast operations shall be limited to residential structures existing prior to the date of this chapter.

(b) The property shall be landscaped with at least a basic buffer (Table 4-2, Buffer Type “A”) in accordance with § 153.060(G).

(c) Food served on the premises may be served only to overnight guests of the bed and breakfast.

(d) The owner, operator, or manager of the bed and breakfast shall reside on the premises.

(e) Activities shall be limited to those customary to the operation of a bed and breakfast facility. Commercial use of the property for other activities not normally associated with the operation of a bed and breakfast such as wedding receptions, parties, etc., are not allowed.

(f) Operation of the bed and breakfast facility shall comply with all state regulations governing such facilities.

(6) *Brew pubs.*

(a) Brew pubs shall be permitted in the CCD, B-3 and B-4 Districts provided that:

1. The brew pub sells 85% or more of its beer on-site.

2. The beer is brewed primarily for sale in the restaurant and bar, and may be dispensed directly from the brewery’s storage tanks.

3. Brewpubs may also sell beer for off-sale consumption in growler containers provided the conditions are met.

(7) *Commercial lodging.*

(a) All hotels and motels shall adhere to the following:

1. A hotel or motel shall have its principal frontage, access, and orientation direction on an arterial street or collector street.

2. Vehicular access from a local residential street is prohibited.

3. No more than one security or caretakers quarters may be provided on the site, and such quarters shall be integrated into the building’s design.

(b) In the CCD District, the following additional standards shall apply:

1. The principal building lot coverage is no less than 50% of the property, exclusive of easements devoted to public pedestrian use or other outdoor public spaces.

2. The building, site, and signage meet the standards for the "CCD" District.

3. The proposed use demonstrates compatibility and consistency with the City's Comprehensive Plan and as detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

(8) *Communications/broadcasting.* All communication antennas, antenna support structures and satellite dishes shall adhere to the applicable accessory use requirements for such outlined in § 153.092.

(9) *Convenience retail.* In the B-1 zoning district, the following conditions shall apply:

(a) The site is adequately served by a collector street.

(b) Access point to the site shall be limited to a collector street.

(c) Conformity with the surrounding neighborhood is maintained.

(d) Adequate screening and landscaping from neighborhood residential districts is provided in accordance with this chapter.

(e) Traffic generated by the proposed use does not exceed the capacity of surrounding streets and intersections to accommodate it.

(f) The site shall conform to parking requirements as provided in this chapter.

(g) Building setback from residential uses must be 30 feet or greater.

(h) Parking lot setback from residential uses must be 15 feet or greater.

(i) The site shall conform to signage requirements as recommended by the city. At no time shall the signage exceed the requirements as provided in this chapter.

(j) The site shall conform to lighting requirements as provided in this chapter. The lighting shall be restricted to be consistent with the hours of operation, within one half hour of open and close times.

(k) The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m., except as may be approved by conditional use permit.

(l) In addition to the above requirements, if in the CCD, the following conditions shall apply:

1. Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

2. Site planning shall maximize building exposure to the street.

3. Drive-through facilities shall be located to minimize their exposure to the street.

4. Accessory structures, including canopies, menu boards, pay windows, and other structures supporting drive-through functions shall be constructed of materials to match those of the principal building.

5. Site planning shall be designed to emphasize connections to pedestrian facilities.

(10) *Country club.*

(a) The principal use, function, or activity is open, outdoor in character.

(b) Not more than 5% of the land area of the site be covered by buildings or structures.

(c) When abutting a residential use, the property shall be screened with at least an aesthetic buffer (Table 4-2, Buffer Type "B") in accordance with § 153.060(G).

(d) The land area of the property containing such use or activity meets the minimum established for the districts.

(11) *Day care center.*

(a) No overnight facilities shall be provided for children served by the daycare. Children must be delivered and removed from the facility daily.

(b) An outdoor recreational facility:

1. Shall be appropriately separated from the parking lot and driving areas by a fence not less than four feet in height;

2. Shall be located continuous to the day-care facility;

3. Shall not be located in any yard abutting a major thoroughfare;

4. Shall not have an impervious surface for more than one-half of the playground area;

5. Shall extend at least 60 feet from the wall of the building or to an adjacent property line, whichever is less, or shall be bound on not more than two sides by parking and driving areas; and

6. Shall be a minimum size of 2,000 sq. ft., or in the alternative 75 sq. ft. per child at licensed capacity, whichever is the greater figure.

(c) All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.

(d) In addition to divisions (a) through (c) above, day care centers in the I-1 district shall adhere to the following additional requirements:

1. Only be allowed as a secondary combination use which complements a primary business;

2. Only be conducted in the principal building, and not exceed 20% of the total principal building square footage;

3. Be physically separated from the other activities occurring in the principal building;

4. Not have a dedicated entrance (other than emergency exits) from the exterior of the principal building;

5. Not have dedicated off-street parking or signage.

(12) *Entertainment/recreation – indoor commercial.*

(a) No auctions shall take place on the premises.

(b) Outdoor storage shall be prohibited.

(c) Noise shall be controlled consistent with the standards of this chapter.

(d) When abutting a residential use, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type "B") in accordance with § 153.060(G).

(13) *Entertainment/recreation – outdoor commercial.*

(a) When abutting a residential use, the property shall be screened with at least a semi-opaque buffer (Table 4-2, Buffer Type "C") in accordance with § 153.060(G).

(b) Adequate measures to contain the proposed activity on the subject site shall be provided.

(c) Dust and noise are controlled consistent with City Ordinance.

(d) No auctions shall take place on the premises.

(e) Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m..

(f) All lighting shall be in compliance with §153.063.

(14) *Event centers.*

(a) *Proximity to residential uses.* Property upon which event centers are located shall not abut residentially zoned property, with the exception of R-3 and R-4 zoned properties.

(b) *Parking.* Off-street parking for event centers shall be provided in accordance with §153.067.

(c) *Event size.* Event centers shall be allowed a maximum event size as specified by the conditional use permit.

(d) *Number of events.*

1. Event centers in the B-3 and B-4 District are not restricted in the number of events allowed unless restricted by the conditional use permit.

2. Event centers in the B-2 District may be limited to certain days or number of events by the City Council per the conditional use permit.

(e) *Hours of operation.* Event center hours of operation shall be as established by the City Council per the conditional use permit.

(f) *Noise regulations.* Event centers shall be subject to the noise-related provisions of City Code.

(g) *Food regulations.* Event centers may serve food and beverages as an accessory activity in accordance with all applicable federal, state, and city regulations.

(h) *Overnight accommodations.* Overnight accommodations are not allowed.

(i) *Accessibility.* All buildings used in conjunction with event centers shall meet applicable accessibility requirements imposed by state or federal law.

(j) *Code compliance.* The building(s) used for the event center shall meet any and all applicable federal, state, and

local codes, including those which apply to sanitary facilities.

(k) *Outdoor events.* All events shall take place within the event center building(s), unless otherwise allowed in the zoning district or City Code.

(15) *Financial institutions.* Drive-thru service, if approved as an accessory use to a financial institution, shall be located to the side or rear of the principal building whenever feasible.

(16) *Funeral services.*

(a) Funeral homes shall have its principal frontage, access, and orientation direction on an arterial or collector street.

(b) All structures shall be located so as not to require access from an interior residential street.

(17) *Animal kennel/boarding (commercial):*

(a) The kennel shall be sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

(b) Outdoor kennels or cages and any outdoor storage uses are prohibited.

(c) The facility's minimum floor area size must provide for 75 square feet per dog and 20 square feet per cat or other animal at any one time, exclusive of office or storage area. The facility must provide one cage or air kennel per animal.

(d) Animal wastes shall be immediately cleaned with solid wastes being enclosed in a container of sufficient construction to eliminate odors and organisms. All animal waste must be properly disposed of daily by a contracted refuse service.

(e) For all areas for animal care or keeping, wall finish materials below 48 inches in height shall be impervious, washable materials such as sealed masonry, ceramic tile, glassboard, or marlite. Floor finish shall be sealed concrete or other approved impervious surface.

(f) If an outdoor exercise area is provided, it shall be at least 100 square feet in size for each animal that occupies that area at any time.

(g) Outdoor areas used for animal training or exercise shall be enclosed or fenced in such manner as to prevent the running at large or escape of animals confined therein and must fully screen the activity from public right-of-way and adjacent property.

(h) If adjacent to residential uses, outdoor animal use areas must be set back at least 50 feet from all property lines, and 75 feet from residential property lot lines.

(i) Outdoor use areas must be located in side or rear yards of the property.

(j) Fencing materials must be at least six feet in height, must be fully opaque and must consist of durable, maintenance-free materials.

(k) Use of outdoor areas is limited to 7:00 a.m. to 9:00 p.m.

(l) Outdoor use areas shall be limited to no more than six animals outside at any one time.

(m) Animals must be supervised at all times when outdoors.

(n) No more than four animals shall be outside the fenced area per supervising staff person and all animals must be leashed.

(o) Related accessory services including grooming, veterinary services, and accessory retail sales may be conducted or provided at the facility, provided that:

1. Veterinary services are limited to annual checks and vaccination services and shall not exceed 30% of the total building area.

2. Retail component of kennel facility shall not exceed 15% of total building area.

(p) The facility ventilation system must be completely separate and independent of other tenant space within the building.

(q) All city code, State Health Department and Minnesota Pollution Control Agency licenses and requirements for such facilities are current and compliant.

(18) *Landscaping/nursery business.*

(a) The business shall be located next to a collector or arterial street as identified in the comprehensive plan, or otherwise located so that access to the site will not conduct significant traffic on local residential streets.

(19) *Medical/clinical services.* In the CCD, the following conditions shall apply:

(a) Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

(b) Street-level floor planning designed to accommodate use by or conversion to future use as retail land uses.

(20) *Offices (commercial).*

(a) Outdoor storage and accessory building - major shall be prohibited.

(b) Buildings or structures with less than 51% of office space shall not be classified as an office use and shall be regulated by the other use of the structure.

(c) If in the B-1 district, the following shall apply:

1. The traffic generated will not raise traffic volumes beyond the capacity of the surrounding area.

2. The architectural appearance of the building housing the office use shall reflect the building character of the area and shall not be so dissimilar as to cause impairment of property values or constitute a blighting influence within the neighborhood.

3. The provisions of this chapter are considered and satisfactorily met.

4. The site shall conform to signage requirements provided under §153.064.

5. The site shall conform to lighting requirements as provided in this chapter. The lighting shall be restricted to be consistent with the hours of operation, within one half hour of open and close times.

(d) In the CCD, the following conditions shall apply:

1. Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

2. Street-level floor planning designed to accommodate use by or conversion to future use as retail land uses.

3. Parking areas shall be situated so as to minimize their exposure to public areas, or shall be landscaped and screened to minimize large expanses of open pavement.

(21) *Offices (professional) including financial institutions.*

(a) Outdoor storage and accessory building - major shall be prohibited.

(b) Buildings or structures with less than 51% of office space shall not be classified as an office use and shall be regulated by the other use of the structure.

(c) If in the B-1 district, the following shall apply:

1. The traffic generated will not raise traffic volumes beyond the capacity of the surrounding area.

2. The architectural appearance of the building housing the office use shall reflect the building character of the area and shall not be so dissimilar as to cause impairment of property values or constitute a blighting influence within the neighborhood.

3. The provisions of this chapter are considered and satisfactorily met.

4. The site shall conform to signage requirements provided under §153.064.

5. The site shall conform to lighting requirements as provided in this chapter. The lighting shall be restricted to be consistent with the hours of operation, within one half hour of open and close times.

(d) In the CCD, the following conditions shall apply: Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

(e) Street-level floor planning designed to accommodate use by or conversion to future use as retail land uses.

(f) Parking areas shall be situated so as to minimize their exposure to public areas, or shall be landscaped and screened to minimize large expanses of open pavement.

(g) Parking supply shall be calculated at the same rate as retail sales.

(22) *Personal services.*

(a) Outdoor storage and accessory building - major shall be prohibited.

(b) Drive-thru service shall require authorization through conditional use permit in accordance with §153.091.

(c) In the B-1 district, the following shall apply:

1. Outdoor lighting shall be restricted to be consistent with the hours of operation, within one half hour of open and close times.

2. Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

(d) Establishments engaged in dry cleaning shall be held to the following requirements:

1. Dry cleaning processing shall be restricted to the B-4 district.

2. Dry cleaning operations shall be self-contained in terms of noise and fumes with no venting to outside of building.

3. Dry cleaning facilities shall have direct access to major thoroughfare via driveway or frontage road.

(e) Tattoo facilities and providers shall be required to comply with the requirements of the Minnesota Department of Health licensing requirements and regulations, and display evidence of such compliance in a conspicuous location within the establishment.

(23) *Production breweries and micro-distilleries with accessory taproom or cocktail room.*Production breweries and micro-distilleries with accessory taproom or cocktail room shall be allowed by conditional use permit in the CCD, B-3 and B-4 Districts, provided that:

(a) The owner of the brewery qualifies for and receives a brewer license and a malt liquor wholesale license from the State of Minnesota, according to M.S. § 340A.301, as it may be amended from time to time.

(b) The brewery or micro-distillery includes an accessory brewer's taproom or cocktail room for the on-sale of products produced on-site, and such room shall require the applicable license from the City of Monticello, according to City Code.

(c) On-site sale of beer in the form of growlers shall require a brewery license for off-sale of malt liquor, according to City Code. Off-sale hours of sale must conform to hours of sale for retail off-sale licensees in the City of Monticello.

(d) Total production of malt liquor may not exceed 10,000 barrels annually. Of the 10,000-barrel production limit, onsite taproom retail sales shall not exceed 3,500 barrels annually, 500 barrels of which may be sold off-sale as growlers. The brewer shall annually submit production reports with the request to renew a brewer taproom or off-sale malt liquor license.

(e) A micro-distillery may be issued a license for off-sale of distilled spirits. The license may allow the sale of one 375-milliliter bottle per customer per day of product manufactured on-site, subject to the following requirements:

1. Off-sale hours of sale must conform to hours of sale for retail off-sale licensees in the City of Monticello.

2. No brand may be sold at the micro-distillery unless it is also available for distribution by wholesalers.

(f) Total production of liquor may not exceed 40,000 proof gallons annually. Of the 40,000 proof gallon production limit, onsite cocktail retail sales shall not exceed 3,500 proof gallons annually, 500 proof gallons of which may be sold off-sale in 375 milliliter bottles. The distiller shall annually submit production reports with the request to renew a cocktail room or off-sale liquor license.

(g) The brewery or micro-distillery facility provides adequate space for off-street loading and unloading of all trucks greater than 22 feet in length. In the absence of off-street loading, the city may impose limits on deliveries or shipments using the public rights-of-way, including regulating the number of trucks per day and the hours that deliveries are permitted.

(h) Loading docks shall be located and designed so they are not visible from adjoining public streets or adjoining residential zoning.

(i) No outdoor storage is permitted on the site, with the exception that waste handling (refuse and/or recycling) may occur in an enclosure that is fully screened from adjoining streets and residential zoning.

(j) No odors from the business may be perceptible beyond the property line.

(k) The business must be housed in a building that utilizes building design similar to, or compatible with, common commercial architecture, and shall avoid large wall expanses which contribute to an industrial environment.

(l) The brewer must demonstrate the capacity for producing, processing and storing malt liquor on the commercial site through the provision of a building floor plan illustrating production, bottling, and storage areas.

(m) All exterior lighting shall be compliant with §153.063.

(24) *Recreational vehicle camp site.*

(a) The land area of the property containing such use or activity meets the minimum established for the district.

(b) The site shall be served by a major or arterial street capable of accommodating traffic which will be generated.

(c) All driveways and parking areas shall be surfaced with a dustless material.

(d) Plans for utilities and waste disposal shall be subject to approval by the Community Development Department, and all applicable requirements of the State Pollution Control Agency are complied with.

(e) Not more than 5% of the land area of the site shall be covered by buildings or structures.

(f) The locations of such use shall be at minimum 100 feet from any abutting residential use district.

(25) *Repair establishments.*

(a) Outdoor storage and accessory building - major shall be prohibited.

(b) Outdoor storage shall be prohibited in the B-1, B-2 and CCD districts.

(c) No process involved in a repair operation shall produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.

(26) *Restaurants.*

(a) For all restaurants, if the establishment (building) or outdoor seating area is located within 300 feet of a residential zoning district, the following standards shall apply:

1. The use shall require authorization through a conditional use permit.

2. Primary access from local residential streets shall be prohibited.

(b) Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

1. The outdoor portions of the restaurant shall not operate after 10:00 p.m. unless a special event permit for such events has been approved by the City Council. Such a permit supersedes the provisions of City Code.

2. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

3. The outdoor portions of the restaurant shall not operate after 10:00 p.m. unless a special event permit for such events has been approved by the City Council. Such a permit supersedes the provisions of City Code.

4. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

(c) Restaurants having drive-through facilities shall require a conditional use permit and comply with the following standards:

1. All requirements for an accessory drive-through facility shall be met.

2. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of lot.

3. When abutting a residential use, the property shall be screened with at least a semi-opaque buffer (Table 4-2, Buffer Type “C”) in accordance with § 153.060(G).

4. Each light standard island and all islands in the parking lot landscaped or covered.

5. Parking areas shall be screened from view of abutting residential districts in compliance with §153.060(F).

6. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movements, and shall be subject to the approval of the Community Development Department.

7. If in the CCD District, the following standards shall also apply:

a. The design of the site promotes pedestrian access adjacent to and along the property.

b. Site lighting shall utilize fixtures similar in style to that designated by the city for use in public areas of the “CCD” district.

c. The building, site, and signage meet the standards for the “CCD” district and design review is conducted by the Planning Commission.

d. Drive through facilities comply with the requirements of §153.092(D)(14).

e. The proposed use demonstrates compatibility and consistency with the City’s Comprehensive Plan and as detailed in the Comprehensive Plan Amendment entitled “Downtown Monticello Small Area Plan.”

(27) *Retail commercial uses (other).*

(a) If the retail sales includes consignment sales, the following standards shall apply:

1. No auctions shall take place on the premises.

2. There shall be no outside storage.

(28) *Specialty eating establishments.*

(a) Drive through service shall be reviewed through the conditional use permit process and shall be located to the side or rear of the building whenever feasible.

(b) For all specialty eating establishments, if the establishment (building) or outdoor seating area is located within 300 feet of a residential zoning district, the following standards shall apply:

1. The use shall require authorization through a conditional use permit.

(c) Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

1. The outdoor portions of the restaurant shall not operate after 10:00 p.m.

2. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

(d) In addition to the above requirements, if in the CCD, the following conditions shall apply:

1. Building architecture shall be designed to reflect retail street-level architecture as defined in the City's Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

2. Site planning shall maximize building exposure to the street.

3. Drive-through facilities shall be located to minimize their exposure to the street.

4. Accessory structures, including canopies, menu boards, pay windows, and other structures supporting drive-through functions shall be constructed of materials to match those of the principal building.

5. Site planning shall be designed to emphasize connections to pedestrian facilities.

(29) *Vehicle fuel sales.*

(a) Regardless of whether the dispensing, sale, or offering for sale of vehicle fuels including gasoline, diesel, natural gas, or other petroleum fuels and oils, electric charging stations of more than two such stations, hydrogen, or any other fuel intended to power motor vehicles of any sort is the principal use of the property or is accessory to the conduct of the use or business, the standards and requirements imposed by this chapter for vehicle fuel sales shall apply. These standards and requirements are, however, in addition to other requirements which are imposed for other uses of the property.

(b) A principal building is required wherever fuel pumps are to be installed, which square footage shall be a minimum of 10% of the total lot area.

(c) If the facility is in a Business Zoning District and/or associated with a business use in another district, such as a PUD district, the dispensing of such fuels shall be associated with a principal building accessible to the public, in which retail transactions of such fuels and/or other goods may occur.

(d) Wherever fuel pumps are to be installed, pump islands shall be installed.

(e) All signing and informational or visual communication devices shall be minimized and shall be in compliance with § 153.064.

(f) Provisions are made to control and reduce noise.

(g) If in the CCD District, the following standards shall also apply:

1. The design of the site promotes pedestrian access adjacent to and along the property.

2. No more than two curb cuts of 24 feet in width or less shall be permitted.

3. Site lighting shall utilize fixtures similar in style to that designated by the city for use in public areas of the "CCD" district.

4. The building, site, and signage meet the standards for the "CCD" district and design review is conducted by the Planning Commission.

5. The proposed use demonstrates compatibility and consistency with the City's Comprehensive Plan and as detailed in the Comprehensive Plan Amendment entitled "Downtown Monticello Small Area Plan."

(g) Electric vehicle charging facilities of more than two charging stations may be permitted in any zoning district on parcels on which a public use or building is also present. Such use shall require authorization through conditional use permit and subject to all provisions of § 153.091(E)(29).

(30) *Vehicle sales or rental.*

(a) The minimum building size for any vehicle sales or rental use shall comply with the standards in Table 5-3.

TABLE 5-3: MINIMUM BUILDING SIZE FOR VEHICLE SALES/RENTAL USES		
Parcel Size	***Lot Coverage Percent****	***Minimum Building Size****
Less than 2 acres	5%	2,500 sq. ft.
2 acres to less than 4 acres	7%	10,000 sq. ft.
4 acres to less than 8 acres	9%	20,000 sq. ft.
8 acres or more	9%	40,000 sq. ft.

*Whichever requires the larger building

(b) When abutting a residential use, the property shall be screened with an opaque buffer (Table 4-2, Buffer Type “D”) in accordance with § 153.060(G).

(c) All lighting shall be in compliance with §153.063.

(d) The outside sales and display area shall be hard surfaced.

(e) The outside sales and display area does not utilize parking spaces which are required for conformance with this chapter.

(f) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the Community Development Department.

(g) There is a minimum lot area of 22,500 square feet and minimum lot dimensions of 150 feet by 130 feet.

(h) A drainage system subject to the approval of the Community Development Department shall be installed.

(31) *Veterinary facilities.*

(a) Treatment shall be limited to small household pets unless the facility is conditionally permitted as a rural veterinary facility.

(b) In the CCD district, animals shall only be housed overnight if they are undergoing medical treatment or observation. Overnight boarding for non-medical reasons shall be prohibited.

(c) The site shall be designed to prevent animal waste from being exposed to stormwater or entering the stormwater system, streams, lakes, or conveyances. If an area is provided for animals walking, it shall not be exposed to stormwater and the waste shall immediately be picked up and disposed of properly.

(d) Animals shall not be kept outdoors or be allowed to remain outside unsupervised.

(e) All animals must be leashed.

(f) No outside storage of carcasses.

(g) The facility shall be subject to an annual inspection by a City Health Officer at owner's expense.

(h) In the CCD, F-1 sub-district, the following additional standards shall apply:

1. Building architecture shall be designed to reflect retail street-level architecture as defined in the City’s Comprehensive Plan, and detailed in the Comprehensive Plan Amendment entitled “Downtown Monticello Small Area Plan.”

2. Street level floor planning designed to accommodate use by or conversion to future use as retail uses.

3. Overnight animal boarding shall only be allowed as an accessory use to clinic services, and shall be situated so as to prohibit exposure, noise, or other nuisance conditions.

(32) *Retail service.*

(a) Repair of all goods shall occur within an enclosed building.

(b) Outdoor sales and display shall be conducted in accordance with this chapter.

(c) Off-street loading and delivery shall be in accordance with this chapter and shall not reduce the required off-street parking required for the site and use.

(d) Outdoor storage shall be prohibited.

(e) No process involved in a service operation shall produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.

(f) If adjacent to a residential property, the use shall require installation of a buffer yard in accordance with this chapter.

(33) *Cannabis retail business.* Including cannabis retailer, medical cannabis retailer, medical cannabis combination business with retail location, cannabis microbusiness retail location, and cannabis mezzobusiness retail location shall be subject to the following standards:

(a) Cannabis retailers as enumerated above shall comply with all of the requirements of §153.091(C).

(b) Any location of a cannabis retailer, medical cannabis retailer, medical combination business retail location, cannabis microbusiness retail location or cannabis mezzobusiness retail location in a B-3 or B-4 zoning district shall have a license or endorsement allowing for retail sales at that location from the State of Minnesota OCM.

(c) The combination of retail cannabis sales and any other cannabis business as a "microbusiness" or "mezzobusiness" shall be considered a single business entity for purposes of signage allowances.

(d) No cannabis-related business shall permit consumption of any product on- site, except by conditional use permit, subject to the following conditions:

1. The facility shall only be located in the B-3 or B-4 zoning district.

2. If the facility is a part of a multi-tenant building, the facility shall ensure that no odors from smoke or other on-site activities can be detectable outside of the facility.

3. Consumption may be allowed only indoors, located in a specified area physically separated from other retail floor space.

(e) No cannabis-related business with a retail component or endorsement shall provide delivery of its product to retail customers unless expressly allowed by a state license, except that medical cannabis retailers may make deliveries to their customers with valid medical prescriptions.

(f) Receipt of cannabis products by a retail customer shall only occur within the building establishment and shall not occur through any outside pick-up or drive-through delivery process.

(F) *Regulations for industrial uses.*

(1) *Automobile repair - major.*

(a) Door opening to service area garage must not face street frontage.

(b) Vehicle storage area limited to 50% of floor space of the structure housing the auto body shop.

(c) All vehicles being serviced and all vehicle parts must be stored inside or in vehicle storage area.

(d) Vehicle storage area shall be enclosed by enclosure intended to screen the view of vehicles in storage from the outside. Enclosure shall consist of a six-foot high, 100% opaque fence designed to blend with the auto body shop structure and consisting of materials treated to resist discoloration.

(e) The floor of the vehicle storage area shall consist of asphalt or concrete paving.

(f) All work on vehicles or vehicle parts shall be conducted within an enclosed building.

(g) No conditional use permit shall be granted for an auto body shop located within 600 feet of a residential zone existing at the time the conditional use permit is granted.

(2) *Bulk fuel sales and storage.*

(a) Gas storage shall be limited to quantities not exceeding 500,000 cubic feet and not located within 100 feet from any lot line.

(b) Gas storage with quantities not exceeding 200 cubic feet, if the pressure is greater than 100 pounds per square inch, shall not be located within 50 feet of any lot line.

(3) *Commercial self-storage facilities.*

(a) *Site layout.*

1. The minimum lot area shall be at least two acres.

2. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

(b) *Operation.*

1. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in cold storage. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

2. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

3. No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design.

4. Except as otherwise authorized in this division, all property stored on the site shall be enclosed entirely within enclosed buildings.

5. If buildings or driving lanes are within 200 feet of a residential dwelling, the hours of public access to the self-storage use shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.

(c) *Parking and circulation.*

1. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

2. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

3. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

(d) *Building appearance.*

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

2. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft, and shall be provided in accordance with § 153.063, Exterior Lighting.

3. The exterior facades of all structures facing a public street shall adhere to §153.070, Building Materials.

4. Windows may not exceed 20% of any street-facing façade and shall not be reflective.

5. A maximum of two colors (excluding roof colors) shall be used on wall facades visible from off-site areas. Colors shall be neutral, and shall not be used to call attention to the use.

6. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

7. All mechanical equipment and dumpsters shall be fully screened from off-site views.

(e) *Fencing.* All areas adjacent to a street frontage not occupied by a building shall include fencing designed in accordance with the following standards:

1. Fences shall be no shorter than six feet or taller than eight feet.

2. Fencing shall be masonry, wrought iron, steel, or aluminum and shall be painted or vinyl coated with colors that complement the buildings.

3. Chain link fencing is prohibited except where the use abuts lots with a business zoning designation, but in no instance shall chain link fencing be visible from a public street.

4. Metal fences shall include brick pilasters or supports located with consistent on-center spacing.

5. Wooden or chain link entry gates into the use are prohibited.

(4) *Temporary contractor's yards.*

(a) Temporary contractor's yards shall be allowed only by interim use permit, subject to the standards of § 153.028(E).

(b) Temporary contractor's yards shall be accommodated only in association with the construction of public infrastructure projects on public property, rights-of-way, or public easements.

(c) Temporary contractor's yards shall be located only on property directly abutting a county, state or federal highway, and shall minimize use of local streets. No local streets may be used by temporary contractor equipment, with the exception of streets or utilities currently under construction or reconstruction for that purpose, or which are deemed necessary for such use by the City Engineer to provide access to a permitted construction site.

(d) Such yards shall provide haul routes for approval by the City Engineer.

(e) Such yards shall provide adequate securities, as determined by the City Council, for the restoration of any municipal infrastructure damaged due to the operation of the yard.

(f) Such yards shall provide, as a condition of their permit, for adequate stormwater management, dust control, traffic control, and other requirements of the City Engineer.

(g) Interim use permits for temporary contractor's yards shall include a restoration plan ensuring the restoration of the property to a condition meeting the zoning and nuisance standards of the city.

(5) *Extractive uses.*

(a) All regulations in this chapter shall be met.

(b) Plans shall be provided to illustrate how the land will be left in a usable condition upon cessation of extraction activities, shall prove that the finished grade will not adversely affect the surrounding land or future development of the site on which the mining is being conducted, and the route of trucks moving to and from the site.

(c) The interim use permit authorizing the extraction of materials shall regulate:

1. The type(s) of material being mined on the site;

2. A program for rodent control;

3. A plan for fire control and general maintenance of the site;

4. Controls for vehicular ingress and egress, and for control of material disbursed from wind or hauling of material to or from the site;

5. A calendar of specific dates when mining operations will be conducted, including specific beginning and ending dates, but not for a period exceeding five years from beginning to end of permit; and

6. The submission of a surety by the applicant in an amount determined by the Community Development Department to be equal to 100% of the value of the cost of restoring land whereupon mining is to occur and repairing the degradation of roadways used to transport soils.

(d) On-site sales may be allowed as part of the interim use permit subject to all conditions established by the City Council to ensure the health, safety, and welfare of those visiting the site and of surrounding property owners.

(e) For extraction of materials under this section within the Pointes at Cedar Zoning District, no such permit shall be issued except where:

1. The city has an interest in the subject property ownership;

2. The city is conducting the extraction under a contract with the fee title owner or representative; or

3. The city approves such a permit for another government agency and/or its contractor for a public project.

(f) In the Pointes at Cedar (PCD) or A-O Districts, and at the city's sole discretion, the IUP under this section may include screening, concrete mixing, asphalt plant operation, or other activities utilizing the raw materials being extracted from the site, provided the city finds that no adverse impact on adjoining property use will occur, including, but not limited to, noise, odors, dust, or other particulate matter.

(g) For the purposes of this section, mining or excavation shall mean solely the removal of minerals, including sand, stone, clay, gravel, or soil in quantities of more than 100 cubic yards, and hauling of said materials from the site. For quantities of less than 100 cubic yards, or for projects that extract and relocate the materials on the same project site regardless of quantity, administrative grading permits may be issued without need for an IUP.

(h) For extraction operations which will last only one season, such as for public road construction projects, the City Council may issue a temporary extraction permit. Such permit may include the placement of a bituminous hot mix plant and other accessory equipment. Said permits shall only apply if the extraction site is to be opened, closed and reclaimed within one year. The Zoning Administrator may waive some of the information required by division (5)(k) below in the case of a temporary extraction permit. A temporary extraction permit shall be administered as an interim use permit.

(i) For extraction operations issued an interim use permit under this section, the city may, at its sole discretion, approve the import of recyclable concrete or asphalt materials for the purpose of crushing and re-use of those materials off-site. No crushing, washing, refining, processing, or other recycling machinery shall be operated within 500 feet of any residential property boundary, nor shall such machinery be operated for more than two weeks in any calendar year. Any such crushing or similar activity shall be operational only during the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday.

(j) Any extraction IUP issued under this division (F)(5) shall include, as a component of the IUP, a mandatory land reclamation permit, as regulated under division (F)(10).

(k) *Information required.* The following information shall be provided by the person requesting the permit:

1. Name and address of person requesting the extraction permit;

2. The exact legal property description and acreage of area to be mined;

3. The following maps of the entire site and to include all areas within 100 feet of the site.

a. Map A, existing conditions to include:

(i) Contour lines at five two-foot intervals;

(ii) Existing vegetation;

(iii) Existing drainage and permanent water areas;

(iv) Existing structures; and

(v) Existing wells.

b. Map B, proposed operations to include:

(i) Structures to be erected;

(ii) Location of sites to be mined showing depth of proposed excavation;

(iii) Location of tailings deposits showing maximum height of deposits;

(iv) Location of machinery to be used in the extraction operation;

(v) Location of storage of mined materials, showing height of storage deposits;

(vi) Location of vehicle parking, truck staging, queueing, or stacking area, access roads and local truck routes;

(vii) Location of storage of explosives, equipment, and other equipment materials;

(viii) Erosion and sediment control structures;

(ix) Screening, berms, and proposed plantings; and

(x) Location of leak containment structures, in the event of a petrochemical leak or spill.

c. Map C, reclamation plan to include:

(i) All of the information required in division (F)(10).

(l) *Financial guarantee.* The city shall require a cash escrow, or irrevocable letter of credit in a form and from a financial institution acceptable to the city, to guarantee compliance with this division and terms and specifications of the interim use permit. The city shall have the right to use the financial guarantee to remove stockpiles, complete site rehabilitation, and correct other deficiencies or problems, in the event the owner or operator is in default of the permit obligations. The amount of financial guarantee shall be equal to $5,000 for every permitted acre or any other amount deemed acceptable by the City Council. The financial guarantee may be adjusted periodically to reflect ongoing progress, at the discretion of the Zoning Administrator, and shall remain in full force and effect until all conditions of the permit have been met, including site restoration.

(m) *Exceptions.* An extraction permit shall not be required for any of the following:

1. Excavation for a foundation, basement, or other building activity, if such work has been properly permitted.

2. Excavation by city authorities or their contractors in connection with construction and maintenance of roads, highways, bridges, stormwater management projects, parks or utilities within the city limits, conducted solely within the related easement areas or rights-of-way.

3. Grading and removal of materials in accordance with the development of an approved plat or development, if the activity was reviewed as part of the approval process.

(6) *General warehousing.*

(a) The use shall be located at least 500 feet from any residential district, school, or day care center.

(b) The use shall not locate storage areas within a required setback or perimeter buffer.

(c) The use shall locate outdoor storage areas to the rear of the principal structure. All such outdoor storage shall be screened from view of adjacent properties in conformance with the requirements of § 153.060(I).

(d) The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

(e) The use shall have direct access onto an arterial or collector roadway.

(7) *Heavy manufacturing.*

(a) The use shall be located at least 500 feet from any residential district, school, or day care center.

(b) The use shall locate outdoor storage areas to the rear of the principal structure and be screened with a fence or wall in accordance with § 153.060(I). The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(c) The use shall be designed to ensure property functioning of the on-site transportation circulation system.

(d) The use shall have direct access onto an arterial or collector roadway.

(8) *Industrial services.*

(a) The entire site other than that taken up by a building, structure, or plantings shall be paved.

(b) A drainage system subject to the approval of the Community Development Department shall be installed.

(c) The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with § 153.063.

(d) When abutting a residential use, the property shall be screened with an opaque buffer (Table 4-2, Buffer Type "D") in accordance with § 153.060(G).

(e) Parking or car magazine storage space shall be screened from view of abutting properties and the public right of way in compliance with § 153.060(F).

(f) All signing and informational or visual communication devices shall be minimized and shall be in compliance with § 153.064.

(g) Provisions are made to control and reduce noise.

(h) No outside storage except as permitted or conditionally permitted in compliance with §153.092(D)(26).

(i) If the business requires the use of large commercial vehicles or other large machinery, a specific area shall be designated for the exterior storage of the vehicles and equipment.

(9) *Industrial self-storage facilities.*

(a) Such facilities shall occupy no less than 2,000 square feet per individual storage unit in any complex or building.

(b) All individual units shall have overhead door access and service access separate from other units, and no common access shall be permitted.

(c) Such use shall be authorized by conditional use permit.

(d) Site layout:

1. The minimum lot area shall be at least two acres.

2. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

(e) Operation:

1. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in cold storage. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

2. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

3. No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design.

4. Except as otherwise authorized in this division, all property stored on the site shall be enclosed entirely within enclosed buildings.

5. If buildings or driving lanes are within 200 feet of a residential dwelling, the hours of public access to the self-storage use shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.

(f) *Parking and circulation.*

1. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

2. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

3. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

(g) *Building appearance.*

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

2. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft, and shall be provided in accordance with § 153.063, Exterior Lighting.

3. The exterior facades of all structures facing a public street shall adhere to §153.070, Building Materials.

4. Windows may not exceed 20% of any street-facing façade and shall not be reflective.

5. A maximum of two colors (excluding roof colors) shall be used on wall facades visible from off-site areas. Colors shall be neutral, and shall not be used to call attention to the use.

6. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

7. All mechanical equipment and dumpsters shall be fully screened from off-site views.

(h) *Fencing.* All areas adjacent to a street frontage not occupied by a building shall include fencing designed in accordance with the following standards:

1. Fences shall be no shorter than six feet or taller than eight feet.

2. Fencing shall be masonry, wrought iron, steel, or aluminum and shall be painted or vinyl coated with colors that complement the buildings.

3. Chain link fencing is prohibited except where the use abuts lots with a business zoning designation, but in no instance shall chain link fencing be visible from a public street.

4. Metal fences shall include brick pilasters or supports located with consistent on-center spacing.

5. Wooden or chain link entry gates into the use are prohibited.

(i) *Open storage.* Open storage of recreational vehicles and travel trailers of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

1. No outdoor storage shall be visible from off-site views.

2. The storage shall occur only within a designated area, which shall be clearly delineated.

3. The size of the storage area shall not exceed 25% of the buildable area of the site.

4. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall at least eight feet high.

5. Storage shall not occur within the areas set aside for minimum building setbacks.

6. No dry stacking of boats shall be permitted on-site.

7. Vehicles shall be allowed on the premises for storage only.

(10) *Land reclamation.* The interim use permit authorizing land reclamation shall require:

(a) A finished grade plan which will not adversely affect the adjacent land;

(b) The type of fill permitted;

(c) A program for rodent control;

(d) A plan for fire control and general maintenance of the site;

(e) Controls for vehicular ingress and egress, and for control of material disbursed from wind or hauling of material to or from the site;

(f) A soil erosion and sediment control plan;

(g) A calendar of specific dates when land reclamation operations will be conducted, including specific beginning and ending dates;

(h) The submission of a surety by the applicant in an amount determined by the Community Development Department to be equal to 100% of the value of the cost of restoring land whereupon land reclamation is to occur and repairing the degradation of roadways used to transport soils; and

(i) Unless otherwise required by the City Council, a minimum of four inches of clean, uncontaminated topsoil shall be placed on all final graded and rehabilitated areas. The peaks and depressions of the area shall be graded and backfilled to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding area, and which will minimize erosion due to rainfall. No finished slope shall exceed 25% in grade.

(11) *Light manufacturing.* Light manufacturing uses may include a commercial component provided the following standards are met:

(a) The commercial component is directly related to the products being created by the light manufacturing use.

(b) The commercial component shall not exceed 30% of the gross floor area of the principal use.

(12) *Machinery/trucking repair & sales and industrial services.*

(a) A drainage system subject to the approval of the Community Development Department shall be installed.

(b) The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with § 153.063.

(c) When abutting a residential use, the property shall be screened with an opaque buffer (Table 4-2, Buffer Type “D”) in accordance with § 153.060(G).

(d) Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with § 153.060(F).

(e) All signing and informational or visual communication devices shall be minimized and shall be in compliance with § 153.064.

(f) Provisions are made to control and reduce noise.

(g) Any such facility shall include a principal building of no less than 30,000 square feet in floor area. The square footage shall be increased by 15% of each acre of the parcel size above five acres.

(h) Additional accessory buildings related to the principal use may be provided on the site as a part of essential operations of this use without the need for PUD approvals but shall be limited to no more than 15% of the gross square

footage of the principal use. Leasing of such buildings to other business entities or operations would require the processing of a PUD per § 153.028(O).

(i) Any outdoor storage (separate from approved sales and display area) of vehicles and/or equipment awaiting repair accessory to the principal use shall be limited to an area of the site no greater than the footprint of the principal building.

(j) Any outdoor storage of vehicles and/or equipment awaiting repair, repair vehicles and/or equipment must be kept on a paved surface such as bituminous or concrete, screened from view of adjoining public rights-of-way and residentially zoned property. Such outdoor storage area must be designated on an approved site plan. Sites utilizing heavy equipment shall rely on reinforced concrete to ensure long-term durability of the paved surface.

(k) Any outdoor display of for-sale vehicles or equipment must be paved with a hard surface such as bituminous or concrete and occupy an area of the site no greater than 200% of the footprint of the principal building, not including areas dedicated to required parking and general circulation on the site. Such outdoor display area must be designated on an approved site plan.

(l) Sites utilizing heavy equipment shall rely on reinforced concrete to ensure long-term durability of the paved surface.

(m) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

(n) If the business repairs semi-trucks or other large machinery, a specific area shall be designated for the exterior storage of the things being repaired and/or other vehicles and equipment accessory and incidental to the vehicle or machinery being repaired or serviced.

(13) *Production breweries and micro-distilleries.* Production breweries and micro-distilleries shall be allowed as a permitted use in the I-1 and I-2 District, provided that:

(a) The owner of the brewery qualifies for and receives a brewer license and a malt liquor wholesale license from the State of Minnesota, according to M.S. § 340A.301, as it may be amended from time to time.

(b) Total production of malt liquor may not exceed 250,000 barrels annually.

(14) *Production breweries and micro-distilleries with accessory taproom or cocktail room.*Production breweries and micro-distilleries with accessory taproom or cocktail room shall be allowed by conditional use permit in the IBC, I-1 and I-2 Districts, provided that:

(a) The facility is located in an area that includes and/or serves commercial traffic.

(b) The facility is not located within 500 feet of a residential zoning district.

(c) The owner of the brewery qualifies for and receives a brewer license and a malt liquor wholesale license from the State of Minnesota, according to M.S. § 340A.301, as it may be amended from time to time.

(d) Total production of malt liquor may not exceed 250,000 barrels annually.

(15) *Recycling and salvage center.*

(a) The center shall be on a parcel with an area of at least four acres.

(b) The center shall be located at least 250 feet from any residential district, school, or day care.

(c) Except for a freestanding office, no part of the center shall be located within 25 feet of any property line, or the minimum buffer yard setbacks required in § 153.060(G), whichever requires the greater setback.

(d) All recycling activities and storage areas shall be effectively screened from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of recycling activities or a storage area can be seen from rights-of-way or adjacent lots.

(e) All outdoor storage areas shall be surrounded by a solid fence or wall that is at least eight feet high, located no less than 30 feet from any public right-of-way, and located no less than 15 feet from any adjacent property.

(f) Recyclable materials shall be contained within a leak-proof bin or trailer, and not stored on the ground. In the alternative, the outdoor storage of recyclable materials may occur on the ground, provided that the ground is surfaced with a suitable material acceptable to the city to control dust and drainage in a manner that is consistent with the city's stormwater management requirements, and is fenced and screened to ensure that no storage is taller in elevation than the height of the screening.

(g) The facility shall at all times comply with the terms of the MCPA permitting for the site, and shall promptly comply with any order of mitigation or correction issued by the MPCA when an inconsistency or violation is found. The city may require additional improvements to protect the city's stormwater management system resulting from operation of the facility, including but not limited to, additional stormwater treatment, reporting, and notifications as appropriate.

(h) There shall be no collection or storage of biodegradable wastes (as defined by the PCA) on the site. The storage of hazardous wastes shall be, at all times, found to be in compliance with the requirements and permitting of the MPCA as

applicable to the site and the material in question.

(i) Space shall be provided to park each commercial vehicle operated by the center.

(j) The facility shall be administered by on-site persons during the hours the facility is open.

(k) The site shall be maintained free of fluids, odors, litter, rubbish, and any other non-recyclable materials. The site shall be cleaned of debris on a daily basis and shall be secured from unauthorized entry and removal of materials when attendants are not present.

(l) Noise levels shall be controlled in accordance with §153.091(A)(2)(e).

(m) Signage shall include the name and phone number of the facility operator and indicate any materials not accepted by the center.

(n) Access to the center shall be from a collector or arterial street.

(o) No dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties.

(16) *Truck or freight terminal.*

(a) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing, conforming buildings or areas as to cause impairment in property values or constitute a blighting influence within the district in which the proposed use is located.

(b) Parking areas shall be screened from view of abutting residential districts and public streets in compliance with § 153.060(I). Trucks and trailers stored on the site shall be screened from adjoining residential areas and public streets with a combination of trees, shrubs, and fencing to ensure that no view of the trailers is possible from abutting residential property to a height of no less than 12 feet.

(c) The entire site, other than that taken up by a building, structure, or plantings, must be paved with a hard surface such as bituminous or concrete sites utilizing heavy equipment shall rely on reinforced concrete to ensure long-term durability of the paved surface. All surfaces shall be developed with a stormwater management system approved by the City Engineer.

(d) The site shall meet minimum lot dimension requirements of the District.

(e) No outside storage except as permitted or conditionally permitted in compliance with §153.092(D)(26).

(f) Parking areas accessible to the public, including customers and employees shall be paved.

(g) No more than 6,000 square feet of the site shall be devoted to the storage, parking, and/or circulation of semi-tractors and trailers, as illustrated on a site plan submitted in connection with an application for a conditional use permit.

(h) All service activities shall occur within the principal building or approved accessory buildings.

(17) *Waste disposal and incineration.*

(a) Disposal must be in accordance with Minnesota Pollution Control Agency regulations.

(b) The facility must secure applicable local, county, state, and/or federal permits.

(18) *Wrecker and towing services.*

(a) All outside storage shall be enclosed by a sight-obscuring fence of up to eight feet in height. The fence and the materials used to construct it shall be approved of by the city.

(b) No vehicles shall be stored within the 100-year floodplain.

(c) Upon receiving a motor vehicle which will not be repaired, the applicant will take measures to ensure that no discharge of any fluids from any motor vehicle shall be permitted into or onto the ground.

(d) No dismantling of motor vehicles shall be allowed.

(e) No vehicles shall be stored within 300 feet of a well that serves as a public or private water supply unless such well serves the business.

(f) Towed vehicles shall be stored only in areas behind the front building line of the property, screened as required in this section. Towing equipment and vehicles may be parked in specifically designated locations on an approved site plan.

(19) *Industrial cannabis businesses.* Including the following cannabis-related uses: cultivator; manufacturer; wholesaler; transporter; testing facility; delivery service; mezzobusiness; microbusiness; any such business that conducts these activities for lower-potency hemp enterprises; any such business that conducts these activities for medical cannabis enterprises; or any other cannabis-related business enterprise that is not expressly and solely a retail business, shall be subject to the following standards:

(a) Industrial cannabis businesses shall comply with all of the requirements of §153.091(C).

(b) The entire site other than that taken up by a building, structure, or plantings shall be paved.

(c) A drainage system subject to the approval of the Community Development Department shall be installed.

(d) The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with § 153.063.

(e) In an I-1 District, when abutting a residential use, the property shall be screened with an opaque buffer (Table 4-2, Buffer Type "D") in accordance with § 153.060(G).

(f) In an I-2 District, no parcel may be used for cannabis-related business if such parcel abuts a residential district.

(g) All signing and informational or visual communication devices shall be minimized and shall be in compliance with § 153.064.

(h) Provisions are made to control and reduce noise.

(i) Waste-handling equipment and processes shall be enclosed and indoors.

(j) No outside storage shall be allowed for any cannabis-related business. Parking of delivery or transport vehicles shall occur only in designated spaces, and shall not be considered outside storage.

(k) Cannabis cultivation uses as part of any industrial cannabis business shall be subject to the following additional requirements:

1. Cannabis cultivators shall limit site and/or building lighting to ensure that light at the property line is measured at 0.0 footcandles.

2. All lighting shall be hooded, downcast, and not create glare to any other property.

3. All buildings shall comply with the city's zoning and building regulations, and be adaptable to other non-cultivation use.

(Ord. 762, passed 8-23-2021; Ord. 771, passed 2-28-2022; Ord. 780, passed 7-25-2022; Ord. 791, passed 11-14-2022; Ord. 797, passed 2-13-2023; Ord. 799, passed 2-27-2023; Ord. 804, passed 8-14-2023; Ord. 827, passed 6-24-2024; Ord. 828, passed 6-24-2024; Ord. 830, passed 7-22-2024; Ord. 835, passed 11-25-2024)

2C. Public Hearing – Consideration to adopt Resolution PC-2026-01 recommending adoption of the 2026 City of Monticello Official Zoning Map

Prepared by: Community & Economic Development Coordinator	**Meeting Date:** 01/06/2026	**Council Date (pending Commission action):** 01/26/2026
Additional Analysis by: Community Development Director		

ALTERNATIVE ACTIONS

1. Motion to adopt Resolution PC-2026-01 recommending the adoption of Ordinance No. 8XX for the adoption of the 2026 City of Monticello Official Zoning Map and appendices, based on the findings in said resolution.
2. Motion of other.

REFERENCE AND BACKGROUND

The Planning Commission is asked to review the proposed City of Monticello 2026 Official Zoning Map and consider recommending the map and companion appendix maps for adoption by the City Council. The Zoning Map's appendix maps include the Central Community District (CCD) Sub-District Map, Pointes at Cedar (PCD) Sub-District Map, and the Shoreland/Mississippi Wild Scenic and Recreational River (MWSRR)/Floodplain Overlay Map.

The Official Zoning Map and appendix maps included for review reflect rezoning actions that have occurred since the adoption of the last official map in January 2025. The map proposed includes those that were adopted in 2025, as follows:

- Ordinance No. 843 – Meadowbrook Planned Unit Development
- Ordinance No. 845 – Mastercraft Planned Unit Development
- Business Districts – Color updates for greater color contrast between B-2 and B-3

In recommending adoption of the 2026 Official Zoning Map, the Planning Commission would also recommend adoption of the 2026 Shoreland/MWSRR/Floodplain Overlay District map, the CCD map, and the PCD map.

There are no changes to the CCD and PCD maps for 2026. The Shoreland/MWSRR/Floodplain map was updated in 2025 with Ordinance 825 to reflect the June 2024 Floodplain mapping as required by FEMA. The 2025

Shoreland/MWSRR/Floodplain map was also amended to include a shoreland designation for a lake just south of the City's southern municipal boundary, consistent with DNR and Wright County Shoreland records.

A reminder that although the City Council adopted Ordinance No. 838 in 2024 for rezoning of the Broadway Plaza Planned Unit Development, that rezoning is contingent upon annexation and final plat, including resolution of all conditions of approval, which is not yet complete. As such, the rezoning of Broadway Plaza PUD zoning is not effective at this time.

STAFF RECOMMENDATION

Staff recommends the adoption of the 2026 Official Zoning Map and companion appendix maps. The updated Official Zoning Map is reflective of the map amendment actions taken by the City over the prior year. The CCD, PCD, and Shoreland/MWSRR/Floodplain maps are consistent with the prior 2025 adoption.

SUPPORTING DATA

A. Resolution PC-2026-01
B. Ordinance 8XX, Draft – Adoption of Official Zoning Map and Appendix Maps
C. 2026 Proposed Official Zoning Map
D. 2026 Shoreland/MWSRR/Floodplain Map
E. 2026 CCD Subdistrict Map
F. 2026 PCD Map
G. 2025 Official Zoning Map and Appendices
H. Ordinances for Rezoning, 2025

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO THE OFFICIAL ZONING MAP AND ITS APPENDICES IN ITS ENTIRETY

WHEREAS, the Zoning Map of the City of Monticello requires amendment; and

WHEREAS, the proposed map and its appendices accommodates and furthers the intentions and policies of the Monticello 2040 Vision + Plan Comprehensive Plan; and

WHEREAS, the proposed zoning map is consistent with the intent of the City's Comprehensive land use plan; and

WHEREAS, the Planning Commission of the City of Monticello finds that the proposed zoning map and its appendices will be consistent with the intent of the proposed zoning districts; and

WHEREAS, the Planning Commission has conducted a public hearing on January 6th, 2026 to review the requests and receive public comment on the zoning map amendment including appendices; and

WHEREAS, the Planning Commission finds that the proposed zoning map and its appendices has met the requirements for adoption as found in the zoning ordinance and state law;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota:

The Planning Commission recommends that the City Council adopt the amendment to the zoning map and its appendices to be identified as Ordinance No. 8XX.

ADOPTED this 6th day of January, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-01

ATTEST:

_____
Angela Schumann, Community Development Director

ORDINANCE NO. 8XX___

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING AND ADOPTING THE 2026 OFFICIAL ZONING MAP AND ITS APPENDIX MAPS FOR THE CITY OF MONTICELLO

THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS:

Section 1. The zoning map amendments attached hereto and incorporated herein as Exhibit "A" are adopted as the Official Zoning Map under Title XV, Chapter 153, Section 153.040 of the Zoning Ordinance for the City of Monticello.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and publication. Revisions will be made online after adoption by Council. Copies of the complete Zoning Ordinance are available online and at Monticello City Hall upon request.

ADOPTED AND APPROVED FOR PUBLICATION BY the Monticello City Council this ___ day of January, 2026.

CITY OF MONTICELLO

_____
Lloyd Hilgart, Mayor

ATTEST:

_____
Rachel Leonard, City Administrator

VOTING IN FAVOR:

VOTING IN OPPOSITION:

DRAFT

ORDINANCE NO. 8XX___

EXHIBIT "A"

Following are the approved amendments to the Official Zoning Map and its Appendix Maps

- Ordinance No. 843 – Mastercraft
- Ordinance No. 845 – Meadowbrook

DRAFT

City of Monticello
Official Zoning Map

N
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S

1 inch = 2,500 feet

Legend

BASE ZONING DISTRICTS

Residential Districts

-- Low Residential Densities

- A-O
- R-A
- R-1

-- Medium Residential Densities

- T-N
- R-2
- R-PUD

-- High Residential Densities

- R-3
- R-4
- M-H

OTHER

- Water

Business Districts

- B-1
- B-2
- B-3
- B-4
- CCD*
- PCD*

Industrial Districts

- IBC
- I-1
- I-2

PUD Districts

- 01 Swan River
- 02 Monticello High School
- 03 Mills Fleet Farm
- 04 Red Rooster
- 05 Spaeth Industrial Park
- 06 Camping World
- 07 Affordable Storage
- 08 Autumn Ridge Villas
- 09 Rivertown Suites
- 10 Monticello RV
- 11 Deephaven
- 12 Twin Pines
- 13 UMC
- 14 Edmonson Ridge
- 15 Nuss Truck and Equipment Addition
- 16 Storagelink Monticello
- 17 Stony Brook Village
- 18 Monticello Lakes
- 19 Hoglund Bus Park
- 20 Block 52
- 21 Country Club Manor 2nd Addition
- 22 Haven Ridge 2nd Addition
- 23 Great River Addition
- 24 Big River Addition
- 25 Haven Ridge West
- 26 Cedar Street Storage
- 27 Meadowbrook
- 28 Mastercraft Outdoors

OVERLAY DISTRICTS

- Special Use Overlay District
- Mississippi Wild, Scenic & Rec Overlay District**
- Shoreland District**
- Freeway Bonus Sign District
- 0.2% Floodplain Boundary**
- 1% Floodplain Boundary**

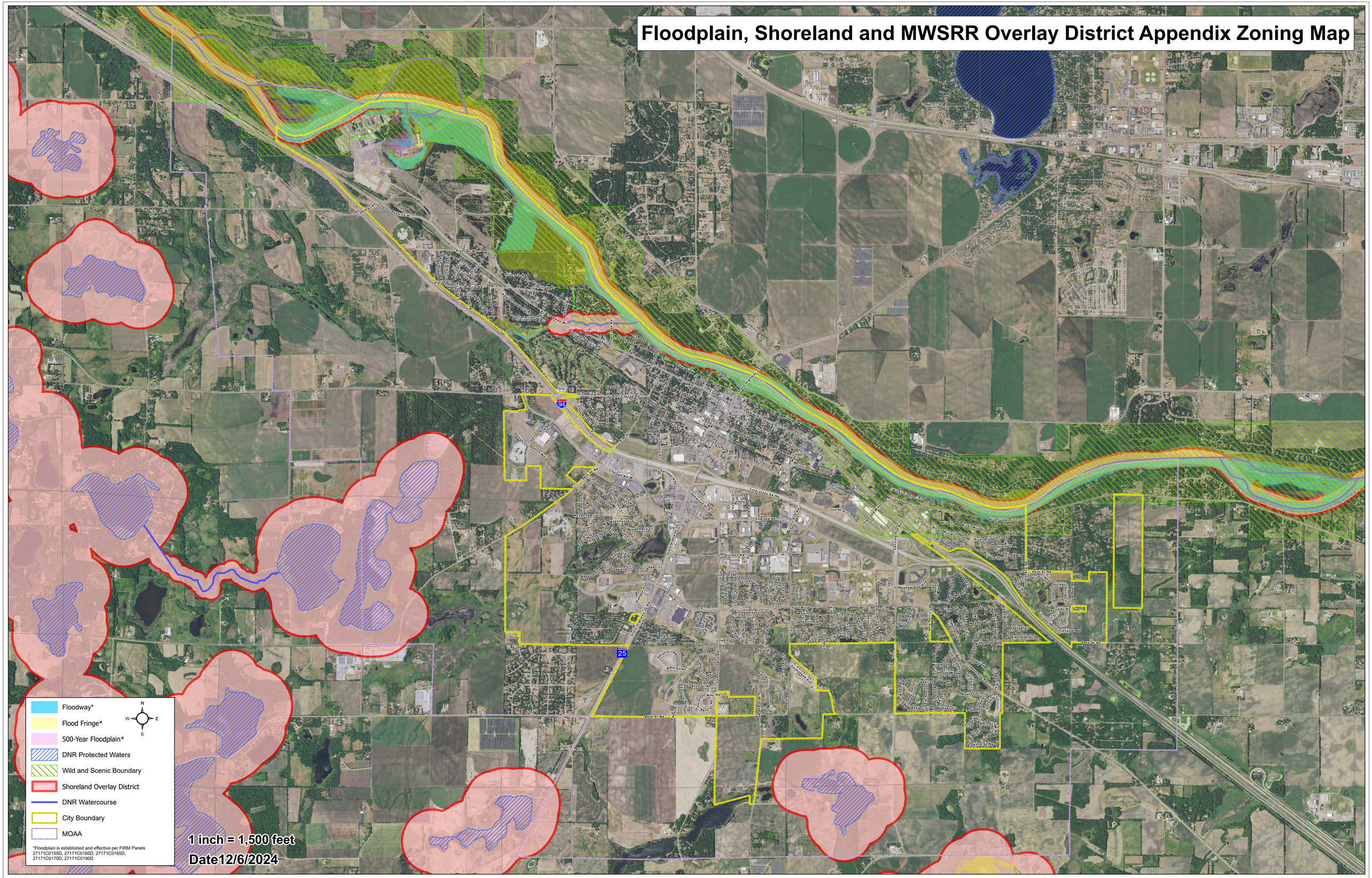
Adopted January 12, 2026

*See CCD and Pointes at Cedar Sub-District Appendix Zoning Maps

**See Floodplain, Shoreland, and MWSRR Appendix Zoning Map

***Floodplain is established and effective per FIRM panels 27171C0155D, 27171C0160D, 27171C0160D, 27171C0170D, 27171C0190D

Floodplain, Shoreland and MWSRR Overlay District Appendix Zoning Map



City of Monticello CCD Sub-District

N
W E
S

1 inch = 550 feet

Front St
W River St
Vine St
Minnesota St
W Broadway St
W Broadway St
W 3rd St
Linn St
Locust St
Golf Course Rd
Elm St
5th St W
Vine St
Maple St
W 4th St
Minnesota St
Walnut St
Riverfront
MNTH 25
Pine St
Pine St
Pine St
Broadway
MNTH 25
Pine St
Walnut & Cedar
E River St
Palm St
E Broadway St
E Broadway St
General CCD
General CCD
Walnut & Cedar
Walnut St
Walnut & Cedar
Palm St
Benton St
Wright St
3rd St E
Cedar St
6th St
5th St
Linn St
Locust St
Marvin Rd
Marvin Rd
Pine Street
Pine St
4th St E
Ramsey St
Hennepin St
7th St
Pine St
General CCD
Wright St
Old Territorial Rd
Washington St
Sandberg Rd

CCD Sub-Districts

- Broadway
- General CCD
- Pine Street
- Riverfront
- Walnut & Cedar
- MN Wild and Scenic River Districts
- Freeway Overlay District

Date: 12/18/2023

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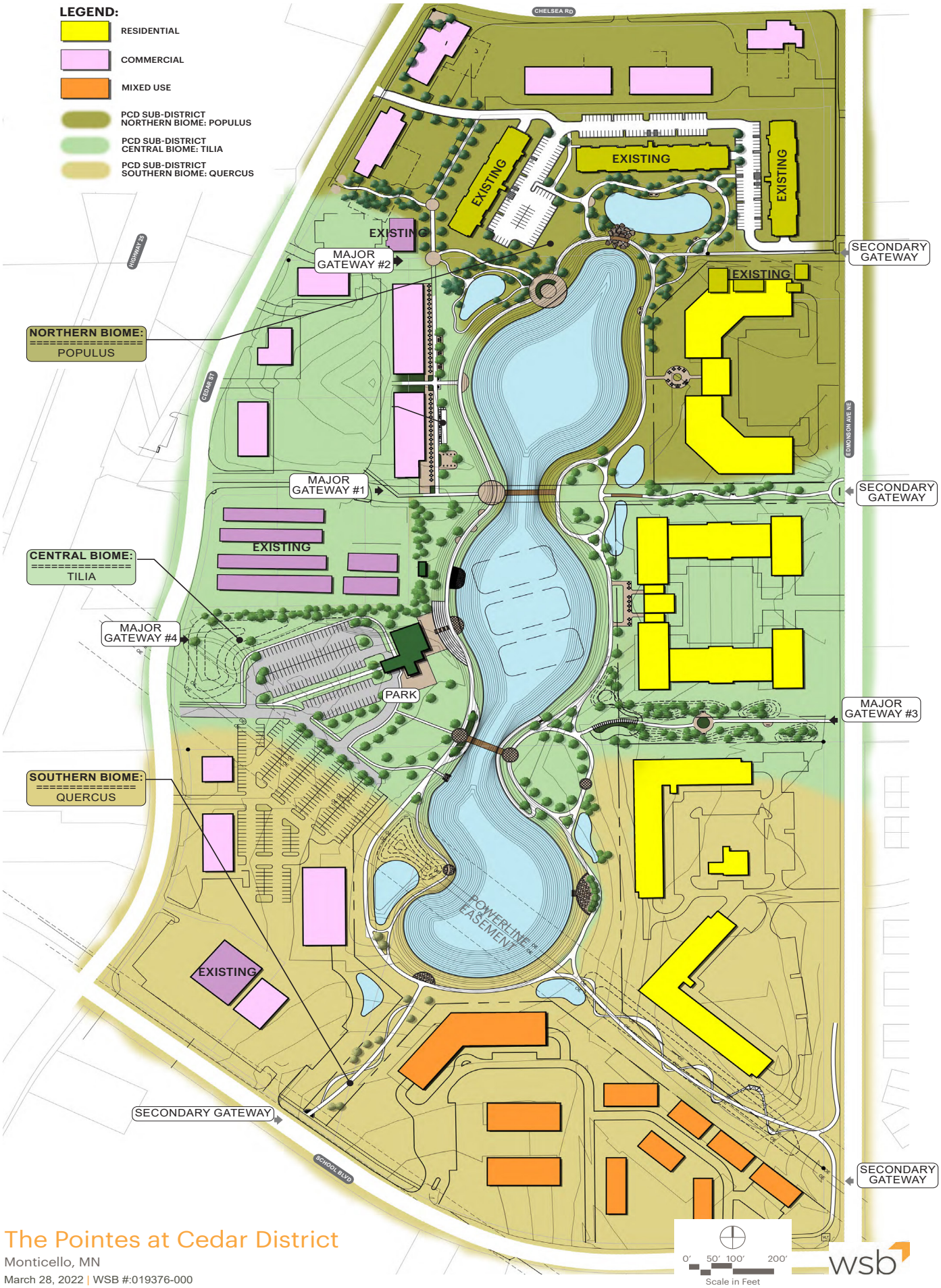

K:\019376-000\Graphics\Land Use and Biome maps\019376-000 draft zoning map - 2022-03-23

The Pointes at Cedar District

Monticello, MN

March 28, 2022 | WSB #:019376-000

City of Monticello
Official Zoning Map

N
W E
S

1 inch = 2,500 feet

Legend

BASE ZONING DISTRICTS

Residential Districts

-- Low Residential Densities

- A-O
- R-A
- R-1

-- Medium Residential Densities

- T-N
- R-2
- R-PUD

-- High Residential Densities

- R-3
- R-4
- M-H

Business Districts

- B-1
- B-2
- B-3
- B-4
- CCD*
- PCD*

Industrial Districts

- IBC
- I-1
- I-2

OTHER

- Water

PUD Districts

- 01 Swan River
- 02 Monticello High School
- 03 Mills Fleet Farm
- 04 Red Rooster
- 05 Spaeth Industrial Park
- 06 Camping World
- 07 Affordable Storage
- 08 Autumn Ridge Villas
- 09 Rivertown Suites
- 10 Monticello RV
- 11 Deephaven
- 12 Twin Pines
- 13 UMC
- 14 Edmonson Ridge
- 15 Nuss Truck and Equipment Addition
- 16 Storagelink Monticello
- 17 Stony Brook Village
- 18 Monticello Lakes
- 19 Hoglund Bus Park
- 20 Block 52
- 21 Country Club Manor 2nd Addition
- 22 Haven Ridge 2nd Addition
- 23 Great River Addition
- 24 Big River Addition
- 25 Haven Ridge West
- 26 Cedar Street Storage

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- Special Use Overlay District
- Mississippi Wild, Scenic & Rec Overlay District**
- Shoreland District**
- Freeway Bonus Sign District
- 0.2% Floodplain Boundary**
- 1% Floodplain Boundary**

*See CCD and Pointes at Cedar Sub-District Appendix Zoning Maps
**See Floodplain, Shoreland, and MWSRR Appendix Zoning Map
***Floodplain is established and effective per FIRM panels 27171C0155D, 27171C0160D, 27171C0160D, 27171C0170D, 27171C0190D

ORDINANCE NO. 845

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING TITLE XV, § 153.047 OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING THE MASTERCRAFT PLANNED UNIT DEVELOPMENT DISTRICT AND REZONING THE FOLLOWING DESCRIBED PROPERTY TO MASTERCRAFT PUD:

Lot 1, Block 3, Oakwood Ind. Park 3rd Addition

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS*:**

Section 1. Section § 153.047, PUD Districts, is hereby amended to add the following:

(y) Mastercraft PUD District

(1) Purpose. The purpose of the Mastercraft PUD District is to provide for the development of certain real estate subject to the Planned Unit Development District for industrial land uses.

(2) Phased Development. The Mastercraft PUD District will be developed in multiple phases as detailed on the approved Final Stage PUD Plans.

(3) Permitted Uses. Permitted principal uses in the Mastercraft PUD District shall be the permitted industrial uses of the I-2, Heavy Industrial District, including industrial services, as defined in the Monticello Zoning Ordinance, along with administrative offices, subject to the approved Final Stage PUD Development Plans dated March 24, 2024, and subject to the conditions of approval imposed by City Council Resolution No. _____, and as may be further amended. Leased tenant spaces in any approved building shall be required to be a permitted use in the I-2 Zoning District. Each individual use is limited to the location and building identified on the Final PUD Development Plans. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance, 153.028(O)(9)(b) – Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. Accessory uses in the Mastercraft PUD District shall consist solely of those used as illustrated on the Final PUD Development Plan, include accessory passenger vehicle parking, equipment storage and parking accessory to a principal use located within a principal building as shown on the final site plan. No other accessory uses shall be permitted in the Mastercraft PUD District. Any principal use or tenant use of the principal building shall, if operating any approved accessory use under the Final PUD Development Plans, shall adhere to and be subject to all

requirements and regulations of this ordinance and of the Monticello Zoning Ordinance.

(5) District performance standards. Performance standards for the development of any lot in the Mastercraft PUD District shall adhere to the approved Final Stage PUD plans and development agreement.

(6) The specific flexibility and conditions of the Mastercraft PUD District shall be as follows

A. Outdoor storage areas shall be as shown per the approved Final Stage Plans for the first and future phases. Upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.

B. Landscaping is constructed and maintained per plans provided with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line and turfgrass established in all areas not designated for pavement or storage/circulation.

C. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only. References to the stockpile location should be removed from the plans.

D. No repair work is to be conducted outdoors.

E. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.

F. A revised parking plan for the second phase is provided at the time of development, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.

G. Parking for the facility shall be as provided per the approved plans and located on the parcel to be shared among principal building occupants.

H. Building architectural plans for the subject property shall be as provided with the final stage plans.

I. Signage and landscaping shall be as per approved Final Stage PUD Development Plans, or as administratively approved per Monticello City Code.

(7) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per

the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.

(8) Where there are any conflicts in the allowed uses or required performance standards between the Mastercraft PUD District and any other applicable zoning regulations, the requirements of the Mastercraft PUD District and its associated plans shall prevail.

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

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

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

Section 4. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ADOPTED BY the Monticello City Council this 24th day of March, 2025.

Lloyd Hilgart, Mayor

ATTEST:

Jennifer Schreiber, City Clerk

AYES:
NAYS:

ORDINANCE NO. 843

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING TITLE XV, § 153.047 OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING THE MEADOWBROOK PLANNED UNIT DEVELOPMENT DISTRICT AND REZONING THE FOLLOWING DESCRIBED PROPERTY TO MEADOWBROOK PUD:

PLAT OF MEADOWBROOK ADDITION

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS*:**

Section 1. Section § 153.047, PUD Districts, is hereby amended to add the following:

(XX) Meadowbrook PUD District

(1) Purpose. The purpose of the Meadowbrook PUD District is to provide for the development of certain real estate subject to the Meadowbrook Planned Unit Development District for mixed residential land uses.

(2) Phased Development. The Meadowbrook PUD District will be developed in phases, pursuant to the approved phasing plans. Subsequent phases, although plat names may change, shall continue to be zoned and regulated under the Meadowbrook PUD district, as may be amended.

(3) Permitted Principal Uses. Permitted principal uses in the Meadowbrook PUD District shall be single family detached uses on all lots as shown in the Meadowbrook Preliminary Plat and Development Stage PUD dated February 24, 2025, and attached townhouse residential on all lots as shown in the Meadowbrook Preliminary Plat and Development Stage PUD dated February 24, 2025, subject to the approved Final Stage PUD Development Plans dated April 28, 2025, and development agreement dated April 28, 2025, and subject to the conditions of approval imposed by City Council Resolution 2025-28 and 2025-29, and as may be further amended. Each individual use is limited to the location and building identified on the Final PUD Development Plans. No other principal use shall be allowed in the Meadowbrook PUD District, with the exception that public uses on public property shall not be subject to this limitation. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance,

153.028(O)(9)(b) – Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. Allowed Accessory Uses in the Meadowbrook PUD District shall be those as allowed in the T-N, Traditional Neighborhood zoning district for any lot used for single family residential use, or as allowed in the R-3, Medium Density Residential zoning district for any parcel used for attached housing. No other accessory uses shall be permitted in the Meadowbrook PUD District, nor shall any outdoor storage or display be allowed, other than as specifically identified on the Final Stage PUD Development Plans.

(5) District performance standards. Performance standards for the development of any lot in the Meadowbrook PUD District shall adhere to the approved Final Stage PUD plans, City Council Resolution 2025-28 and 2025-29, and development agreement dated April 28, 2025.

(6) The specific flexibility and conditions of the Meadowbrook PUD District shall be as follows

A. Single Family detached, or single family attached, as shown on the approved Development Stage PUD plans, shall be subject to the modified building locations and setbacks and shown on said plans.

B. The PUD provides flexibility from building spacing and setback requirements.

C. The PUD provides flexibility from the standard requirement for public streets by allowing private streets in the areas serving attached housing.

D. The PUD provides flexibility from the requirement for sidewalks along all streets by waiving such requirement along the private streets in the plat.

E. Parking for the attached housing areas shall be as provided per the approved plans and located throughout the attached housing development areas.

F. The Final Stage PUD architectural plans for the PUD are required to meet the standards, including building materials, as set forth in the Conditions of Approval for the Development Stage PUD, including those below and which are incorporated into the City Council Resolutions 2025-28 and 2025-29:

1. The building and design proposals for the Single Family detached units and lots will meet:

a. 25 foot front setbacks, with 6 foot side yards and 20 foot usable rear yards.

b. Minimum building sizes of 1,050 finished square feet and a minimum of 1,585 finishable square feet, with the exception of not more than 25% of the detached single-family lots at 1,355 square feet of finishable square foot home plans.

c. Garage square footage of at least 476 square feet

d. Roof pitches of at least 5:12, with modifications for gables or shed roof ornamentation.

e. A maximum of 30% of all single-family units may meet less than a 10% brick or stone requirement when a combination of board and batten, corbels, shakes, garage windows or other façade features exceed 20% of the front façade, with all plans including brick/stone treatment.

f. Livable portions of the home exposed to the front street no less than 40% of the width of the structure, or in the alternative, the addition of usable front porches or expanded front entry patios.

g. Front entry doors no greater than 6 feet farther back from the garage doors, or in the alternative, the addition of usable front porches or expanded front entry patios.

h. Additional large trees in the front yards or other open space areas of the proposed lots to make a more immediate impact on the streetscape.

i. Establish maximum driveway widths of 20' for the two-car garage lots overall, and 20' at the curb line/curb cut for three-car garage lots as part of the PUD.

j. The PUD will comply with the anti-monotony plan included with the PUD plans.

2. The building and design proposals for attached Single Family units and lots will meet:

a. Reduce visitor parking clusters in the townhouse area by approximately one-fourth and replace with additional green space and tree planting.

b. Update landscaping plans showing a much greater proportion of shrubs (as opposed to perennials) in the shrub planting base for the townhouses.

c. Townhome units shall meet a requirement of 10% brick/stone in combination with board and batten, corbels, shakes or other façade features exceeding 20% of the front façade.

d. Townhome lot and unit design will be revised to increase the length of the driveways wherever feasible. Landscaping shall be as per approved Final Stage PUD Development Plans, or as administratively approved per Monticello City Code.

G. The location and widths of internal lot line drainage and utility easements are as per the approved plat of Meadowbrook Addition or its successor plats.

H. An executed and recordable easement and stormwater maintenance agreement for the District shall be recorded with the final plat in a form approved by the City.

(6) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.

(7) Where there are any conflicts in the allowed uses or required performance standards between the Meadowbrook PUD District and any other applicable zoning regulations, the requirements of the Meadowbrook PUD District and its associated plans shall prevail.

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

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

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

Section 4. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ADOPTED BY the Monticello City Council this 24th day of February 2025.

CITY OF MONTICELLO

Lloyd Hilgart, Mayor

ATTEST:

Jennifer Schreiber, City Clerk

VOTING IN FAVOR: Gabler, Hilgart, Hinz, and Martie
VOTING IN OPPOSITION: Christianson

3A. Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City. Applicant: City of Monticello

Prepared by: Grittman Consulting, Stephen Grittman, City Planner and Community Development Director	**Meeting Date:** 1/06/26	**Council Date (pending Commission action):** TBD
Additional Analysis by: City Administrator, City Attorney, Public Works Director/City Engineer, Assistant City Engineer, Community and Economic Development Coordinator, Chief Building Official, Economic Development Manager		

ALTERNATIVE ACTIONS

Decision 1: Consideration of Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, various sections of text necessary to define and regulate data center and technology campus land uses within the City

1. Motion to adopt Resolution No. PC-2025-41 recommending approval of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City, based on findings in said resolution.
2. Motion to direct staff to prepare Resolution No. 2025-41 recommending denial of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City, based on findings to be made by the Planning Commission and to authorize the Chair of the Commission to execute said resolution.
3. **Motion to postpone action on Resolution No. PC-2025-41 to the regular Planning Commission meeting of February 3, 2026.**

REFERENCE AND BACKGROUND

Property:	City of Monticello
Planning Case Number:	2025-24
Request(s):	Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City
Deadline for Decision:	NA
Land Use Designation:	Light Industrial Park
Zoning Designation:	See report
Overlays/Environmental Regulations Applicable:	NA
Current Site Uses:	NA
Surrounding Land Uses:	NA
Project Description:	Consideration of adoption of a new base Zoning District, known as the Data Center Planned Unit Development District (DCPUD) for the purpose of facilitating application and review of data center projects.

JANUARY 6, 2026 UPDATE:

At the December 2, 2025 regular meeting of the Planning Commission, the Commission closed the public hearing and postponed action on the decision for amendment to the zoning ordinance to its regular January 6, 2026 meeting. The Commission requested an additional joint workshop with City Council. That workshop date is scheduled for January 15th, 2026.

The Planning Commission is asked to postpone action on this amendment to the regular meeting of February 3, 2026 to accommodate the additional workshop.

The report and supporting data from December 2, 2025 follows, with additional public comment received after December 2, 2025.

ANALYSIS:

Context

Since the summer of 2024, the City has been evaluating land use regulations for data center development in Monticello, following a series of inquiries for potential data center development in the community.

In reviewing the Monticello 2040 Vision + Plan in response to the inquiries, city staff determined that the 2040 Plan did not clearly identify how data center uses fit within the City's plans for future growth.

As such, City leaders first needed to determine whether and how to allow data centers as a specific land use within the City's planning documents before decision on a specific project or development can be made.

Land use policy as provided in the Monticello 2040 Vision + Plan and regulation language within city codes must come before any individual project can be considered for development in the community.

Throughout 2025, the City held a series of public meetings and workshops to discuss how these unique land uses may be considered for development in Monticello.

Monticello 2040 Vision + Plan | Land Use Planning & Authority

Land use planning is an authority granted to local governments by the State and is one of the City's primary responsibilities. Specifically, Minnesota Statute 462 governs municipal planning and zoning. Land use regulation is intended to allow local governments to provide for public health, safety, and general welfare.

In Minnesota, the foundation of land use planning is a Comprehensive Plan. The City's adopted Comprehensive Plan is the Monticello 2040 Vision + Plan.

The 2040 Plan is the city's blueprint for growth and is the foundation upon which development and land use decisions are based. It is the official adopted policy regarding the future location, character, and quality of physical development, and the conservation and enjoyment of the natural environment.

The 2040 Plan is used by the City Council, Planning Commission, other boards and Commissions, and City staff to inform and guide policy decisions regarding land use, development and infrastructure improvements within the City. Developers, real estate professionals and property owners also use the Plan as an informative document to understand the City's vision and policies regarding land use and development.

To address the potential for data center land uses, the City first reviewed the policies and land use objectives within the Monticello 2040 Vision + Plan. Following evaluation and a public hearing, the City adopted amendments to the Monticello 2040 Plan in early 2025 identifying the land use designation appropriate to data center uses and outlining land use goals and priorities for data center development.

The findings in support of the amendment supporting data center land uses included the potential to accomplish tax-base stability and diversity, and the potential to create employment including high-wage positions and levels of periodic employment as a component of the City's economic development goals.

As the City has continued to evaluate these uses, the development of data center facilities was also discussed as an opportunity to extend municipal utilities to the city's growth areas and with the potential of reduced taxpayer impact, as the developer would be responsible for providing these utility extensions.

The 2040 Plan amendments recognize that data center development has unique land use characteristics. These include the potential for significant land consumption, high-capacity demand on utilities, and off-site impacts to neighboring land uses. Data center development is also highly variable in scale, corresponding to related variability in benefit and impact.

The City's adopted 2040 Plan amendments addressed these land use concerns by outlining a series of review considerations for any data center land use. These include the following:

1. The City's 2040 Plan recognizes data centers as a singularly unique land use due to size and scope.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.

While the comprehensive plan provides broad guidance for land use policy, it is the zoning ordinance and other City codes that are the regulatory tools used to implement the land use policy.

With the adoption of the 2040 Plan amendments, the City then needed to develop a regulatory framework within the zoning ordinance to address the unique development characteristics of data centers.

Zoning Ordinance Regulation

The City's role in developing and administering zoning ordinances is to provide clear regulations in support of the City's policy goals and a process to evaluate information provided by a land use applicant against those policies and ordinances.

To successfully achieve this, the zoning ordinance must require all information needed to adequately address the City's goals and standards. It is specifically the developer/applicant's responsibility to provide information on their specific project and impact as part of any land use application process. The City's ordinance should also provide the process to enforce the adopted ordinance and any approvals granted under it.

The Planning Commission and City Council held workshops over the summer of 2025 to provide guidance for development of a draft data center zoning ordinance. Discussions during the workshop focused on two primary considerations:

1. The ordinance for data center uses would need to provide specific standards and submittal requirements to ensure a thorough understanding of how any scale of data center development would meet the intent of the 2040 Plan considerations, specifically including potential impacts.
2. Data centers are highly individualized developments, each with their own design, construction and systems. Any ordinance developed to regulate the use must set the minimum expectation for all data centers to meet while recognizing that variability exists.

Through discussion, the City considered a variety of regulatory approaches. It was determined that a planned unit development approach would best address the City's goals and complexity of data center development.

A critical rationale for the use of PUD is that it requires a rezoning action. The use of rezoning provides for significant discretion on the part of the City, as it is a legislative action of the City. The use of DCPUD as proposed requires rezoning to the DCPUD District for any data center or data center campus use. Data centers would not be allowed outside of DCPUD zoning.

Unlike the traditional PUD process, the proposed DCPUD approach does not allow the same level of flexibility from identified standards. Typical PUD zoning implies a level of flexibility with a companion level of added enhancement. The flexibility and enhancements are developed in a series of negotiated development goals through the PUD review process. In contrast, the proposed DCPUD ordinance allows data centers as permitted uses, but only under a specific set of minimum performance standards. As drafted, a variance would be required for any deviation from the minimum performance standards of the DCPUD.

The DCPUD regulations proposed allow the City to use a customized process for review of an application, as opposed to the standard "permitted use" or "conditional use" zoning approach. Data Centers will be permitted uses in the DCPUD, but the standards and process for review will be unique to the use, reflecting the unique challenges and benefits data centers present. The DCPUD further requires development review submittals different from those for a typical planned unit development. The PUD flexibility in the DCPUD district will relate to those internal aspects of a proposed project that do not have substantive external impacts on the surrounding private property or on public facilities.

Public Hearing & Public Workshops

The draft ordinance for a Data Center Planned Unit Development District was prepared and presented for consideration to the Planning Commission in August and September. A public hearing was held on the draft ordinance spanning both meetings.

A considerable amount of public testimony was received during the hearing and in written form in August and September. In September, the Planning Commission closed the public hearing and tabled action on the ordinance to allow for additional research and discussion, with guidance from the Planning Commission and City Council leading to next steps.

The Planning Commission and City Council held four additional workshops in September and October of 2025. The workshops included discussion on how the draft ordinance currently addressed the concerns raised by the public during the hearings, and feedback on how the ordinance could be revised to further support effective regulation of the use in the interest of the community's goals.

Two public question and answer sessions were also held on September 24, 2025 and November 20, 2025.

The feedback and comments received during the hearings and workshops have resulted in significant revisions to the DCPUD ordinance presented for a new hearing and consideration.

DCPUD Ordinance Components | Revised Draft

The proposed ordinance incorporates the following elements. A description of revisions made to the draft ordinance following the prior public hearings is included in italics.

1. **Purpose.** This statement outlines the intent of the district.

   The statement has been revised in the current draft to strengthen the City's goals for data center development which does not burden the community or limit the achievement of its goals. It specifically states that there is no inherent right to rezoning.

2. **Definitions Unique to the District.** These definitions are integral to this use and clarify the use or uses allowed. The formal ordinance will include these within the Definitions section of the chapter and within the district for clarity.

   The revised draft ordinance now includes a definition for accessory data centers uses, in recognition that some principal uses (corporate campuses, health care facilities in example) may desire an ancillary data center facility to support their operations. A definition of data mining has been added to limit the potential for development of facilities which do not meet the City's tax base goals.

3. **Approval Criteria.** These criteria are the foundation upon which the City will evaluate a request for rezoning to DCPUD. Many of these statements reflect, or are refinements of, the goals identified in the Comprehensive Plan. They include expectations for the operational aspects of the use, and the appropriate locations for a DCPUD. Each of the criteria is necessary to make a positive finding for rezoning. Included in this list of criteria is assurance (and reasonable evidence to find) that the data center use will not negatively replace other City land use development opportunity or ability to provide utility extensions to serve other growth.

   These criteria have been revised to further clarify the City's expectations for alignment with City's long-range development goals and for the financial commitment and dedication requirements for necessary infrastructure.

4. **Permitted Uses**. Provides for data centers and their related activities, both principal and accessory uses. Once rezoned, data centers are a presumed allowable use, including the variety of ancillary elements that come along with various types of projects. While they are "permitted" in the sense that there is no discretion as to their legality in the district, they are also subject to the performance standards of the district. That is, a permitted use incorporates all of the requirements of the district to be considered an allowable land use.

5. **Accessory Uses.** These include those aspects of data center development that are often unique to this use as well as site development improvements and accessory structures as regulated by the general zoning ordinance. These elements of data center development are specified here to ensure and clarify that data center projects include more than just the principal buildings containing computer processing hardware.

   The draft has been revised to include more uses in support of additional tax base, such as office uses, as well as accessory uses in support of sustainability practices on-site. These include allowances for green roofs, EV charging, and solar installations.

6. **Prohibited Uses.** Although the Zoning Ordinance generally requires that unlisted uses are presumed to be prohibited, the uses included here clarify the narrow nature of the DCPUD district intent. The prohibited uses have other impacts inconsistent with the intent of the 2040 Plan for data center development and the purpose of the data center ordinance.

   The revised ordinance adds to the list of prohibited uses in the DCPUD to include outdoor storage and limitations on ground-mounted solar systems.

7. **District Performance Standards.** These standards set the minimum standards for which all data center must comply. They regulate both the site development and ongoing operational aspects of data center development. If it cannot be demonstrated that the standards can be met in a particular location, it would be a basis for establishing a different land use and, presumably, denying a data center development application. If the DCPUD is approved and operated consistent with these standards, the City, the user, and the neighboring property should have a clear expectation of nature of the use and its impacts. Included in the Performance Standards:

   a. Floor Area Ratio
   b. Building Setback
   c. Building Height
   d. Building Height
   e. Noise Limits
   f. Lighting

g. Landscaping and Screening
h. Fencing Design and Placement

This portion of the draft ordinance has been revised significantly based on the comments received during the public hearings and workshops. Many of the performance standard areas have been reviewed to strengthen the minimum allowances. Additional standards for setbacks, back-up power generation, site landscaping, screening, noise monitoring, and trash enclosures have been added.

8. **DCPUD Initiation of Proceedings.** This section refers to the existing zoning ordinance as to those eligible to file a land use application.

   Revised to incorporate the recommended concept stage review process.

9. **DCPUD Application.** This section outlines the information and process required to prepare an application for the District. It further coordinates a DCPUD zoning application with the requirements for platting and the terms and processes of the City's Subdivision Ordinance as may be applicable.

   Revised to incorporate the recommended concept stage review process.

10. **DCPUD Concept Stage Submittal.**

    The section is new to the revised ordinance. It encourages a potential applicant to meet in a joint workshop with the Planning Commission and City Council to review their proposal. The section includes a list of submittal requirements in the interest of providing an understanding of the proposal and defines the review process for a concept submission.

11. **DCPUD Rezoning and Development Stage Submittal Requirements.** Provides for the application submittals required. The list of required application materials is designed to provide the information necessary to determine that a DCPUD district should be created for a specific site, and then to evaluate whether a submitted application can prove consistency with the various standards of the district ordinance. For purposes of creating the district and considering a rezoning, the material needs to support a rezoning decision. As a "Development Stage PUD", the material submitted will verify the ability of the applicant to meet the terms of the City's rezoning requirements for DCPUD. As noted above, the data submitted in this section is intended to document consistency with the goals of the Comprehensive Plan, focusing on the external impacts of the use and City's ability to grow the community reasonably and responsibly.

    The submittals do not include requirements for detailed building plans or landscaping plans as is common under a general PUD. Rather, the development of a DCPUD is expected to comply with the minimum DCPUD performance standards, which will be verified at site plan review and building permit.

The revised draft has refined and added to the list of required submittals. Additions to the ordinance require a statement of compliance to any environmental review mitigation plan, ambient-level noise analysis, and statement regarding telecommunication capacity. Refinements include additional detail for the utility and traffic studies, including information on the financial costs and securities. A comprehensive companion fiscal summary is also required to detail the infrastructure costs, phasing and financial guarantees.

12. **DCPUD Development Stage Permit (and Preliminary Plat) Review.** Provides the required process for review, including the requirement for public hearing. This section specifies the use of a "Site Improvement Plan Agreement", an agreement that governs the terms of the City's approvals and the applicant's ongoing development and use of the property. The draft Site Improvement Plan Agreement is incorporated into this review to ensure that the Final Stage review (below) is a primarily ministerial review, without the need or expectation to close gaps in the project's design or elements.

    The revisions to the draft ordinance propose to allow the ordinance for rezoning to be adopted at development stage but defer effective date until final stage approval and compliance with assigned conditions. Clarifications to the site improvement plan agreement are also proposed. A statement on the City's denial process is now included.

13. **Final Stage Permit Submittal Requirements.** For Final Stage consideration in the DCPUD, the applicant is asked to provide updated documentation of compliance with the terms of the district and any conditions placed on the City's approval of Development Stage review. The expectation at this stage is that all final plans, reports, and other documents will be in final form.

    The section has been revised to include a timeline of required submission between the development and final stage applications. The addition of submission of proposed transportation plans has been added.

14. **DCPUD Final Stage and Final Plat Review.** The process for review and approval is identified in this clause. Final Stage Permit is not expected to be a discretionary level of review. Instead, it is primarily a ministerial check to ensure that the applicant has provided all of the data and proper assurances required by the District and by the Development Stage approvals. At this stage, City Council would, if all conditions have been met, authorize execution of the Site Improvement Plan Agreement and publish the rezoning ordinance.

    Clarification on the publication of the rezoning ordinance has been made.

15. **Site Improvement Plan Agreement.** This clause specifies the use and role of this agreement in monitoring development and ongoing compliance.

The revised draft includes significant modification to support the financial requirements associated with the DCPUD, include timing of submission. The section now requires securities for landscaping and noise compliance, and submission of any agreements if properties or buildings are not owned in common by a single property owner.

16. **Site Plan review.** Specifies that development of the site is subject to an administrative review to verify compliance with the Site Improvement Plan agreement and the DCPUD code performance standards.

    This section has been revised to include a statement requiring compliance with the approvals. Now includes representation by a single Planning Commission and City Councilmember in the site plan review, which is an administrative process.

17. **Timeline for performance.** The language of this section is intended to ensure that a project is initiated within a reasonably short timeframe and moves forward diligently to completion. As the City considers dedicating significant resources to these projects, it is incumbent on the data center owner/user to proceed with its project in a timely manner. As noted in the Fiscal Impacts discussion above, the City is relying on property tax benefits from these projects as the underlying rationale for approval. It is thus critical that the projects proceed and are built out in a reasonable period of time.

    The draft ordinance has been revised to recognize a longer timeline for building permit submission may be necessary. Timelines and process for extension requires have been added.

18. **Amendment to DCPUD.** As projects are built out over phases, it is expected that internal modifications may occur. This section outlines the conditions under which an existing approved project can continue to evolve, and/or when it will require additional review and approval. Again, it is expected that a required amendment will be enforced when the external impacts of a project are substantively modified. Internal development is anticipated to change over time, without need for revisions to the DCPUD zoning or its Site Improvement Plan Agreement.

    Revisions have been made to the draft to clarify that amendments to the PUD would not be allowed to introduce other principal uses. Such proposal would require a revocation applicable to that portion of PUD and separate review process. The amendment proposal may not eliminate, diminish or vary from the standards established in the DCPUD ordinance.

19. **Revocation.** This clause, a common "ultimate" remedy (although very uncommonly used) for City zoning violations, is included in this ordinance, to ensure that the City retains this authority even though the ordinance and district are unique in nature.

    Revision to clarify process and vote requirement.

In addition to the sections noted above specific to the DCPUD requirements, the ordinance draft has been revised to include references to the DCPUD District in the existing ordinance use tables.

Additional Comments or Alternatives for Consideration

The draft ordinance is intended to reflect additional research as well as discussion and comments received during the prior public hearing and the public workshops on data center regulation.

As Planning Commission considers the draft ordinance, it may also wish to discuss other feedback received in workshops or in public comments, including, but not limited to:

- Limitations on acreage/size of data center planned unit development
- Limitations on square footage of data center buildings
- Setback requirement thresholds generally and/or scaled based on the size of the site
- Height of building relative to the distance of setback and/or proximity to specific land use types
- Further limitations or regulation of site lighting to “dark sky” requirements
- Increased regulation on the level of noise beyond state requirements and exploration of possible low frequency regulations
- Additional limitation on external generators or specific types of generators
- Restriction on water-based cooling or types of cooling systems
- Additional requirements for native plantings within setbacks or allowance for additional sustainability requirements

The above is not meant to be a comprehensive list of potential considerations. The workshop minutes, minutes of the prior public hearing, and public comments are included for Commission’s reference on other potential considerations.

Performance standards, submittal requirements or other language included within the proposed ordinance may also be recommended for revision as part of the Planning Commission’s recommendation.

STAFF RECOMMENDED ACTION

The City adopted amendments to the Monticello 2040 Vision + Plan in early 2025 to allow data center land uses under a series of specific related considerations. Adoption of an ordinance regulating data center uses is recommended based on the current policies adopted in the Monticello 2040 Vision + Plan, and based on the findings identified in the resolution for approval.

If the City determines that additional revisions to the ordinance are recommended, it can direct those revisions as part of the decision for adoption or postpone action to request the revisions be made and brought back for consideration. The Planning Commission can postpone action following closure of the hearing or continue the hearing and postpone action to the next regular meeting.

If the City determines that denial of the ordinance is appropriate at this time, findings of fact for denial should be stated for the preparation of a resolution for denial. In that case, the City would be indicating that the 2040 Plan is not reflective of the City's current position on the proposed land use. The City should then direct staff to notice for a public hearing for amendments to the Monticello 2040 Vision + Plan. This would allow a review of amendments to the current policies of the 2040 Plan in relationship to data center uses generally, and/or more specifically to the nature of data center uses desired by the City.

SUPPORTING DATA

A. Resolution PC-2025-41
B. Ordinance No. 8XX - Draft
C. City Land Use Process Timeline with Agenda/Minute Links
D. Monticello 2040 Vision + Plan - Light Industrial Park, Excerpt
E. Monticello Strategic Transition Plan, Excerpt
F. Setback, Height and Floor Area Ratio Examples
G. DCPUD Development Area Reference Graphics
H. MPCA Guide to Noise Control
I. DCPUD Review Process Graphic
J. Tax Impact Example & Analysis
K. Excerpt, MN House of Representatives File No. 16
L. Citizen Comments – December Public Hearing
M. Citizen Comments – Received After December Public Hearing Agenda Publication
N. Citizen Comments – August and September Public Hearings
O. Citizen Petition (Online)
Z. Conditions of Approval

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2025-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING APPROVAL OF AN AMENDMENT TO THE MONTICELLO CITY CODE, TITLE XV, LAND USAGE, CHAPTER 153: ZONING ORDINANCE, SECTIONS 153.012 DEFINITIONS, 153.045 INDUSTRIAL BASE ZONING DISTRICTS, 153.046 OVERLAY ZONING DISTRICTS, 153.090 USE TABLE, 153.091 USE-SPECIFIC STANDARDS, 153.092 ACCESSORY USE STANDARDS AND OTHER RELATED SECTIONS OF TEXT NECESSARY TO DEFINE AND REGULATE DATA CENTER AND TECHNOLOGY CAMPUS LAND USES WITHIN THE CITY

***WHEREAS*,** the City regulates land use through its Comprehensive Plan (currently the 2040 Monticello Vision + Plan), implemented through its development regulations, including its subdivision and zoning ordinances; and

WHEREAS, the current Comprehensive Plan incorporates policy language that envisions a role in the City's land use patterns for data centers and similar technology campuses within the Light Industrial Park land use designation, under a series of expectations and conditions; and

WHEREAS, the Zoning Ordinance serves as the primary implementation tool of the City's Comprehensive Plan goals and objectives for land use development; and

WHEREAS, the City utilizes a process for considering amendments to the Zoning Ordinance from time to time, as various conditions or needs may warrant such considerations; and

WHEREAS, pursuant to the direction of the Comprehensive Plan, the City finds that the best interests of the City's land use goals and objectives, and reasonable flexibility for development planning and timing, would be best served by amending the current Zoning Ordinance to accommodate "data centers" as a unique land use category, within a specific "Data Center Planned Unit Development" zoning district; and

WHEREAS, with the applicable amendment, the City would establish and retain land use control over projects of this type, to ensure more effective planning, cost-efficient development, and preservation of other City goals and objectives related to industrial and economic development; and

***WHEREAS*,** the Planning Commission has reviewed the amendments modifying the applicable sections of the zoning ordinance and their effect on the City's land use plans and policies; and

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2025-41

***WHEREAS*,** the Planning Commission held a public hearing on August 19, 2025 and September 2, 2025 on the draft ordinance amendments and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission tabled action on the proposed amendment and closed the public hearing on September 2, 2025 to allow for additional research and revision to the proposed ordinance; and

***WHEREAS*,** the Planning Commission held a public hearing on December 2, 2025 on the revised proposed ordinance amendments and members of the public were provided the opportunity to present information to the Planning Commission; and

***WHEREAS*,** the Planning Commission has considered all of the research and the written and oral public comments, as well as the recommendations of the staff report, which are incorporated by reference into the resolution the following Findings of Fact in relation to the recommendation of approval:

1. The City's land use planning documents direct a balanced approach to development, requiring adherence to high standards of use, but also recognizing the needs of the private development market to efficiently plan for and finance that development.
2. The City's land use goals for industrial development as identified in the Monticello 2040 Vision + Plan include an emphasis on high-wage and high-volume employment, as well as tax-base stabilization and diversification.
3. The incorporation of data center development has the potential to accomplish tax-base stability and diversity.
4. The incorporation of data center development, due to its concentration of use has the potential to create employment that includes high-wage positions, and periodically, levels of employment that can be a component of the City's economic development goals, even though total employment may be less than other industrial uses.
5. By retaining the ability to limit such uses in a controlled fashion, and only to suitable locations, the potential allowance of data center development can accommodate both the City's economic development goals and objectives, as well as its interest in quality land planning.
6. The proposed ordinance regulating data center development establishes and retains land use control over projects of this type, providing regulations specific to data center uses, while facilitating more effective planning, cost-efficient development, and preservation of other City goals and objectives related to industrial and economic development.

7. The proposed ordinance requires that developers and users of data center facilities study, analyze, and account for all relevant public costs, including public infrastructure serving the project, subject to the review of the City, so as to avoid such costs being spread to the general public.
8. The proposed ordinance requires that developers and data center facilities account for the City's long term land use and growth when selecting potential sites so as to ensure that the City's plans are not constrained by large data center location decisions.
9. The proposed ordinance makes it clear that the Monticello 2040 Vision + Plan, through its future land use mapping, land use policies, and economic development objectives, ensures that the City retains the full discretion and ability to approve only those data center projects that clearly its various goals, objectives, and policies.

NOW, THEREFORE, BE IT RESOLVED**,** by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission recommends to the City Council that the proposed amendments to the Monticello Zoning Ordinance as provided in Ordinance 8XX to this resolution be approved, based on the findings noted herein.

ADOPTED this 2nd day of December, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____

Andrew Tapper, Chair

ATTEST:

_____

Angela Schumann, Community Development Director

ORDINANCE NO.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING TITLE XV, CHAPTER 153 OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING A DATA CENTER PLANNED UNIT DEVELOPMENT

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS*:**

Section 1. Section §153.012, Definitions, is hereby amended to add or amend the following:

Data center, accessory. A use which is incidental and subordinate in both area and extent to a principal use of property and which serves the principal use for the purpose of storage, management, processing, and transmission of digital data, which houses computer or network equipment. Such accessory use shall not include any mechanical equipment not fully shielded by building walls and shall not include any external power generation equipment.

Data center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, services, appliances, and other associated components related to digital data storage and operations, together with its accessory and appurtenant facilities, which may also include offices, air handlers, back-up power generators, water cooling systems and water storage facilities, utility substations, and other associated infrastructure necessary to support sustained operations at a data center. The term Data Center shall not include digital data computing facilities which are not the principal use of a property in extent or area but which perform similar functions. The term Data Center shall not include data mining as defined by this ordinance.

Data center campus. A Data Center that occupies more than one building, but is otherwise interconnected by power supply, communication systems, power generation or other operational systems to form a unified Data Center facility. This definition may include, but shall not be limited to, "Technology Campus", "Cloud Computing Center", "Information Technology Campus", and similar phrases and terms. May include data management or storage buildings, offices, and ancillary support buildings and structures including secure and controlled entrances, and perimeter fencing.

Data center floor area ratio (DCFAR). The floor area ratio for a data center facility shall be defined as the ratio obtained by dividing the total gross floor area of the principal and accessory data center building(s) by the total gross land area of the proposed Data Center Planned Unit Development, less the square footage

of stormwater ponding or public waters (measured from ordinary high water level), wetlands (measured from the delineation line), easements necessary for public improvements, right of way required to be platted for any purpose, and land area for required setbacks and perimeter buffer yards established per this ordinance. All measurements shall be to the nearest 1/10th of an acre.

Data mining. A temporary or portable structure used primarily for the storage, management, processing, and transmission of digital data which houses computer or network equipment, systems, services, appliances, and other associated components related to digital data storage and operations. Such facilities are less than 5,000 square feet individually or when assembled in multiple temporary or portable structures and are not constructed of customary industrial building materials such as concrete panels, masonry block, brick or other similar materials. These facilities include no permanent employment on-site.

Section 2. Section §153.045, Industrial Base Zoning Districts, is hereby amended to add the following:

(F) ***Data Center Planned Unit Development (DCPUD) Zoning District***

(1) *Purpose.* The City Council finds that data center uses are highly variable in size, scope, impact, and potential issues, and all such variables may have differential impacts on existing and future land uses, or on the City's land use plans and regulations. The purpose of the Data Center Planned Unit Development (DCPUD) Zoning District is to provide for, and regulate, Data Center development in appropriate locations, specifically within areas that are otherwise designated for Light Industrial Park land use in the Monticello Comprehensive Plan (2040 Vision + Plan), as it may be amended. It is the intent of this ordinance that all costs of development and infrastructure attributable to data center development, if approved, shall be borne by the data center developers, owners, and/or operators, and that approvals, if granted, shall provide for financial guarantees in this regard as a condition of any such approvals. There shall be no inherent right to rezoning to DCPUD, nor to any of the approvals necessary to develop a data center in the City.

(2) *Approval Criteria.* No land shall be zoned as DCPUD unless the planned unit development is found consistent with all of the following factors, or if inconsistent, where the City Council specifically finds that the design of the facility has mitigated any inconsistent factor.

(a) Land is guided as Light Industrial Park in the City's applicable Comprehensive Plan.

(b) Land is zoned I-1 (Light Industrial District) in the City's applicable zoning ordinance if currently annexed to the City of Monticello.

(c) The DCPUD will be served by City sanitary sewer and water supplies for specified data center demands and is able to demonstrate to the satisfaction of the City that the DCPUD will not create shortages in the capacity of the City's sanitary sewer and water supplies or create an inability to provide adequate utility service in other existing or planned areas of the City, including the Monticello Orderly Annexation Area.

(d) The DCPUD will provide financial guarantees for the installation of all municipal utilities, transportation, and any other public infrastructure deemed necessary by the City to support the DCPUD and for any infrastructure improvements or mitigation for the expected public infrastructure impact or capacity increase created or required by the DCPUD and will identify a timeline satisfactory to the City for the submission of payments and securities for such infrastructure.

(e) The DCPUD, if developed in phases, will provide the necessary financial guarantees to avoid the stranding or incomplete extension of municipal infrastructure resources to the furthest extent of the PUD. Except where expressly approved by the City Council, all public rights of way or easements shall be dedicated and/or extended to limits of the property zoned DCPUD to facilitate extension to adjoining property as a part of first-phase of development.

(f) The DCPUD will be adequately served with electricity supplies for the specified data center demands from the local electric power supplier as required by phase if applicable and demonstrates power supply capacity to existing property owners in the City and planned areas of the City, including the Monticello Orderly Annexation Area.

(g) The DCPUD will provide adequate vehicular and non-vehicular transportation facilities, such as roadways, pathways, sidewalks or similar, to serve the project and will adequately extend such facilities to serve adjoining future development areas.

(h) The DCPUD will not displace other land uses the City deems important for the stable, long-term growth of the community, including other industrial lands or lands critical to the achievement of the City's long-range development goals, and the City determines that absorption of land area for data center development is appropriate based on the City's industrial

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and other long-range land use development goals as described in the Monticello 2040 Plan and other adopted City planning documents.

(i) The DCPUD will provide identified public benefits, including the creation and maintenance of tax base, and will avoid negative impacts such as those identified in this section, over the long term.

(j) The DCPUD identifies and demonstrates adequate compliance with the provisions of this section and State law for exterior impacts perceptible from the boundaries of the facility, including but not limited to those for noise and lighting impacts.

(k) The DCPUD will demonstrate compliance with all other applicable sections of this chapter.

(l) All applicable State Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City's satisfaction.

(m) The DCPUD will not conflict with other elements of the City's Comprehensive Plan.

(3) *Permitted uses*. Uses allowed in the DCPUD are as follows, subject to the procedural and performance standards of this District, and all generally applicable standards of the Monticello Zoning Ordinance:

(a) Data Center.

(b) Data Center Campus.

(c) Accessory buildings and uses as expressly provided for by this section.

(4) *Accessory uses*. The following accessory uses are allowed in the DCPUD:

(a) Offices.

(b) Appurtenances, or support facilities such as outdoor generators, mechanical or electrical equipment including substations and transmission structures, or similar elements.

(c) Off-Street Parking, subject to the requirements of the Monticello Zoning Ordinance Section §153.067 per Parking Schedule #2.

(d) Signs, Fencing, Off-Street Loading, and Grading, Drainage Erosion Control and Stormwater Management and Erosion Control subject to the provisions of this chapter, except as otherwise prohibited or regulated by this section.

(e) Roof-mounted solar-energy systems or green-roof installations.

DRAFT

(f) EV charging stations.

(g) Any other use that is subordinate to and serving the principal use and customarily incidental to the principal use. Such use must be depicted in DCPUD Development and Final Stage plans and be specifically authorized by the adopted DCPUD ordinance.

(5) *Prohibited uses.* The following uses are specifically prohibited in the DCPUD:

(a) The use of cargo containers, railroad cars, semi-trailer containers, and other similar storage containers, or any building that does not meet the building standards of this section.

(b) Commercial wind energy systems.

(c) Commercial telecommunication towers as defined by this chapter.

(d) Ground-mounted solar energy systems.

(e) Outdoor storage as defined by the chapter.

(f) Data mining as defined by this ordinance.

(6) *Environmental Review.* If an EAW, EIS or AUAR is applicable for the proposed DCPUD project under State or law, such review must be completed prior to application. Such review may commence after a concept submission as outlined by this section. Individual components of a DCPUD development which may require separate environmental review may be completed after application. Such review is subject to the applicable provisions of this chapter.

(7) *District performance standards*. Any application for amendment to the zoning map to rezone land to DCPUD under this Section shall be considered incomplete if it does not address each of the performance standards in such a way as to provide the City with sufficient information to properly evaluate each element in this Section. Any deviation from these standards requires approval of a variance, which shall be reviewed in accordance with §153.028.

(a) Any application for DCPUD shall be accompanied by a proposed Preliminary Plat subject to the application and procedural requirements of Chapter §152: Subdivisions and shall only be developed on land subject to said Plat.

(b) The minimum data center floor area ratio (DCFAR) for the DCPUD and any individual phase of the DCPUD shall be .25. At no time shall any individual developed phase of the of the DCPUD be constructed at an FAR of less than 25%.

DRAFT

(c) The minimum setback for all principal, accessory and appurtenant structures shall be as follows.

	Table X-X				
Structure		Setback from DCPUD Property Line (Setbacks applicable for parcels adjacent but for intervening street easement or ROW)			
	Parcels used for principal agricultural uses only	Parcels used, guided or zoned for residential, civic/institutional or mixed-uses	Delineated wetland, public parkland, or public recreational property	Parcels guided or zoned commercial	Parcels guided or zoned industrial
Principal building structure(s) when any equipment (including generators) is fully screened by principal building(s) or located within a principal building(s), or is located to the interior of the site's principal structure(s) and ground mounted	100'	200'	200'	100'	100'
Principal building structure(s) when mechanical equipment (including generators) is oriented to any exterior portion of the structure(s) and/or non-ground mounted	200'	300'	300'	200'	200'
Off-Street Parking	100'	150'	150'	50'	50'
Off-Street Loading Facilities	100'	150'	150'	100'	100'

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Fences or Walls	May be placed at any location between the property line and principal structure(s), except such fences or walls may not be located within a drainage and utility easement or designated wetland buffer area, and perimeter buffer landscaping materials must be planted on the exterior of the fence or wall.				
Other Accessory or Appurtenant Structures (exceptions: lighting)	100’	300’	300’	100’	100’

(d) The maximum height for principal and accessory structures shall be 50’.

i. Appurtenant structures may exceed the height of the principal or accessory structure by a maximum of 15’. Private communication antenna within the DCPUD may exceed this height up to a maximum of 100’ as specifically identified and approved in the Final Stage PUD. Substation equipment within the DCPUD are exempt from this height requirement.

(e) Principal building exterior finishes shall consist of materials compatible in grade and quality to the following:

i. Decorative rock face block.

ii. Glass.

iii. Cast in place concrete or pre-cast concrete panels.

iv. Brick.

(f) Accessory building exterior finishes shall consist of materials compatible in grade and quality to the following:

i. Decorative rock face block.

ii. Glass.

iii. Cast in place concrete or pre-cast concrete panels.

iv. Brick.

v. Exterior insulated finish systems.

(g) Noise emanating from the facility, or from any appurtenant or accessory use or element of the facility, shall be in compliance with and regulated by the State of Minnesota pollution control standards and rules. Mitigation strategies are required to be implemented to provide assurance of conformity with these regulations.

DRAFT

i. Monitoring equipment must be installed and maintained over the operational life of the DCPUD. Monitoring stations must be placed at each DCPUD boundary property corner and every 1000' along the DCPUD property line when abutting residential property.

ii. Monthly inspection of monitoring stations for operational sufficiency and monthly noise monitoring reports meeting State of Minnesota pollution control guidelines for measurement must be provided by a third-party monitoring and inspection service over the operational life of the DCPUD. The service provider shall be subject to the review and consent of the City. The monitoring service shall prepare a monthly report to the City of Monticello on the facility's noise performance. The operational cost of monitoring shall be at the owner(s) expense and a security for such monitoring shall be specified as part of the required site improvement plan agreement.

(h) Back-up power generators within the DCPUD may only be used for back-up power generation purposes for uses within the DCPUD.

i. Testing of generators may only occur between the hours of 8 AM and 4 PM, Monday through Friday. A testing schedule must be filed annually with the City.

(i) All lighting fixtures and illumination levels must meet the requirements of §153.063. Lighting, except that illumination must be 0.0 footcandles at the property line abutting properties used, zoned or guided for residential, civic or institutional, recreational, or parkland uses. No external light source shall be located closer than 50' from any property line of a parcel used, zoned or guided for residential, parkland or recreational uses.

(j) Any outdoor facilities or equipment such as back-up generators, parking and private circulation areas, other mechanical equipment regardless of location, security or chain link fencing, or any other similar outdoor facilities shall be fully screened to 100% opacity when viewed at comparable grade from abutting property used, zoned, or guided for residential or recreational uses, and from the public right of way.

i. Landscaping materials used for screening may be counted toward the minimum site landscaping requirements of this chapter.

ii. Landscaping utilized for screening must be designed by a qualified landscape architect to meet the opacity requirements within 3 years of planting.

DRAFT

iii. Screening may be accomplished through individual or combination use of fencing or walls meeting the materials requirements of this section, landscaping, and/or berming.

iv. Landscaping materials and berming used for screening may be located within the required structure setback; fences and walls are subject to the structure setback above.

v. Fences or walls used for screening purposes must install the required perimeter buffer landscaping materials on the exterior side of the wall.

vi. Chain link fence with slats shall not be used for screening purposes.

(k) All trash enclosures and storage must be located within a structure and identified on DCPUD plans.

(l) Rooftop mechanical equipment shall be fully screened when viewed from the adjoining property lines via screening walls or parapets which match the building materials of the building on which they are located.

(m) Site landscaping shall meet the required minimum site landscaping standards of this chapter, with the additional requirements or exceptions follows:

i. The DCPUD shall provide for established sodding in all ground cover areas not otherwise used for tree or shrub plantings except as exempted for approved native plantings.

ii. The DCPUD shall provide irrigation systems for all landscaped areas except as exempted for approved native plantings.

iii. The DCPUD shall not be required to install island delineation landscaping as required by this Chapter.

(n) A perimeter buffer shall be installed around the entire perimeter of the DCPUD and maintained for the duration of DCPUD facility operation per the requirements of this chapter, subject to the following additional requirements or exceptions:

i. Installation of such buffer shall be required regardless of any intervening or abutting roadway or public right of way.

ii. Such buffer must include a 25% minimum evergreen species requirement, to be spaced throughout the buffer.

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iii. The required perimeter buffer for the full DCPUD area shall be installed and completed with the first phase of development.

iv. The perimeter buffer landscaping material may be located within the applicable structure setback and shall be located at the exterior side of any screening or perimeter buffer wall.

v. The perimeter buffer shall not be required where the DCPUD property boundary directly abuts a property used for industrial uses but shall be required when adjacent to or abutting all other property uses, including public right of way or public street easement.

(o) Fencing or walls shall be constructed of maintenance-free vinyl fencing or brick, stone, masonry or decorative stamped and colored concrete which mimic brick, stone or masonry.

(p) Chain link fencing may be used for security purposes and shall be black or black coated vinyl and shall not include slats. Linear barbed wire is permitted on the top of such fenceline. In such case, screening to 100% opacity must be placed between the security fence and property line.

(q) The facility shall provide parking for employees or service personnel at a rate per §153.067, Parking Schedule #2.

(r) Substations within the DCPUD shall be subject to the following:

i. Must be located within the DCPUD.

ii. Must comply with the accessory setbacks as established herein.

iii. Must comply with the lighting standards established herein.

iv. Must comply with the perimeter buffer requirements for landscaping materials per §153.060.

v. Electrical transmission lines extended to the substation are not subject to §153.065 Underground Utilities.

vi. Substation equipment is not subject to the height requirements of this section or this chapter.

vii. The number of substations serving a data center or data center campus are limited to those necessary for operating the data center or data center campus exclusively.

(s) In addition to the standards of this section, all other provisions of the City's ordinance, including zoning and subdivision regulations, shall apply to the facility, unless otherwise exempted. With regard to specific zoning

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district standards, the requirements of the DCPUD zoning district shall apply. Except for regulations of applicable zoning overlay districts, where the terms of this section vary from the zoning and subdivision regulations, the requirements of this section shall apply.

(8) *DCPUD Initiation of Proceedings.* Requests for DCPUD concept stage, development stage permit, rezoning to DCPUD, and DCPUD final stage permit shall be initiated by application of the property owner or other person having authority to file an application pursuant to § 153.027(B), Authority to File Applications.

(9) *DCPUD Application.*

(a) Applications for rezoning to DCPUD shall be subject to this section and shall not be subject to the Specific Review Procedures and Requirements of this chapter for rezoning to Planned Unit Development.

(b) Submission of a DCPUD Concept Stage Submittal shall be in accordance with this Section and are not subject to the Specific Review Procedures and Requirements of this Chapter for Planned Unit Development.

(c) Applications for DCPUD Development Stage Permit and DCPUD Final Stage Permit shall be in accordance with this section and are not subject to the Specific Review Procedures and Requirements of this chapter for Planned Unit Development. The application for DCPUD Development Stage Permit and DCPUD Final Stage Permit shall not run concurrently.

(d) Applications for Preliminary and Final Plat as required by this section shall be submitted in accordance with § 152: Subdivisions.

(e) Rezoning to DCPUD does not revoke, rescind or otherwise render as not applicable the requirements of this ordinance for any applicable overlay district effective at the time of annexation and as required by State law.

(f) All other requirements or provisions not specifically provided for by this section or otherwise exempted shall be as per City Code.

(10) *DCPUD Concept Stage Submittal.* Prior to submitting applications for development stage PUD, preliminary plat, and rezoning for the proposed DCPUD, the applicant is encouraged, at its option, to prepare an informal concept and present it to the Planning Commission and City Council at a concurrent workshop, as scheduled by the Community Development Department. The purpose of the concept stage submittal is to:

(a) Provide preliminary feedback on the concept in collaboration between the applicant, City staff, Planning Commission, and City Council.

DRAFT

(b) Provide a forum for public information on the DCPUD prior to a requirement for extensive engineering and other plans.

(c) Provide a forum to identify potential issues and benefits of the proposal which can be addressed at succeeding stages of PUD design and review.

(11) *DCPUD Concept Stage Submittal Requirements.* Proposals for a DCPUD Concept Stage Submittal shall include at least the information below to be considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer).

(a) A listing of contact information including name(s), address(es), email(s) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates.

(b) A listing of the following site data: Address, current land use guidance, current zoning, parcel size in gross acres and square feet, and current legal description(s).

(c) A narrative explaining the applicant's proposed objectives for the DCPUD, and public values that the concept submitter believes may be achieved by the project.

(d) A narrative description of proposed DCPUD use, including anticipated or known accessory or appurtenant uses.

(e) A narrative description of the public infrastructure requirements of the DCPUD as known.

(f) Conceptual information on proposed power transmission routing within the city and to the boundary of the DCPUD, if known.

(g) Calculation of the proposed DCPUD FAR.

(h) Outline a conceptual development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

(i) A concept PUD proposal illustrating:

i. Proposed DCPUD boundary.

ii. Layout of proposed lots and proposed uses. Denote outlots planned for public dedication and/or open space (schools, parks, etc.).

DRAFT

iii. General location of wetlands and/or watercourses over the property and within 200 feet of the perimeter of the subdivision parcel.

iv. Location of existing and proposed streets within and immediately adjacent to the subdivision parcel.

v. Proposed sidewalks and trails.

vi. Proposed location of any electrical substation(s).

vii. General location of wooded areas or significant features (environmental, historical, cultural) of the parcel.

viii. Location of utility systems and connection points that will serve the property including the proposing routing to demonstrate service to the furthest extent or boundary of the DCPUD.

ix. Location of access points to public right of way.

(12) *DCPUD Concept Stage Submission Review.* Upon receiving a PUD concept plan proposal, the Community Development Department shall:

(a) Schedule a joint workshop of the Planning Commission and City Council and shall provide notice of the meeting to all property owners within 350 feet of the property boundary of the proposal. During the joint workshop, the Planning Commission and City Council may make comment on the merit, needed changes, and suggested conditions which may assist the proposer in future application for proposed rezoning and PUD development plan.

(b) The Planning Commission and City Council will also take comment from the public as part of the joint workshop. The comment is explicitly not a public hearing on the concept and the public comments are intended to represent preliminary feedback related to the DCPUD concept information.

(c) The Council and Planning Commission shall make no formal decision as part of the consideration. The City Council and Planning Commission's comments are explicitly not an approval or decision on the project and are intended to represent preliminary feedback on the DCPUD concept information and its relationship to the comprehensive plan and this DCPUD ordinance.

(13) *DCPUD Development Stage Permit, Preliminary Plat and Rezoning Application Submittal Requirements.* Proposals for a DCPUD Development Stage Permit and Rezoning to DCPUD shall include at least the information below to be

considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer). All costs of application and preparation of submission materials, including required studies, are borne by the applicant.

(a) Project narrative, including:

i. Existing zoning district(s) and comprehensive plan land use designation of subject DCPUD property area and all adjacent lands within 350' of the subject DCPUD property boundary.

ii. Statement explaining the applicant's proposed objectives for the DCPUD, and public values that will be achieved by the project including general projections for tax base, building valuation, employment creation or other community benefit.

iii. Statement of how the project will meet each of the Approval Criteria and District Performance Standards as required by this section

iv. A narrative description of proposed DCPUD uses and operations, including anticipated or known accessory or appurtenant uses, such description shall include any information on transmission line corridors or routes within the city.

v. Proposed phasing of full DCPUD site development, including number of phases, development timeline for each phase and for the full DCPUD.

vi. Calculation table detailing the gross area calculation of the full DCUD, the area calculation of each exception to the DCFAR, and resulting FAR for each phase of the DCPUD and full DCPUD.

vii. Maximum building height for any proposed principal structure on site and maximum height of any additional appurtenant or accessory structure on site.

viii. Description of proposed building materials for all principal and accessory buildings meeting the requirements of this ordinance.

i. Estimated square footage calculation of full usable/buildable area within the DCPUD.

ii. Maximum building coverage within the DCPUD site improvement boundary.

iii. Estimated building square footage within the DCPUD site improvement boundary by phase.

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(b) Total maximum impervious surface coverage within the DCPUD.

(c) Proof of title in a form approved by the City Attorney.

(d) Legal description of the property for which the DCPUD is requested.

(e) All information required for Preliminary Plat as provided in § 152.040, including dedication.

(f) Certificate of survey for the full DCPUD property boundary signed by a registered land surveyor and current within three months of plat application to include legal description, all public utilities including pipe size, material type, depths, location, and detail of private utilities and easements, rights of way, and any other easements of record.

(g) DCPUD site improvement plan(s), including:

i. Citation of the proposed name of the project, contact information for the developer and individual preparing the plan, signature of the surveyor and civil engineer certifying the document, date of plan preparation or revision, and a graphic scale and true north arrow.

ii. Minimum setback requirements as required by this section.

iii. Layout of proposed lots with future lot and block numbers.

iv. Area calculations for each parcel within the DCPUD property boundary.

v. Outlots planned for public dedication and/or open space.

vi. Easements and rights-of-way within or adjacent to the subject DCPUD property boundary, including detail on ingress and egress from the subject site to abutting or adjacent public right of way.

vii. Location of all electrical substations and transmission equipment located within the DCPUD, including area in acreage and applicable setback for substation and general height information.

viii. Location, width, and names of existing and proposed streets and rights of way within and immediately adjacent to the subject DCPUD property boundary and all connection points to public right of way.

ix. Proposed sidewalks and trail connection points to public rights of way and any planned public sidewalk and pathways.

x. Area calculations for gross land area, wetland areas, wetland buffers, right-of-way dedications, conservation areas, and proposed public parks.

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(h) Graphic depiction of site development phasing plan by acreage over the full DCPUD property, including proposed public utility easement corridors and/or rights of way.

(i) Delineation and functional assessment of wetlands and/or watercourses over the DCPUD property and within 200 feet of the perimeter of the subdivision parcel dated within the last year.

(j) Delineation of the ordinary high-water levels of all water bodies.

(k) Conceptual grading, drainage and erosion control plan prepared by a registered professional engineer providing for stormwater management planning based on the maximum impervious surface area of the site. Contours must extend a minimum of 200 feet beyond the boundary of the parcel(s) in question.

(l) If an environmental review was required for the DCPUD development proposal, the final approved mitigation plan shall be provided with a detailed narrative on how the proposed DCPUD Development Stage submissions address components of the mitigation plan and timeline for implementation or completion of each mitigation plan requirement, including detail on the financial participation of the applicant.

(m) Noise study meeting MPCA measurement standards detailing existing ambient noise levels measured at 1000' foot interval points of the DCPUD boundary and current within 6 months of the date of application.

(n) Traffic study which shall include adjacent local roadways where access is provided and nearest collector roadways, as well as the collector roadways intersections with the nearest arterial roadway, evaluating:

i. Average Daily Traffic and Peak Hour traffic volumes for passenger vehicles during normal operations.

ii. Average Daily Traffic and Peak Hour traffic volumes and routes for construction traffic during each phase of site development.

iii. Project volume, routes and frequency for commercial vehicles supporting routine operations.

iv. Proposed location of right of way and pathway connections, including sidewalks and trails, through or along the site perimeter to ensure system connectivity to the furthest extent of the DCPUD boundary.

v. Any insufficient street or intersection design pursuant to project construction, projected by phase.

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vi. Proposed improvements to mitigate insufficient design, including an analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above, by phase.

vii. Sufficient information regarding the applicant's financial capacity to support the required improvements and system upgrades.

(o) A study that identifies both City and private utility supply and demand on the relevant system. Such study shall evaluate and quantify demand by proposed phase and timeline for construction and include water, wastewater, and stormwater system information, and shall demonstrate to the satisfaction of the City that the proposed facility can both (1) be adequately served by the existing or planned capacity of the utility, and (2) will not impede access or limit service capacity to those utilities by other future users in the City's planning and service territory; (3) is designed to provide adequate service to the furthest extent of the DCPUD, and (4) that the applicant has provided sufficient information regarding the financial capacity and ability to secure performance to support the required improvements or system upgrades. Such study shall include:

i. Provide a specific utility phasing plan which demonstrates alignment with the proposed development phasing and timing.

ii. Provide preliminary plans for extension of all public facilities, including utilities, roadways, pedestrian facilities, and other such public infrastructure to the furthest extent of the DCPPUD boundary as determined by the City Engineer and approved by City Council.

iii. Include an analysis of impacts to surrounding private utility systems and required mitigation.

iv. Identify deficiencies in the public system pursuant to the project and provide a mitigation plan for identified deficiencies.

v. Updates or additional system plans or studies for public utilities reflecting the impact of increased demands and infrastructure required by the DCPUD; to be prepared to the specification of the City Engineer.

vi. Include an analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above by phase, and to ensure that the infrastructure required by this section is adequately accounted for.

DRAFT

vii. Sufficient information regarding the applicant's financial capacity to support the required system studies, public improvements and system upgrades.

viii. For capacity and demand greater than that anticipated for light industrial uses, a companion review study to verify above shall be provided.

ix. The applicant may request that the City complete such utility studies, at the applicant's cost.

(p) Landscaping and perimeter buffer plan illustrating:

i. Location and proposed elements (walls, berming, landscaping) for site screening as required by this section.

ii. Location and proposed elements (walls, landscaping) for perimeter buffer as required by this chapter.

(q) Listing of all required federal and state permitting and current status of permitting.

(r) A fiscal summary statement for purposes of preparing the Site Improvement Plan Agreement, including:

i. An analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above by phase.

ii. Statement identifying the applicant's proposed contribution to provide such public service demand.

(s) Statement, study, or permit provided by the electric utility provider which demonstrates adequate capacity for the DCPUD, provides a summary of the proposed routing plan and required electrical infrastructure improvements, and which details any expected impact to local or regional power supply.

(t) Statement of telecommunication provider(s) information detailing sufficient system improvements as to avoid any local service interruption during normal operations.

(u) Any other information as directed by the Community Development Department required to evaluate the specific DCPUD proposal.

(14) *DCPUD Development Stage Permit and DCPUD Rezoning Review.*

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(a) The application for rezoning to DCPUD shall be reviewed in accordance with § 153.028(B), Zoning Ordinance Text and Zoning Map Amendments.

(b) The application for Preliminary Plat shall be reviewed in accordance with City Code 152.026, Preliminary Plat Procedure.

(c) As part of the review process for the DCPUD applications, the Community Development Department shall generate an analysis of the proposal against the Approval Criteria of this section to formulate a recommendation regarding the rezoning to the Planning Commission and City Council.

(d) As part of the review process for the DCPUD Development Stage Permit, a Site Improvement Plan Agreement (SIPA) shall be prepared by the City following the complete application submittal, which details and controls the terms and conditions of the approval given by the Council, including but not limited to the development phasing, required public improvements, minimum performance standards, and the fiscal requirements, guarantees, and securities necessary for the construction of all required public improvements. Such draft agreement shall be included for the City Council's review of the Development Stage Permit. The SIPA shall include a requirement that until the time of approval of a final stage permit and the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication, the rezoning ordinance for DCPUD will not be effective and no development may occur within the DCPUD.

(e) The Planning Commission shall hold a public hearing on the DCPUD applications and consider the applications' consistency with the intent and purpose of the DCPUD and comprehensive plan goals. The hearing for rezoning and Preliminary Plat may run concurrently with the hearing for the DCPUD Development Stage permit. The Planning Commission shall make recommendations to the City Council on the merit, needed changes, and suggested conditions of the proposed rezoning, Preliminary Plat and DCPUD development plan. The Community Development Department may forward an application to the City Council without a recommendation from the Planning Commission only if it is deemed necessary to ensure compliance with state mandated deadlines for application review.

(f) Development Stage DCPUD approval shall occur by adoption of a rezoning ordinance for the subject property specifying the uses,

standards, and other requirements of said DCPUD zoning district. Such ordinance shall include an effective date clause which delays the effective date of the ordinance until the time of approval of a final stage permit, approval of the Site Improvement Plan Agreement, and the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication. No permits for development within the PUD may be issued until the ordinance takes effect. If the final stage DCPUD is not approved by the City Council, or the applicant fails to meet the conditions as described, the ordinance shall not take effect, will not be published, and the subject property shall retain its previous zoning designation.

(g) The City Council may hold a public hearing on the request for DCPUD on the request for DCPUD Development Stage Permit, preliminary plat, and DC PUD rezoning if they deem such necessary.

(h) After consideration of the Planning Commission recommendation and/or hearing, if applicable, the City Council may approve the Development Stage DCPUD permit or any part thereof in such form as it deems advisable. The City Council's decision will include the required conditions of the proposed rezoning, preliminary plat and DCPUD development stage permit. Approval of the amendment to rezone to DCPUD shall require the approval of the majority of all the members of the City Council, except as may be exempted by state statute.

(i) After consideration of the Planning Commission recommendation and/or hearing, if applicable, the City Council may, in its sole discretion, deny the Development Stage DCPUD permit, the DCPUD Preliminary and/or Final Plat, or any part thereof. Such denial shall be based on findings of fact that specify the conditions where the application fails to meet the required terms of the DCPUD zoning process, standards, or other requirements therein. The City shall be under no obligation to approve any DCPUD rezoning, plat, or permit, and no DCPUD applicant shall have any expectation or right of approval of any such rezoning, plat, or permit.

(15) *Final Stage Permit Application and Final Plat Submittal Requirements.* An application for final stage permit and final plat that conforms with the approved development stage permit and preliminary plat and associated PUD rezoning ordinance shall be submitted no later than 60 days following the date of the development stage permit approval for review. One extension to this timeline may be granted by the City Council for such submittal for a maximum of an additional six months, and the applicant shall request waivers for any statutory

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time limits as necessary. The applicant shall submit such extension request no later than 14 days prior to the deadline for the application submission. Applications which fail to meet this deadline shall be deemed void and shall require review and re-application according to the development stage process of this chapter.

Proposals for a DCPUD Final Stage Submittal shall include at least the information below to be considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer).

(a) All revised DCPUD Development Stage Application submittal requirements as identified above shall be updated and resubmitted with the Final Stage DCPUD Permit application to incorporate all changes required by the DCPUD Development Stage permit approval and Preliminary Plat.

(b) Transportation and utility extension and connection plans meeting the requirements of the City Engineer.

(c) All information required for Final Plat as provided in § 152.041.

(d) Up-to-date title evidence dated within the last 3 months for the subject property in a form acceptable to the City shall be provided as part of the application for the DCPUD Final Plat.

(e) The developer shall provide warranty deeds for property being dedicated to the city for all parks, outlots, etc., free from all liens and encumbrances except as otherwise waived by the City Council.

(f) Developer shall provide all easement dedication documents for easements not shown on the Final Plat including those for public and private utilities, trails, ingress/egress, etc., together with all necessary consents to the easement by existing encumbrancers of the property.

(g) Private covenant documents or easements necessary to implement and maintain the DCPUD as approved by the city.

(h) The applicant shall execute the final Site Improvement Plan Agreement which references all terms and conditions of the DCPUD, including but not limited to site improvement plans and performance standards, required phasing, required public improvements, completion dates for improvements and related fiscal requirements, guarantees and securities, the required letters of credit, all required development fees

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and securities, escrows, and warranties, and their timing of submission and any other information deemed necessary by the city;

(16) *PUD Final Stage and Final Plat review.*

(a) The application for Final Plat shall be reviewed in accordance with City Code §152.027, Final Plat Procedure.

(b) The application for PUD Final Stage DCPUD Permit and Final Plat shall be considered by the City Council at a public meeting, following a review and report by the Community Development Department. Approval of the PUD Final Stage and Final Plat shall be by majority vote of all members of the City Council, except where State law may specifically require a super majority.

(c) The City shall, upon approval of the DCPUD Final Stage permit and satisfaction of all conditions of DCPUD approval, publish the DCPUD ordinance. Such ordinance shall create a zoning district that is specific to the property for which the PUD was applied and shall be designated in such a way as to be able to mark the official zoning map to identify the DCPUD ordinance. The DCPUD ordinance shall also designate that such property is thereby rezoned to the DCPUD district as adopted. Such ordinance shall include an effective date clause which may delay the effective date of the ordinance until such time as the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication. No approvals are valid, and no permits may be issued, until the ordinance takes effect. If the final stage DCPUD is not approved by the City Council, or the applicant fails to meet the conditions as described, the ordinance shall not take effect, and the subject property shall retain its previous zoning designation.

(17) *Site Improvement Plan Agreement.*

(a) An approved DCPUD shall be governed by the approved Site Improvement Agreement and shall be binding on all successors, heirs, and assigns.

(b) The agreement shall include, at a minimum, reference to the approved DCPUD site improvement plans and performance standards, adopted ordinance, required public improvements and completion dates for improvements and related fiscal requirements, guarantees and securities, the required letters of credit, all required development fees and

payments and/or securities, escrows, and warranties, and their timing of submission, and any other information deemed necessary by the city.

(c) The agreement shall identify the financial requirements for the installation of all municipal utilities, transportation, and any other infrastructure deemed by the City as necessary to support the DCPUD and to mitigate the expected infrastructure impact or capacity increase created or required by the DCPUD, and a timeline satisfactory to the City for the submission of payments and securities for such infrastructure.

(d) The agreement shall require on-going compliance with approved landscaping and screening plans for the full extent and operation of the effective DCPUD.

(e) The agreement shall provide for securities necessary to review and verify compliance with the noise requirements of this section.

(f) The agreement shall stipulate any extension authorized by the City Council for timeline of recording of the final plat or timeline for the final platting of outlots within the plat.

(g) The agreement shall require that the recording of the final plat, rezoning proceedings, SIPA, and any applicable deeds, common area maintenance agreements, or other City agreements specific to the subject DCPUD occur prior to any development, including grading, within the DCPUD boundary.

(h) For any DCPUD which includes subdivision of parcels which have no direct frontage on a public street, the site improvement agreement shall require common maintenance and easement agreement.

(18) *Site Plan review.* Following approval of the DCPUD, development within the DCPUD shall be subject to the Site Plan review process of this chapter. Site plans shall be consistent with the approved DCPUD ordinance and all other applicable provisions of this chapter. A liaison from the Planning Commission and City Council shall participate in the Site Plan review process.

(19) *Timeline for performance.*

(a) Upon DCPUD approval, the applicant is required to record the Final Plat within 365 days of the Council's approval of Final Stage and Final Plat. One extension from this requirement may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the voidance of the approved Final Plat and

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Final Stage PUD. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the final plat submission requirement. Such request shall be presented to the City Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension.

(b) A building permit for a principal structure within the first phase of development on site shall be filed within 1 year of the filing of the Final Plat. One extension from this requirement may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the date of one year date, based on the date of recording of the final plat with the Wright County recorder. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the building permit submission requirement. Such request shall be presented to the Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension. The City Council may act after the 1-year period to revoke the DCPUD, revoke the governing Final Stage PUD approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.

(c) If there is a lapse of more than 3 years between completion of any individual phase and proceeding to any subsequent and successive phase of development as approved by the SIPA, notwithstanding on-going construction within an active phase of development as approved by the SIPA. One extension from this requirement for each phase may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the date of one year date, based on the date of recording of the final plat with the Wright County recorder. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the building permit submission requirement. Such request shall be presented to the Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension. The City Council may act after the 3 year period to revoke the DCPUD, revoke the governing Final Stage PUD

approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.

(20) *Amendment to DCPUD*. Approved PUDs may be amended upon request by those who have authority to submit an application per this section. At such time, the applicant shall make an application to the city for a DCPUD amendment which shall follow the same process as defined in this section for Development and Final Stage Permit, which applications shall not run concurrently. Such amendment shall not:

1. Introduce any other principal use inconsistent with this section. In such case, the application shall request revocation of the DCPUD for that portion of the land proposed for the amended principal use(s) and shall be subject to the application requirements of this chapter, as applicable.
2. Eliminate, diminish, or vary from the minimum performance standards of this section.
3. Eliminate, diminish, or very from the standards established by the DCPUD ordinance.
4. Amend any Final Stage site improvement plan element required by the approved DCPUD.
5. Exceed any maximum or minimum established in the DCPUD Final Stage narrative.
6. Create non-compliance with any condition attached to the approval of the DCPUD Final Stage plan.
7. Create non-compliance with any term or condition of the approved Site Plan Improvement Agreement.

(21) *Revocation*. If at any time the facility is in violation of the conditions of approval, including terms of the Site Improvement Plan Agreement, the City Council may revoke the DCPUD, revoke the governing Final Stage PUD approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.

Section 3. Section §153.090, Use Table – Base Zoning Districts, Industrial Uses, is hereby amended as follows:

(1) Insert Data center/Data center campus.

(2) Data center/Data center campus shall be Permitted in DCPUD only and shall be prohibited in all other zoning districts.

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(3) Additional Requirements: §153.045.

Section 4. Section §153.092, Accessory Use Standards, Table 5-4, is hereby amended as follows:

(1) Insert Data center, accesory.

(2) Data center, accessory shall be Conditionally permitted in I-1 and I-2 districts only.

(3) Additional Requirements: May be allowed within approved Planned Unit Development Districts by amendment to PUD.

Section 5. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 7. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

ADOPTED BY the Monticello City Council this __th day of _____, 20__.

_____

Lloyd Hilgart, Mayor

ATTEST:

_____

Jennifer Schreiber, City Clerk

AYES:

NAYS:

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Data Center Timeline Review:
City Land Use Process Events & Actions

The timeline below illustrates the research, review, and decisions by city council, boards, and commissions related to the general introduction of data center land uses within the city.

Event & Details	Materials
July 22, 2024: City Council Special Meeting Topic: Data Center Discussion	• Agenda • Minutes (PDF)
September 23, 2024: Special Joint City Council & Planning Commission & Economic Development Authority Workshop Topic: Data Center Discussion & Research	• Agenda • Minutes (PDF)
February 4, 2025: Planning Commission Regular Meeting Public Hearing: Item 2A. Comprehensive Plan Amendment for Technology Industry Land Uses	• Agenda • Minutes (PDF)
February 24, 2025: City Council Regular Meeting Item 4A. Comprehensive Plan Amendment for Technology Industry Land Uses	• Agenda • Minutes (PDF)
June 2, 2025: City Council Special Meeting Topic: Discussion on Data Centers	• Agenda • Minutes (PDF)
July 1, 2025: Planning Commission Workshop Topic: Draft Data Center Zoning Ordinance	• Agenda • Minutes (PDF)
July 21, 2025: Special City Council & Planning Commission Joint Workshop Topic: Draft Data Center Zoning Ordinance	• Agenda • Minutes (PDF)
August 19, 2025: Planning Commission Special Meeting Public Hearing: Item 2. Draft Data Center Zoning Ordinance	• Agenda • Minutes (PDF)
September 2, 2025: Planning Commission Regular Meeting Continued Public Hearing: Item 2A. Data Center Zoning Ordinance	• Agenda Minutes (PDF)
September 24, 2025: Special City Council & Planning Commission Joint Workshop Topic: Draft Data Center Zoning Ordinance; Public Question & Answer Following the Workshop	• Agenda • Minutes (PDF)
October 7, 2025: Special City Council & Planning Commission Joint Workshop Topic: Draft Data Center Zoning Ordinance	• Agenda • Minutes (PDF)
November 3, 2025: Special City Council & Planning Commission Joint Workshop Topic: Draft Data Center Zoning Ordinance	• Agenda • Minutes not yet available
November 10, 2025: Special City Council & Planning Commission Joint Workshop Topic: Draft Data Center Zoning Ordinance	• Agenda • Minutes (PDF)
November 20, 2025: Data Center Ordinance Public Q&A	N/A
December 2, 2025: Planning Commission Regular Meeting Public Hearing: Data Center Zoning Ordinance	

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

LOT PATTERN

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

Transit or shuttle service

Secondary Mode

Shared bike/ pedestrian facilities

MOBILITY

VISUAL EXAMPLE

CITY OF

Monticello

STRATEGIC TRANSITION PLAN SUMMARY

Guiding Change

Cities like Monticello are in a perpetual state of growth and transition reflective of changes occurring amidst its people, businesses, visitors, and surroundings. Monticello is anticipating transition in its future precipitated by changes in the operation of the Monticello Nuclear Generating Plan (MNGP).

Xcel Energy, a major electric utility provider in the Midwest, operates the Monticello Nuclear Generating Plant along the shores of the Mississippi River in Monticello. MNGP has been operational in Monticello since 1971.

Xcel Energy has submitted its required Integrated Resource Plan seeking re-licensure of the Monticello facility through 2040.

While Xcel Energy seeks re-licensure of the MNGP facility, the city is preparing for a future beyond licensure. Xcel MNGP carries a significant role within the community, particularly as a major area employer and local property tax generator.

Without a plan, the potential closure of the plant could present significant impacts for an unprepared community. Presently, Xcel MNGP is both the city's largest employer and contributes approximately half of the city's total annual tax base. This has been decreasing in both percentage and amount since 2016, due to a change in the formula for property valuation. However, the city will still need to consider increasing its tax capacity in other sectors to offset continued valuation decline, disinvestment, or eventual closure at the plant. The City's goal is to plan for these circumstances with a steady and focused transition effort made over time.

To date, the City of Monticello has taken a proactive approach to assessing and diversifying its tax base. In addition to direct actions related to industrial and commercial development, this has included broader strategies that contribute holistically to the wellbeing of a community. As illustrated by the graphic above, this spans efforts around community development, collaborative partnerships, and policy and planning work, as well as more traditional focus on business and workforce development. Furthermore, this approach includes a focus on livability factors that contribute to making Monticello a great place to live, play, work, do business, and invest.

As Xcel continues to evaluate the lifespan and use of its Monticello facility, city leadership is setting the foundation for anticipated change. Over the last three years, the city has commissioned a series of studies and planning efforts to evaluate the economic impacts of Xcel MNGP closure. Many of these include feasible strategies to transition the city away from an energy-based economy, best practices for economic tax diversification, and developing an understanding of anticipated costs of such changes.

This Strategic Transition Plan Summary (STPS) is the cumulative summary of these efforts and represents a comprehensive strategy toward the future resiliency of Monticello. By embracing and planning for change, Monticello is capturing the opportunity to proactively guide its own economic future and establish conditions for a strategic, beneficial transition.

HOP	Strategy 1.7.2 - Review and amend the commercial, industrial and residential development regulations and standards in the zoning code as necessary to reflect the intent and implement the goals and policies of the Comprehensive Plan.	Policy and Regulatory Updates
HOP	Strategy 1.9.2 - Engage Monticello Township in a discussion regarding the Orderly Annexation Agreement, which expires in 2025.	Collaborative and Interjurisdictional Efforts
SKIP	Strategy 1.10.1 - Consider the outcomes of regional planning initiatives and participate in processes resulting from the efforts of the Central Mississippi River Regional Planning Partnership.	Collaborative and Interjurisdictional Efforts
HOP	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.	Policy and Regulatory Updates
HOP	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.	Policy and Regulatory Updates
HOP	Strategy 3.1.1 - Amend zoning to allow small, neighborhood-serving shopping centers and commercial uses in the Mixed Neighborhood (MN) land use designation.	Policy and Regulatory Updates

SKIP	Policy 3.3 - Connectivity to and from Centers Strengthen the connections between the City's commercial centers and the neighborhoods, parks and schools around them through physical improvements, safe trail connections, and coordinated land use and transportation planning.	Public Infrastructure and System Upgrades
HOP	Strategy 3.5.1 - Identify specific underperforming or undervalued properties and locations to foster reinvestment and work with the property owners to achieve positive results through parcel assembly, parking lot consolidation, connections, and site enhancements.	Policy and Regulatory Updates
SKIP	Policy 4.1 - Utilize the Downtown Small Area Plan as the primary planning document that guides development and improvement in the Downtown. The components of the Downtown Plan shall be acknowledged and referenced in terms of development and improvement priorities. These include the Downtown Goals, Frameworks and Implementation Actions which will continue to remain high priority for the City until achieved. These are listed below for reference.	Targeted Locations / Site-Specific Priority Projects
HOP	Strategy 5.1.1 - Retain and plan for the development of land zoned for Employment Campus and Light Industrial Park that is sufficient to meet long-term needs for light industrial uses, manufacturing, production, and assembly, and other uses which support continued diversity in tax base and create living-wage employment.	Policy and Regulatory Updates
HOP	Strategy 5.1.4 - Develop a plan for servicing Employment Campus land areas with roads and utilities in recognition of their potential for tax base and employment generation.	Targeted Locations / Site-Specific Priority Projects

2. Industrial Feasibility Analysis (2020)

Link to Transition Readiness

This analysis assesses the suitability of industrial sites for large format industrial. It can also be a resource for more general evaluation of industrial development opportunities. This supports transition readiness by ensuring the City is better prepared to respond to a large industrial development that could yield both significant benefits and impacts to the community, beyond the typical incremental growth patterns.

Document Summary

The Industrial Feasibility Analysis evaluates several sites for a new industrial park, targeted by a prospective large scale industrial user development. The study includes additional insight on broader industrial growth and potential throughout the city. This effort intends to provide a more in-depth study of the cost of utility infrastructure and transportation needs for the sites identified as potential future industrial development areas. The city identified six potential sites for the proposed new industrial park in conjunction with the potential large format project.

Analysis Results

All three of the identified sites were determined as feasible to support the proposed manufacturing facility. The sites allow for various layouts of the proposed facility. The site designs in the study can be adjusted to allow for the new facility and reduce investment for the required infrastructure within the project site. As it is the largest of the three identified sites, Site 3 South of 85th Street offers the longest absorption horizon as demonstrated in the table below. However, property owner interest in land sale will play a large role in availability for growth.

Figure 6. Site 3: South 85th Street

INDUSTRIAL LAND ABSORPTION AND DEMAND STUDY

SKIP	The City should further evaluate the ability to site large-format users within long-range priority industrial sites.	Targeted Locations / Site-Specific Priority Projects
SKIP	Utilize the Capital Improvement Plan as a planning tool for the necessary infrastructure and land acquisition for long-term priority industrial growth areas.	Policy and Regulatory Updates
JUMP	To expand the tax base, the City should set a goal of generating an average of an additional $245,000 in taxes per year between 2020 and 2040 to offset the impacts of the anticipated Xcel plan closure and provide the City a buffer for long-term financial stability. This is about 2.2% or $675,000 of tax capacity.	Policy and Regulatory Updates

INDUSTRIAL FEASIBILITY ANALYSIS

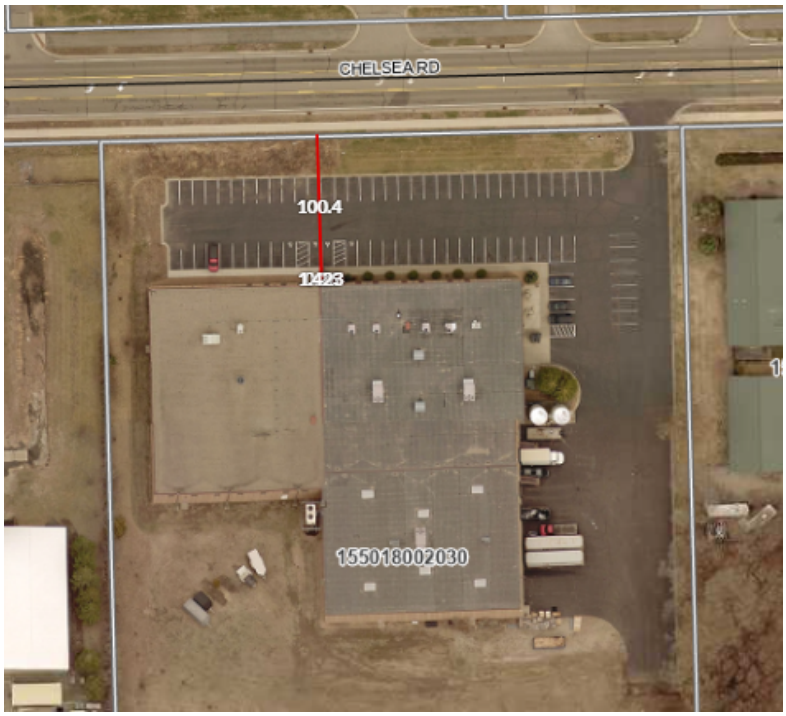
JUMP	To support future development, coordinate with prospective development and plan for water, sanitary, and other infrastructure extensions from Featherstone Development to Site 3A (4,310 combined linear ft).	Public Infrastructure and System Upgrades

CITY OF MONTICELLO

SETBACKS & HEIGHT

BLOCK 52 | 17.5' SETBACK FROM PINE ST. / PROPERTY LINE

75' HEIGHT



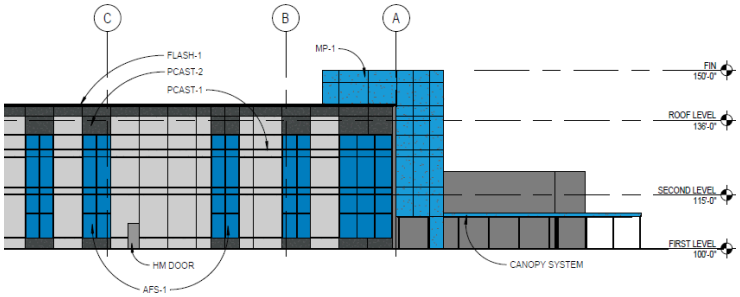
AROPLAX | 100' SETBACK FROM CHELSEA / PROPERTY LINE

23.5' HEIGHT

Setbacks : 0-100'

CITY OF MONTICELLO

SETBACKS & HEIGHT



50‘ HEIGHT

UMC | 253' SETBACK FROM CHELSEA RD. / PROPERTY LINE

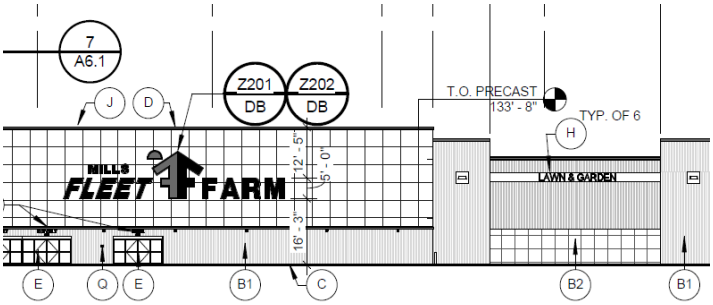
35‘ HEIGHT

WIHA | 355' SETBACK FROM 7TH ST. W

Setbacks : 250'-350'

CITY OF MONTICELLO

SETBACKS & HEIGHT



31‘ HEIGHT
(SILO 65')

FLEET FARM | 650' SETBACK FROM CHELSEA RD

Setbacks : 350'+

CITY OF MONTICELLO

FLOOR AREA RATIO

516 E 7TH ST
12.79 ACRE PARCEL
1.739 ACRE BUILDING =
0.13 F.A.R

9668 FALLON
2.00 ACRE PARCEL
0.44 ACRE BUILDING =
0.22 F.A.R

F.A.R

CITY OF MONTICELLO

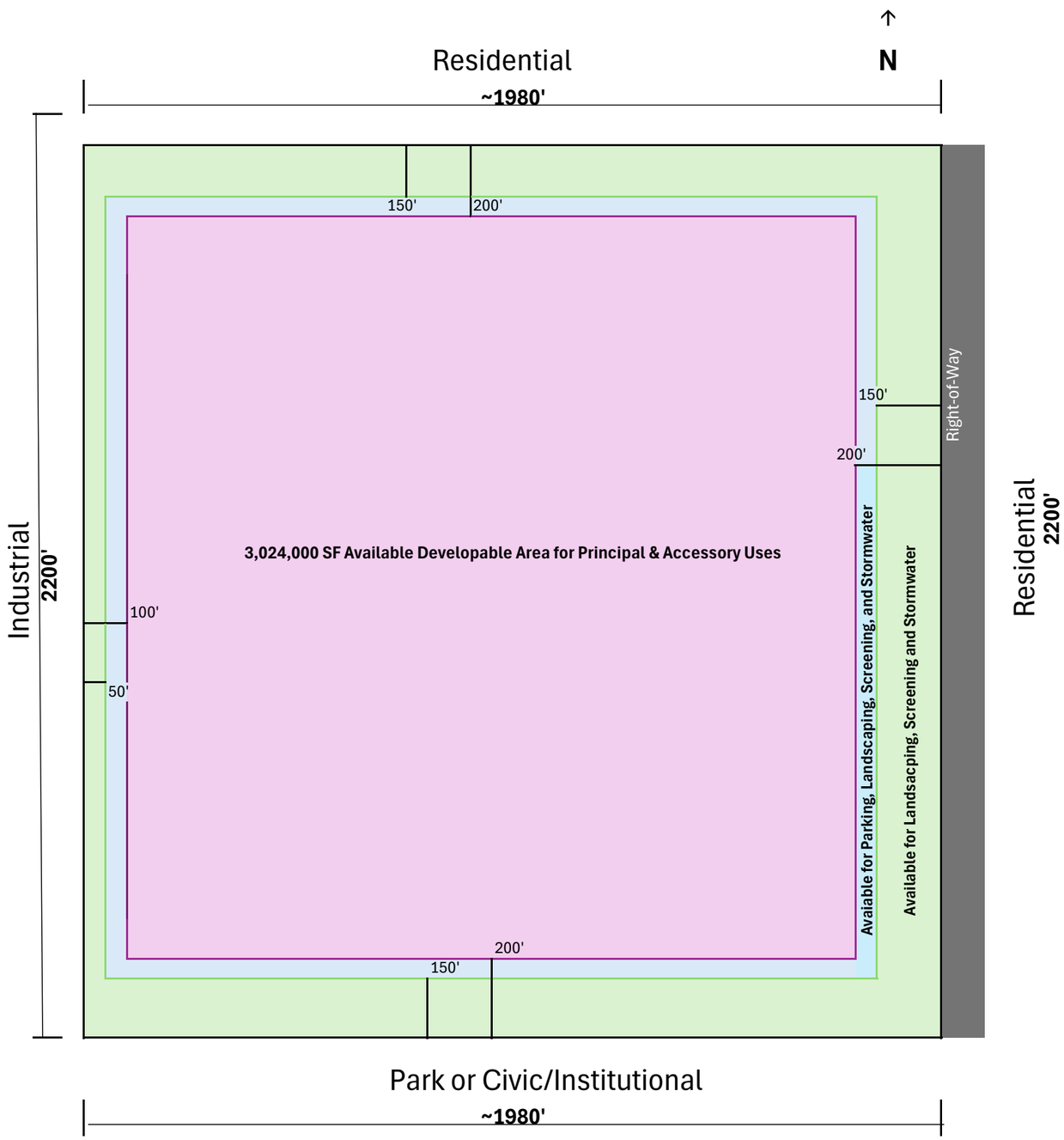
FLOOR AREA RATIO

10531 DALTON AVE NE
4.68 ACRE PARCEL
1.5 ACRE BUILDING =
0.32 F.A.R

9600 FALLON AVE NE
4.05 ACRE PARCEL
1.39 ACRE BUILDING =
0.34 F.A.R

F.A.R

100 Acre Site | Equipment to Inside



Development & Setback Reference

Total Square Feet of Site: 4,356,000

Principal & Accessory Use Setback Calculations - Total Area

336,000 SF (Approx.)	North
336,000 SF (Approx.)	South
440,000 SF (Approx.)	East
220,000 SF (Approx.)	West

1,332,000 SF Total Setback Area (Parking available in this area)

3,024,000 SF Available Developable Area for Principal & Accessory Uses
Available Floor Area Ratio (F.A.R) 0.52

Landscaping, Screening, & Stormwater Area Calculations

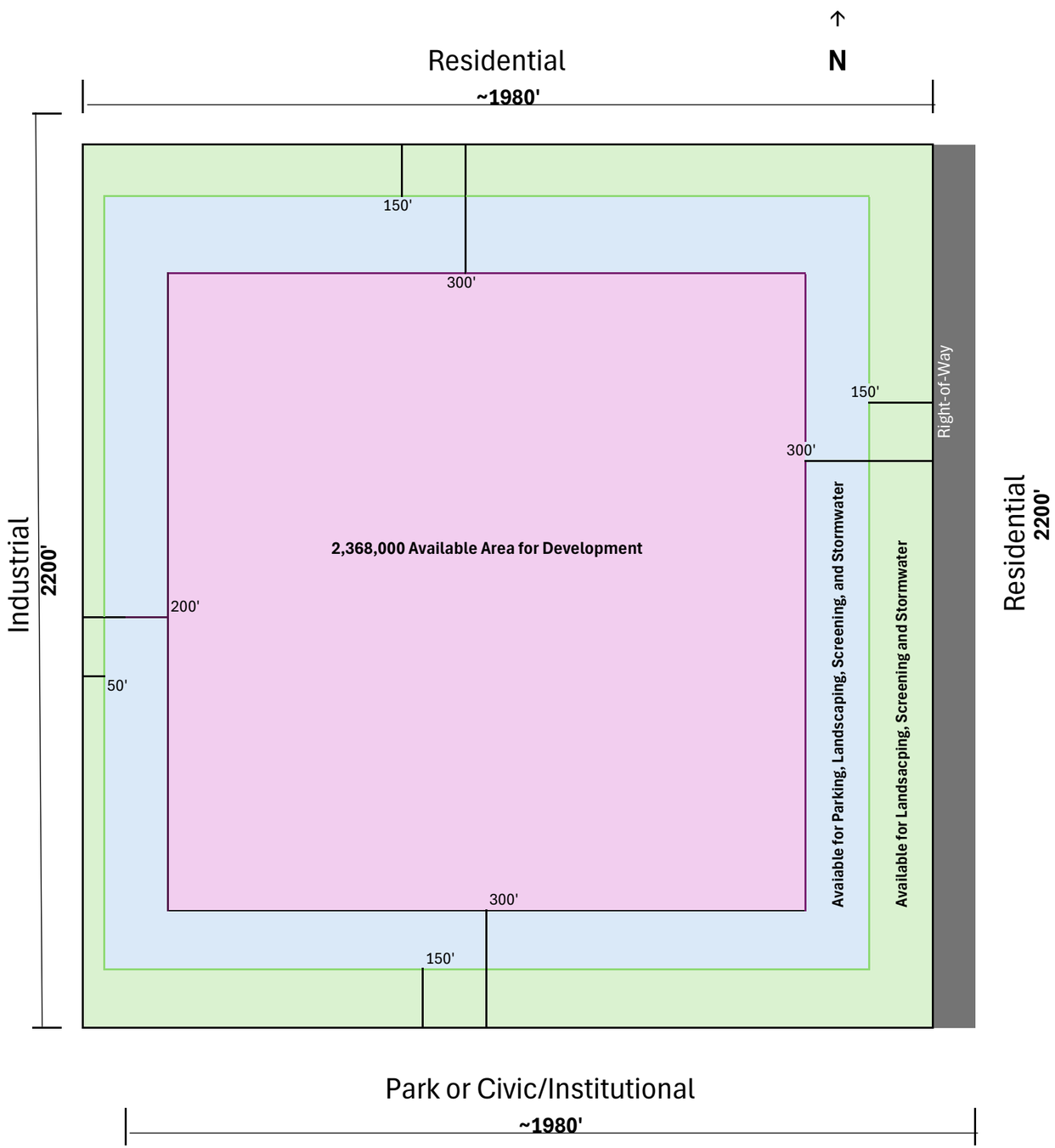
252,000 SF (Approx.)	North
252,000 SF (Approx.)	South
330,000 SF (Approx.)	East
110,000 SF (Approx.)	West

944,000 SF Avaliable Area for Landscaping, Screening & Stormwater Only

Key
50'
Available for Landscaping, Screening and Stormwater Only
Available for Parking, Landscaping, Screening and Stormwater
Available Developable Area for Principal & Accessory Structures

CITY OF Monticello

100 Acre Site | Equipment to Outside



Development & Setback Reference

Total Square Feet of Site: 4,356,000

Principal & Accessory Use Setback Calculations - Total Area

444,000 SF (Approx.)	North
444,000 SF (Approx.)	South
660,000 SF (Approx.)	East
440,000 SF (Approx.)	West

1,988,000 SF Approximate Total Setback Area (Parking available in this area)

2,368,000 SF Available Developable Area for Principal & Accessory Uses
Available Floor Area Ratio (F.A.R) 0.54

Landscaping, Screening, & Stormwater Area Calculations

222,000 SF (Approx.)	North
222,000 SF (Approx.)	South
330,000 SF (Approx.)	East
110,000 SF (Approx.)	West

884,000 SF Available Area for Landscaping, Screening & Stormwater Only

Key
50'
Available for Landscaping, Screening and Stormwater Only
Available for Parking, Landscaping, Screening and Stormwater
Available Developable Area for Principal & Accessory Structures

CITY OF Monticello

A Guide to Noise Control in Minnesota

Acoustical Properties, Measurement, Analysis, and Regulation

Minnesota Pollution Control Agency

November 2015

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Foreword

The Minnesota Pollution Control Agency (MPCA) is empowered to enforce the State of Minnesota noise rules. These rules and supporting acoustical information can be viewed in the document, “A Guide to Noise Control in Minnesota.” This publication is intended to provide information on the basics of sound and noise regulation.

Revised 2015

Contents

Foreword **2**

Contents **1**

Introduction **1**

1. Noise rules in Minnesota **2**

1.1 The basics 2

1.2 Noise area classifications 2

1.3 Common noise concerns 3

1.4 Regulatory agencies 4

2. Basics of how sound works **6**

2.1 Waves and sound pressure level 6

2.2 Sound weighting networks 8

2.3 Human perception of sound 9

2.4 Using decibel measurements 10

3. Measurement procedures **13**

3.1 General procedures 13

3.2 Noise Test Procedure 1: Measurement procedure for non-impulsive noise 14

3.3 Noise Test Procedure 2: Manual measurement procedure for non-impulsive noise 14

4. Minnesota noise pollution statutes and rules **18**

Minn. Rules § 7030 NOISE POLLUTION CONTROL 19

Minn. Stat. § 86B WATERCRAFT OPERATION 27

Minn. Stat. § 84.8 SNOWMOBILES 29

Minn. Stat. § 87A. SHOOTING RANGES 31

Minn. Rules § 6102, RECREATIONAL VEHICLES 31

Introduction

Noise is a pollutant. While its physical and emotional effects are difficult to define quantitatively, the noise level itself can be measured.

Sound: An alteration of pressure that propagates through an elastic medium such as air and produces an auditory sensation.

Noise: Any undesired sound.

The Minnesota Pollution Control Agency (MPCA) is empowered to enforce the State of Minnesota noise rules (Minn. Rules Ch. 7030). Minnesota's primary noise limits are set by "noise area classifications" (NACs) based on the land use at the location of the person that hears the noise. They are also based on the sound level in decibels (dBA) over ten percent (L_{10}), or six minutes, and fifty percent (L_{50}), or thirty minutes, of an hour.

For residential locations (NAC 1), the limits are L_{10} = 65 dBA and L_{50} = 60 dBA during the daytime (7:00 a.m. – 10:00 p.m.) and L_{10} = 55 dBA and L_{50} = 50 dBA during the nighttime (10:00 p.m. – 7:00 a.m.) (Minn. R. 7030.0040). This means that during a one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time (six minutes) and cannot exceed 60 dBA more than 50 percent of the time (30 minutes).

1. Noise rules in Minnesota

1.1 The basics

Minnesota's noise pollution rules are based on statistical calculations that quantify noise levels over a one-hour monitoring period. The L_{10} calculation is the noise level that is exceeded for 10 percent, or six minutes, of the hour, and the L_{50} calculation is the noise level exceeded for 50 percent, or 30 minutes, of the hour. There is not a limit on maximum noise.

The statutory limits for a residential location are L_{10} = 65 dBA and L_{50} = 60 dBA during the daytime (7:00 a.m. – 10:00 p.m.) and L_{10} = 55 dBA and L_{50} = 50 dBA during the nighttime (10:00 p.m. – 7:00 a.m.) (Minn. R. 7030.0040). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time or 60 dBA more than 50 percent of the time.

The basic noise rules for other noise area classifications are:

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

1.2 Noise area classifications

Noise area classifications (NAC) are based on the land use at the location of the person who hears the noise, which does not always correspond with the zoning of an area. Therefore, noise from an industrial facility near a residential area is held to the NAC 1 standards if it can be heard on a residential property.

Some common land uses associated with the NACs include:

NAC 1: Residential housing, religious activities, camping and picnicking areas, health services, hotels, educational services

NAC 2: Retail, business and government services, recreational activities, transit passenger terminals

NAC 3: Manufacturing, fairgrounds and amusement parks, agricultural and forestry activities

NAC 4: Undeveloped and unused land

Note that, although there is a NAC 4, there are no noise standards for these areas. The full list of NAC land uses can be found starting on page 21 of this guide or in Minnesota Rule 7030.0050.

1.3 Common noise concerns

By Minnesota law, the MPCA is empowered to enforce the state's noise rules. Many other agencies and levels of government, however, have an important role to play in upholding the noise standards. Depending on the source and location of the noise, some agencies may be in a better position than others to help citizens with noise concerns.

Industrial facilities

The MPCA enforces noise standards at facilities for which it has issued an air permit. For complaints about noise at one of these facilities, please use the Online Citizen Complaints Form. If you prefer, you may call the MPCA to make your complaint: 651-296-6300 within the Twin Cities metropolitan area or 1-800-657-3864 if you are outside of this area.

Local land uses

Local law enforcement agencies are empowered to enforce Minnesota state rules and laws relating to the prevention and control of pollution (Minn. Stat. 115.071). Many local governments also have nuisance noise ordinances or general public nuisance ordinances that can be used to enforce local noise concerns.

Local governments are required to take reasonable measures to prevent the approval of land use activities that will violate the state noise standard immediately upon establishment of the land use (Minn. R. 7030.0030). Municipalities should consider the state noise standard when reviewing and approving new projects in their jurisdiction. The MPCA can provide some expertise to support this review process. Please contact noise.pca@state.mn.us.

Roads and highways

The Minnesota Department of Transportation (MnDOT) handles complaints about noise on highways and other roads it manages. According to Minn. Stat. 116.07.2a, most roads are exempt from Minnesota's state noise rules. MnDOT does, however, have policies, agreed on with the MPCA, for providing noise mitigation when it is determined to be both feasible and reasonable. MPCA reviews some MnDOT projects and noise mitigation decisions. For further information on MnDOT's noise policies, please visit its website.

Vehicles

Minn. R.7030.1000-1060 outlines Minnesota's state rules relating to motor vehicle noise. In addition to the state rules, local governments may have nuisance sound ordinances, which are often easier to enforce than the state rule. As with noise relating to local land-use decisions, contacting your local government or law enforcement is your best course of action.

Airplanes

The Metropolitan Airports Commission (MAC) responds to all concerns regarding noise relating to aircraft or the airports. For more information, please see its website.

Snowmobiles, off-highway vehicles, and motor boats

The Minnesota Department of Natural Resources (MDNR) has source-specific noise rules for snowmobiles (Minn. R. 6100.5700.5), off-highway vehicles (Minn. R. 6102.0040.4), and motor boats (Minn. Stat. 86B.321), requiring them to be equipped with proper mufflers and conform to certain noise standards. For more information on MDNR regulations for snowmobiles, off-highway vehicles, and boats, please visit its website.

Mining

The MDNR also has source-specific rules to restrict noise and vibrations from different types of metallic mining operations (Minn. R. 6130.3900 and 6132.2900). Local governments are relied upon to consider noise when approving and permitting sand and gravel mining operations. The MPCA enforces noise standards at mining facilities for which it has issued an air permit. For complaints about noise at one of these facilities, please use the Online Citizen Complaints Form. If you prefer, you may call the MPCA to make your complaint: 651-296-6300 within the Twin Cities metropolitan area or 1-800-657-3864 if you are outside of this area.

Gun clubs

Minn. Stat. 116.07.2a exempts gun clubs from the receiver-based noise standards administered by the MPCA. However, Minn. Stat. 87A includes some standards regarding gun club noise. Through this statute, the MDNR is authorized to regulate gun club noise. For further information, please visit its website.

Motor vehicle race track

Minn. Stat. 116.07.2a exempts motor vehicle race tracks built before July 1, 1996 from Minnesota's noise standards. All tracks built since that date must comply with the noise rules. Local governments have often been successful in working with exempt tracks to mitigate noise concerns by establishing time and date restrictions, muffler requirements, and noise barriers.

1.4 Regulatory agencies

Several agencies have noise regulations for different noise sources. Noise rules either set standards based on the source of the noise (source standards) or based on who hears the noise (receiver-based standards).

Minnesota Pollution Control Agency - The MPCA has a receiver-based standard intended to limit noise levels and protect the health and welfare of the general public. The MPCA enforces the standard at facilities for which the agency issues air quality permits. The MPCA also works with other agencies and levels of government to enforce noise standards and reduce violations through pre-construction project reviews.

Local Agencies - Local governing agencies, such as a cities and counties, are relied upon to enforce noise standards relating to local land use and often have ordinances regulating noise levels. They are also responsible for not allowing land uses that would immediately violate the state noise standard. For instance, local governments should be cautious of allowing a loud local utility facility to locate in a residential area.

Minnesota Department of Natural Resources - The MDNR has source standards for snowmobiles, motorboats, personal watercraft, off-highway vehicles, and gun clubs. MDNR also has source standards for metallic mining operations. For more information, see its website.

Metropolitan Airport Commission - The MAC is responsible for all noise issues related to the Minneapolis-St. Paul International Airport and reliever airports. For more information, see its website.

Federal Aviation Administration - The FAA has source regulations for commercial jet engines. All commercial jet engines must meet noise emission criteria prior to being certified for flight. However, the Metropolitan Airport Commission is the best contact for noise concerns related to its airports. Additional information on the FAA's noise standards can be found on its website.

Minnesota Department of Transportation – MnDOT is responsible for state highway noise mitigation. It works with the Federal Highway Administration (FHWA) and the MPCA to evaluate road projects for noise impacts and possible mitigation measures. For more information see the Department's website.

Federal Highway Administration (FHWA) - The FHWA does not have actual noise standards, but has a 70 dBA L_{10} guideline that is used to determine federal funding for noise abatement on highway projects. New highway projects must go through a noise impact analysis and be considered for abatement measures. Information on FHWA's noise policies can be found on its website.

Federal Railroad Administration (FRA) - Regulation of railroad-related noise is the responsibility of the FRA. For more information see the Administration's website and to contact them about a noise concern, call 1-800-724-5040.

Occupational Safety and Health Administration (OSHA) - OSHA has regulations to protect against hearing loss in the workplace. These are "dose standards" that restrict the amount of noise an employee receives over a period of time, such as eight hours. For additional information, visit OSHA's website.

Housing and Urban Development (HUD) - HUD has noise regulations that establish acceptable noise zones for HUD housing projects. More information can be found on HUD's website.

2. Basics of how sound works

2.1 Waves and sound pressure level

Sound travels in a wave motion through the air to our ears. A good way to imagine wave motion is with a weight hanging from a spring. Picture the following diagram (Figure 1) as a single weight and spring combination varying as time progresses along the horizontal axis.

In Figure 1 the first position of the weight on the spring is at rest with no forces exerted upon the system. If the weight is raised above its point of rest and the progression of the weight moving down and up again is observed over a period of time, a wave form is produced.

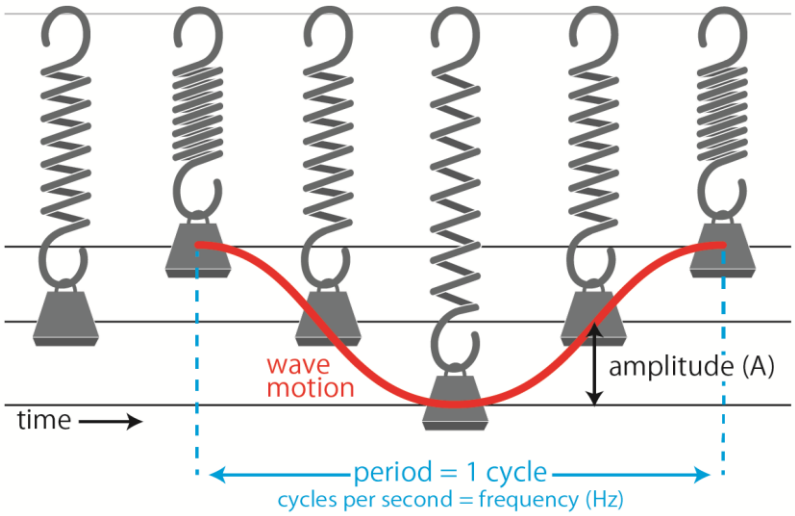


Figure 1. Weight on a spring – example of periodic motion

The *amplitude* of the moving weight is labeled as "A" in Figure 1 and corresponds with the maximum movement of the weight from its "at rest" position to the peak of the wave form either up or down. We hear changes in amplitude as changes in volume.

The *period* of the vibration is the amount of time taken to produce one complete cycle or, in this example, how quickly the weight moves from top to bottom and back. The number of cycles per second defines the *frequency* of the periodic (up and down) motion, which is given the unit of *hertz,* or *Hz*. We hear different frequencies as higher or lower pitched sounds.

Figure 2 shows how the weight on a string (two-dimensional) example of sound waves compares to the compression and expansion of sound waves through space (three-dimensional).

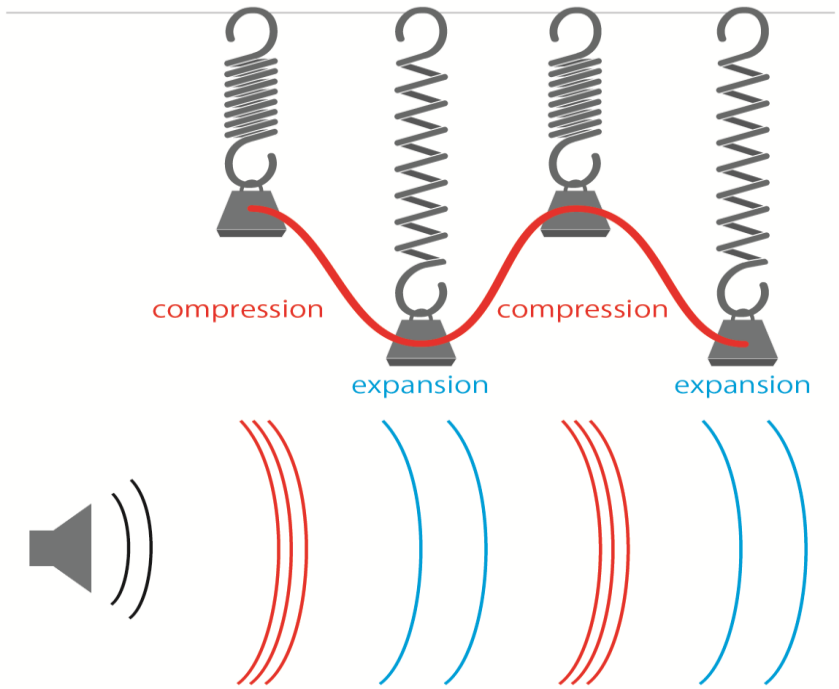


Figure 2. Comparison of periodic motion to sound waves

The graphical representation of sound waves in Figure 2 is of *pure tones***,** which are sounds made up of a single frequency. A familiar example of a pure tone is the sound produced when a single key of a piano is pressed. For instance, the middle C key on a piano vibrates the associated wire at a rate of approximately 260 times per second or 260 Hertz. The vibration of the wire transfers its motion to the sound board of the piano, which then vibrates at the same frequency, causing the air adjacent to the sound board to form compression and expansion waves in the air emitting outward from the sound board. When received by the human ear, this is regarded as sound. Most sounds are not pure tones, but a mixture of tones of varying amplitude, frequency, and duration.

The *intensity* of a sound is the amount of sound energy at a given moment in a given area. The *sound pressure level*, measured in a unit called the *decibel,* or *dB*, is the ratio between the intensity of a sound and that of a reference pressure, which is the threshold of perception. The decibel is a logarithmic measurement which can accommodate a large range of values. The human ear can detect sounds more than a million times quieter than a jet aircraft during take-off; therefore, to have a system with a manageable range of numbers, the logarithm is used.

Sound pressure level = 20 Log_{10} * (Measured Sound Pressure / Reference Pressure)

Reference Pressure = 0.00002 Newtons / $(\text{meter})^2$

Many different properties affect the noise level of a specific source type. For example, three lawn mowers may have three different noise levels because of differences in each specific piece of equipment. Noise level also depends on the distance from the noise source and features of the surrounding environment.

Figure 3 provides a rough estimate of decibel levels of some common noise sources.

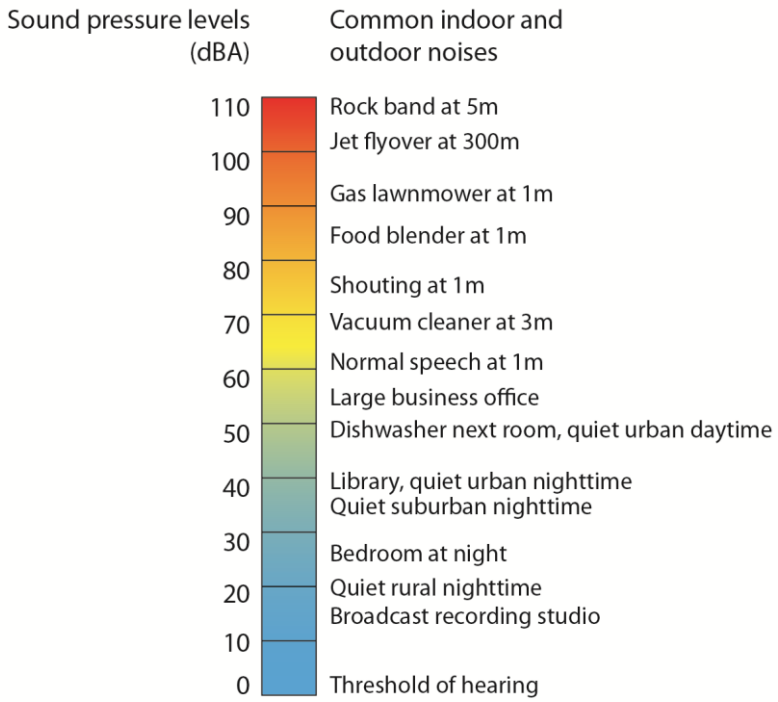


Figure 3. Decibel levels of common noise sources

2.2 Sound weighting networks

Sound level meters (SLM) used for monitoring can pick up sounds as a perfect computer, but the human ear is not as precise. The human ear cannot hear very low frequencies or very high frequencies. Weighting networks are used in noise monitors to adjust specific frequencies in the audio spectrum to attempt to duplicate the response of the human ear.

The C-weighting network represents the actual sound pressure level that is received by the sound level meter, and does not noticeably vary in its amount of compensation throughout the audio spectrum. C-weighting is used during the calibration of sound level meters to ensure that the sound level displayed on the meter is accurate and the same as the frequency of the calibrator.

The A-weighting network is used to duplicate the sensitivity of the human ear. At 100 Hertz, the A-weighting network filters out approximately 20 dB from the incoming signal before it is combined with the levels from the other frequency ranges to produce an A-weighted sound level.

The graph in Figure 4 represents the sensitivity of the human ear in comparison to the compensation of a C-weighting network and an A-weighting network. This illustration is useful in understanding how the ear is inefficient in the detection of lower frequencies and is very sensitive to higher frequencies.

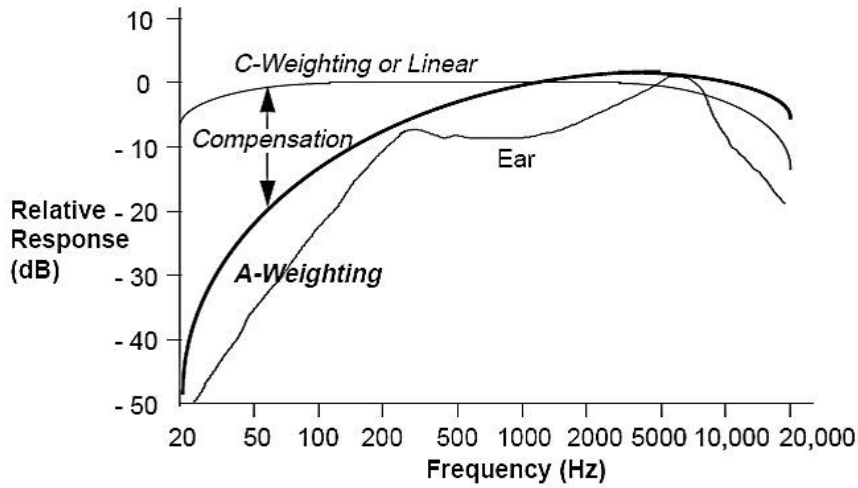


Figure 4. Weighting networks with sound measurements done in the A-weighting network are reported with the unit dBA

2.3 Human perception of sound

Sound has qualitative aspects that can be described with adjectives and quantitative aspects that can be described with measurements. Sound can be qualitatively perceived as pleasant or annoying, and quantitatively (as loudness) measured in terms of decibels.

Changes in loudness are described on a logarithmic scale because the human ear can hear such a wide range of sound levels. The human ear can usually tell the difference when sound changes by 3 dBA and a 5 dBA change is clearly noticeable. Because of how the logarithmic scale functions in compressing the measurements associated with sounds, an increase of 10 dBA sounds twice as loud.

± 1 dBA……..	Not Noticeable
± 3 dBA……..	Threshold of Perception
± 5 dBA……..	Noticeable Change
± 10 dBA……	Twice (Half) As Loud
± 20 dBA……	Four Times (One Fourth) As

Figure 5. Change in decibel level and perceived change in loudness

2.4 Using decibel measurements

Addition and subtraction of decibels is often necessary for estimating total noise levels or background noise. Because decibels are measured using a logarithmic scale, conventional linear mathematics cannot be used. The following rules of thumb provide a good estimate of the effect that type, distance, and number of sources have on measured sound pressure level.

Sound propagation and sources

Sources of sound can be defined as *point* or *line* sources, based on the way sound pressure waves spread away from the source. Sound waves move out from sources in a way similar to waves traveling away from a rock dropped in a pond. A *point* source, like a factory, emits sound that spreads out in a sphere. A *line* source, like a busy highway, emits sound that spreads out in a cylinder. Knowing the sources of sounds makes it possible to make assumptions about how the sound behaves.

Distance attenuation

Over distance, sound *attenuates*, or is reduced in amplitude, and is perceived as becoming quieter. This occurs as the sound travels outward to an increasingly larger sphere or cylinder, and the energy per unit of area decreases. These basic principles allow us to make generalized assumptions about sound.

When the distance is doubled from a *line* source, the sound level decreases three decibels.

Example:	**If a sound level is:**	**70 decibels at 50 feet it will be**
		67 decibels at 100 feet, and
		64 decibels at 200 feet

When the distance is doubled from a *point* source, the sound level decreases six decibels (Figure 6).

Example:	**If a sound level is:**	**70 decibels at 50 feet it will be**
		64 decibels at 100 feet, and
		58 decibels at 200 feet

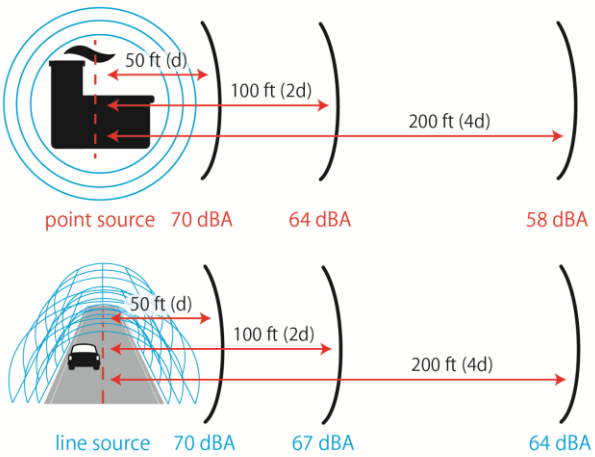


Figure 6. Distance attenuation of noise levels from a point source (top) and a line source (bottom)

Number of sources

In many situations pertaining to noise control and monitoring, it is very useful to be able to add and subtract multiple sources of sound. This can be done with principles similar to how sound attenuation over distance is estimated.

A doubling of sound energy yields an increase of three decibels. For example, each generator at a factory produces sound that is measured at 70 decibels, so running one generator would create sound measured at 70 dBA, turning on a second generator would increase sound by 3 dBA to 73 dBA, and doubling again to four generators would increase sound levels to 76 dBA. Figure 7 illustrates this principle.

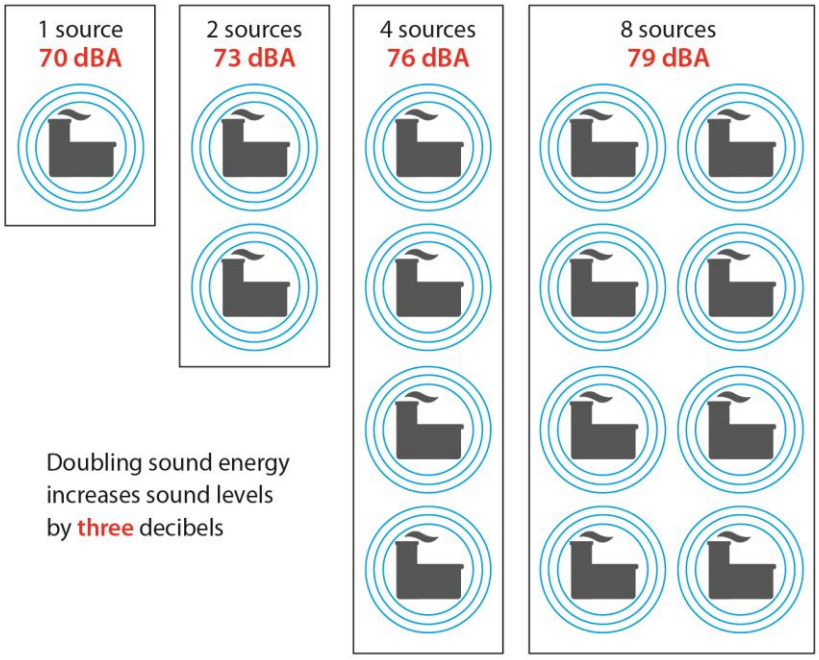


Figure 7. Addition and subtraction of decibel levels

In the same way, reducing the number of sources by half will reduce the sound pressure by 3 dBA.

Consider the perception of changes in decibel levels (Figure 5) compared to the example of addition or subtraction of sources (Figure 7). Doubling sources yields an increase of 3 dBA, which is a change that is just perceptible.

Background noise

Background, or ambient, noise consists of all noise sources other than the noise source of concern. This can include traffic, animals, machinery, voices, and other sounds.

Wind is often a major source of ambient noise and can frequently be a problem when trying to monitor a specific source of noise. The MPCA's noise test procedures state that measurements should not be made when noise from wind or precipitation results in a difference of less than 10 dBA between the background sound level and noise source being measured. In practice, this means that wind speeds must be below 11 mph when making noise measurements and rainy weather conditions should be avoided. When background noise is less than 10 dBA from the decibel level of the noise source to be measured, confidence in the accuracy of the measurement decreases.

In certain instances, when a single noise source is analyzed along with other noise sources, correction factors can be used to isolate the noise source being monitored and calculate its individual noise level. This is done by measuring and recording the total noise level of all sources. Next, the noise source to be isolated is turned off and a noise level reading is taken with all the other existing noise sources in operation. The background noise level is then subtracted from the total noise level. The result is used in conjunction with the following background noise correction chart (Figure 8) to find the approximate noise level of the source.

Figure 8 is a graph used to estimate the amount of background noise influencing a measurement. Based on the measured background noise it gives the corresponding decibel level to be subtracted from the total measurement to determine the decibel level of the noise source being monitored.

For example, if the total noise level is 74 dBA, and then falls to 70 dBA when the source of interest is turned off, the difference of four decibels between the total noise level and background noise indicates that two decibels should be subtracted from the total. This means that a 72 dBA noise level can be attributed to the monitored source in the absence of background noise.

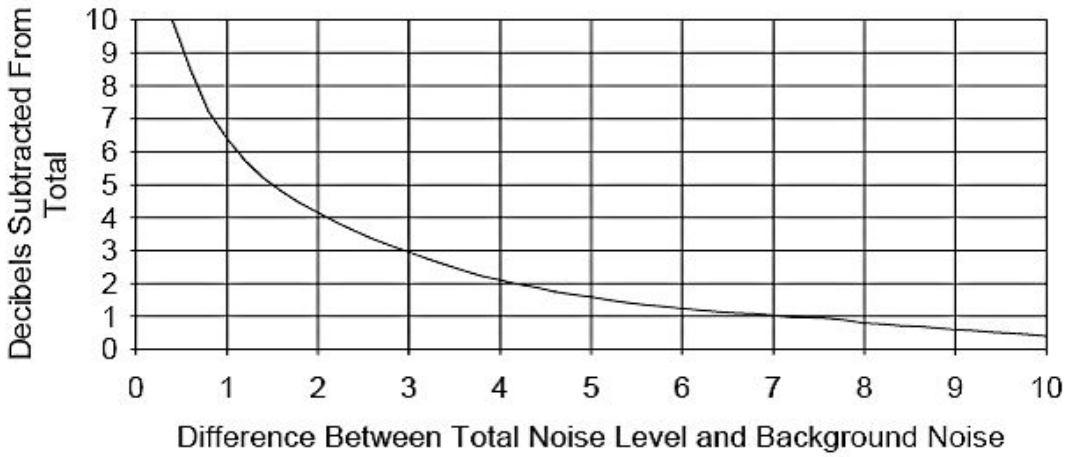


Figure 8. Background noise correction

3. Measurement procedures

This guide contains two measurement procedures. The general protocols remain the same, but your choice of procedure depends on the capabilities of your sound level meter (SLM). Noise Test Procedure 1 (NTP-1) should be used if your SLM is capable of calculating monitoring results and Noise Test Procedure 2 (NTP-2) should be used if your SLM only displays instantaneous readings.

3.1 General procedures

Sound level meter

Your sound level meter and microphone must comply with the specifications for ANSI S1.4-1983 Type 0, 1, 2, or S.

Calibration

You must also have a calibrator of a known frequency and sound level. Calibrators should be compared to a lab standard periodically. Calibration must be performed before and after the monitoring period. Adjustments should be made if necessary.

Weather conditions

Measurements should not be made when noise from wind or precipitation results in a difference between the background sound level and noise source being measured that is less than 10 dBA. In practice, this means that wind speeds must be below 11 mph and rainy weather conditions should be avoided. Temperature and humidity should be within equipment specifications.

Background noise

As mentioned in the previous section, background noise is any ambient noise other than the noise to be measured, including wind, precipitation, traffic, etc. The difference between the sound level of the source being monitored and that of the background noise must be less than 10dBA. See page 11 for suggestions on how to correct for background noise.

Location of measurement

Properly choosing a monitoring location is an important consideration. Measurements should be made in the appropriate NAC, at the area of normal outdoor human activity nearest to the noise source. The monitoring location may not necessarily be at the property line; for instance, if the property of the complainant is large and residential outdoor activity is limited to a backyard patio (possibly such as on a farm).

Measurements must be made outdoors from at least three feet off of the ground (a tripod is helpful for this). Another important part of site selection is the consideration of errors caused by reflecting objects, such as a house or other large manmade or natural structures. Measurements should be made at least as far away from any large reflecting object as from the noise source being measured. If this is not possible, stay at least 30 feet from structures.

Documentation of measurement

A survey form must be completed containing date, time, location, noise source, wind speed/direction, temperature, humidity, equipment information (make, model, serial number), site sketch with the location of the noise source and measurement location (including appropriate distances), data and calibration information. A sample survey form can be found on page 16.

3.2 Noise Test Procedure 1: Measurement procedure for non-impulsive noise

The following test procedure has been approved by the Commissioner of the MPCA for the measurement of non-impulsive noise. The general procedures described above (3.1 General procedures) should be followed whether you are using the NTP-1 or NTP-2 procedures.

Instrumentation:

- Sound level meter and a microphone conforming to type 0, 1, 2, or S specifications under ANSI S1.4-1983
- Calibrator of known frequency and level
- Small screwdriver for sensitivity adjustment
- Microphone windscreen
- Noise survey form
- Tripod (optional)

Monitoring procedure:

Monitoring must be conducted for at least a one hour time period. Sound meter must use the "A" weighting and FAST response characteristics. Follow your manufacturer instructions to obtain the L_{10} and L_{50} results.

3.3 Noise Test Procedure 2: Manual measurement procedure for non-impulsive noise

The following test procedure has been approved by the Commissioner of the MPCA for the measurement of non-impulsive noise. The general procedures described above (3.1 General procedures) should be followed whether you are using the NTP-1 or NTP-2 procedures. The NTP-2 procedure is to be used with SLMs that cannot calculate noise statistics and only provide instantaneous readings.

Instrumentation:

- Sound level meter and a microphone conforming to type 0, 1, 2, or S specifications under ANSI S1.4-1983
- Calibrator of known frequency and level
- Small screwdriver for sensitivity adjustment
- Microphone windscreen
- Noise survey form
- Tripod (optional)

Manual monitoring procedure:

Using a hand-held SLM, take an instantaneous sound reading every 10 seconds and record on a data sheet. A partner is very helpful.

Continue taking sound readings for one hour, which will give you 360 individual readings. Figure 9 provides an example of a manual monitoring data sheet.

To determine the L_{10}, take the 36th loudest (10 percent of 360 = 36) individual sound reading by counting from the loudest to the quietest on the data sheet. For example, in Figure 9, the L_{10} = 63 and is the 36th **X** from the top of the sheet.

To determine the L_{50}, take the 180th loudest (50 percent of 360 = 180) individual sound reading. In Figure 9, the L_{50} = 57 and represents the 180th **X** from the top of the sheet.

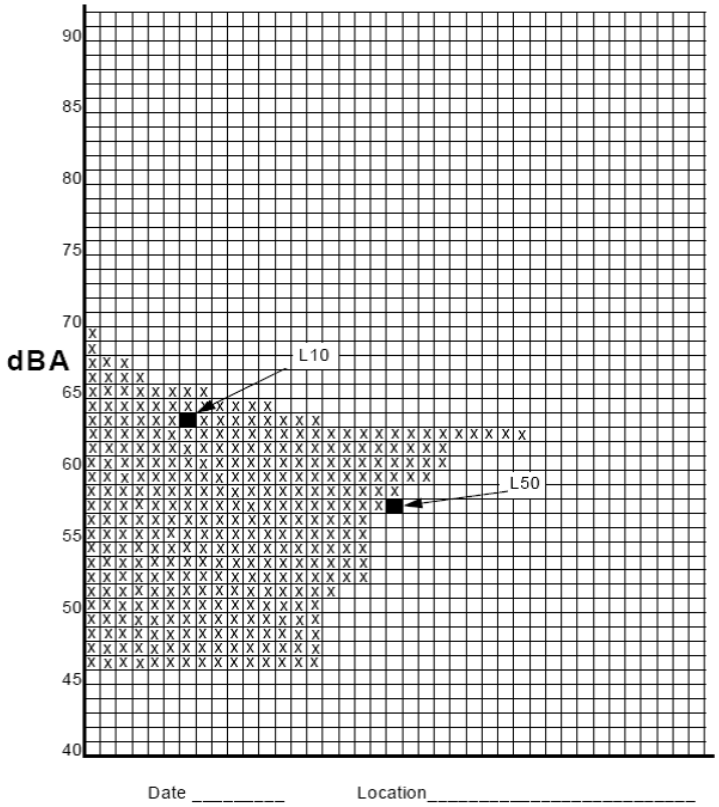
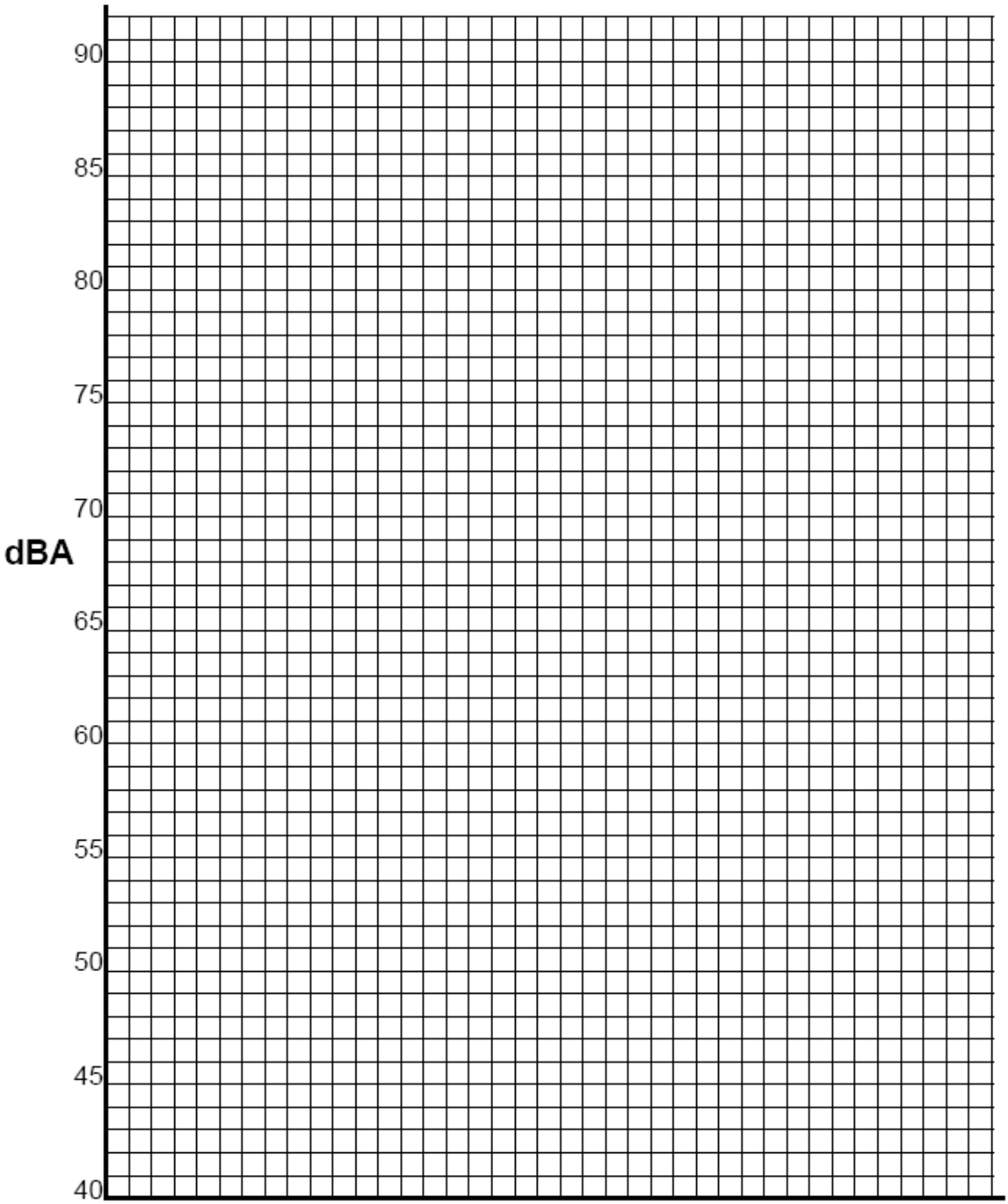


Figure 9. Example manual monitoring data sheet

Manual Monitoring Data Sheet



Date _____ Location_____

Noise survey

Investigator _____ Date _____

SLM Manufacturer and Model _____ Serial Number_____

Calibrator Manufacturer and Model _____

Calibrator Serial Number_____ Calibrator Frequency (Hz) _____

Initial Calibration (dBA) _____ Final Calibration (dBA) _____

Meteorological Conditions: Wind Speed _____ Direction _____ Temperature_____

Source _____

Monitor Location _____

Time Start _____ Time End _____

Results L_{10} _____dBA L_{50} _____dBA

Diagram *(Indicate noise source, receiver, microphone location, reflecting objects, obstructions, landmarks, and distances)*

4. Minnesota noise pollution statutes and rules

Minn. Stat. § 116.07 POWERS AND DUTIES.

Subdivision 1. **Generally.** In addition to any powers or duties otherwise prescribed by law and without limiting the same, the Pollution Control Agency shall have the powers and duties hereinafter specified.

Subd. 2. **Adoption of standards.** (c) The Pollution Control Agency shall also adopt standards describing the maximum levels of noise in terms of sound pressure level which may occur in the outdoor atmosphere, recognizing that due to variable factors no single standard of sound pressure is applicable to all areas of the state. Such standards shall give due consideration to such factors as the intensity of noises, the types of noises, the frequency with which noises recur, the time period for which noises continue, the times of day during which noises occur, and such other factors as could affect the extent to which noises may be injurious to human health or welfare, animal or plant life, or property, or could interfere unreasonably with the enjoyment of life or property. In adopting standards, the Pollution Control Agency shall give due recognition to the fact that the quantity or characteristics of noise or the duration of its presence in the outdoor atmosphere, which may cause noise pollution in one area of the state, may cause less or not cause any noise pollution in another area of the state, and it shall take into consideration in this connection such factors, including others which it may deem proper, as existing physical conditions, zoning classifications, topography, meteorological conditions and the fact that a standard which may be proper in an essentially residential area of the state, may not be proper as to a highly developed industrial area of the state. Such noise standards shall be premised upon scientific knowledge as well as effects based on technically substantiated criteria and commonly accepted practices. No local governing unit shall set standards describing the maximum levels of sound pressure which are more stringent than those set by the Pollution Control Agency.

Subd. 2a. **Exemptions from standards** No standards adopted by any state agency for limiting levels of noise in terms of sound pressure which may occur in the outdoor atmosphere shall apply to (1) segments of trunk highways constructed with federal interstate substitution money, provided that all reasonably available noise mitigation measures are employed to abate noise, (2) an existing or newly constructed segment of a highway, provided that all reasonably available noise mitigation measures, as approved by the commissioners of the Department of Transportation and Pollution Control Agency, are employed to abate noise, (3) except for the cities of Minneapolis and St. Paul, an existing or newly constructed segment of a road, street, or highway under the jurisdiction of a road authority of a town, statutory or home rule charter city, or county, except for roadways for which full control of access has been acquired, (4) skeet, trap or shooting sports clubs, or (5) motor vehicle race events conducted at a facility specifically designed for that purpose that was in operation on or before July 1, 1996. Nothing herein shall prohibit a local unit of government or a public corporation with the power to make rules for the government of its real property from regulating the location and operation of skeet, trap or shooting sports clubs, or motor vehicle race events conducted at a facility specifically designed for that purpose that was in operation on or before July 1, 1996.

Minn. Rules § 7030 NOISE POLLUTION CONTROL

7030.0010 INCORPORATION BY REFERENCE.

For the purpose of chapter 7030, American National Standards Institute, Specification for Sound Level Meters, S1.4-1983 is incorporated by reference. This publication is available from the American National Standards Institute, 1430 Broadway, New York, N.Y. 10018 and can be found at: the offices of the Minnesota Pollution Control Agency, 1935 West County Road B-2, Roseville, Minnesota 55113; the Government Documents Section, Room 409, Wilson Library, University of Minnesota, 309 19th Avenue South, Minneapolis, Minnesota 55454; and the State of Minnesota Law Library, 25 Rev. Dr. Martin Luther King Jr. Blvd., Saint Paul, Minnesota 55155. This document is not subject to frequent change.

The Federal Highway Administration publication, Sound Procedures for Measuring Highway Noise: Final Report, FHWA-DP-45-1R (August 1981) is incorporated by reference. This publication is available from the United States Department of Transportation, Federal Highway Administration, 1000 North Globe Road, Arlington, Virginia 22201 and can be found at: the offices of the Minnesota Pollution Control Agency, 1935 West County Road B-2, Roseville, Minnesota 55113; the Government Documents Section, Room 409, Wilson Library, University of Minnesota, 309 19th Avenue South, Minneapolis, Minnesota 55454; and the State of Minnesota Law Library, 25 Rev. Dr. Martin Luther King Jr. Blvd., Saint Paul, Minnesota 55155. This document is not subject to frequent change.

7030.0020 DEFINITIONS.

Subpart 1. Application. The terms used in this chapter have the meanings given them in this part.

Subp. 2. A-weighted. "A-weighted" means a specific weighting of the sound pressure level for the purpose of determining the human response to sound. The specific weighting characteristics and tolerances are those given in American National Standards Institute S1.4-1983, section 5.1.

Subp. 3. Daytime. "Daytime" means those hours from 7:00 a.m. to 10:00 p.m.

Subp. 4. dB(A). "dB(A)" means a unit of sound level expressed in decibels (dB) and A-weighted.

Subp. 5. Decibel. "Decibel" means a unit of sound pressure level, abbreviated as dB.

Subp. 6. Impulsive noise. "Impulsive noise" means either a single sound pressure peak (with either a rise time less than 200 milliseconds or total duration less than 200 milliseconds) or multiple sound pressure peaks (with either rise times less than 200 milliseconds or total duration less than 200 milliseconds) spaced at least by 200 millisecond pauses.

Subp. 7. L_{10}. "L_{10}" means the sound level, expressed in dB(A), which is exceeded ten percent of the time for a one hour survey, as measured by test procedures approved by the commissioner.

Subp. 8. L_{50}. "L_{50}" means the sound level, expressed in dB(A), which is exceeded 50 percent of the time for a one hour survey, as measured by test procedures approved by the commissioner.

Subp. 9. Municipality. "Municipality" means a county; a city; a town; a regional planning and development commission established under Minnesota Statutes, chapter 473; the metropolitan council; or other governmental subdivision of the state responsible by law for controlling or restricting land use within its jurisdiction.

Subp. 10. Nighttime. "Nighttime" means those hours from 10:00 p.m. to 7:00 a.m.

Subp. 11. Person. "Person" means any human being, any municipality or other governmental or political subdivision or other public department or agency, any public or private corporation, any partnership, firm, association, or other organization, any receiver, trustee, assignee, agency, legal entity, other than a court of law, or any legal representative of any of the foregoing, but does not include the agency.

Subp. 12. Sound pressure level. "Sound pressure level", in decibels, means 20 times the logarithm to the base 10 of the ratio of the pressure to the reference pressure. The reference pressure shall be 20 micronewtons per square meter.

7030.0030 NOISE CONTROL REQUIREMENT.

No person may violate the standards established in part 7030.0040, unless exempted by Minnesota Statutes, section 116.07, subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.

7030.0040 NOISE STANDARDS.

Subpart 1. Scope. These standards describe the limiting levels of sound established on the basis of present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the noise area classification (NAC) system established in part 7030.0050. However, these standards do not, by themselves, identify the limiting levels of impulsive noise needed for the preservation of public health and welfare. Noise standards in subpart 2 apply to all sources.

Subp. 2. Noise standards.

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

7030.0050 NOISE AREA CLASSIFICATION.

Subpart 1. Applicability. The noise area classification is based on the land use activity at the location of the receiver and determines the noise standards applicable to that land use activity unless an exception is applied under subpart 3.

Subp. 2. Noise area classifications. The noise area classifications and the activities included in each classification are listed below:

Noise Area Classification	Land Use Activities	
1	Household Units (includes farm houses)	Transient lodging
	Group quarters	Mobile home parks or courts
	Residential hotels	Other residential
	Cultural activities and nature exhibitions	Medical and other health services
	Correctional institutions	Educational services
	Religious activities	Motion picture production
	Entertainment assembly	Resorts and group camps
	Camping and picnicking areas (designated)	Other cultural, entertainment, and recreational activities.
2	Railroad terminals (passenger)	Bus passenger terminals (intercity)
	Railroad terminals (passenger and freight)	Bus passenger terminals (local)
	Rapid rail transit and street railway passenger terminals	Bus passenger terminals (intercity and local)
	Other motor vehicle transportation	Marine terminals (passenger)
	Airport and flying field terminals (passenger)	Marine terminals (passenger and freight)
	Airport and flying field terminals (passenger and freight)	Automobile parking
	Telegraph message centers	Transportation services and arrangements
	Wholesale trade	Retail trade -- apparel and accessories
	Retail trade -- building materials, hardware, and farm equipment	Retail trade -- automotive, marine craft, aircraft, and accessories
	Retail trade -- general merchandise	Retail trade -- furniture, home furnishings, and equipment
	Retail trade -- food	Retail trade -- eating and drinking
	Other retail trade	Finance, insurance, and real estate services

	Personal services	Repair services
	Business services	Legal services
	Other professional services	Contract construction services
	Governmental services (except correctional institutions)	Miscellaneous services (except religious activities)
	Public assembly (except entertainment assembly and race tracks)	Amusements (except fairgrounds and amusement parks)
	Recreational activities (except designated camping and picnicking areas)	Parks.
3	Food and kindred products -- manufacturing	Textile mill products -- manufacturing
	Apparel and other finished products made from fabrics, leather, and similar materials -- manufacturing	Lumber and wood products (except furniture) -- manufacturing
	Furniture and fixtures -- manufacturing	Printing, publishing, and allied industries
	Paper and allied products -- manufacturing	Chemicals and allied products -- manufacturing
	Petroleum refining and related industries	Primary metal industries
	Rubber and miscellaneous plastic products -- manufacturing	Stone, clay, and glass products -- manufacturing
	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks -- manufacturing	Railroad, rapid transit, and street railway transportation (except passenger terminals)
	Miscellaneous manufacturing (except motion picture production)	Fabricated metal products -- manufacturing
	Motor vehicle transportation (except passenger terminals)	Aircraft transportation (except passenger terminals)
	Marine craft transportation (except passenger and freight terminals)	Communication (except telegraph message centers)
	Highway and street right-of-way	Utilities
	Race tracks	
	Fairgrounds and amusement parks	Agricultural
	Agricultural and related activities	Fishing activities and related services
	Other transportation, communication, and utilities (except transportation services and arrangements)	Forestry activities and related services (including commercial forest land, timber production, and other related activities)
	All other activities not otherwise listed.	

4	Undeveloped and unused land area (excluding non-commercial forest development)	Non-commercial forest development
	Water areas	Vacant floor area
	Under construction	Other undeveloped land and water areas.

Subp. 3. Exceptions. The noise area classification for a land use may be changed in the following ways if the applicable conditions are met.

A. The daytime standards for noise area classification 1 shall be applied to noise area classification 1 during the nighttime if the land use activity does not include overnight lodging.

B. The standards for a building in a noise area classification 2 shall be applied to a building in a noise area classification 1 if the following conditions are met:

(1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);

(2) the building has year-round climate control; and

(3) the building has no areas or accommodations that are intended for outdoor activities

C. The standards for a building in a noise area classification 3 shall be applied to a building in a noise area classification 1 if the following conditions are met:

(1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 40 dB(A);

(2) the building has year-round climate control; and

(3) the building has no areas or accommodations that are intended for outdoor activities.

D. The standards for a building in a noise area classification 3 shall be applied to a building in a noise area classification 2 if the following conditions are met:

(1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);

(2) the building has year-round climate control; and

(3) the building has no areas or accommodations that are intended for outdoor activities.

7030.0060 MEASUREMENT METHODOLOGY.

Subpart 1. Measurement location. Measurement of sound must be made at or within the applicable NAC at the point of human activity which is nearest to the noise source. All measurements shall be made outdoors.

Subp. 2. Equipment specifications. All sound level measuring devices must meet Type O, I, II, or S specifications under American National Standards Institute S1.4-1983.

Subp. 3. Calibration. All sound level measuring devices must, at a minimum, be externally field calibrated before and after monitoring using a calibration device of known frequency and sound pressure level.

Subp. 4. Measurement procedures. The following procedures must be used to obtain representative sound level measurements:

A. Measurements must be made at least three feet off the ground or surface and away from natural or artificial structures which would prevent an accurate measurement.

B. Measurements must be made using the A-weighting and fast response characteristics of the sound measuring device as specified in American National Standards Institute S1.4-1983.

C. Measurements must not be made in sustained winds or in precipitation which results in a difference of less than ten decibels between the background noise level and the noise source being measured.

D. Measurements must be made using a microphone which is protected from ambient conditions which would prevent an accurate measurement.

Subp. 5. Data documentation. A summary sheet for all sound level measurements shall be completed and signed by the person making the measurements. At a minimum, the summary sheet shall include:

A. Date

B. Time

C. Location

D. Noise source

E. Wind speed and direction

F. Temperature

G. Humidity

H. Make, model, and serial number of measuring equipment

I. Field calibration results

J. Monitored levels

K. Site sketch indicating noise source, measurement location, directions, distances, and obstructions.

7030.0070 SOUND ATTENUATION MEASUREMENT METHODOLOGY.

Subpart 1. Purpose. Sound level measurements made for assessing sound attenuation as specified in part 7030.0050, subpart 3, item B, C, or D, shall be made according to the requirements of this part.

Subp. 2. Equipment. The equipment shall meet the requirements specified in part 7030.0060, subpart 2.

Subp. 3. Calibration. The equipment must meet the calibration requirements specified in part 7030.0060, subpart 3.

Subp. 4. Measurement procedure.

The measurement procedure described in FHWA-DP-45-1R, section 8 must be used for determination of the sound attenuation.

Subp. 5. Equivalent methods. Methods equivalent to those described in subpart 4 may be used provided they are approved by the commissioner of the Minnesota Pollution Control Agency. The commissioner shall approve an alternative method if the commissioner finds that the method will produce representative data and results which are as reliable as the methods specified in subpart 4.

7030.0080 VARIANCE.

If, upon written application of the responsible person, the agency finds that by reason of exceptional circumstances strict conformity with any provisions of any noise rule would cause undue hardship, would be unreasonable, impractical, or not feasible under the circumstances, the agency may permit a variance upon the conditions and within the time limitations as it may prescribe for the prevention, control, or abatement of noise pollution in harmony with the intent of the state and any applicable federal laws.

7030.1000 DEFINITION.

"Motor vehicle" means any self-propelled vehicle not operated exclusively upon railroad tracks and any vehicle propelled or drawn by a self-propelled vehicle and includes vehicles known as trackless trolleys which are propelled by electric power obtained from overhead trolley wires but not operated upon rails, except snowmobiles.

7030.1010 PROHIBITIONS.

Subpart 1. Operation of vehicle. No person shall operate either a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 at any time or under any condition of grade, load, acceleration, or deceleration in such a manner as to exceed the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner.

Subp. 2. Sale of vehicle. No person shall sell or offer for sale a new motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 which when maintained according to the manufacturer's specifications would exceed the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner.

Subp. 3. Modification of vehicle. No person shall modify a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 in a manner which will amplify or increase the noise emitted by the vehicle, above the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner. No person shall operate a motor vehicle so modified.

Subp. 4. Sale of parts. No person shall sell or offer for sale replacement or additional parts for a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 which when installed in the vehicle will amplify or increase the noise emitted by the vehicle, above the noise limits

contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner. No person shall operate a motor vehicle incorporating such parts.

7030.1020 SCOPE.

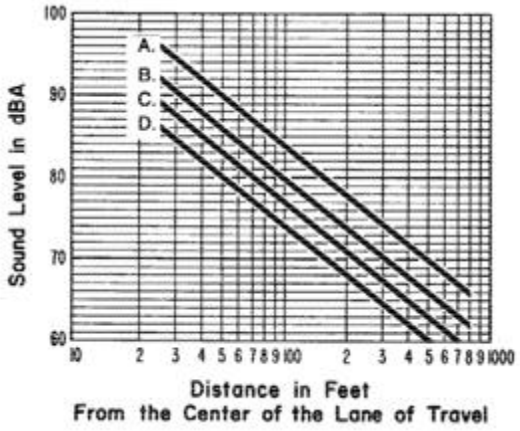
This chapter applies to the total noise from a vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 and shall not be construed as limiting or precluding the enforcement of any other provision of law relating to motor vehicle exhaust noise.

7030.1030 EXCEPTIONS.

Vehicles under parts 7030.1050 and 7030.1060 are allowed to exceed the noise limits contained herein when performing acceleration maneuvers for safety purposes.

7030.1040 NOISE LIMIT FOR VEHICLES OVER 10,000 POUNDS.

Motor vehicle noise limits for vehicles with a manufacturer's gross vehicle weight rating of more than 10,000 pounds and any combination of vehicles towed by such motor vehicle.



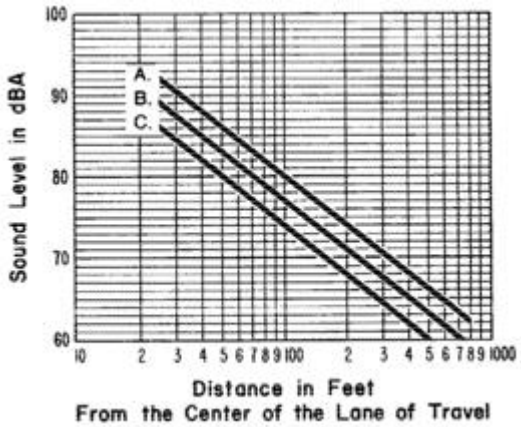
A. Speed limits greater than 35 mph.

B. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines). For stationary run-up tests on all-paved surfaces, add 2 dBA.

C. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines), for vehicles manufactured on or after January 1, 1978. For stationary run-up tests on all-paved surfaces, add 2 dBA.

D. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines), for vehicles manufactured on or after January 1, 1982. For stationary run-up tests on all-paved surfaces, add 2 dBA.

7030.1050 MOTOR VEHICLE NOISE LIMITS FOR MOTORCYCLES.



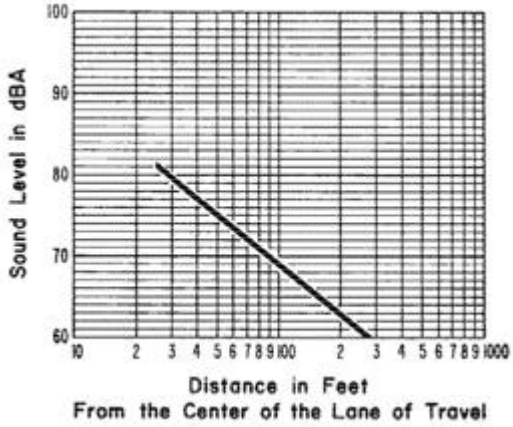
A. For vehicles manufactured before January 1, 1975.

B. Speed limits greater than 35 mph for vehicles manufactured on or after January 1, 1975.

C. Speed limits equal to or less than 35 mph for vehicles manufactured on or after January 1, 1975.

7030.1060 NOISE LIMITS FOR OTHER VEHICLES.

Motor vehicle noise limits for any other motor vehicle not included under parts 7030.1040 and 7030.1050 and any combination of vehicles towed by such motor vehicle.



Minn. Stat. § 86B WATERCRAFT OPERATION

86B.321 NOISE LIMITS.

Subdivision 1. **Operation in excess of noise limits prohibited.** A person may not operate a motorboat under any condition of load, acceleration, or deceleration in a manner that exceeds the noise limits contained in subdivision 2.

Subd. 2. **Noise limits.** (a) The noise limits for the total noise from the marine engine or motorboat may not exceed:

(1) for marine engines or motorboats manufactured before January 1, 1982, a noise level of 84 decibels on the A scale measured at a distance of 50 feet from the motorboat or equivalent noise levels at other distances as specified by the commissioner in a pass-by test or 86 decibels on the A scale measured at idle in a stationary test at least four feet above the water and at least four feet behind the transom of the motorboat being tested; and

(2) for marine engines or motorboats manufactured on or after January 1, 1982, a noise level of 82 decibels on the A scale measured at a distance of 50 feet from the motorboat or equivalent noise levels at other distances as specified by the commissioner in a pass-by test or 84 decibels on the A scale measured at idle in a stationary test at least four feet above the water and at least four feet behind the transom of the motorboat being tested.

(b) The noise limits in paragraph (a) do not preclude enforcement of other laws relating to motorboat noise. The officer or deputy doing the testing shall determine which test or tests shall be used. Failure to pass either the pass-by or stationary idle test is a violation of this section.

(c) Equivalent noise levels under paragraph (a) shall be specified by the commissioner by written order and published in the State Register. The noise level determinations are exempt from the rulemaking provisions of chapter 14 and section 14.386 does not apply.

Subd. 3. **Applicability.** The provisions of this section do not apply to motorboats operating under a permit issued under section 86B.121 or a United States Coast Guard marine event permit in a regatta or race while on trial runs or while on official trials for speed records during the time and in the designated area authorized by the permit.

86B.521 MOTORBOAT NOISE CONTROL.

Subdivision. 1. **Exhaust muffling system required.** A motor may not be used on a motorboat unless it is equipped with an efficient muffler, underwater exhaust, or other device that adequately muffles or suppresses the sound of the exhaust of the motor so as to prevent excessive or unusual noise. A motor may not be equipped with an altered muffler, muffler cutout, muffler bypass, or any other device designed or installed so that it can be used to continually or intermittently bypass any muffler or muffler system installed in the motorboat or to reduce or eliminate the effectiveness of such a muffler or muffler system.

Subd. 2. **Sale of motor that exceeds noise limits prohibited.**
A person may not sell or offer for sale a marine engine or motorboat that would exceed the noise limits contained in section 86B.321, subdivision 2, under a test procedure approved by the commissioner if the motor is maintained according to the manufacturer's specifications.

Subd. 3. **Modification of engine to exceed noise limits prohibited.** (a) A person may not modify a marine engine or motorboat in a manner that will amplify or increase the noise emitted by the marine engine or motorboat above the noise limits contained in section 86B.321, subdivision 2, under a test procedure approved by the commissioner.

(b) A person may not operate a motorboat with an engine modified to increase noise above the noise limits.

Subd. 4. **Sale of parts that cause excessive noise prohibited.** (a) A person may not sell or offer for sale replacement or additional parts for a marine engine or motorboat which when installed in the marine engine or motorboat will amplify or increase the noise emitted by the marine engine or motorboat above the noise limits contained in section 86B.321, subdivision 2, under a test procedure approved by the commissioner.

(b) A person may not operate a motorboat incorporating parts prohibited to be sold under paragraph (a).

Subd. 5. **Applicability.** The provisions of this section do not apply to motorboats operating under a permit issued under section 86B.121 or a United States Coast Guard marine event permit in a regatta, or race, while on trial runs, or while on official trials for speed records during the time and in the designated area authorized by the permit.

Subd. 6. **Rulemaking exemption.** The test procedures under subdivisions 2, 3, and 4 shall be established by written order by the commissioner and published in the State Register. The establishment of test procedures is exempt from the rulemaking provisions of chapter 14 and section 14.386 does not apply.

Minn. Stat. § 84.8 SNOWMOBILES

84.871 EQUIPMENT REQUIREMENTS.

Subdivision. 1. **Mufflers.** Except as provided in this section, every snowmobile shall be equipped at all times with a muffler in good working order which blends the exhaust noise into the overall snowmobile noise and is in constant operation to prevent excessive or unusual noise. The exhaust system shall not emit or produce a sharp popping or crackling sound. This section does not apply to organized races or similar competitive events held on (1) private lands, with the permission of the owner, lessee, or custodian of the land; (2) public lands and water under the jurisdiction of the commissioner of natural resources, with the commissioner's permission; or (3) other public lands, with the consent of the public agency owning the land. No person shall have for sale, sell, or offer for sale on any new snowmobile any muffler that fails to comply with the specifications required by the rules of the commissioner after the effective date of the rules.

6100.5700 REQUIRED EQUIPMENT.

Subp. 5. Mufflers. Mufflers:

A. No person shall operate a snowmobile unless it is equipped with a muffler as required by law and these rules, except that snowmobiles may be operated in organized events as authorized by Minnesota Statutes, section 84.871, without such a muffler.

B. No snowmobile manufactured on or after June 30, 1970, and before February 1, 1972, for sale in Minnesota, except snowmobiles designed for competition purposes only, shall be sold, or offered for sale, unless it is equipped with a muffler that limits engine noise to not more than 86 decibels on the A scale at 50 feet.

C. No snowmobile manufactured on or after February 1, 1972, for sale in Minnesota, except snowmobiles designed for competition purposes only, shall be sold, or offered for sale, unless it is equipped with a muffler that limits engine noise to not more than 82 decibels on the A scale at 50 feet.

D. No snowmobile manufactured on or after April 1, 1975, except a snowmobile designed for competition purposes only, shall be sold, offered for sale, or operated in Minnesota unless it is so equipped and has been certified by the manufacturer to conform to a sound level limitation of not more than 78 decibels on the A scale at 50 feet as originally equipped.

E. In certifying that a new snowmobile complies with the noise limitation requirements of this rule, a manufacturer shall make such a certification based on measurements made in accordance with the SAE Recommended Practice J192(a), as set forth in the Report of the Vehicle Sound Level Committee, as approved by the Society of Automotive Engineers September 1970 and revised November 1973.

F. No snowmobile shall be sold or offered for sale in Minnesota unless its maker has previously furnished the commissioner with a certificate of compliance certifying that all snowmobiles made by that maker meet or exceed the applicable noise level restrictions established by these rules. The certification of compliance shall be in the form of a "Snowmobile Safety Certification Committee" label conspicuously attached to the machine showing certification by the Snowmobile Safety and Certification Committee, Inc., or a label showing compliance with Snowmobile Safety Certification Committee standards accompanied by a letter containing test results of an evaluation of noise levels by a competent independent testing laboratory. Snowmobiles intended for competition purposes only shall be exempt from this part provided a separate placard identifying that such snowmobile is not so equipped is conspicuously and permanently affixed thereto.

G. Except for organized events as authorized by Minnesota Statutes, section 84.871, no snowmobile shall be modified by any person in any manner that shall amplify or otherwise increase total noise level above that emitted by the snowmobile as originally equipped, regardless of date of manufacture.

Minn. Stat. § 87A. SHOOTING RANGES

87A.05 NOISE STANDARDS.

Allowable noise levels for the operation of a shooting range are the levels determined by replacing the steady state noise L_{10} and L_{50} state standards for each period of time within each noise area's classification with a single Leq(h) standard for impulsive noise that is two dBA lower than that of the L_{10} level for steady state noise. The noise level shall be measured outside of the range property at the location of the receiver's activity according to Minnesota Rules, parts 7030.0010 to 7030.0080, as in effect on May 28, 2005. For purposes of this section, "Leq(h)" means the energy level that is equivalent to a steady state level that contains the same amount of sound energy as the time varying sound level for a 60-minute time period.

Minn. Rules § 6102, RECREATIONAL VEHICLES

6102.0002 DEFINITIONS.

Subpart 1. Scope. For the purposes of parts 6102.0002 to 6102.0080, the terms defined in this part have the meanings given them.

Subp. 2. ATV. "ATV" means an all-terrain vehicle.

Subp. 3. Commissioner. "Commissioner" means the commissioner of Natural Resources.

Subp. 4. Department. "Department" means the Department of Natural Resources.

Subp. 5. OHM. "OHM" means an off-highway motorcycle.

Subp. 6. ORV. "ORV" means an off-road vehicle.

Subp. 7. Vehicle. "Vehicle" means an OHM, ORV, or ATV.

6102.0040 REQUIRED EQUIPMENT.

Subp. 4. Mufflers.

A. No person shall operate a vehicle unless it is equipped with a muffler having a spark arrestor approved by the United States Forest Service as described by Code of Federal Regulations, title 36, chapter II, section 261.52, paragraph (j).

B. Vehicles shall not be sold, offered for sale, or operated in this state unless equipped so that overall noise emission does not exceed a sound level limitation of not more than 99 decibels on the A scale from a distance of 20 inches using test procedures and instrumentation as set forth in the Society of Automotive Engineers' Standard, SAE J1287, June 1988, or, if different procedures or instrumentation are used, a noise level equivalent to that level.

C. No noise suppressing system or muffler shall be equipped with a cutout, bypass, or similar device and no person shall modify or alter that system or its operation in any manner which will amplify or increase the noise emitted by the vehicle's motor to exceed the noise limits established in this subpart, except for organized events as authorized by Minnesota Statutes, sections 84.795, subdivision 7; 84.804, subdivision 5; and 84.928, subdivision 5.

PROPOSED PROCESS

Board Review

Step #1	Step #2	Step #3	Step #4	Step #5	Step #6
Pre-Design	Concept Stage Submission Comment taken, yet not a formal Public Hearing	Development Stage DCPUD Permit, DCPUD Rezoning & Preliminary Plat Applications Public Hearing Draft - Site Improvement Plan Agreement (S.I.P.A)	Final Stage DCPUD Permit, Final Plat Applications Final - Site Improvement Plan Agreement (S.I.P.A)	Site Plan Application	Building & Site Development Permits

CITY OF Monticello

* *Process information and submittals are draft for discussion and subject to City Attorney comment*

Tax Valuation & Revenue Projection | Sample Data Center Project

Tax base generation and overall tax base stabilization and diversification have been cited by the City as considerations for further evaluating data center land uses within the community.

The following is a tax estimation and revenue example for a projected 3 million square foot data center project.

The example illustrates the estimated impact for a sample single-family residential, commercial, and multi-family residential project. The example also illustrates the estimated impact and revenue from the development project itself.

It is important to note that estimation example is based on the following assumptions:

- Based on a 2025 tax capacity rate
- Valuation of $85/square foot, which is an estimate based on other industrial warehousing facilities in the area

CITY OF Monticello

City Taxes

Levy	$14,117,000	$14,117,000	
Tax Capacity	$37,445,040	$42,544,290	13.6%
Tax Capacity Rate	37.701%	33.182%	-12.0%
Data Center Sq. Ft.		3,000,000	
Price/Sq. Ft.		$85	
Total Valuation		$255,000,000	
Class Rate - First $150,000		1.5%	
Class Rate - Over $150,001		2.0%	
Taxable Market Value		$5,099,250	

Residential	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 400,000	$ 400,000	$ -	0.0%
Homestead Exclusion	$ 10,550	$ 10,550	$ -	---
Taxable Market Value	$ 389,450	$ 389,450	$ -	0.0%
Res. Homestead < $500k	1.0%	1.0%		
Res. Homestead > $500k	1.25%	1.25%		
Tax Capacity	$ 3,895	$ 3,895	$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	$ 1,468	$ 1,292	**$ (176)**	**-12.0%**

Commercial	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	0.0%
Taxable Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Total Tax Capacity	$ 76,130	$ 76,130	$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	$ 28,701	$ 25,261	**$ (3,440)**	**-12.0%**

Apartments	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	$ 61,354	$ 61,354	$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	$ 23,130.72	$ 20,358.33	**$ (2,772)**	**-12.0%**

Data Center	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Tax Capacity	$ -	$ 5,099,250	$ 5,099,250	#DIV/0!
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	$ -	$ 1,692,028	**$ 1,692,028**	**NA**

County Taxes

Levy	$100,422,479	$100,422,479	
Tax Capacity	$282,377,471	$287,476,721	1.8%
Tax Capacity Rate	35.563%	34.932%	-1.8%
Data Center Sq. Ft.		3,000,000	
Price/Sq. Ft.		$85	
Total Valuation		$255,000,000	
Class Rate - First $150,000		1.5%	
Class Rate - Over $150,001		2.0%	
Taxable Market Value		$5,099,250	

Residential	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 400,000	$ 400,000	$ -	0.0%
Homestead Exclusion	$ 10,550	$ 10,550	$ -	---
Taxable Market Value	$ 389,450	$ 389,450	$ -	0.0%
Res. Homestead < $500k	1.0%	1.0%		
Res. Homestead > $500k	1.25%	1.25%		
Tax Capacity	$ 3,895	$ 3,895	$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	$ 1,385	$ 1,360	**$ (25)**	**-1.8%**

Commercial	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	0.0%
Taxable Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Total Tax Capacity	$ 76,130	$ 76,130	$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	$ 27,074	$ 26,594	**$ (480)**	**-1.8%**

Apartments	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	$ 61,354	$ 61,354	$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	$ 21,819.36	$ 21,432.33	**$ (387)**	**-1.8%**

Data Center	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Tax Capacity	$ -	$ 5,099,250	$ 5,099,250	#DIV/0!
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	$ -	$ 1,781,290	**$ 1,781,290**	**NA**

School District Taxes

Levy	$14,394,955	$14,394,955	
Tax Capacity	$105,596,779	$110,696,029	4.8%
Tax Capacity Rate	13.632%	13.004%	-4.6%
Data Center Sq. Ft.		3,000,000	
Price/Sq. Ft.		$85	
Total Valuation		$255,000,000	
Class Rate - First $150,000		1.5%	
Class Rate - Over $150,001		2.0%	
Taxable Market Value		$5,099,250	

Residential	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 400,000	$ 400,000	$ -	0.0%
Homestead Exclusion	$ 10,550	$ 10,550	$ -	---
Taxable Market Value	$ 389,450	$ 389,450	$ -	0.0%
Res. Homestead < $500k	1.0%	1.0%		
Res. Homestead > $500k	1.25%	1.25%		
Tax Capacity	$ 3,895	$ 3,895	$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	$ 531	$ 506	**$ (24)**	**-4.6%**

Commercial	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	0.0%
Taxable Market Value	$ 3,844,000	$ 3,844,000	$ -	0.0%
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Total Tax Capacity	$ 76,130	$ 76,130	$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	$ 10,378	$ 9,900	**$ (478)**	**-4.6%**

Apartments	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ 4,908,300	$ 4,908,300	$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	$ 61,354	$ 61,354	$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	$ 8,363.74	$ 7,978.47	**$ (385)**	**-4.6%**

Data Center	2025 Tax Year	2025 Tax Year	Change	%
Estimated Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Homestead Exclusion	$ -	$ -	$ -	---
Taxable Market Value	$ -	$ 255,000,000	$ 255,000,000	#DIV/0!
Commercial Class Rate:				
First $150,000	1.5%	1.5%		
Over $150,000	2.0%	2.0%		
Tax Capacity	$ -	$ 5,099,250	$ 5,099,250	#DIV/0!
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	$ -	$ 663,108	**$ 663,108**	**NA**

Minnesota Session Laws – 2025, 1st Special Session
Chapter 12 – H.F. No. 16
https://www.revisor.mn.gov/laws/2025/1/Session+Law/Chapter/12/

- Sections 1-2, 5-6 establishes is the policy of this state that inquiries related to the permitting of a data center are also referred to the Minnesota Business First Stop Program administered by the Department of Employment and Economic Development and that commissioners of Natural Resources; Pollution Control Agency; Health and the executive director of the Board of Water and Soil Resources must take reasonable steps to ensure that agency permitting staff are aware of this policy and have the resources to efficiently refer those inquiries to Minnesota Business First Stop.

- Sections 3-4 establishes preapplication evaluation and permit conditions of large water appropriation projects for data center in which proposed consumptive use exceeds 100,000,000 gallons per year and which requires a permit amendment or a new individual permit, the Department of Natural Resources may request additional information for this evaluation process.

- Sections 7-8 defines data centers as a facility that is designed to have a load of 100 megawatts or more and whose primary purpose is the storage, management, and processing of digital data via the interconnection and operation of information technology and network telecommunications equipment, including all related facilities and infrastructure for backup electricity generation, power distribution, environmental control, cooling, and security.

- Sections 9-10 provides the Minnesota Public Utilities Commission the ability to establish by order the definition and appropriate characteristics of a very large customer class or subclass for each public utility providing electric service; may approve, modify or reject a tariff or electric service agreement proposed between a public utility and a very large customer establishing the terms and conditions under which the utility will provide electric service to the customer. Also, the Minnesota Public Utilities Commission shall require each public utility to offer a clean energy and capacity tariff for commercial and industrial customers.

- Sections 11-14; 17-18 makes technical changes to Minn. Stat. 216B.1691; 216B.2402; 216B.241; 297A.68; 297A.75 to add "qualified large-scale data center". In Minn. Stat. 297A.68 also adds the laborers and mechanics performing work to construct or refurbish qualified large-scale data centers must be paid the prevailing wage rate for the work

- Section 15 amends Minn. Stat. 216B.241, subdivision 2a to order Department of Commerce to deposit money transferred from the fee on qualified large-scale data centers established in section 216B.72 in the state treasury and credit it to the account. Money transferred from the fee on qualified large-scale data centers is appropriated to the Commerce Department to conduct energy conservation, weatherization, and associated activities allowed under sections 216B.2403 and 216B.241, and the rules applicable to those sections.

  Commerce Department may spend money appropriated under this paragraph anywhere in the state, but only on low-income programs and as the result of a request for proposals process administered by the Commerce Department.

- Section 16 establishes qualified large-scale data center fee in which Commerce Department must collect an annual fee from the qualified large-scale data center, on a schedule prescribed by the commissioner and deposited in the energy and conservation account established in section 216B.241, subdivision 2a.

  The fee is based on the qualified large-scale data center's peak demand the utility arranges to serve reflecting the qualified large-scale data center's peak demand forecast provided to the utility. The fee data collected under this section must be treated as nonpublic data.

From: Shannon Bye
To: Angela Schumann
Subject: curious
Date: Wednesday, October 15, 2025 9:52:24 AM

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in the planning process is the council considering hyperscale, edge, cloud provider etc., criteria individually under the current considerations? Obsolescence by site varies greatly, some are @ just 5 yr windows from construction plans

From: Development Services
To: Angela Schumann
Subject: FW: Oct 7th workshop
Date: Monday, November 3, 2025 11:15:32 AM

Comment in the Development Services inbox.

From: lisa Keenan [redacted]
Sent: Sunday, November 2, 2025 11:34 AM
To: Development Services <Community.Development@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: Oct 7th workshop

Hello,

I attended the Oct 7 joint workshop and was just reviewing the meeting minutes. I am glad there is talk of a larger set back for residential than what was originally included, I believe 300-350' is still too small. As one of the commission members mentioned at an earlier meeting, we who live by this development property didn't choose this, the possibility of a data center there didn't exist when we bought our home. Why not 500' or more from residential?

The noise pollution from a data center is very concerning. I see the MPCA regulation are based on one hour monitoring period and the noise level cannot exceed the limit for more than 6 minutes out of every hour. Good to hear talk of a lower limit than what the MPCA lists. Not only is the continuous noise a concern but in speaking with people who work at data centers most have stated there are security gates that beep when opening and closing. The noise from the gate would most likely not be breaking the rules as it would not be more than 6 minutes an hour. However, imagine living next to it and hearing the beeping in the middle of the night, night after night. That would be quite disruptive to residents' sleep when it's beeping in the middle of the night as workers come and go. This would tie in with the question of if the parking lot should be allowed outside of the setback area? Definitely not, parking and the gate should be behind the set back area. Perhaps there are gates that don't beep, however I believe they all beep as a warning system that it's moving.

I don't see anything in the ordinance regarding when generators could be tested, how long and time of day? Is that something that should be in the ordinance?

Last I would like to address water. While the quantity of water data centers use varies greatly, they are generally huge consumers. In addition to that I am concerned for all of us who have wells near the proposed site. I have read multiple articles and watched videos where residents' wells were affected by the construction of the data center. Either from the amount of earth moved or specific processes used during construction. I feel the ordinance should specify they cannot drill wells, nor can they "de-water" the property. While I realize the DNR has multiple regulations in place, I don't see how it could hurt to have additional stipulations. Will there be any type of financial safeguard put in place for those of us who have wells? Realistically, no giant tech company is going to take responsibility for our wells being tainted should that happen, they will find someone to state it has nothing to do with them. Obviously the average citizen doesn't have the means to fight them and make them take responsibility. Please see the attached videos.

I Live Next To Amazon's Largest Data Center. They're Stealing Our Water

I Live 400 Yards From Mark Zuckerberg's Massive Data Center

One for your reading pleasure. Food for thought on the financial side of data centers. https://futurism.com/future-society/ai-data-centers-finances

Thank you for your time,
Lisa Keenan

From:	lisa Keenan
To:	Angela Schumann; Development Services; Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson
Subject:	Fwd: Watch "Science of data center noise | VERIFY" on YouTube
Date:	Thursday, November 6, 2025 9:31:40 AM

Hello,

Could you please share this email with the planning commission (I couldn't find the individual email addresses on the city website) and any other decision makers I inadvertently missed? Below are links to two videos, one from Business Insider which is long but contains a lot of good information. The secrecy and the fact the tech companies can just claim "trade secret" and then not disclose information is concerning.

The other video talks about how the noise from data centers is different from other noise such as traffic or an airport. Even at a lower decibel it can have negative health effects. Something to keep in mind as you set decibel limits. One might venture to say data centers simply do not belong on property next to a residential area, even with set backs and noise limits.

https://youtu.be/t-8TDOFqkQA?si=N_6bYzyhqhUEM7bf

https://youtu.be/JflFFqbZ1X8?si=16MyvTRLT9Zt5DfH

Thank you for your time,
Lisa Keenan

Dear Ms. Schumann,

As a property owner in Becker, I write this letter to urge your support of data center development in our community.

I believe this would bring high paying jobs and substantial increases to the local tax base. This would be helpful for our local school funding and other services.

A data center would be a long-term economically stable development with minimal burden to our local residents.

Thank you for your leadership.

Best,

Maxx S.

From: lisa Keenan
To: Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson; Development Services
Subject: Meeting request
Date: Friday, November 14, 2025 10:55:31 AM

Hello Mr. Mayor, Planning Commision Members and City Council,

I am requesting a meeting or meetings with you all to discuss the proposed data centers and the ordinance. A retired tech industry expert, Prescott Balch, has been in contact with me. You can check out his profile on Linkedin to see his credentials. He resides in WI but is willing to participate in a discussion or discussions via phone. I am happy to meet with you all at once, in small groups or one on one and Prescott would join us via phone.

I firmly believe we can't do this without external help. Data Centers are new to all of us and the tech industry is ever changing. We have all spent months researching, however this definitely still falls under the category of "you don't know what you don't know". It's too big and unrecoverable if it turns out to be a mistake. A tech expert can help us all to fully understand the risks and rewards and then you all make an informed decision.

I am available to meet any time after 4pm during the week and have availability on the weekends if that works better. Please reach out to me and let me know if you are willing to meet. If you are willing please also provide your availability.

I look forward to hearing from you.

Thank you for your time,

Lisa Keenan
[redacted]

NOTICE TO THE CITY OF MONTICELLO

To the Monticello City Council and City Administration:

We, the residents of the City of Monticello, submit this notice to formally express that we are human beings, community members, taxpayers, and stakeholders who deserve to be heard, respected, and taken seriously in all matters that impact our city and our quality of life.

We hereby state that the community has raised clear objections to the proposed data center project. The continued advancement of this project against the will of a significant portion of Monticello's citizens demonstrates a failure to acknowledge legitimate concerns regarding environmental impact, energy use, safety, infrastructure strain, and the long-term character of our community.

If the City continues to disregard the voices and concerns of its citizens:
1. Monticello risks substantial revenue loss as residents may choose to relocate, which will reduce the city's tax base and diminish community stability.
2. Failure to take corrective action and to engage transparently and respectfully with residents will result in appropriate escalation.

Accordingly, if the City of Monticello does not take meaningful action — specifically, by reassessing and abandoning the current data center project — I will be suing to ensure that the rights and interests of Monticello residents are protected.

This notice is issued in good faith and in the interest of preserving the health, safety, and long-term wellbeing of our community.

Respectfully,
Theodore Roberts
[redacted]

_____
City Representative Signature

From: Ted
To: Kip Christianson; Tracy Hinz; Lee Martie; Charlotte Gabler; Angela Schumann
Subject: Question about non-disclosure agreements
Date: Wednesday, September 3, 2025 12:03:34 PM

Hello all,

My name is Theodore Keith, I live in Monticello township. I have concerns about the data center and the rezoning that is in discussion currently.

I think I remember in the recent meetings on it that y'all mentioned you signed non-disclosure agreements with a company that is interested in that land to build a data center.

Is this correct that one or all of you signed non-disclosure agreements?

Thank you for your time,

Theodore Keith.

From: Charlotte Gabler
To: Harlan Hamson; Rachel Leonard; Angela Schumann
Subject: Re: Data Center
Date: Tuesday, November 18, 2025 12:20:26 PM

Good Afternoon-

Thank you for your email. I have included City Administrator Rachel Leonard and Community Develop Director Angela Schummann.

I appreciate the feedback. No formal applications have been submitted at this time. Yes, interested parties have expressed interest out in the Otter Creek Industrial Park (near Bertram) as well as the 500 +/- acres south of town. At last check those property owners have agreements with the potential developer of Frattalone (but have not closed the deals). Those parcels are also still in the township/the orderly annexation area which requires a process that takes time too if wanting to become in the city limits. We are also in the process of an AUAR which reviews environmental items, we're reviewing infrasture, as well as Xcel has to review (which can take up to 18 months) with the developer if their system can take a large user like a data center.

At the last workshop, the draft ordinance was reviewed https://www.monticellomn.gov/AgendaCenter/ViewFile/Item/1420?fileID=24121 and once adjusted again, will be going to the Planning Commission Dec 2nd for Public Hearing. If you have questions there is an open house again on Thursday Nov 20th 3:30-6pm.

No NDA's have been signed as that would violate the MN statute relating to public data. Public utility rates are set by the Public Utilities Commission at the state level. Xcel submits their request to them and they are the determiners whether or not Xcels request is approved.

I do hope this helps answer a few questions. A lot of information is needed before anything could move forward and we are doing our diligence.

Thank you,
Charlotte

On Nov 18, 2025, at 12:08 PM, Harlan Hamson [redacted] wrote:

Please keep the Data

Center out of Monticello.

From:	Charlotte Gabler
To:	Mike Beck
Cc:	Angela Schumann; Rachel Leonard
Subject:	Re: Data Centers
Date:	Friday, November 21, 2025 11:07:51 AM
Attachments:	stpp-data-centers-2025.pdf

Good Morning-

Thank your the email. I have included on this message City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the information and will be reading through.

Thank you,
Charlotte

On Nov 21, 2025, at 10:59 AM, Mike Beck [redacted] wrote:

Mayor Hilgart and members of the Monticello City Council,

With due respect we urge you to not even consider any data center in or even near the City of Monticello. The impact of any gain in tax revenue will not be even close to negative impact to the Monticello and its residents.

Look at the University of Michigan study from July of this year. It is attached. Even if you do not wish to read the entire document, read page three.

Individuals and corporations are shopping to find gullible cities to offer them tax incentives that do not return the promised economic benefits do not deliver on their promises.

Any data center will lower the quality of life for the residents of Monticello.

Respectfully,

Rebecca and Michael Beck

780 Acorn Circle

Monticello, Minnesota 55362

FORD SCHOOL
SCIENCE, TECHNOLOGY,
AND PUBLIC POLICY
UNIVERSITY OF MICHIGAN

WHAT HAPPENS WHEN DATA CENTERS COME TO TOWN?

Terry Nguyen

BA Public Policy

Ben Green

Assistant Professor, School of Information and Gerald R. Ford School of Public Policy

Partner: Michigan Environmental Justice Coalition

Introduction

The rapid growth of data centers, with their enormous energy and water demands, necessitates targeted policy interventions to mitigate environmental impacts and protect local communities. To address these issues, states with existing data center tax breaks should adopt sustainable growth policies for data centers, mandating energy audits, strict performance standards, and renewable energy integration, while also requiring transparency in energy usage reporting. "Renewable energy additionality" clauses should ensure data centers contribute to new renewable capacity rather than relying on existing resources. If these measures prove insufficient, states should consider repealing tax breaks to slow unsustainable data center growth. States without tax breaks should avoid such incentives altogether while simultaneously implementing mandatory reporting requirements to hold data centers accountable for their environmental impact. Broader measures should include protecting local tax revenues for schools, regulating utility rate hikes to prevent cost-shifting to consumers, and aligning data center energy demands with state climate goals to avoid prolonging reliance on fossil fuels.

Key Findings

Increased Utility Rates: Data centers increase local electric utility rates by driving up overall energy demand, which can strain grid capacity and force utilities to invest in costly infrastructure upgrades. These costs are passed on to residents through higher rates. Data centers have also secured long-term power agreements, which reduce the available supply and push prices up for other consumers.

High Resource Consumption: A single data center can consume up to 2 megawatt hours of power—equivalent to the power used by 2,000 homes—and millions of gallons of water annually for cooling, straining local resources and infrastructure.

Ineffective Tax Incentives: Tax breaks for data centers do not deliver the promised economic benefits, such as high-paying jobs, and they reduce local tax revenues, while shifting financial burdens onto communities and schools.

Climate and Energy Challenges: Data centers' massive energy demands are prolonging the operation of fossil fuel plants and undermining state renewable energy goals, as seen in states like Michigan, Virginia, and Nebraska.

Resource Efficiency Trade-Off: While advanced cooling methods like liquid immersion and direct-to-chip cooling offer energy efficiency improvements, current technologies force a trade-off between energy and water efficiency, limiting sustainable solutions.

Policy Solutions: To mitigate data centers' environmental impacts and align their growth with sustainability goals, policymakers should adopt model laws like the German Energy Efficiency Act, add requirements for new renewable energy, and enforce transparency through mandatory reporting.

Background: Data Centers and the Environment

What is a data center?

A data center is a specialized facility designed to house and manage an organization's IT infrastructure, including servers, storage systems, networking equipment, and other hardware essential for processing, storing, and distributing vast amounts of data. These facilities serve as the backbone of modern digital services, enabling everything from cloud computing and online transactions to streaming platforms and artificial intelligence (AI) applications. Data center designs incorporate advanced cooling systems, backup power, and in-house cybersecurity measures to ensure efficiency, reliability, and security. As data centers continue to grow in scale and complexity, their energy use and environmental footprint are also expanding.

Why are data centers growing so rapidly?

Data centers are growing rapidly due to the exponential increase in data generation and consumption occurring across industries. The proliferation of cloud computing, internet of things (IoT) devices, artificial intelligence, and big data analytics has created an insatiable demand for storage, processing power, and connectivity. AI has largely driven increases in data center electricity demands as advanced machine learning models require massive computational power for training and inference. One estimate suggests that a prompt on ChatGPT requires 10 times more energy than a traditional Google search.[1] Businesses and consumers rely on seamless and instantaneous access to online services, streaming platforms, and real-time applications, necessitating server infrastructure to support these needs. Additionally, the shift to remote work and hybrid models during the COVID-19 pandemic further accelerated the reliance on cloud-based solutions, pushing data center expansion.

Photo credit: andrei310 - stock.adobe.com

Why do data centers consume water for cooling?

For higher-density data centers, liquid cooling is required to maintain performance requirements. Data centers generate heat primarily due to the electrical energy consumed by servers, storage systems, and networking equipment. When electricity powers these components, a significant portion is converted into heat due to resistance in circuits, semiconductor switching losses, and other inefficiencies. High-performance computing tasks, such as AI training, cloud computing, and large-scale data processing, further intensify heat generation because they demand continuous, heavy workloads.

If this heat is not removed, rising temperatures lead to hardware malfunctions, reduced efficiency, and even permanent damage. Water cooling is often used because it absorbs heat more effectively than air thanks to water's high specific heat capacity (ability to store thermal energy) and thermal conductivity (ability to transfer heat). Twenty-two percent of data

center facilities use water-based cooling systems to absorb and dissipate heat more efficiently than air alone.[2] Systems like chilled water loops, liquid immersion cooling, or evaporative cooling circulate water to capture and carry away heat and maintain safe operating temperatures while improving energy efficiency compared to air-based methods.

How much water and electricity do data centers use?

Data centers are rapidly growing consumers of electricity and water, driven by their energy-intensive operations and cooling requirements. On average, a single data center can consume up to 2 megawatt hours (MWh) of electricity, which is roughly the equivalent power consumption of a small town. Data centers consumed more than 4% of U.S.

Photo credit: creativenature.nl - stock.adobe.com

electricity in 2023, with estimates suggesting that this consumption could rise to 12% by 2028.[3] This massive electricity demand is matched by equally staggering water consumption, as cooling these power-hungry facilities requires vast amounts of water—some individual data centers use hundreds of millions of gallons annually, dwarfing the usage of entire communities the data centers are within. Most facilities use over 10 million gallons (38 million liters) of water per year.[4] Google's Council Bluffs data center in Iowa uses around 980 million gallons (3709 million liters) of water per year, which is equivalent to the annual water usage of over 4 million homes.[5]

How does data center cooling work?

Data center cooling relies on six main technologies to manage heat dissipation and maintain optimal performance.

1. Water-cooled systems are water-intensive but energy-efficient.[6] Chilled water cooling systems use a refrigeration cycle to cool air via chilled coils.
2. Air-cooled systems rely on fans and compressors, consuming more electricity but less water, while Direct Expansion (DX) cooling uses refrigerant to absorb heat directly from the air, making it suitable for smaller data centers.
3. Computer Room Air Handlers (CRAHs) circulate chilled water and air in separate loops, offering efficient temperature and humidity control for larger spaces.
4. Emerging technologies like liquid immersion cooling and direct-to-chip liquid cooling use dielectric fluids to cool components directly, enabling higher power densities and energy savings but requiring specialized equipment.

While these cooling technologies each offer distinct trade-offs between water and energy use, the fundamental challenge remains. Data centers must prioritize either water efficiency or energy efficiency, as existing systems cannot yet optimize both simultaneously. Data center cooling can be optimized for either energy efficiency or water efficiency, but with current cooling technology, achieving both is not possible.

Photo credit: Sepia - stock.adobe.com

The impossibility of an environmentally friendly data center

Data centers cannot fully operate on renewable energy alone. Renewable energy sources like solar and wind are inconsistent and cannot meet the uptime (time during which a machine, especially a computer, is in operation) requirements of data centers. Tier 1 data centers require 99.671% uptime while Tier 4s demand 99.995%. These factors make it impossible for data centers to depend solely on renewables without compromising reliability.

As demand for cloud computing and AI-driven technologies accelerates, data centers are being constructed at a rapid pace, often in areas where existing power infrastructure is insufficient to meet their enormous energy needs. **To ease concerns about environmental impact, data center operators frequently pledge that their facilities will eventually run on clean energy, including next-generation nuclear sources such as small modular reactors (SMRs). However, these SMRs remain largely theoretical, with no commercially viable models yet in operation.**[7] In the interim, companies claim they will rely on fossil fuels as a temporary "bridge" until greener solutions become available. Yet in practice, this transition is often delayed or abandoned altogether, resulting in the direct commissioning of new fossil fuel power plants to keep these facilities online.

This gap between promise and reality underscores the fundamental contradiction in labeling data centers as "environmentally friendly." Battery storage is essential for balancing the intermittent nature of renewable energy generation, but batteries rapidly degrade and are reliant on rare minerals like lithium, nickel, cobalt, manganese, lead, and copper. These minerals are already in short supply due to high demand from the electric vehicle industry. Data centers will also always have an environmental footprint through material resource consumption, water usage, and electricity demands. This makes it unfeasible for them to be completely environmentally friendly.

The Effects on Local Communities

Data centers do not bring in high-paying tech jobs

Data centers do not bring high-paying tech jobs to local communities because they operate as infrastructure projects rather than traditional job-creating businesses. Although the construction of data centers can create many jobs, those are short-lived. Once data centers are built, they require relatively few employees since the facilities primarily house computers and servers.[8] The jobs that data centers do create locally are typically low-wage, term-limited, non-technical positions such as security, maintenance, and janitorial work. These roles are often filled by contractors rather than full-time employees, meaning they lack union protections, benefits, and job security. As a result, these positions tend to be short-term and do not contribute to sustained economic growth or long-term career opportunities for local residents.

Subsidies intended to encourage job creation result in corporate benefits without local hiring. For example, tax breaks for data centers in Washington State were intended to create jobs in rural areas but primarily benefited large corporations like Microsoft.[9] Since the inception of the incentives, more than $300 million in tax revenue has been forgone—money that would otherwise have supported public services such as education, emergency services, and infrastructure. In exchange, the data centers have created few jobs and have required limited staffing for operations. In Quincy, a small town that hosts several large data centers, the local fire department is so underfunded that it struggles to retain personnel and replace outdated equipment—even as Microsoft and other tech giants operate multimillion-dollar facilities nearby. In some cases, the cost to taxpayers for each job created can exceed $1 million. Furthermore, the state has little oversight or enforcement mechanisms to ensure that the tech companies deliver on promised benefits. Despite initial legislative goals to boost local employment and economic vitality, the reality is that taxpayers are heavily subsidizing wealthy corporations with minimal transparency or accountability regarding the actual economic impact.

Photo credit: timofeev - stock.adobe.com

Data center tax breaks only benefit corporations

Data center companies locate sites based on electricity prices, land availability, and climate conditions. Although tax breaks are often justified as a way for communities to attract data centers, these policies do not affect data center location decisions. As an executive responsible for Microsoft's North American data centers stated in 2024, "I can't think of a site selection or placement decision that was decided on a set of tax incentives."[10]

A new data center in Genesee County, Alabama, could reduce revenues to schools and the local government by $1.7 million each year.[11] Developers are seeking a

minimum $167 million in tax breaks for the creation of 200 jobs, or $838,000 per job. These figures far exceed reasonable benchmarks for economic development incentives, making it unlikely that taxpayers will ever see a return on investment. These subsidies would come on top of approximately $100 million in state funding already spent on preparing the STAMP (Science and Technology Advanced Manufacturing Park) site, making the per-job cost difficult to justify. The high subsidies for STAMP would serve only to boost corporate profits rather than provide meaningful economic benefits to the local community.

Reduced tax revenue for independent school districts

In the case of Switch's data center in Michigan, the company sought exemptions from property taxes that funded school districts. This move directly reduced the revenue streams for Caledonia Community Schools and Kent Intermediate School District, resulting in a prolonged legal dispute.[12]

In Michigan, tax breaks for data centers exempt them from paying personal property taxes, including on machinery and computers, some of the most valuable assets in their operations.[13] While they may still pay real property taxes on land and buildings, the overall tax contribution to schools is significantly diminished. This loss of revenue means less funding for educational programs, teacher salaries, and facility improvements, directly impacting the quality of education for students. These tax incentives have shifted the financial burden onto residents and other businesses, who must make up for the lost revenue through higher taxes and reduced public services. Michigan lawmakers initially considered legislation that would have required school districts to reimburse the company for taxes already paid, further straining school finances.

Photo credit: Monkey Business - stock.adobe.com

Higher energy rates for consumers

When data centers are built, they raise utility rates for nearby communities. **As demand surges, utility companies often pass the costs of infrastructure upgrades and increased energy procurement onto residents and small businesses through higher rates.**[14]

Many communities, especially in rural or suburban areas, do not realize the connection until their monthly bills spike. Companies and legislatures also withhold information about the electricity and water use of data centers, preventing consumers from realizing that increased utility costs are often associated with the arrival of energy-intensive facilities. By keeping usage data confidential or vaguely reported, corporations and policymakers avoid public scrutiny, even as these facilities strain local resources. Without clear disclosures, residents remain unaware of how much water is diverted for cooling systems or how much electricity is consumed—information that could help communities

push for fairer cost distribution or sustainable practices.

This lack of accountability allows data center operators to expand rapidly while shifting the financial and environmental burdens onto utility customers. As a result, many residents must pay higher bills without understanding the cause, leaving them unable to advocate for better regulations or compensation.[15] The financial strain caused by data centers most severely impacts lower-income households, whose utility bills represent a disproportionate share of their income, exacerbating economic inequality in the region.

Photo credit: agnormark - stock.adobe.com

While communities face higher bills, data centers frequently negotiate lower rates through bulk Power Purchasing Agreements (PPAs) with investor-owned utility companies.[16] These agreements allow data centers to operate at reduced costs despite their massive energy consumption, further shifting the financial burden onto local households and businesses. In August 2024, Meta signed two long-term PPAs with German power producer RWE for a combined 374 megawatt production in Illinois and Louisiana.[17] Despite solar PPA prices holding steady, energy prices for residential consumers have increased by 20.7% in Clark County, Illinois, and 39.0% in Laffite, Louisiana.[18] Data centers and utility companies frequently collaborate to lobby state regulators for rate increases, exacerbating the disparity. In Michigan, DTE and Switch have spent over $2 million lobbying the state house, senate, and Public Service Commission to raise electric rates; residential electricity rates have increased by 25% since the construction of the Switch data center in 2017 and are now 17% higher than the national average.[19] This figure has yet to include the additional $217.4 million rate hike approved by the Michigan Public Service Commission this year.[20] This dynamic leaves communities bearing the brunt of higher utility prices without reaping the economic benefits promised by data center development.

Data Centers Keep Fossil Fuel Plants Open

The rapidly growing energy demands of data centers have forced states to delay the retirement of coal and gas plants and even consider building new fossil fuel facilities.

Michigan

Data centers undermine Michigan's climate plan by increasing electricity demand to a level that justifies keeping fossil fuel plants online. The state's climate law includes an "offramp" provision, allowing fossil fuel generation to continue if renewable energy capacity is insufficient.[21] As artificial intelligence and cloud computing drive higher energy consumption, utilities like Consumers Energy have warned that meeting renewable portfolio standards may become more challenging. Similar data centers have derailed climate goals in other states.[22]

Photo credit: Parilov - stock.adobe.com

Virginia

Data centers have prolonged the use of coal and led to new natural gas proposals in Virginia.[23] PJM Interconnection announced that Virginia's coal power plants will continue operating to meet electricity requirements of data centers while waiting for renewable energy infrastructure to catch up. This situation is especially acute in Virginia, which hosts about half of all U.S. data centers and faces projected power demand increases of 85% over the next 15 years.[24] While renewable energy projects, like the Sumitomo Corp's 1.5 gigawatt solar and battery initiative are being developed, the immediate power requirements are so substantial that coal plants in West Virginia and Maryland are being kept operational well beyond their planned retirement dates.[25] PJM Interconnection has proposed a $5.9 billion project to build new transmission lines that would deliver electricity across multiple states to Virginia.[26] The transmission network would transport power from several West Virginia coal plants that are scheduled to shut down.

Nebraska

The 644-MW North Omaha Station coal plant, originally scheduled to close in 2023, will now remain active until at least 2026 due to increased power needs from nearby data centers.[27] Meta's facility alone consumes nearly as much power as the entire North Omaha station produces, while Google's data center in Papillon is an even larger power consumer. The problem is compounded by local resistance to renewable energy projects and regulatory hurdles slowing the transition to natural gas. Meanwhile, state officials have actively courted these tech companies with special electricity rates.

Utah

Lawmakers in Utah have cited the power demands of data centers as justification for extending the life of the Intermountain Power Project coal plant.[28] This trend is part of a broader strategy where tech companies are

repurposing coal sites to power data centers, attracted by their existing infrastructure including power lines, water access, and workforce availability.

Georgia

Georgia Power, facing power shortages by 2025 due to increasing data center development, has arranged to purchase 750 MW of electricity from Mississippi Power's Plant Daniel, which was originally scheduled to retire its coal units in 2027.[29] This arrangement will extend the life of inefficient 50-year-old coal-burning facilities for an additional 5–10 years.

Washington

Since the state's hydropower capacity is reaching its limits, counties are increasingly forced to rely on energy from the open market, where utilities buy electricity from a mix of carbon-emitting energy sources to meet the growing demand. In Grant County, Washington, data centers now account for nearly 40% of the county's total electricity demand, equivalent to the power used by 190,000 households.[30] To meet this demand, utilities have been forced to rely on "unspecified" power sources, which include fossil fuels like natural gas, purchased from the open market. This shift has reduced the share of renewable energy in the state's power mix, despite Washington's ambitious clean energy goals. The finite capacity of hydropower, combined with the rapid growth of data centers, has created a situation where utilities must either risk blackouts or continue to depend on fossil fuels to meet energy needs.

Indiana

Indiana's House Bill 1007 will keep coal and gas plants running while subsidizing small nuclear reactors to guarantee the power supply for AI data centers.[31] The bill creates financial incentives for SMR (Small Modular Reactors) development through tax credits funded by energy generation cost savings brought about by keeping fossil fuel plants online. Additional provisions will keep fossil fuel plants open for even longer, even when they are economically or environmentally unviable, by requiring regulatory reviews before any major retirements. If regulators determine that retiring a plant would threaten grid reliability, utilities will be barred from shutting it down and allowed to pass the full cost of continued operation onto consumers through rate hikes. At the same time, the bill encourages utilities to fast-track new generation projects to meet surging demand from data centers. These investments will further drive up electricity prices as the costs of construction, subsidies, and guaranteed returns for utilities are recovered from ratepayers. By prioritizing uninterrupted power for large corporate consumers over a managed transition to cleaner energy, the bill locks Indiana into higher electric rates and prolonged dependence on fossil fuels, leaving households and small businesses to bear the financial burden.

Michigan recently passed a data center tax exemption bill; what is in it?

Public Act 207 of 2024 grants tax exemptions for data center equipment purchases for brownfield sites (sites that are previously developed properties that are abandoned, underutilized, or contaminated due to past industrial or commercial activities) until 2050 or 2065.[32] These exemptions apply to both the construction and operational phases of data centers. To qualify, facilities must meet certain criteria, including capital investment of at least $250 million and creating at least 30 jobs that pay 150% of the region's median wage.

Photo credit: New Africa - stock.adobe.com

The tax breaks will reduce state revenue, raise utility prices for local communities, and create minimal employment benefits for a niche industry with limited job creation potential. AI data centers typically have lifespans of around 15-20 years.[33] A tax exemption for qualifying data centers until 2050 is expected to completely exempt these facilities from all construction and operating taxes throughout their life cycle.

The increased demand for resources by data centers strains local grids, which leads utilities to invest in infrastructure upgrades while passing the costs to consumers through higher rates. Some data centers negotiate special rates or exemptions, creating a situation where other customers, including households, bear the cost of maintaining the grid's stability.

In Grand Rapids, a data center is already contributing to higher utility prices for residents. Since the construction of the Switch data center in 2015, the city has announced its 10th consecutive year of water supply rate increases for households, averaging an increase of 3.438% annually, a 49% greater increase than the statewide average during the same period.[34] Meanwhile, Switch has secured a 22-site, 200-megawatt, tax-exempt utility deal with Consumers Energy with plans to expand further starting January 2025.[35] The construction of the data center has enabled DigitalBridge, the parent company of Switch, to exploit the favorable regulatory environment while shifting the costs to residential consumers.

Policy Recommendations For States With Existing Tax Breaks

There are currently no state or federal laws that directly restrict or deter the construction of data centers. Over a dozen states have implemented tax break laws specifically designed to incentivize their development. The rapid expansion of data centers has also placed a strain on local utility and grid infrastructure. In all states with data center tax breaks, households who share utility and grid infrastructures with data centers have been pushed toward relying more on non-renewable energy sources and have experienced higher electricity rates.[36]

States with existing tax breaks for data centers should consider adopting elements from the model laws described below. The strongest of these laws is the German Energy Efficiency Act.

Photo credit: Thongsuk - stock.adobe.com

California SB 57: Data center tariffs

California's Ratepayer and Technological Innovation Protection Act would impose specific requirements on data centers to align with California's climate and grid reliability goals. By July 1, 2026, data centers would need to operate under a special tariff system designed to ensure they do not shift costs to other ratepayers. Data centers would also be required to enter into 12-year binding contracts to cover transmission and distribution costs, with provisions for exit fees and insurance bonds to mitigate financial risks if they cease operations or underutilize energy. They would need to prepay for necessary grid infrastructure upgrades in exchange for expedited interconnection, with potential reimbursement over time. By January 1, 2030, 100% of electricity delivered to data centers would need to come from zero-carbon resources, without increasing emissions elsewhere in the western grid. The bill would define data centers as large-scale energy consumers which house servers and related equipment for data processing, storage, and distribution.[37]

California SB 222: Data center energy usage reporting and modeling

California's SB 222 would mandate that data centers estimate and report the total energy used for developing "covered models" (AI models requiring significant computing power) to developers upon contract termination or request. Developers would be required to publish this energy usage data on their websites before commercial use or third-party availability. The bill would also require data center operators to annually report energy consumption and performance data to the California Energy Commission, including metrics on total energy use, efficiency, renewable energy usage, and energy used for AI development. The commission would set energy efficiency standards for data centers, prioritizing cost-effectiveness, technological feasibility, and alignment with California's greenhouse gas reduction targets, while requiring new or significantly altered data centers to incorporate load-management and demand response capabilities.[38]

Virginia SB1234: Prohibiting data center costs from being passed on to customers

Virginia's SB1234 would establish a provision to regulate how costs associated with the construction or extension of electric distribution infrastructure for data centers are handled. The bill stipulates that no costs related to building or expanding such infrastructure can be allocated to or recovered from any other utility customer. This includes expenses for land acquisition tied to the infrastructure. This means that the financial responsibility for these costs must fall entirely on the data center or the entity benefiting from the infrastructure and cannot be passed on to other customers through their utility rates or charges. The provision aims to ensure that other customers are not burdened with the costs of infrastructure projects that primarily serve data centers.[39]

Virginia HB2578: Retail sales and use tax for data centers

HB 2578 would expand eligibility requirements for their existing sales and use tax exemption by mandating that data centers purchase a certain percentage of their annual electric load from clean energy resources and demonstrate sufficient investment in energy efficiency measures that provide system-wide benefits. It would also require that backup generators meet specific emissions standards. It would require the Commission on Electric Utility Regulation to examine the cost and feasibility of data centers using non-diesel-fired, onsite backup and primary generation and report their findings to the General Assembly. The Department of Energy would be tasked with identifying opportunities for the beneficial use of data center waste heat, creating an interactive map of data centers and potential heat users, developing a strategic plan to accelerate heat reuse, designating an employee to lead these efforts, and convening a stakeholder group to prepare a report for the General Assembly.[40]

Photo credit: jeson - stock.adobe.com

The German Energy Efficiency Act

The German Energy Efficiency Act (Energieeffizienzgesetz, or EEffG) establishes a sustainable growth model for data centers. It mandates energy audits, performance standards, renewable energy use, and public reporting to drive sustainability and efficiency while supporting national energy transition goals. One major requirement is that large data centers must conduct regular energy audits to identify opportunities for reducing energy consumption and improving efficiency. The Act also mandates that data centers meet specific energy performance standards, encouraging the adoption of advanced cooling technologies, server virtualization, and other energy-saving measures. Operators of data centers are incentivized to use renewable energy sources, either through on-site generation or procurement from certified green energy providers. The Act further promotes transparency by requiring data centers to publicly report their energy usage and efficiency metrics. These provisions ensure that data centers contribute to Germany's broader energy transition

goals by minimizing their environmental impact while maintaining operational efficiency.[41]

Recommendation: Adopt the German Energy Efficiency Act model

States with existing data center tax breaks should adopt the German Energy Act model to most effectively deter the rapid expansion of data center construction. The act prioritizes the integration of renewable energy sources and imposes strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy. U.S. states that adopt similar provisions would require data centers benefiting from tax incentives to meet high energy efficiency benchmarks, invest in on-site renewable energy systems, and contribute to grid modernization efforts. This would not only mitigate the negative impacts on ratepayers but also ensure that data center growth aligns with broader climate and sustainability goals through renewable energy portfolio requirements.

One Step Further: Require new renewable energy production

To prevent the increased use of fossil fuels resulting from data center construction and operation, a policy should be implemented requiring data centers to produce or procure 100% of their energy from renewable sources. This mandate would ensure that data centers do not contribute to rising demand for non-renewable energy. To address the risk of data centers' monopolizing renewable energy supplies and shifting consumers onto fossil fuel-based grids, the policy should include a "renewable energy additionality" clause. This clause would require data centers to generate new renewable energy capacity (e.g., by building on-site solar farms or funding new wind projects) rather than relying on existing renewable infrastructure. This approach ensures that data centers expand the overall supply of renewable energy rather than competing with consumers for limited resources. The policy should also include provisions for grid modernization and energy storage investments to stabilize renewable energy availability and prevent price spikes that could disproportionately affect consumers. By prioritizing both renewable energy procurement and expansion, this policy would support data center growth while safeguarding consumer access to clean energy.

If all else fails, repeal

If all other measures to manage the environmental and infrastructural impacts of data center growth prove ineffective, states retain the option to repeal tax breaks for future data center construction. Although repealing tax breaks would not encourage data center operators to prioritize sustainability, it would eliminate a policy that benefits companies at the expense of communities.

Policy Recommendation For States Without Data Center Tax Breaks

Do not enact data center tax breaks

For states that have not passed data center tax breaks, the most simple policy recommendation is to avoid implementing such incentives in the first place. Legislators should refrain from passing laws that grant tax breaks to data centers, as these incentives often fail to deliver promised economic benefits and impose significant costs on state and local budgets. Despite claims of job creation, data centers typically generate few permanent positions relative to the scale of public subsidy they receive. The high energy consumption and environmental impact of data centers can strain local infrastructure and undermine climate goals. Redirecting public resources toward initiatives with more substantial and equitable economic returns, such as education, workforce development, or renewable energy, offers a more responsible and effective use of taxpayer dollars.

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From: Ben Gaisford
To: Charlotte Gabler
Cc: Angela Schumann; Rachel Leonard
Subject: Re: NO data center
Date: Friday, November 14, 2025 11:24:43 AM

Thank you for your response, Charlotte. I've always liked you and I'm sorry to lump you in. You always have so much important and relevant information and context.

That said, I still feel like a public vote is more appropriate to determine if this is right for our area. Unincorporated or not, it still affects residents of the city proper. Even the environmental review is stepping over the line in my view.

I hope the city takes this into consideration.

Thanks,
Ben

On Fri, Nov 14, 2025 at 11:04 AM Charlotte Gabler <Charlotte.Gabler@monticellomn.gov> wrote:

> Good Morning Ben-
>
> Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.
>
> I appreciate the feedback. No formal applications have been submitted at this time. Yes, interested parties have expressed interest out in the Otter Creek Industrial Park (near Bertram) as well as the 500 +/- acres south of town. At last check those property owners have agreements with the potential developer of Frattalone (but have not closed the deals). Those parcels are also still in the township/the orderly annexation area which requires a process that takes time too if wanting to become in the city limits. We are also in the process of an AUAR which reviews environmental items, we're reviewing infrasture, as well as Xcel has to review (which can take up to 18 months) with the developer if their system can take a large user like a data center.
>
> At the last workshop, the draft ordinance was reviewed https://www.monticellomn.gov/AgendaCenter/ViewFile/Item/1420?fileID=24121 and once adjusted again, will be going to the Planning Commission Dec 2nd for Public Hearing. If you have questions there is an open house again on Thursday Nov 20th 3:30-6pm.
>
> No NDA's have been signed as that would violate the MN statute relating to public data. Public utility rates are set by the Public Utilities Commission at the state level. Xcel submits their request to them and they are the determiners whether or not Xcels request is approved.
>
> I do hope this helps answer a few questions. A lot of information is needed before anything could move forward and we are doing our diligence.
>
> Thank you,

Charlotte

From: Ben Gaisford [redacted]
Sent: Thursday, November 13, 2025 7:42 PM
To: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: NO data center

You people need to stop acting unilaterally to push this data center. Nobody wants it. It's been made clear and you are not listening to us. It should be up to us. If you really think we need it, hold a public vote and stop acting like the city council is the only opinion that matters. I don't want to hear any crap about how it's all just procedural or just for zoning. You know damn well it won't stop there because none of you are stopping it.

STOP THE DATA CENTER!

Data center will bring in no benefit and hardly any jobs to this area and will only take away from our resources. They're going to take our electricity, our water, our peace, and leave us with huge ugly eyesore buildings. I don't give a crap about some tax revenue you claim it brings. That doesn't do anything for us.

STOP IGNORING THE CITIZENS!

It's obvious you don't care about what us citizens want. You want to help yourselves. What are you getting out of this that the rest of us aren't? Kickbacks? Is that it? I remember the city abusing their authority and hiring

contractors because they were related to somebody. You probably thought that was buried but I remember. I remember the piss poor work they did because they didn't care. Because they knew they didn't have to do good work to get a contract with this city. I have no reason to believe you aren't still doing that. Prove me wrong by holding a PUBLIC VOTE! Unless of course you're scared of missing out on whatever they're sliding into your pockets.

STOP FAVORING CORPORATIONS OVER WHAT REGULAR PEOPLE WANT!

From: Derrick Zychowski
To: Angela Schumann
Subject: Re: Public Comment - Data Center Consideration
Date: Wednesday, September 3, 2025 12:07:54 PM
Attachments: image001.png

Yep I will be there. I appreciate all the time and effort the staff has put into this. I've never attended a meeting before, we have always trusted the elected officials and city staff to do what's best for the residents of Monticello. This one just seems to important to not get involved. It could have long lasting impact on the residents and really the only benefit I've heard is the tax revenue but no one has really tied that back to the benefit to the residents or quantified the number other than to say tax base. Will that be talked about at the workshop? Are we able to attend that? I think that's what people want to hear Angela is how does this benefit the residents. I've been to both hearings and I yet to hear anyone talk about any benefits. I admit I don't totally understand the process but at some point people want to know how it would benefit the community. I again I appreciate the time and effort all involved all put into this we want to trust you are doing what's best for Monticello.

On Wed, Sep 3, 2025, 8:54 AM Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:

> No worries at all. We greatly appreciate all of the feedback we've received.
>
> If you were able to watch or attend the meeting, you will note that action was tabled on the ordinance. We will be holding a joint workshop with the Planning Commission and City Council to walk through the ordinance in detail, including how the ordinance addresses comments and/or could be further revised to address comments and questions.
>
> Notice of the meeting will be posted here: Public Hearings / Meeting Notices | Monticello, MN
>
> Don't hesitate to call or email with any questions.
>
> **Angela Schumann**
>
> *Community Development Director*
>
> **Development Services**
>
> 763-271-3224
>
> 505 Walnut St, Suite 1, Monticello, MN 55362
>
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From: Derrick Zychowski [redacted]
Sent: Tuesday, September 2, 2025 9:15 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Re: Public Comment - Data Center Consideration

I see my comment was posted tonight just wanted to pass along my apologies again to you and your staff for the typo.

On Wed, Aug 20, 2025, 10:46 AM Derrick Zychowski [redacted] wrote:

> Apologies the last line should read benefit the residents of Monticello.
>
> On Wed, Aug 20, 2025, 12:26 AM Derrick Zychowski [redacted] wrote:
>
> > Thank your for your response. You are welcome to use my comments in the document. I know the meeting tonight was to establish guidelines in the event that someone was interested in building a data center in Monticello. It sounded like we had someone inquire about building one on the proposed site. I attended the majority of the meeting but had to leave before it was over for a prior commitment. What are the next steps in the process? I know there is another meeting 9/2. Who makes the final decision on weather we have the right zoning rules? When is that decision made? The only benefit I heard about the potential data center was it would increase the tax base. Isn't there other ways to increase the tax base without putting the residents of Monticello at risk? It didn't sound like many residents that attended the meeting had any interest in a data center at the proposed site. Do you have any thoughts on how it would be [redacted] the residents of Monticello?
> >
> > On Tue, Aug 19, 2025, 4:47 PM Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:
> >
> > > Thank you for emailing your comments related to the consideration of data center development in the community.
> > >
> > > Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft

ordinance for the August 19th, 2025 item can be found here.

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

Angela Schumann

Community Development Director

Development Services

763-271-3224

505 Walnut St, Suite 1, Monticello, MN 55362

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From: Charlotte Gabler
To: Joe Kraft
Cc: Rachel Leonard; Angela Schumann
Subject: Re: Request for the City to Oppose Data Center Development in Monticello
Date: Monday, November 24, 2025 9:19:47 AM

Good Morning Joe-

Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the feedback relating to data centers. The City definitely has a lot to review to make sure we understand how decisions relating to this particular type user would affect the community. I appreciate the reminder on smart growth as well.

Thank you!
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Joe Kraft [redacted]
Sent: Monday, November 24, 2025 8:37 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Request for the City to Oppose Data Center Development in Monticello

Council Member Gabler,

I'm writing today because I strongly believe a data center would place an unsustainable burden on Monticello's resources while offering very little benefit to our residents. Modern data centers are among the highest-consumption industrial buildings in the country. The average large data center uses between 80–130 megawatts of electricity, which is as much power as 60,000–100,000 homes. Even smaller facilities commonly draw 10–30 megawatts, still equal to thousands of households. For water, a single data center can consume 3–5 million gallons per day during peak cooling periods. To put that into perspective, that's the same daily water use as an entire small city. Many communities nationwide have already reported

groundwater stress and rising utility costs directly linked to data-center cooling demands.

Despite this enormous strain on power and water infrastructure, data centers create very few long-term local jobs—usually 30–50 full-time employees once construction is complete. At the same time, cities are often left to fund costly upgrades for substations, transmission lines, water capacity, road access, and emergency services. Many data-center operators also seek tax breaks, meaning Monticello could give up significant revenue while taking on long-term utility and infrastructural risk. Other cities have seen increases in noise pollution from constant industrial fan systems, spikes in carbon emissions from backup-generator testing, and a negative impact on nearby residential property values.

Monticello has always prioritized smart growth and development that strengthens our community. A data center would tie up massive amounts of electricity and water that could otherwise support homes, local businesses, and future growth—while giving very little back. I respectfully ask the council to oppose any data-center proposals and instead focus on projects that provide true economic value, protect our environment, and preserve the quality of life that makes Monticello such a great place to live.

Thank you for your time

Joe

WHY WOULD YOU WANT A DATA CENTER IN MONTI?

When it causes, pollution, drains the area of water and electricity, makes constant noise, creates trash when machines breakdown, and God only knows what else.

I grew up in this town, it was beautiful! But now its nothings but apartments, traffic, noise, and businesses we don't really want.

If this Data Center goes through, ***I will move.*** I cannot be a part of a town that would allow this.

Kathy Tapiz
[redacted]
Monticello, MN 55362

Kathy Tapiz

Angela Schumann

From: [redacted]
Sent: Monday, December 1, 2025 2:01 PM
To: Angela Schumann
Cc: [redacted]
Subject: Comments to DCPUD Ordinance Draft
Attachments: Monticello DCPUD Ordinance Considerations.docx; DCPUD Comment Summary.docx

Dear Mr. Mayor, Council Members, Planning Commissioners and City Staff,

On behalf of Monticello Tech, I we would like to share our gratitude to all of you and commend you on your thoroughness and professionalism throughout this process. We appreciate the time and energy you have put into crafting this ordinance to regulate development while protecting City interests.

Monticello Tech has been interested in developing a data center project and been working with City staff since the summer of 2024. During this time, we have attended open houses, City initiated workshops, Planning Commission meetings and City Council meetings. In addition, we have heard directly from many area residents and local businesses. We have listened closely to the concerns as you all have as well. As a result of this process, we would like to offer the following comments. The comments are shaped after listening to feedback as well as speaking with industry experts in the data center space, including but not limited to electrical engineers, civil engineers, environmental engineers, data center experts, Minnesota Department of Natural Resources and others.

As it relates to the DCPUD ordinance specifically, we wanted to highlight a number of things within the draft ordinance that we are supportive of and also a handful of comments that are intended to incorporate both public feedback as well industry expertise. The rework of the initial draft has incorporated many of the concerns we have heard but do believe some subtle modifications may be needed. Increased setbacks, additional screening and noise monitoring are now part of the draft ordinance. We are in support of those ideas and appreciate those concerns being addressed after listening to public comment. We have put together an overview chart as well as a summary of suggestions for your review. We thank you for your consideration of our comments.

Sincerely,

Luke Appert

Luke Appert
Executive Director
Brokerage Services

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Item	Concern	Suggestion
Floor Area Ratio	Calculation of DCPUD Floor Area Ratio	Accessory buildings/uses (i.e. substation(s) and mechanical yards) directly used by primary data center buildings to be included in FAR calculation.
Floor Area Ratio	Maintaining a .25 ratio during each phase	Ensure the .25 ratio is for the full site development, not for each individual phase. For example, if it is a 10 building campus, 1 building will likely not meet the FAR if the entire property is several hundred acres.
Setbacks/screening	No significant concern, consider revision of qualifying language for screening of perimeter fencing	Either omit/reduce 100% opacity screening requirement for perimeter security fence (if within 200' of property line) or only require 100% opacity screening if fencing is less than 200' from property line.
Building Height	Rooftop Equipment	No concern with the 50 foot height of building but it is likely that equipment such as antennas may be needed in excess of 65 feet.
SIPA	SIPA Sequencing	Move SIPA hearing and finalization to after rezoning approval, when more information is available specific to infrastructure improvements. City and Applicant will negotiate details of what is included in SIPA as design progresses after rezoning is approved.
Noise Monitoring	How to monitor	Create an escrow with the City for annual monitoring by a third party. It is not practical to have continuous monitoring.
Public Substation/Switching Station	Not specific to the developer	The public utility substation/switching station will be owned by power utility and platted as a separate lot, out of the developers control. Privately owned substations will be subject to setback and screening requirements of this chapter.

Development Phases	Sequencing	We suggest modification to what is included in each development stage. We are not disagreeing with what is being required but believe things should be reordered.
Landscaping/Buffering /Screening	No significant concern, except as noted above for fencing	Consider rewording "sodding" to "sod, seed, or approved equal" to allow for alternative means of establishing grass. Additionally, consideration for allowing rock mulch in mechanical yards where not visible to adjacent property(s) or public rights-of-way.
Revoking DCPUD Approvals	City may not revoke rezoning approval based on time for performance, for a privately owned parcel(s)	If the owner of the land is the City, the City may require stipulations for time for performance.
Offsite Wetland and Survey	Requirement of topographic survey and wetland delineation	Developer is not required to delineate wetlands or provide survey within 200' of property boundary, unless there are proposed offsite impacts to these areas. Industry standard is ~25' of survey beyond property boundary (pending accessibility) and offsite wetlands are not typically delineated as part of proposed project application.

DCPUD Ordinance Suggestions and Considerations

Primary Concerns

- Public substation exempt from requirements in PUD. If needed, subject to zoning ordinance.
    - Commentary: *it is common public substations are not subject to these strict standards (setbacks, screening, lot coverage, etc.). It's also common that this would be a separate lot owned by the utility company and does not need to be zoned DCPUD to be a permitted use.*
    - Occurs in several instances throughout document.
    - Recommended approach/language:
        - *Public utility substations are exempt from the district performance requirements and standards of this chapter.*

- City to provide noise monitoring, not a typical developer responsibility for noise monitoring after construction is complete.
    - Section: 'District Performance Standards', part (i).
    - Recommended approach/language:
        - *Noise monitoring shall be conducted at least twice per year by the City, or by an environmental professional hired by the City. Property owner shall provide to City an escrow equivalent to 5 years of sound monitoring and testing. Property owner shall replenish escrow account on a yearly basis.*

- DCFAR shall include accessory buildings and uses (i.e. mechanical yards) in the FAR calculation.
    - Section: 'Definitions'
    - Recommend approach/language:
        - *The floor area ratio for a data center facility shall be defined as the ratio obtained by dividing the total gross floor area of the principal data center building(s) and accessory buildings and uses (i.e. mechanical equipment yards, utility substations, etc.) by the total gross land area of the proposed Data Center Planned Unit Development…*

- Wetlands excluded from increased setback requirements.
    - Section 'District Performance Standards' Table X-X.
    - Recommended approach/language:
        - Remove "Delineated Wetland" from 3rd column.
        - *Setbacks from delineated wetlands per City and or MN DNR requirements.*

- DCPUD not held to meeting FAR for each phase of development (if based on entirety of property area).
    - Section: 'District Performance Standards', part d.
    - Recommended approach/language:
        - Remove or revise sentence "*At no time shall any individual developed phase of the DCPUD be constructed at an FAR of less than 25%*". Development can agree to a .25 ratio but it is likely that the first phase will grade a larger area and may not meet the .25 ratio on the onset of the development.

- Wetland delineation not required beyond boundary of project impacts.
    - Section: 'DCPUD Concept Stage Submission Review', part (h)
    - Recommended approach/language:
        - *Delineation and functional assessment of wetland and/or watercourses over the DCPUD property dated within the last* five years, *provided the wetlands or watercourses have not been substantially modified.*
            - Wetland delineations are valid for 5 years in Minnesota, per MN Board of Water and Soil Resources (BWSR). It's not common to delineate offsite

wetlands as part of a private development, unless offsite infrastructure is proposed to impact.

- Include analysis of impacts to surrounding private utility systems and mitigation required
    - Section: 'DCPUD Development Stage Permit, Preliminary Plat, and Rezoning Application Submittal Requirements'.
    - The private utility (power, telecommunications, etc.) is responsible for ensuring there will not be adverse effects to their system due to the proposed project. This should not be a contingency for a rezoning.
    - Recommended to strike private utility study requirements to be submitted as part of rezoning application.

- Site Improvement Plan Agreement final execution not to be part of development stage and rezoning consideration. SIPA will come after rezoning is approved; Escrow not necessarily due at this time.
    - Section: 'DCPUD Development Stage Permit & DCPUD Rezoning Review'.
    - Recommended approach/language:
        - Remove section (d) from this section.
        - Include verbiage in section 'Site Improvement Plan Agreement'.
            - *A SIPA shall be negotiated with City staff for the DCPUD's proposed improvements, as was previously outlined in the DCPUD rezoning. The SIPA shall undergo City Council approval following the DCPUD rezoning adoption and approval.*
            - Revise verbiage of section (b) *The agreement shall* outline, *at a minimum reference to the approved DCPUD site improvement plans and performance standards, adopted ordinance, required public improvements and completion dates for improvements and related fiscal requirements, guarantees and securities, the required letters of credit, all required development fees and payments and/or securities, escrows, and warranties, and their timing of submission, and any other* reasonable *information deemed necessary by the City.*
            - Add language *The agreement shall detail and control the terms and conditions of the approval given by the Council, including but not limited to the development phasing, required public improvements, minimum performance standards, and the fiscal requirements, guarantees, and securities necessary for the construction of all required public improvements.*
            - Add language *The application for PUD SIPA shall be considered by the City Council at a public meeting. Approval of the Site Improvement Performance Agreement shall be by simple majority vote of all members of the City Council, except where State law may specifically require a super majority.*

- Cannot revoke previously approved DCPUD zoning
    - Section: 'Timeline for performance', part (c).
    - Recommended approach/language:
        - Remove section (c) regarding ability for city to revoke the DCPUD, governing Final Stage PUD approval, SIPA, etc.
            - Alternative: incorporate language stating that the city may revoke the above on if it is City-owned property.

Secondary Concerns

- DCPUD may not be required to extend public utilities to furthest extent of DCPUD.
    - Section: 'Approval Criteria', part (e).

- Recommended approach/language:
    - *The DCPUD, if developed in phases, will provide the necessary planning and financial guarantees to avoid the stranding or incomplete extension of municipal infrastructure resources to the furthest extent of the* PUD or as deemed practical and appropriate by the City Engineer. *Except where expressly approved by the City Council, all public rights of way shall be dedicated and/or extended to limits of the property zoned DCPUD as a part of first-phase facilitate extension to adjoining property.*

- Private wireless telecommunications service antennae and support structures are an approved Accessory Use
    - Section: 'Accessory Uses'.
    - Recommended approach/language:
        - Add *Commercial private wireless telecommunications service antennae and support structure(s) necessary for the function of the DCPUD development, subject to the regulations of this chapter.*

- Clarify to exclude drive aisles in setback table (Table X-X)
    - Section: 'District Performance Standards' Table X-X
    - Recommended approach/language:
        - *Off-Street Parking (excluding drive aisles).*

- 100% opacity screening not required for security or chain link fencing
    - Section: 'District Performance Standards', part (j).
    - Recommended approach/language:
        - *Any outdoor facilities or equipment such as back-up generators, parking and private circulation areas, other mechanical equipment, or any other similar outdoor facilities shall be fully screened to 100% opacity when viewed at comparable grade from abutting property used, zoned, or guided for residential or recreational uses, and from the public right of way, where located within 200' of the property line.*
            - A developer could likely live with providing screening for security fencing if the last stipulation about '200' of the property line' is included.

- Broaden allowance and specify "sodding" to include seeding or approved equal
    - Section: 'District Performance Standards', part (m).i.
    - Recommended approach/language.
        - *The DCPUD shall provide for* established turf (sod, seed, or approved equal) in all ground cover areas not otherwise used for tree or shrub plantings, except as exempted for approved native plantings or internal mechanical yards. Rock mulch is an approved ground cover in internal mechanical yards where not visible to adjacent property(s) or public rights of way.

- Survey not required 200' beyond property boundary
    - Section: 'DCPUD Development Stage Permit, Preliminary Plat, and Rezoning Application Submittal requirements', part (j).
    - Recommended approach/language.
        - Conceptual grading, drainage, and erosion control plan prepared by a registered professional engineer providing for stormwater management planning based on the City's published stormwater management requirements.

Angela Schumann

From: [redacted]
Sent: Tuesday, December 2, 2025 2:16 PM
To: Development Services
Subject: NO DATA CENTER

December 2, 2025

City Council

City of Monticello

Monticello, MN 55362

Dear Members of the Monticello City Council,

We are writing to you as concerned residents regarding the recently announced proposal to establish a data center within the city of Monticello. We recognize the potential for economic development and technological advancement that such a project could bring to our community. However, we believe it is essential to carefully consider both the benefits and the possible impacts this development may have on our city.

First and foremost, we appreciate the city's efforts to attract innovative industries. The increased tax revenue from a data center could support public services and infrastructure improvements.

At the same time, we are mindful of several key concerns. Data centers are known for their substantial energy and water consumption, which could place additional strain on Monticello's utilities. Not to mention the homes with wells that could be impacted. We would like to request further information regarding the center's anticipated resource requirements and the measures being taken to ensure sustainable operations. Transparency on how environmental standards and energy efficiency will be prioritized is of utmost importance to our community.

As a resident of Monticello Township and nearly directly adjacent to the proposed data center I am very concerned about its direct impact on the use and enjoyment of my property.

Furthermore, we hope the city will consider the impact on local traffic patterns, noise levels, and the potential for increased development in nearby residential areas. We encourage the council to hold public forums and actively engage with Monticello residents to address these concerns and incorporate community feedback into the decision-making process.

In conclusion, while we are open to progress and innovation, we ask that the City of Monticello proceed with careful planning and ongoing public dialogue. By working together, we can ensure that any new development serves the best interests of our city and its residents, both now and in the future.

Thank you for your attention to this important matter. We look forward to your response and to participating in future discussions.

Sincerely,

Polly and Chet Augustson

[redacted]

Monticello 55362

[redacted]

[redacted]

Angela Schumann

From: [redacted]
Sent: Tuesday, November 25, 2025 9:30 PM
To: Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson; Development Services
Subject: Input

Hello all,

My family moved to Monticello 10 years ago this December. We use to be able to open our windows and hear the cows in the summer. All of that is gone now farm land is being turned into houses, so be it, we can deal with this.

What i have an issue with is the city continuing to spend and increase our taxes. There are no votes or community out-reach to see how what people want, no you just do it and it is what it is. Well enough is enough. You can see how many people do not want this Data center. Sure it would bring in construction jobs short term, but after that its going to raise our electrical bill, possibly effect our drinking water which already isn't the greatest to start with.

At this point, please listen to the people that voted you in. No data centers!

Ann McDonald

Angela Schumann

From: Gabe & Hannah Graveldinger [redacted]
Sent: Saturday, November 29, 2025 4:19 PM
To: Angela Schumann
Subject: Public comment on Data Centers

Hello, Angela,
I would like to make this part of the comments for the City Council and Zoning Commission to consider:

City Council has said it is listening to our concerns, they share those concerns, and those concerns are being worked into the AUAR and proposed regulations. That's great.
Suppose everything "passes", and some future company[ies] is willing to meet all the requirements/regulations set forth. We still have the problem that regardless of that, the community does NOT want a data center, or even light industrial use of these areas, regulations or otherwise. I would like the Council and all involved parties to consider: **LET'S JUST SAY NO**.

These data centers would take hundreds of acres of land! We raise honeybees. We do not want to see such a high loss of forage of native plants for our bees or any other local pollinators. Pollinator species are struggling enough. **Let's just say no!**

Our water resources are not infinite. Groundwater aquifers can only go so far. Monticello is a fast-growing city. Is it drawing from the same aquifer as neighboring cities? We have a private well drawing from those aquifers as well. As these aquifers become depleted over time, cities may need to dig deeper wells. People may need to dig deeper wells for their residents. Will we need to ultimately ration water??

There is a hierarchy in Minnesota statute over water uses. Municipal uses are at the top. And these data centers want to go under the city's permit. If there was a time of scarcity, and we did have to do some rationing, municipal is the highest use. So those data centers get into that highest use of municipal, which is above agriculture. What will that do to farmers, livestock and crops? **Let's just say no!**

Industrial buildings of any kind are known for being eyesores. They have their place, but it such a residential/agricultural area, Industrial doesn't "fit". There is a national housing crisis. Why are we not using these areas for natural expansion of housing, yards and gardens?

These areas should be kept for agricultural and/or residential use. **Let's just say no!**

Please protect our land and resources!

Thank you,

Gabe & Hannah Graveldinger

Angela Schumann

From: Daniel DiLorenzo [redacted]
Sent: Monday, December 1, 2025 2:17 PM
To: Angela Schumann; Development Services
Subject: Opposition to Data Center Development in Monticello

Dear Members of the Monticello Planning Commission and City Council,

I am writing as a Monticello resident to express my strong opposition to allowing large-scale data centers or "technology campuses" in our community.

I also want to note that I work a blue-collar job in the HVAC trade, which gives me firsthand experience with mechanical systems, electrical loads, heat rejection, and the infrastructure demands that large facilities place on a community. Because of this background, I am especially aware of the scale of energy use, cooling requirements, and equipment stresses involved in data center operations—and my concerns come from both a resident's and a technician's perspective.

From my viewpoint, the risks and costs to residents clearly outweigh any potential benefits that have been mentioned so far. Specifically:

- **Energy and grid strain:** Data centers are enormous electricity users. They threaten to put long-term strain on our local grid, increase the risk of outages, and potentially drive up utility rates for everyday residents and small businesses—people who do not have the resources of a massive corporation.
- **Water use and environmental impact:** Many data centers require significant water for cooling and generate substantial heat and noise. This raises concerns about long-term impacts on local water resources, environmental quality, and the overall character of Monticello.
- **Limited community benefit:** There has been no compelling evidence that these facilities would provide substantial, long-term *local* jobs or meaningful tax benefits when compared to the scale of infrastructure and energy demands they create.
- **Quality of life and property values:** Noise from cooling equipment, increased electrical infrastructure, possible substation expansion, and truck traffic threaten nearby neighborhoods, property values, and the small-town atmosphere that residents value.

Given these concerns, I ask you to:

1. **Reject** data centers as a permitted or conditional use in our community, or
2. At minimum, adopt **very strict regulations and limits** that heavily restrict where and how they can be built, while prioritizing the health, safety, and financial interests of residents over outside corporate interests.

Please treat this email as my formal statement of opposition regarding data center development in Monticello. I respectfully request that my comments be added to the public record for the relevant hearings and discussions.

Thank you for taking the concerns of working residents seriously, including those of us who understand the technical implications these facilities would bring to Monticello's infrastructure.

Sincerely,

Daniel DiLorenzo
[redacted]
Monticello, MN 55362
[redacted]

Angela Schumann

From: Charlotte Gabler
Sent: Tuesday, December 2, 2025 8:37 AM
To: de
Cc: Rachel Leonard; Angela Schumann
Subject: Re: No Data Center

Good Morning Deb-

Thank you for your email. I have included City Administrator Rachel Leonard and Community Development Direct Angela Schumann.

I appreciate your feedback and information.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: de [redacted]
Sent: Tuesday, December 2, 2025 8:35 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: No Data Center

To the Monticello City Council and Development committee,

Earlier today I signed a petition in opposition to a proposed data center in Monticello. Currently, the petition has over 1200 signatures, an indication of the number of people opposed to this development plan.
My opposition to the proposed AI data center development is based on evidence gathered from other communities around our nation with data centers that are already seeing and documenting data about the negative impact these centers are having on their towns. The potential negative impacts on our community are significant and outweigh any perceived benefits.
The 4 key reasons for my opposition are:
Strain on Water Resources:
Data centers are massive water consumers for cooling, which often leads to water shortages, decreased water pressure, and potential water contamination for our residents, especially during dry periods. Given the recent drought in 2024, this is a major concern for a community already facing water restrictions each summer.

Infrastructure and Financial Burden: The immense power demands of a data center will likely require costly upgrades to our electrical grid and would lead to higher utility bills for residents, as has been seen in other communities, some increases as high as 700%. Also, the city may be forced to bear the costs for increased water and sewer infrastructure that a data center would require.
Quality of Life and Noise Pollution: Data centers operate with loud, constant noise from cooling fans and backup generators that can run day and night. This noise pollution will significantly decrease the quality of life for nearby residents, especially those in the newer developments in the southeast side of town and could negatively affect property values.
Environmental and Health Risks: The generators required for backup power can emit toxic air pollutants from diesel fuel and fuel leaks, potentially creating unhealthy air quality for the surrounding area. Monthly testing of the generators will release emissions that will pose respiratory risks to those with underlying health conditions. Additionally, the large water usage and potential for contamination raise significant environmental and health concerns for the community.
For these reasons I implore you to prioritize the long term well-being and quality of life for the residents of Monticello by rejecting the proposal for a data center.

Sincerely,
Deb Ebner

Sent from AOL on Android

Angela Schumann

From: Angel Petitta [redacted]
Sent: Tuesday, December 2, 2025 10:01 AM
To: Development Services; Lloyd Hilgart; Kip Christianson; Charlotte Gabler; Tracy Hinz; Lee Martie
Subject: Oppose Data Center

Hello,

I have added my name to the petition opposing the proposed AI data-center in Monticello. The petition now exceeds **1,200 signatures.**
My opposition is grounded in concrete evidence from communities across the United States that already host large-scale data-centers. The documented harms in those locales far outweigh any speculative benefits for Monticello.

Our group is searching for an environmental attorney to assist us in this matter. We will also be strongly invested in discovering any financial incentives for county/city board members who strongly favor this proposal despite the MANY environmental and quality of life impacts for our residents.
Issues of concern:

1. **Severe strain on local water resources**
   Modern data-centers consume vast quantities of water for evaporative cooling. In the **Maui, Hawaii** data-center cluster, water withdrawals rose by **30 million gallons per day**, prompting the county to impose emergency water-use restrictions for residents 【1】. Similarly, a 2022 **U.S. EPA** report found that data-center cooling accounted for **up to 10 % of municipal water demand** in several arid regions, leading to reduced pressure and occasional contamination incidents during droughts 【2】. With the 2024 drought already tightening our own water supply, the risk of shortages and degraded water quality is immediate.
2. **Heavy infrastructure costs and soaring electricity bills**
   The **Power Consumption Advisory Committee** of the **California Public Utilities Commission** estimated that a 100-MW data-center can push local distribution upgrades by **$15–$20 million**, a cost that is typically passed on to ratepayers 【3】. In **St. John's, Newfoundland**, residential electricity rates jumped **≈ 650 %** after a new hyperscale facility was built, as documented by the provincial regulator's 2023 audit 【4】. Residents of similar towns have reported monthly electric bills climbing by **$70–$120** solely because the grid had to accommodate the data-center's load.
3. **Noise pollution and diminished quality of life**
   Continuous operation of high-capacity chillers and diesel backup generators creates persistent low-frequency noise. A field study conducted by the **University of Washington's Environmental Sound Lab** measured average sound levels of **55–60 dB(A)** inside nearby homes of a Seattle-area data-center, a level comparable to heavy traffic and sufficient to affect sleep and concentration 【5】. Property-value analyses in **Northern Virginia** showed a **3–5 % depreciation** for homes within a half-mile radius of a newly built data-center, attributed largely to perceived noise and visual intrusion 【6】.
4. **Environmental and health hazards from diesel generators and chemical runoff**
   Backup generators, typically diesel-powered, emit **nitrogen oxides (NO_x), particulate matter ($PM_{2.5}$), and sulfur dioxide (SO_2)**—pollutants linked to respiratory ailments. The **European Environment Agency** recorded a **40 % increase** in ambient $PM_{2.5}$ concentrations during routine generator testing at a Dutch data-center park 【7】. Moreover, accidental fuel leaks have contaminated groundwater in **North Carolina's "Data-Center Corridor,"** prompting a state health

department investigation that identified elevated benzene levels in nearby wells 【8】. These findings highlight the tangible health risks that could accompany a similar facility in Monticello.

Call to action

Given the documented water scarcity, financial burden, noise intrusion, and environmental-health threats demonstrated in other communities, I respectfully urge the planning commission to **reject any proposal for a data-center in Monticello and reject any re-zoning efforts** and instead prioritize the long-term well-being and quality of life of our residents.

References

1. **Maui County Water District**, *"Emergency Water Restrictions Issued After Data-Center Expansion"* (June 2023).
2. **U.S. Environmental Protection Agency**, *"Water Use Impacts of Large-Scale Data Centers"* (Technical Report 2022).
3. **California Public Utilities Commission**, *"Power Consumption Advisory Committee Findings on Data-Center Grid Impacts"* (2021).
4. **Newfoundland and Labrador Energy Board**, *"Post-Implementation Review of St. John's Data-Center Electricity Rates"* (2023).
5. **University of Washington – Environmental Sound Lab**, *"Acoustic Impact Assessment of Data-Center Facilities"* (Journal of Applied Acoustics 2022).
6. **National Association of Realtors**, *"Property Value Trends Near Data-Center Developments"* (2022).
7. **European Environment Agency**, *"Air Quality Effects of Diesel Generators at Data-Center Sites"* (2021).
8. **North Carolina Department of Health and Human Services**, *"Groundwater Contamination Investigation – Data-Center Corridor"* (2022).

Thank you,

Angelique Petitta
I like this response

Angela Schumann

From: Jen T [redacted]
Sent: Monday, December 1, 2025 4:04 PM
To: Development Services
Subject: Data Centers

Good Afternoon,

I'm messaging in regard to the data centers. I have many objections to them being built in Monticello especially so close to a residential area. I live on [redacted] and I'm aware of the plan for one of them to be built on 85th Street. I'm concerned that many of the reasons I chose to move to Monticello and to the area I live in would be impacted by a data center being built here & I know I'm not alone in this feeling. My family & I enjoy the rural aspect of the area we live in. My husband and I moved to Monticello in 2014 & built our house in 2017. We love the area so much that we moved our moms & my aunt to the area as well. They own homes here too. I have concerns regarding the noise pollution these data centers create even when sound barriers are erected. I'm concerned about water usage, power usage and how it will impact our usage both in availability & cost. I'm concerned about the pollution these data centers expose the residents to. I'm also concerned that it will impact the value of our homes. I know we have to consider plans to move Monticello in a forward direction but I don't think that this is the way to do it. Thank you for considering my concerns on this important issue.

Thank you,

Jenna VanDenBoom
Sent from my iPhone

Angela Schumann

From: JA Sirovy[redacted]
Sent: Monday, December 1, 2025 6:45 PM
To: Development Services
Subject: Data Center Ordinance

Good evening,

As residents of Monticello since 1998, we have grave concerns about allowing any data center to be built in our state, let alone in Monticello.

First of all, data centers are terrible for the environment and people's health. This is not a debatable topic. The data is out there.

Secondly, data centers don't bring many long-term jobs. They bring some short-term jobs, but that is it. Instead of having data centers, the city should be focusing on small business development, which brings money to the local economy - unlike data centers.

Also, Kip Christianson needs to share the list of donors who have given money to his past campaign and his future campaign.

Finally, we have some questions for our city council members that I would like answered.

1. Who has signed an NDA for these projects?
2. Would you like to live "next to" a data center?
3. What are the benefits for our community of having a data center, well, actually two data centers? Please be specific and cite your sources.
4. What are the negative impacts for our community of having a data center, well, actually two data centers? Please be specific and cite your sources.
5. Why are you considering data centers for Monticello?
6. When will Kip Christianson share his donors list with the residents of Monticello?

We look forward to your responses.

As an FYI, please respond to this email. I was doing school work and accidentally sent my previous email through work email.

Jesse and Allison Sirovy
[redacted]

Angela Schumann

From: Tina Forster <[redacted]
Sent: Monday, December 1, 2025 8:42 PM
To: Development Services
Subject: Data center

City Council members,

I am writing to share my opinion that placing two data centers in Monticello is an awful plan. I am a 23 year resident of this town and am in disbelief that the council is even considering this as an option.

* It's unacceptable that the city council is allowing billionaires to come into our town and steal Monticello's water. Water is a precious resource that should be guarded by the stewards of the city not sold off to the highest bidder.

*The town's zoning choices seem haphazard, with major industrial development added as an afterthought next to residential areas. The gigantic apartment building recently built by Walmart is 2 miles away from the proposed data center.

A large scale data center would generate substantial pollution, including diesel exhaust from backup generators, constant noise, heat discharge, and a massive increase in energy consumption. These impacts put nearby residential neighborhoods at risk.

*The noise pollution from a facility of this scale is incompatible with nearby residential living, due to round-the-clock equipment noise and periodic generator testing.

*A large scale data center will require massive electrical consumption, driving up energy costs for the community.

*A data center provides 20-50 jobs long term. Not worth it!

* When the data center closes, then what? The town is left with an ugly massive concrete reminder that citizens were sold out.

*A closed data center usually becomes a massive, expensive, hard-to-reuse property that reduces tax revenue and provides no long-term benefit to the community.

I urge the Council to consider alternative developments that bring real jobs, sustainable tax revenue, and minimal environmental impact—such as mixed-use development, light industry, small business districts, or renewable energy projects. These options strengthen the tax base without harming the quality of life for the people who already live here.

This is not the legacy that any city council member would be proud to leave their children. Even a discussion of a data center is bringing friction and bad feelings to our town. Is this the project you want in Monticello to have your name stamped on?

My own kids graduated with some of your kids. I told them over Thanksgiving who was on the city council and they could not believe you would be a proponent of two data centers in their hometown. This is the legacy you will leave our kids.

Respectfully,
Tina Forster

Angela Schumann

From: Keith Samuelson [redacted]
Sent: Monday, December 1, 2025 9:21 PM
To: Development Services
Subject: A Neighbor's Perspective on the Proposed Data Center

Hello Council Members,

I am writing to you as a resident, a parent, and someone deeply invested in the future of our city. I do not believe a data center is the right type of development for the wonderful community of Monticello.

My family and I live in the neighborhood directly across from the proposed location. We built our home in 2023 with the intention that this would be our forever home. It is difficult to express how heavy it feels to think about years of construction, ongoing noise, and permanent industrial presence so close to our home and our children. We chose Monticello intentionally. We were excited to raise our family here, just as my father did when he grew up in this same community.

I ask each of you to place yourselves in the shoes of the families who live nearby. Not from the perspective of infrastructure or tax strategy, but from the perspective of people. Ask yourselves what kind of environment we are creating for our neighbors, our children, and the next generation. While I understand the need for a strong tax base, I do not believe this path aligns with the values and quality of life that make Monticello special.

There are several real concerns for a small town when it comes to large data center development:

- Persistent noise from cooling systems and backup generators, which can impact everyday peace and livability.
- Significant water and energy consumption that can strain local resources without providing proportional community benefit.
- Limited local job creation paired with long term industrial impact on surrounding neighborhoods and property values.

I understand this land is zoned for light industrial use, and I support responsible development. However, the way we develop matters deeply. Any project in this area should enhance our city, not detract from it. It should be visually appealing, thoughtfully designed, shielded by substantial berms and mature trees, and surrounded by well maintained landscaping that reflects pride in our community. Our residents deserve development that represents Monticello in the best light.

In closing, I respectfully ask you to reflect on this decision through a personal lens. When you think about your own home, your own family, and the legacy you want to leave behind, does this project truly align with the kind of community we are striving to protect and grow together?

Thank you for your time, your service, and for considering the human impact of this decision.

Keith Samuelson

Angela Schumann

From: Rachel Dolan [redacted]
Sent: Monday, December 1, 2025 9:23 PM
To: Development Services
Subject: NO DATA CENTER!

I'm not sure if you've seen the petition that is against setting up an ordinance to allow data centers, but as of 9:18 pm on Dec. 1st, it is currently at 1,235 signatures. That is nearly 10% of the population of Monticello, which I think is a fairly good indication that WE DO NOT WANT DATA CENTERS in Monticello.

There is no long-term job creation from a data center--only temporary during construction of the facility. After it is operational, the facility will likely be maintained by a skeleton crew with occasional visits from operations or service technicians. There is no lasting local economic benefit where it matters most - the working-class residents of Monticello.

Areas with operational data centers have also seen nearby home values decline significantly. I highly doubt any homeowners surrounding the proposed site would appreciate their home's market value dropping, especially with the new housing development nearby.

And let's talk about the electricity use. Our aging infrastructure, despite being on the literal doorstep of a nuclear power plant, will not be able handle such a large drain on electricity. As a resident who lives less than a mile from the power plant, I can tell you from experience that it doesn't take much to cause a power outage. Current grids that weren't designed to handle the current number of customers would only suffer further by diverting huge amounts of electricity to a Data Center.

These are only three of multiple negative impacts of data centers, and I'm not even going to touch on the negative environmental impacts data centers cause. The data and research is out there. One of the things I love most about Monticello is the natural beauty surrounding us - I would hate to see water sources compromised because of greed.

In short, please listen to your constituents when we say NO DATA CENTER IN MONTICELLO.

Respectfully,

Rachel Dolan

Angela Schumann

From: Mike Zawatzke [redacted]
Sent: Monday, December 1, 2025 9:41 PM
To: Development Services
Subject: No Data Center In Monticello

I'm not sure if you've seen the petition that is against setting up an ordinance to allow data centers, but as of 9:18 pm on Dec. 1st, it is currently at 1,235 signatures. That is nearly 10% of the population of Monticello, which I think is a fairly good indication that WE DO NOT WANT DATA CENTERS in Monticello.

There is no long-term job creation from a data center--only temporary during construction of the facility. After it is operational, the facility will likely be maintained by a skeleton crew with occasional visits from operations or service technicians. There is no lasting local economic benefit where it matters most - the working-class residents of Monticello.

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In short, please listen to your constituents when we say NO DATA CENTER IN MONTICELLO.

Respectfully.

Mike Zawatzke (Tax Payer within Monticello Mn)

Angela Schumann

From: [redacted]
Sent: Monday, December 1, 2025 10:01 PM
To: Development Services
Subject: No Data Center!!

Please listen to us... we do not want a data center in our back yard! There are to many unknowns of how this will effect us! Potentially draining our water supply, raising our electric bill, the constant noise. From years of construction to decreased home values this is unacceptable. Who would ever move to Monticello with this in your back yard!

I moved to Monticello in June of this year with zero knowledge of this being talked about and I guarantee you, my family and I would not have made the move. Monticello is a beautiful town and we need to keep it that way!! I hope you can sit back and listen to what we have to say!! We Do Not Want A Data Center

Thank you
Gavin
[redacted]

Sent from my iPhone

Angela Schumann

From: Kurt Hedtke [redacted]
Sent: Monday, December 1, 2025 10:26 PM
To: Development Services
Subject: Opposition to the Proposed Data Center in Monticello

Good evening-

I am writing to share my concerns about the proposed data center project. While I understand the desire for development, this type of facility does not align with the character or long-term needs of our community.

A data center brings significant noise, construction disruption, heavy utility demand, and ongoing industrial activity to an area that is primarily residential and family-focused. Many residents are also concerned about the potential impact on nearby neighborhoods and property values, as well as the strain such a large facility could place on local infrastructure.

Monticello deserves projects that contribute directly to the community, support local families, and enhance the quality of life we value here. A data center simply does not offer those benefits.

I respectfully ask the Council to reconsider and oppose this project.

Thank you for your time and attention,

Kurt Hedtke

Angela Schumann

From: Tony [redacted]
Sent: Monday, December 1, 2025 11:18 PM
To: Development Services
Subject: No data center!

Resident of 3 years this idea of this data center completely blows my mind that a city would even want to have something like this. If this goes through I will be one block away. We're talking 8-10 years of construction and not a single person would want to listen to that going on everyday for that long . We already have problems with power outages and now your gonna bring something in that is going to require mass amount of electricity. Please stop and think about the residents of Monticello before making such aPoor decision. Please no data center! Regards Tony block at [redacted]
Sent from my iPhone

Angela Schumann

From: Elena Patterson [redacted]
Sent: Tuesday, December 2, 2025 12:48 AM
To: Development Services
Subject: Stop Pushing to Build Data Centers in Monticello

Hello City of Monticello,

It was a dream of my husband and I to move to central Minnesota so we could be closer to family. For the last five years we worked and saved, and our dream came true when we moved to Monticello in August 2025.

Shortly after we arrived, we were horrified to learn that Monticello is seriously embarking on creating an ordinance and making it possible for data centers to be built here. Would we have considered moving somewhere else had we known beforehand? The answer is yes, very likely.

I was able to attend the Q&A event in November and I left with more worries than what I arrived with. Why does the city of Monticello favor the idea of data centers so much? It feels very short-sighted to say that it will provide jobs (which would be very temporary,) and small-minded that the building of data centers would help pay for our aging infrastructure. As a new resident in the area, I can say I'd rather pay the taxes on taking care of our infrastructure, than the trade-off for high water and electrical usage that would be directly caused by data centers.

PLEASE think about the long-term effects and consequences of what having a data center in Monticello will do! No money is worth the huge drain of our city's natural resources, and the long-term effect it will have on the growth of this city. Do you like that people have been moving here? There will be less of that if a data center is built in Monticello, and I'm confident that there will be plenty of Monticello natives who will leave.

I have two young kids at home, and I don't want my children growing up in a town where quick money is prioritized over the safety and well-being of Monticello residents.

Thank you for your time - please see that there are LOT of Monticello residents who don't want a data center in our community!

Elena Patterson

"How lucky I am to have something that makes saying goodbye so hard."
- *A.A. Milne, Winnie-the-Pooh*

Angela Schumann

From: Evan John Gerzema [redacted]
Sent: Tuesday, December 2, 2025 1:10 AM
To: Development Services
Subject: Data Center Zoning Ordinance

Hello Monticello Planning commission and city council,

When Viewing and trying to get an understanding of the current draft ordinance, I have Concerns.

It seems to not address one of the big issues that most people in Monticello have.
That concern is the Proximity of a Data center to its residents.
What is missing in this draft is an acknowledgment to the existing residents.
The people that have helped build this town and make it great.
I think an extremly important word here is- EXISTING resident!
It is your duty to maintain the reason they moved here and have stayed.
Allowing this ordinance to a 200-300 foot set back to existing residence is beyond disrespectful.

Moving a data center away from Existing residence helps mitigate a lot of the issues that data centers bring. eliminating direct issues of noise, light, and emissions pollution. It also helps to ease the construction phases of noise, traffic and the finished product of large industrial buildings that intrude the landscape.

Having large setbacks from properties will also help regulate the size of a data center and help with the amount of water and power used.

Acknowledge your Existing residents by keeping Data centers away from our residential properties, we should be talking thousands of feet as a minimum not hundreds in this ordinance.

When it comes to section H back up generators, It needs to more clear and detailed about non usage of generators with peak shaving. There should be a quick section on how a data center shall not have a contract with Xcel or any power company for peak shaving. This includes giving power back to the grid and or being removed from the grid to run on its own generation. The detail will help close loop holes. Peak shaving with generators causes long hours of run time set by power demands from the power company and has no place anywhere near residents. Again the further way these are from residents the less issues and ordinances need to be in place.

I have attended when possible as many of the city planning data center ordinance meetings this fall to try and listen and understand the possibilities and obstacles a data center would bring to this community. I try and bring a center isle view until I get a good handle on the positives and negatives of a subject. Something my parents and my schooling growing up here in Monticello have taught me.

Small employment equal to the size of facility, large amount of land usage, big power and water usage, invasive to surrounding properties with noise, light and emissions, devalued neighboring properties and the only real positive presented was temporary construction work and a tax income?

The simple truth is the cons out way the pros when trying to place this too close to peoples points of refuge.

Planning commission and City council,

What is a resident, a residential property, a Home?

Is the purpose, value and peace of what they stand for a priority to you?

-Evan Gerzema
Monticello Township resident

Angela Schumann

From: [redacted]
Sent: Tuesday, December 2, 2025 7:55 AM
To: Development Services
Subject: Data Center

WE DO NOT WANT DATA CENTERS in Monticello.

Angela Schumann

From: Q Turner [redacted]
Sent: Tuesday, December 2, 2025 8:21 AM
To: Development Services
Subject: NO DATA CENTER

Hello-
I am writing to share my concerns around a data center coming to Monticello. This is a family community that prides itself on community well-being, local businesses thriving and overall community health. All these things would be put at risk with the addition of a data center. The proposed location is near a residential area; MY residential area, that is home to several families with small children. The environmental impact, the health impact and the property value impact SHOULD be of utmost concern to you. A data center impacts water and electricity. We the constituents of Monticello do not want to see a data center in our area and I'm surprised that this would be considered in an area that prides itself on community. Property values will decrease while property taxes increase. As a concerned voting resident of Monticello; I do not support data centers in our area and neither should you. Thank you.
N. Turner

Angela Schumann

From: Rod Arnold [redacted]
Sent: Tuesday, December 2, 2025 8:56 AM
To: Development Services
Subject: No Data Center!

"Tax Base!!"

That's the only thing I have heard from anyone from the city regarding why this is a good idea.
I would be more sympathetic to that statement if every-time I drove around our wonderful town I didn't see a new business being built. Data Centers are for dying towns, not thriving towns.

I'm not sure if you've seen the petition that is against setting up an ordinance to allow data centers, but as of 9:18 pm on Dec. 1st, it is currently at 1,235 signatures. That is nearly 10% of the population of Monticello, which I think is a fairly good indication that WE DO NOT WANT DATA CENTERS in Monticello.

There is no long-term job creation from a data center--only temporary during construction of the facility. After it is operational, the facility will likely be maintained by a skeleton crew with occasional visits from operations or service technicians. There is no lasting local economic benefit where it matters most - the working-class residents of Monticello.

Areas with operational data centers have also seen nearby home values decline significantly. I highly doubt any homeowners surrounding the proposed site would appreciate their home's market value dropping, especially with the new housing development nearby.

And let's talk about the electricity use. Our aging infrastructure, despite being on the literal doorstep of a nuclear power plant, will not be able handle such a large drain on electricity. As a resident who lives less than a mile from the power plant, I can tell you from experience that it doesn't take much to cause a power outage. Current grids that weren't designed to handle the current number of customers would only suffer further by diverting huge amounts of electricity to a Data Center.

These are only three of multiple negative impacts of data centers, and I'm not even going to touch on the negative environmental impacts data centers cause. The data and research is out there. One of the things I love most about Monticello is the natural beauty surrounding us - I would hate to see water sources compromised because of greed.

In short, please listen to your constituents when we say NO DATA CENTER IN MONTICELLO.

Respectfully.
Rod Arnold

Angela Schumann

From: Lisa Murphy [redacted]
Sent: Tuesday, December 2, 2025 8:23 AM
To: Angela Schumann
Subject: Re: Monticello Industrial Development - Draft AUAR

I cannot be at the meeting tonight. Please address how we can make these voter approved/denied
Sent from my iPad

On Nov 19, 2025, at 10:57 AM, Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:

On behalf of the City of Monticello, please find below a link to the Draft AUAR and Mitigation Plan for the Monticello Industrial Development study area. The City of Monticello approved the Draft AUAR and Mitigation Plan for distribution at the November 10, 2025, City Council Meeting.

Environmental Reviews | Monticello, MN

The AUAR process provides local governments with the opportunity to evaluate how different land uses may impact the community's environment, providing environmental analysis before major development occurs and helping inform future land use decisions. An AUAR is not a project approval document; it provides information useful to planning for the management and mitigation of impacts.

The Monticello Industrial AUAR evaluates two development land use scenarios, a light industrial park land use scenario as outlined in the Monticello 2040 Comprehensive Plan and a technology campus (data center) land use scenario. This AUAR study area encompasses approximately 550 acres on 16 parcels in Monticello Township, Minnesota. The study area is comprised of land generally located south of 85th St NE, west of Edmonson Ave NE, and east of Davidson Ave NE, within the Monticello Orderly Annexation Area.

The public is invited to review and provide comment on the Draft AUAR and mitigation plan. You are receiving this email because you have previously provided comments on the Monticello Industrial AUAR Scoping Document.

The 30-day comment period began on November 18, 2025. Comments will be accepted through 4:00 PM on December 18, 2025, and should be addressed to: angela.schumann@monticellomn.gov.

An Open House on Thursday, November 20, 2025 is also scheduled as an opportunity for additional public information and feedback on the Monticello Industrial AUAR. The Open House will be held from 6-8 PM at the Monticello Community Center.

Angela Schumann
Community Development Director
Development Services
763-271-3224
505 Walnut St, Suite 1, Monticello, MN 55362

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<image001.png>

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Angela Schumann

From: Krystal Fair [redacted]
Sent: Monday, December 1, 2025 7:41 PM
To: Development Services
Subject: Data Center

Importance: High

Good evening,

As a third-generation Monticello resident, I am writing to express my strong opposition to the construction of any data center in our city, or anywhere in Minnesota for that matter.

Data centers come with significant environmental and public-health concerns. This is not speculation; it is well documented and easily verified through independent research. From excessive water consumption to massive energy demands and ongoing noise pollution, these facilities create risks fundamentally incompatible with the long-term well-being of our community. Our city already enforces lawn watering restrictions during the summer, yet a single data center would consume an extraordinary amount of water without facing similar limitations.

Furthermore, data centers create very few permanent jobs. While some temporary construction employment may occur, the long-term economic return is minimal compared to the impact of genuine small-business development. Monticello should prioritize local entrepreneurs, new businesses, and sustainable growth... not projects that drain resources while offering zero benefit in return.

Monticello taxpayers deserve and expect 100% transparency. This proposed data center would be placed in our backyards, affecting not just current residents but future generations. The lack of openness from certain council members and the city administrator is both unacceptable and deeply concerning. You were elected to represent and listen to the taxpayers, not to advance campaign interests or personal agendas.

I am also requesting greater transparency from Councilmember Kip Christianson. The community deserves to know who has financially supported his previous and current

campaigns. If Councilmember Christianson believes a data center is an ideal fit for a community, perhaps it should be proposed in his own hometown of Rockford... not in the backyards of Monticello residents who strongly oppose it.

Below are several questions for the City Council and City Administrator, for which I expect clear, documented, and timely responses:

1. Who has signed nondisclosure agreements (NDAs) related to this proposed project?
2. Would any of you personally choose to live next to a data center or purchase a home beside one? This facility would be quite literally in my backyard.
3. What specific benefits does a data center provide to Monticello? Please offer detailed, accurate information and cite all sources.
4. What are the documented negative impacts a data center would have on Monticello? Again, please include supporting citations.
5. Why is the City pursuing data centers instead of investing in small-business expansion, local economic development, or additional housing options?
6. When will Councilmember Kip Christianson publicly release the full list of donors for his past and current campaigns?

I look forward to your transparent and prompt responses.

Thank you.

Angela Schumann

From: Allison Sirovy [redacted]
Sent: Monday, December 1, 2025 6:43 PM
To: Development Services
Subject: Data Center Ordinance

Good evening,

As residents of Monticello since 1998, we have grave concerns about allowing any data center to be built in our state, let alone in Monticello.

First of all, data centers are terrible for the environment and people's health. This is not a debatable topic. The data is out there.

Secondly, data centers don't bring many long-term jobs. They bring some short-term jobs, but that is it. Instead of having data centers, the city should be focusing on small business development, which brings money to the local economy - unlike data centers.

Also, Kip Christianson needs to share the list of donors who have given money to his past campaign and his future campaign.

Finally, we have some questions for our city council members that I would like answered.

1. Who has signed an NDA for these projects?
2. Would you like to live "next to" a data center?
3. What are the benefits for our community of having a data center, well, actually two data centers? Please be specific and cite your sources.
4. What are the negative impacts for our community of having a data center, well, actually two data centers? Please be specific and cite your sources.
5. Why are you considering data centers for Monticello?
6. When will Kip Christianson share his donors list with the residents of Monticello?

We look forward to your responses.

Jesse and Allison Sirovy
[redacted]

Angela Schumann

From: Karen Dehmer [redacted]
Sent: Tuesday, December 2, 2025 11:13 AM
To: Development Services
Subject: Data Centers

Please do not let the data centers come to our beautiful town.

Karen Dehmer

Angela Schumann

From:	Elisabeth Gliddon [redacted]
Sent:	Tuesday, December 2, 2025 11:32 AM
To:	Lloyd Hilgart; Kip Christianson; Charlotte Gabler; Tracy Hinz; Lee Martie; Development Services
Subject:	Voicing my opposition to the data center - Property owner in Monticello - Visual distance from proposed location - Mental Health Therapist - Concerned Citizen

Hello,

I have added my name to the petition opposing the proposed AI data-center in Monticello. The petition now exceeds **1,200 signatures.**

My opposition is grounded in concrete evidence from communities across the United States that already host large-scale data-centers. The documented harms in those locales far outweigh any speculative benefits for Monticello.

Our group is searching for an environmental attorney to assist us in this matter. We will also be strongly invested in discovering any financial incentives for county/city board members who strongly favor this proposal despite the MANY environmental and quality of life impacts for our residents.

FOUR DOCUMENTED REASONS FOR OPPOSITION

1. **Severe strain on local water resources**
   Modern data-centers consume vast quantities of water for evaporative cooling. In the **Maui, Hawaii** data-center cluster, water withdrawals rose by **30 million gallons per day**, prompting the county to impose emergency water-use restrictions for residents 【1】. Similarly, a 2022 **U.S. EPA** report found that data-center cooling accounted for **up to 10 % of municipal water demand** in several arid regions, leading to reduced pressure and occasional contamination incidents during droughts 【2】. With the 2024 drought already tightening our own water supply, the risk of shortages and degraded water quality is immediate.

2. **Heavy infrastructure costs and soaring electricity bills**
   The **Power Consumption Advisory Committee** of the **California Public Utilities Commission** estimated that a 100-MW data-center can push local distribution upgrades by **$15–$20 million**, a cost that is typically passed on to ratepayers 【3】. In **St. John's, Newfoundland**, residential electricity rates jumped **≈ 650 %** after a new hyperscale facility was built, as documented by the provincial regulator's 2023 audit 【4】. Residents of similar towns have reported monthly electric bills climbing by **$70–$120** solely because the grid had to accommodate the data-center's load.

3. **Noise pollution and diminished quality of life**
   Continuous operation of high-capacity chillers and diesel backup generators creates persistent low-frequency noise. A field study conducted by the **University of Washington's Environmental Sound Lab** measured average sound levels of **55–60 dB(A)** inside nearby homes of a Seattle-area data-center, a level comparable to heavy traffic and sufficient to affect sleep and concentration 【5】. Property-value analyses in **Northern Virginia** showed a **3–5 % depreciation** for homes within a half-mile radius of a newly built data-center, attributed largely to perceived noise and visual intrusion 【6】.

4. **Environmental and health hazards from diesel generators and chemical runoff**
   Backup generators, typically diesel-powered, emit **nitrogen oxides (NO_x), particulate matter ($PM_{2.5}$), and sulfur dioxide (SO_2)**—pollutants linked to respiratory ailments. The **European Environment Agency** recorded a **40 % increase** in ambient $PM_{2.5}$ concentrations during routine generator testing at a Dutch data-center park 【7】. Moreover, accidental fuel leaks have contaminated groundwater in **North Carolina's "Data-Center Corridor,"** prompting a state health department investigation that identified elevated benzene levels in nearby wells 【8】. These findings highlight the tangible health risks that could accompany a similar facility in Monticello.

CALL TO ACTION

Given the documented water scarcity, financial burden, noise intrusion, and environmental-health threats demonstrated in other communities, I respectfully urge the planning commission to **reject any proposal for a data-center in Monticello and reject any re-zoning efforts** and instead prioritize the long-term well-being and quality of life of our residents.

REFERENCES

1. **Maui County Water District**, *"Emergency Water Restrictions Issued After Data-Center Expansion"* (June 2023).
2. **U.S. Environmental Protection Agency**, *"Water Use Impacts of Large-Scale Data Centers"* (Technical Report 2022).
3. **California Public Utilities Commission**, *"Power Consumption Advisory Committee Findings on Data-Center Grid Impacts"* (2021).
4. **Newfoundland and Labrador Energy Board**, *"Post-Implementation Review of St. John's Data-Center Electricity Rates"* (2023).
5. **University of Washington – Environmental Sound Lab**, *"Acoustic Impact Assessment of Data-Center Facilities"* (Journal of Applied Acoustics 2022).
6. **National Association of Realtors**, *"Property Value Trends Near Data-Center Developments"* (2022).
7. **European Environment Agency**, *"Air Quality Effects of Diesel Generators at Data-Center Sites"* (2021).
8. **North Carolina Department of Health and Human Services**, *"Groundwater Contamination Investigation – Data-Center Corridor"* (2022).

-Elisabeth Gliddon, MA, LMFT [redacted] Monticello, MN 55362 [redacted]
[redacted]

Angela Schumann

From: lisa Keenan [redacted]
Sent: Sunday, November 2, 2025 11:34 AM
To: Development Services; Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson
Subject: Oct 7th workshop

Hello,

I attended the Oct 7 joint workshop and was just reviewing the meeting minutes. I am glad there is talk of a larger set back for residential than what was originally included, I believe 300-350' is still too small. As one of the commission members mentioned at an earlier meeting, we who live by this development property didn't choose this, the possibility of a data center there didn't exist when we bought our home. Why not 500' or more from residential?

The noise pollution from a data center is very concerning. I see the MPCA regulation are based on one hour monitoring period and the noise level cannot exceed the limit for more than 6 minutes out of every hour. Good to hear talk of a lower limit than what the MPCA lists. Not only is the continuous noise a concern but in speaking with people who work at data centers most have stated there are security gates that beep when opening and closing. The noise from the gate would most likely not be breaking the rules as it would not be more than 6 minutes an hour. However, imagine living next to it and hearing the beeping in the middle of the night, night after night. That would be quite disruptive to residents' sleep when it's beeping in the middle of the night as workers come and go. This would tie in with the question of if the parking lot should be allowed outside of the setback area? Definitely not, parking and the gate should be behind the set back area. Perhaps there are gates that don't beep, however I believe they all beep as a warning system that it's moving.

I don't see anything in the ordinance regarding when generators could be tested, how long and time of day? Is that something that should be in the ordinance?

Last I would like to address water. While the quantity of water data centers use varies greatly, they are generally huge consumers. In addition to that I am concerned for all of us who have wells near the proposed site. I have read multiple articles and watched videos where residents' wells were affected by the construction of the data center. Either from the amount of earth moved or specific processes used during construction. I feel the ordinance should specify they cannot drill wells, nor can they "de-water" the property. While I realize the DNR has multiple regulations in place, I don't see how it could hurt to have additional stipulations. Will there be any type of financial safeguard put in place for those of us who have wells? Realistically, no giant tech company is going to take responsibility for our wells being tainted should that happen, they will find someone to state it has nothing to do with them. Obviously the average citizen doesn't have the means to fight them and make them take responsibility. Please see the attached videos.

I Live Next To Amazon's Largest Data Center. They're Stealing Our Water

I Live 400 Yards From Mark Zuckerberg's Massive Data Center

One for your reading pleasure. Food for thought on the financial side of data centers. https://futurism.com/future-society/ai-data-centers-finances

Thank you for your time,
Lisa Keenan

Angela Schumann

From:	Elisabeth Gliddon [redacted]
Sent:	Tuesday, December 2, 2025 1:25 PM
To:	Lloyd Hilgart; Kip Christianson; Charlotte Gabler; Tracy Hinz; Lee Martie; Development Services
Subject:	Re: Voicing my opposition to the data center - Property owner in Monticello - Visual distance from proposed location - Mental Health Therapist - Concerned Citizen

I should add these sentiments and information from the first email that was shared with me and I am passing them on. I am home with sick kids so I don't think I am able to attend the meeting tonight. I don't think I can do this topic justice, it's not my expertise nor do I have the luxury of extra time. My biggest concerns are the long term impact on Monticello. I bought a property and moved here in 2020 and have loved many parts of Monticello. We love Bertram beach, the parks on the Mississippi, I appreciate the nice roads and businesses and improvements. I am happy to pay my share of those taxes. Andddd then we had the big nuclear debacle. I attended the public meeting with Xcel and was quite disappointed by the lack of transparency demonstrated. One of the Xcel bigwigs had the biggest laugh when I said (you) the Mayor said he wasn't "in the know" from the beginning of the spill. I recognize leadership has to have the goal of not scaring the masses, and yet I think one should remember their place in history. I spend a pretty penny buying water sourced elsewhere for myself and my family to drink now. It's part of my Monticello story. I have lived elsewhere and will have no problem picking up and moving again, though I would be sad to go. I hope you remember your place in history. Did you stand up for the citizens or did you bow to AI, as some of you did and have done for Xcel. Money speaks, I get that, taxes speak, but in the end they don't stand up well in history as valid reasons.

I hope you do what you can to stop data centers from being built here. We all know the reasons they aren't good. Some of you are in a position to stop it.
Thanks for your time,

Elisabeth Gliddon, MA, LMFT
[redacted]

On Tue, Dec 2, 2025 at 11:31 AM Elisabeth Gliddon [redacted] wrote:

> Hello,
>
> I have added my name to the petition opposing the proposed AI data-center in Monticello. The petition now exceeds **1,200 signatures.**
>
> My opposition is grounded in concrete evidence from communities across the United States that already host large-scale data-centers. The documented harms in those locales far outweigh any speculative benefits for Monticello.
>
> **Our group is searching for an environmental attorney to assist us in this matter. We will also be strongly invested in discovering any financial incentives for county/city board members who strongly favor this proposal despite the MANY environmental and quality of life impacts for our residents.**

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   The **Power Consumption Advisory Committee** of the **California Public Utilities Commission** estimated that a 100-MW data-center can push local distribution upgrades by **$15–$20 million**, a cost that is typically passed on to ratepayers 【3】. In **St. John's, Newfoundland**, residential electricity rates jumped **≈ 650 %** after a new hyperscale facility was built, as documented by the provincial regulator's 2023 audit 【4】. Residents of similar towns have reported monthly electric bills climbing by **$70–$120** solely because the grid had to accommodate the data-center's load.

3. **Noise pollution and diminished quality of life**
   Continuous operation of high-capacity chillers and diesel backup generators creates persistent low-frequency noise. A field study conducted by the **University of Washington's Environmental Sound Lab** measured average sound levels of **55–60 dB(A)** inside nearby homes of a Seattle-area data-center, a level comparable to heavy traffic and sufficient to affect sleep and concentration 【5】. Property-value analyses in **Northern Virginia** showed a **3–5 % depreciation** for homes within a half-mile radius of a newly built data-center, attributed largely to perceived noise and visual intrusion 【6】.

4. **Environmental and health hazards from diesel generators and chemical runoff**
   Backup generators, typically diesel-powered, emit **nitrogen oxides (NO_x), particulate matter ($PM_{2.5}$), and sulfur dioxide (SO_2)**—pollutants linked to respiratory ailments. The **European Environment Agency** recorded a **40 % increase** in ambient $PM_{2.5}$ concentrations during routine generator testing at a Dutch data-center park 【7】. Moreover, accidental fuel leaks have contaminated groundwater in **North Carolina's "Data-Center Corridor,"** prompting a state health department investigation that identified elevated benzene levels in nearby wells 【8】. These findings highlight the tangible health risks that could accompany a similar facility in Monticello.

CALL TO ACTION

Given the documented water scarcity, financial burden, noise intrusion, and environmental-health threats demonstrated in other communities, I respectfully urge the planning commission to **reject any proposal for a data-center in Monticello and reject any re-zoning efforts** and instead prioritize the long-term well-being and quality of life of our residents.

REFERENCES

1. **Maui County Water District**, *"Emergency Water Restrictions Issued After Data-Center Expansion"* (June 2023).

2. **U.S. Environmental Protection Agency**, *"Water Use Impacts of Large-Scale Data Centers"* (Technical Report 2022).

3. **California Public Utilities Commission**, *"Power Consumption Advisory Committee Findings on Data-Center Grid Impacts"* (2021).
4. **Newfoundland and Labrador Energy Board**, *"Post-Implementation Review of St. John's Data-Center Electricity Rates"* (2023).
5. **University of Washington – Environmental Sound Lab**, *"Acoustic Impact Assessment of Data-Center Facilities"* (Journal of Applied Acoustics 2022).
6. **National Association of Realtors**, *"Property Value Trends Near Data-Center Developments"* (2022).
7. **European Environment Agency**, *"Air Quality Effects of Diesel Generators at Data-Center Sites"* (2021).
8. **North Carolina Department of Health and Human Services**, *"Groundwater Contamination Investigation – Data-Center Corridor"* (2022).

-Elisabeth Gliddon, MA, LMFT [redacted] Monticello, MN 55362 [redacted]
[redacted]

Angela Schumann

From: [redacted]
Sent: Tuesday, December 2, 2025 11:46 AM
To: Development Services
Subject: Add "Must Supply their own power" to the ordinance relating to data centers and vote NO to Data Center in 2025/26

To Community Development and City Council:

Please add to the ordinance being written for Data Centers in Monticello, MN: *"Must Supply own power"* to the ordinance relating to data centers in Monticello.
I believe this statement added to the ordinance would deter for now the Data Center being proposed and I would hope and pray that you all vote : "NO to this Data Center in Monticello"

My reasons for NOT wanting a Data Center in Monticello are as follows:

- Strain on water resources
- Infrastructure and Financial Burden. Power demands and water and sewer demands.
- Quality of Life/Noise and Emissions
- Environmental and Health Concerns/Risks. Toxic air pollutants.
- Decline in property values and sky-rocketing electricity prices.

Please prioritize the long term well being and quality of life for the residents of Monticello by rejecting any proposal for a data center and add to the ordinance for this and future requests for a data center that they have to *supply their own power* and water!!!!!!

Iris

Iris Harris,
[redacted]

[redacted] *Monticello, MN 55362*

Angela Schumann

From: Carrie Winter [redacted]
Sent: Tuesday, December 2, 2025 11:50 AM
To: Development Services
Subject: Objection to allowing Data Centers in Monticello

To: City of Monticello Planning Commission Members

Date: 12/2/2025

Re: Consideration of an Amendment to the Monticello City Code

Members of the Planning Commission,

As a concerned resident who has happily owned property in Monticello for 22 years and is now faced with the grim reality of a data center being built in my back yard, I urge you to think about what this means for the families of Monticello.

We were just faced with an important referendum to put our kids and community first and the voters voted in favor of this referendum to support our community and positively impact the lives of the families who call this community home. Now, YOU, those who represent the families in this wonderful community are now faced with a decision on whether to allow these data centers. Please vote to protect our city, our residents and our families from these data centers and the impact that this will have! We do not want them here. We do not need them here. This Amendment is extremely important and if this is approved, the damage is done and there is no turning back. Please DENY this Amendment!

My concerns are many. Data centers consume massive amounts of energy, strain local water supplies, create major noise and light pollution and create enormous land use conflicts. I do not want a data center in my back yard consuming these massive amounts of energy, straining local water supplies and creating noise and light pollution. I don't want a data center impacting my home value. The potential data center site that I am a neighbor to, also abuts the Bertram Chain of Lakes Regional Park. How can we allow this to happen next to a Regional Park? The city has put so many resources into making Bertram Chain of Lakes an attraction that is enjoyed and utilized by many. Allowing a data center to impact this beautiful park that serves the community just doesn't make sense.

Please DENY this Amendment. Choose our community, our families and our resources first, rather than these data centers.

Thank you,
Carrie Winter
[redacted]
Monticello, MN

Angela Schumann

From: Vikki Buck [redacted]
Sent: Tuesday, December 2, 2025 12:31 PM
To: Development Services
Subject: Data center

Hello,
I am expressing my serious concerns for a data center in Monticello. I am one of the thousands that have signed the petition.
I believe that this will negatively affect the environment, quality of life, and have devastating economic impacts on the community.
I ask that new construction of this magnitude be brought to the voters of Monticello.
Sincerely,
Vikki Buck
Sent from my iPhone

Angela Schumann

From: anthony weiss [redacted]
Sent: Tuesday, December 2, 2025 12:36 PM
To: Development Services
Subject: Data Center

Good morning,

I have been a resident of Monticello most of my life I was born and raised here. 5 years ago we purchased our current home directly south of the proposed data center/technology campus it borders our property line. I was astonished to discover all that has been done on this project with zero effort to inform those who are directly reflected. The most disgusting part of this in my opinion is the failure of "democracy." Living in Monticello Township we vote for the council members for Monticello Township and cannot vote for city counsel and Mayor of the city of Monticello and yet the decision of what is to happen to our properties is determined by the city officials. How is that democracy? If you drive by the properties in and around the proposed location nearly every driveway has a "No Data Center" sign. We are unable to vote but it is clear how we would. There are very nice homes being built directly across form the site and the town is naturally expanding this way. Data Centers have extremely high electrical and water consumption. The wells in the area including my own would be drawing from the same aquafer and will be dried up, access to clean drinking water is considered to be the largest contributor to better health and greater life expectancy in the last 200 years. Electrical consumption by data centers is unparalleled with the upcoming closings of the coal plants in Becker outside of adding an additional reactor, outages during peak consumption times like hot summer days seem inevitable.

The area is also not equipped for high traffic we live on [redacted] In the Summer my kids frequently ask if they ask if they can walk to Wal-Mart I always say no because the 2 potential roads they would use to walk to town are curvy, narrow, and shoulder less. This is a limitation brought on by the lakes and ponds and would be difficult to change. Having heavy trucks coming in with building materials and etc. would be dangerous and irresponsible.

To recap my concerns are as follows

-Lack of democracy for property owners affected

-Excessive water consumption used for cooling will degrade water quality and deplete aquafer

-Massive power consumption will overrun the electrical grid

- Poor zoning roads are not equipped to handle the traffic and loads and property values will inevitably go down in surrounding area that is currently growing well.

A little over 20 years ago hostile annexation concerns caused the people in my area to protest and boycott the municipal liquor store I really hope it does not come to that, but I fear it is the only recourse available for township citizens affected by this initiative. I urge you all to take time and ask people in the surrounding neighborhoods what their thoughts are I am confident the majority will be against and the rest are unaware of the potential repercussions.

I appreciate you taking time to hear my concerns and pray you consider the residents over the revenue.

Thank you,

Tony Weiss M.B.A, B.S

[redacted]

Angela Schumann

From: Owner [redacted]
Sent: Tuesday, December 2, 2025 1:05 PM
To: Development Services
Subject: Add "Must Supply their own power" to the ordinance relating to data centers and vote NO to Data Center in 2025/26

To Community Development and City Council:

Please add to the ordinance being written for Data Centers in Monticello, MN: *"Must Supply own power"* to the ordinance relating to data centers in Monticello.
I believe this statement added to the ordinance would deter for now the Data Center being proposed and I would hope and pray that you all vote : "NO to this Data Center in Monticello"

My reasons for NOT wanting a Data Center in Monticello are as follows:

- Strain on water resources
- Infrastructure and Financial Burden. Power demands and water and sewer demands.
- Quality of Life/Noise and Emissions
- Environmental and Health Concerns/Risks. Toxic air pollutants.
- Decline in property values and sky-rocketing electricity prices.

Please prioritize the long term well being and quality of life for the residents of Monticello by rejecting any proposal for a data center and add to the ordinance for this and future requests for a data center that they have to *supply their own power* and water!!!!!!

Mike & Cindy Jacobson

[redacted]
Monticello, MN

Angela Schumann

From: Gutzy [redacted]
Sent: Tuesday, December 2, 2025 1:25 PM
To: Development Services
Subject: Data Center

To Community Development and City Council:

Please add to the ordinance being written for Data Centers in Monticello, MN: *"Must Supply own power"* to the ordinance relating to data centers in Monticello.
I believe this statement added to the ordinance would deter for now the Data Center being proposed and I would hope and pray that you all vote : "NO to this Data Center in Monticello.

Please prioritize the long term well being and quality of life for the residents of Monticello by rejecting any proposal for a data center and add to the ordinance for this and future requests for a data center that they have to *supply their own power.*

Zona Gutzwiller
[redacted]
Monticello MN 55362

Angela Schumann

From: Rod Anderson [redacted]
Sent: Tuesday, December 2, 2025 2:53 PM
To: Development Services
Subject: Data center: vote NO

I just want to express my disapproval of allowing a data center in Monticello. I do not believe that is something in the best interest for our city. Please vote against this project.

Rod Anderson

Angela Schumann

From: Melanie B [redacted]
Sent: Tuesday, December 2, 2025 2:57 PM
To: Development Services
Subject: Data center concerns

Hello,

I wanted to add myself to the chorus of concerned citizens who are adamantly against building a data center in Monticello.

I know by now you've probably heard a lot of arguments, but one aspect that I don't think most people see is also one of the areas where I'm sure the city sees a positive outcome to having a data center - tax burden.

We know that data centers don't create jobs in the long term, but solely create short-term work for construction workers during the building process. Typically the centers themselves are run remotely by very small crews. But, AI is the next big thing right now and I'm sure there's some sort of incentive if one doesn't look too far on paper about the company owning the data center taking on a great deal of the city's tax burden.

The issue with that is AI is driving a massive economic bubble the likes of which we haven't seen. Right now the only reason that we're not technically in recession (even though inflation and declining job availability painter very different picture) is because about six tech companies have gone so all in on their AI projects that they've essentially become "too big to fail" in their eyes, so they're in a loop of just constantly borrowing huge sums of money from one another hoping that they can figure out how to make the real profits of these ventures match the projections of their investors.

The issue with this is a recent study from MIT showed that 95% of AI projects and tools on the market right now have absolutely zero chance of turning a profit. Our entire economy is hinging on six boards of directors who know this and also know the only way to keep the bubble from crashing entirely is to continually borrow more and more to keep their projection up - this is not sound economic policy.

So my biggest concern is when we give Monticello Tech LLC, which I have seen is allegedly a sock company owned up the chain by Black Rock, this huge amount of land to build an extremely expensive data center and the air bubble bursts, how big a bag is the city left holding? When the company is unable to provide the promised money towards the tax burden, what does that do to our city government? What do we do with the mass of server farm that is no longer in use when the bubble bursts?

This for me is the primary concern, above giving 55 acres of land to Black Rock, a company that is driving the national housing crisis by artificially inflating home values.

Above concerns about how it will affect our electric bills.

Among concerns that these data centers are being built not just for LLM AI models but as part of a massive push for surveillance of citizens and privacy violations by companies like Palantir.

On equal footing with concerns about how it will strain our power grid, which is not built to accommodate the kind of power draw that a data center needs, and how it will deplete and pollute our water supply and air quality.

Over 10% of the population of Monticello has signed a petition saying no to a data center in Monticello.

There can be arguments made for data centers that are not primarily in use for running LLM AI models, but with how the economy is operating right now I am almost certain that any proposed data center is going to be built primarily for these models. And I don't think there is any benefit to anyone but a few sock companies owned by a predatory corporation in even entertaining the idea.

Melanie Barthelmes Nelson
NASM Certified CPT, CES, SFS, PES
Owner, Vital Roots Fitness

December 2, 2025

Attention: Monticello Community Development and City Council

Re: Data Center Planned Use Development Hearing Public Comment

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City Council Members and City Officials,

We would be fools to welcome a data center into our community. We would be fools to usher in an industry that is currently and willfully unregulated at the federal level. We would be fools to think that we know all there is to know about an industry that is growing faster than any of the research and economic data can track. The investors are tracking their immediate monetary gains, and we would be fools to believe the assurances that they offer to push their way into our beautiful community. The data center and AI business models are far too immense and economically powerful to think that a small city government is possibly going to address the vast number of immediate and long-term negative impacts that these operations involve. We are no match for them, and they know it. The only power we have is now, when we can still say NO.

We would be fools to invest in expensive infrastructure and services to accommodate an industry that has a track record of taking far more than they give to any community. Roads, water supply, waste water treatment, energy, fire protection, law enforcement – the needs are immense and the common folks will suffer the most...billionaires can afford the doubling or tripling of costs - regular people cannot. If you want to see future investment or maintenance of current homes and businesses fall away, then by all means welcome in a couple of huge players that will explicitly or effectively dictate every major expenditure and land use decision going forward. If the tax base is failing to cover city expenses right now, it is certainly not going to be solved by ushering in an industry that is known to find every loophole and work-around to make as money as possible and to pay as little as is allowed. We would be fools to not read the writing on the wall and educate ourselves on the real cost of data centers being located around the country. We would be fools to look the other way and somehow think our story will be different, to believe that we are smarter than those towns and cities have unsuccessfully tried to make these centers work for their communities instead of against them. We would be fools to dream that adherence to a newly drawn ordinance will be stellar and trustworthy. It won't be, because what really drives these operations is the bottom line - their own, not yours and mine. And when those standards are not met, or the realization that this ordinance missed something vitally important, well then we would be fools to believe that our eventual costs of legal representation will not be outspent and won by the billion dollars of backing these companies possess. They will win, and we will pay again.

We would be fools to hand over our natural resources -land, air, wildlife, water to the highest bidder who will quickly disappear from the equation when mitigation and clean up becomes

necessary someday – and it will become necessary. Some things cannot be undone, some mistakes don't allow for second chances, at least not in the span of our lifetimes. We would be fools to negate the careful stewardship and land use decisions that have fostered growth and the protection our community resources for over one hundred years by introducing an industry that has one goal and one goal only: TO MAKE AS MUCH MONEY AS POSSIBLE. The environment is not their concern. The current and future residents of Monticello are not their concern. The water quality is not their concern. And no, our supply is not endless. The electricity costs for the rest of us are not their concern. The impact on wildlife, traffic, noise, air quality – none of these are their concern. We would be fools to believe otherwise.

Representative government only works for citizens when the elected officials seek to answer to the people. The people of Monticello do not want this. The people of Monticello want growth that supports all aspects of their community, not only an immediate monetary one that cannot even be soundly proven yet. The people here want job opportunities that expand our human capital, not hand it off to billionaire companies that see their employees as expenditures rather than valuable people who love their hometown. Speaking of which, we would be fools to believe that the relative handful of jobs these monstrosities will offer will even begin to offset the serious and permanent economic losses that surrounding landowners and residents will bear because of them. Surrounding land values will drop, this is not even a question. Which one of you will be first in line to buy a neighboring property or even think of investing in one that will be hooked to the same water, sewer and energy supplies when we know those costs for everyone will skyrocket due to continual growing demands? We all must be fools to think that this industry, so quick to grab land and resources away from small communities, is ever going to sustain itself – they are not even setting out to do that initially. We would be fools to think that this AI boom they are making fortunes from is ever going to work in the favor of everyday citizens. If that were the case, these companies would be fast-tracking technology for their cooling needs and energy uses – and reigning in irresponsible building before the systems can handle it. They are not doing that. Rather, they are grabbing what they can for as long as communities will allow it because that is the cheap way for them to do business. My God, there is constant arguing about the use of public funds to improve health and safety for people – right or wrong, nobody wants to pay for anybody else's food, health care or housing. Yet here we are, ready to fork over the very land and resources that our next generations will need…for what? So that an already insanely wealthy industry can get more for themselves. So that they can leave the messes and fixes to the next generation.

"Do no harm." This is a defining principle in medicine and ethics. I believe that most of us, no matter our vocation in life, strive to achieve a standard even higher than that. Most of us seek to leave our community, workplace and home better than it was when we arrived. Parents not only meet their children's current needs, but attempt to save for their futures. Small businesses sidestep risky investments in order to avoid big losses. Both forgo notoriety and novelty at times in order to be stable and consistent providers now and in the future. How then can just a handful

of elected officials make a conscious choice to support a land use that has major deficits, drawbacks and dangers associated with its operation. How dare local businesses get stuck with high costs and lower values because the big dogs and greedy hogs are allowed to come in and drive up demand the demand for every resource. How dare a major risk be taken that could cause harm to our children's future home and lifestyles. And for what? To be the first in the county? To claim a small part in a mega-scale operation? To stubbornly insist that the promised tax-base and economic outcome for the city trumps the concern, safety and well-being of its citizens?

The residents and businesses who have long invested and taken care of this city and the surrounding township deserve the respect of the current city council. You owe these multinational, billionaire investors nothing – you owe your loyalty to the locals who elected you. We are not fools. We see what is happening. We hear about the non-disclosure agreements. We wonder who will actually make financial gains from this. We wonder how future campaigns are funded, and whom leaders will really answer to and represent going forward. Because we know how the sausage is made sometimes. For now, we read and educate ourselves about the true costs of the big data center business. We understand that those increased demands will result in our higher costs because a billion-dollar entities are never going to pay their fair share…that's not how the money is made. Nope, we are no fools. And, we see the AI wave – tsunami to be exact – barreling toward us. We anticipate its impact on the jobs we hold now, and wonder how everyone will continue to make a living-wage when AI replaces them in the workforce. We certainly know we will not be able to afford the increased costs of living in Monticello if a data center drives up our basic utilities and robs us of land values and resources.

Please listen to your constituents because they are not fools. At least they didn't think they were when they gave you their vote and entrusted you with their representation.

Sincerely,

Nancy Kopff
[redacted]
Monticello, MN 55362

Angela Schumann

From: Kip Christianson [redacted]>
Sent: Sunday, November 30, 2025 8:00 AM
To: Angela Schumann
Subject: DCPUD last minute notes

Ms. Schumann-

This is excellent!

I have a few running notes from my review, which may or may not be important depending on where they are.

Exec summary pp8 - section 7
- building height listed twice. Less important, wondering if something was perhaps omitted, if just a duplicate, no biggie.

Resolution, pp3 - bullet 9

Clearly .... Its various goals and
align with??

Draft ordinance pp10
(7)(o) fencing - can we include wrought iron as a decorative and common non-screening security fencing

(13)(a)(vi) - not certain whether these acronyms were prior introduced/correct.

(13)(n)(iii) - Projected*?

KCC Proposed insert between (13)(o) & (p)

Narrative of Public safety infrastructure impact, service/training/equipments and proposal to address/fund/mitigate those impacts whether provided for entirely privately/paid for to supplement deficiencies to public infrastructure, or some hybrid of the two.
(To be included in proposed/final SIPA and any subsequent stages)

(16)(c) "PUD" —> DCPUD?

(17)(a) - Site Improvement *Plan* Agreement

(17)(g) including *clearing or*?? grading

(19)(c) - "If" then what? Partial sentence perhaps corrected by punctuation. Struggling to follow the timelines of this section.

(20) - "PUD" —> "DCPUD" for consistency?

Angela Schumann

From: Charlotte Gabler
Sent: Monday, December 1, 2025 10:17 AM
To: Angela Schumann; Rachel Leonard
Subject: DCPUD Zoning Amendment On Tonight's PC Agenda

Good Morning-

Just a few notes....and yes, please share with Planning Commission.

**2 Approval Section Item B. I believe we should have a subsection that has verbiage that land can not be rezoned from any other designation to I-1 for the purpose of a data center. The land should already be zoned I-1.

**J-can we list the specific station in this section?

**Section 6-should this say State/Federal law? And should we have verbiage that we use the the strictest of the two?

**Setback table. Under the first primary building-we should use 300' not 200' to keep consistency.

**Section G Noise. Should we again have verbiage that lists which ever law is the strictest?

My final piece is on FAR. I think we should go less than .25 and use .10 or .15.

Thank you!
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Development Services
To: Tyler Bevier
Subject: FW: Questions for Tonight"s Data Center Meeting
Date: Tuesday, December 2, 2025 4:03:11 PM
Attachments: image001.png

One more

Angela Schumann
Community Development Director
Development Services
763-271-3224
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

From: Fam Ol[redacted]
Sent: Tuesday, December 2, 2025 4:00 PM
To: Development Services <Community.Development@MonticelloMN.gov>
Subject: Questions for Tonight's Data Center Meeting

My husband and I along with our 3 children recently moved to Monticello to a brand new housing development. We moved from Hastings where the safety of the drinking water was ruined by 3M located in Cottage Grove but managed to **pollute 14 communities.** Even though 3M has been fined and had to pay large sums of money, the water supply won't have treatment plants ready until 2029 AND while people continue to drink and shower and cook with their polluted water, they will have to pay large amounts of the cost with 3M only providing PART of the solution. 3M's plant in cottage grove is 680,000 square feet.

You know whats insane? The smallest proposal for a data center is twice that size AND water is only **one** of the issues that a data center is going to create.
So I have some questions:

1. What restrictions will the Minnesota Pollution Control Agency be putting on the data centers prior to building the data centers?
2. What legal protections does Monticello have in place to ensure that their residents will not be paying extra on their water bills, electricity bills, or clean up of pollution caused by the Data Centers?

I have many more questions so keep your eyes peeled for more but am submitting for

deadline

Angela Schumann

From: Samuel Nelson [redacted]
Sent: Tuesday, December 2, 2025 3:49 PM
To: Development Services
Subject: Data Center Ordinance

Hello,

I am a Distributed Systems Engineer with well over a decade of experience in the industry, currently residing in Montcello. I've worked at DigitalOcean and seen how the data centers containing our servers operated. I've also worked in the AI space, building the distributed communication layer between domain experts and a human-in-the-loop AI trainer that retrained models as new data samples were added.

I do not see data centers as a way to add long-term value to our town. At best, they will create temporary construction jobs, but none of those jobs will last. Once a data center is operational, most of the time they can be maintained by a few engineers and security personnel - almost all of the jobs added by a data center will be done remotely. Even companies that require engineers to work from an office will have them work in some office in Minneapolis, or even farther remote (like San Francisco). As long as they have one or two on-site engineers to handle hardware failures, literally all software failures can be handled from anywhere on the planet. Even new server installs are usually accomplished remotely via a PXE boot (https://en.wikipedia.org/wiki/Preboot_Execution_Environment).

At DigitalOcean, we actually had controls for all of our server hardware in a chat bot. All I had to do was open the correct channel in slack and type "./reboot <server-name>" to reboot a server. And we had similar controls for wiping a server and installing a new operating system, or updating SSH (remote access) settings, or any number of other controls. The only time I've ever had to contact someone physically in the datacenter was when a hard drive failed.

Personally, I do not believe that allowing companies to build data centers in our town or township is a good long-term investment at all, and I generally am opposed to such legislation. Especially now, when the LLM bubble is so close to bursting - we might end up with a data center hosting only a handful of servers.

However, if we do decide to allow datacenters to be built in our township, our legislation should very clearly benefit our town. The companies that use the datacenter will receive *massive* benefits, so our town must also see benefits - beyond the handful of (mostly low-paying) jobs it creates. At minimum, we should require them to use (and pay for) Fibernet, and ideally invest in improvements to our town's internet infrastructure. If possible, we should require companies with backbone networks (https://en.wikipedia.org/wiki/Backbone_network), such as AWS, Google, and Valve, to host exit/entry nodes to their user-facing backbones for our town if they want to host any of their servers in our town. We should require companies that host very high heat servers (like AI or blockchain servers) to invest in environmental infrastructure, to keep their environmental impact in line with normal server hosting.

I hope that we can focus on growing our town in more long-term-beneficial ways than data centers provide; but if we decide to take the short term benefits of allowing data centers in our town, requiring

data center owners or companies hosting servers in those data centers to invest in our town would at least mitigate the long-term damage.

-Sam

https://git.sr.ht/~nelsam
https://github.com/nelsam

"As an adolescent I aspired to lasting fame, I craved factual certainty, and
I thirsted for a meaningful vision of human life -- so I became a scientist.
This is like becoming an archbishop so you can meet girls."
-- Matt Cartmill

Angela Schumann

From: Tracey Johnson [redacted]
Sent: Tuesday, December 2, 2025 3:57 PM
To: Development Services
Subject: data center

Hello,
As a resident who moved away from Minneapolis, and one who does NOT want to turn our communities into another Maple Grove, I am hoping that the committee/city council will consider the following:

1. Many, if not most of us are struggling under the current economy. An increase in tax bills or any kind of assessment to improve the existing electric grid and water delivery structure would be a hardship to residents. We should not be subsidizing improvements so that investors from outside our community, who will not have to live near said data centers, can profit. Any upgrades to the existing systems should fall entirely on the data center owners.

2. Additionally, if (when) the community experiences another drought, water usage limits should be applied to data centers before residents experience limits/cutoffs.

3. The average lifespan of a data center is 10-15 years. While every tech company is racing to be the first in the pack, there are only about 7 major tech players competing in the AI race. When the AI bubble bursts, or data centers are no longer profitable, the investors will no-doubt leave their 500-acre toxic monstrosities for communities to clean up. There should be a requirement that any data center holds enough funds in escrow to demolish all structures and reclaim the land, making it safe for housing, schools, parks and water consumption again. If these companies don't have funds to fix their destruction, certainly the community will not be able to afford it later. And we all know how easily companies can skip town, leaving carcinogenic forever-chemicals in their wake.

4. What kind of testing will be conducted for carcinogens and PFAS in the on-site land, surrounding land, surrounding homes, wells, and groundwater? If these chemicals are found, how will the city handle resolve the problems? If cancer rates start showing up, how will the city reimburse residents? We know that the data center investors will have millions to fight any lawsuits. Where does that leave local families? See the article "Amazon Data Center Linked to Cluster of Rare Cancers" on Futurism.com (toxins were from a 10,000 square foot data center – and we are considering a 500-acre site???).

Please remember that the local government is supposed to do what is best for residents. While a massive data center could be the city's largest taxpayer, it is not in the best interest of residents. This is not what we want.

Sincerely,
Tracey Johnson

Angela Schumann

From: Samuel Nelson [redacted]
Sent: Tuesday, December 2, 2025 3:49 PM
To: Development Services
Subject: Data Center Ordinance

Hello,

I am a Distributed Systems Engineer with well over a decade of experience in the industry, currently residing in Montcello. I've worked at DigitalOcean and seen how the data centers containing our servers operated. I've also worked in the AI space, building the distributed communication layer between domain experts and a human-in-the-loop AI trainer that retrained models as new data samples were added.

I do not see data centers as a way to add long-term value to our town. At best, they will create temporary construction jobs, but none of those jobs will last. Once a data center is operational, most of the time they can be maintained by a few engineers and security personnel - almost all of the jobs added by a data center will be done remotely. Even companies that require engineers to work from an office will have them work in some office in Minneapolis, or even farther remote (like San Francisco). As long as they have one or two on-site engineers to handle hardware failures, literally all software failures can be handled from anywhere on the planet. Even new server installs are usually accomplished remotely via a PXE boot (https://en.wikipedia.org/wiki/Preboot_Execution_Environment).

At DigitalOcean, we actually had controls for all of our server hardware in a chat bot. All I had to do was open the correct channel in slack and type "./reboot <server-name>" to reboot a server. And we had similar controls for wiping a server and installing a new operating system, or updating SSH (remote access) settings, or any number of other controls. The only time I've ever had to contact someone physically in the datacenter was when a hard drive failed.

Personally, I do not believe that allowing companies to build data centers in our town or township is a good long-term investment at all, and I generally am opposed to such legislation. Especially now, when the LLM bubble is so close to bursting - we might end up with a data center hosting only a handful of servers.

However, if we do decide to allow datacenters to be built in our township, our legislation should very clearly benefit our town. The companies that use the datacenter will receive *massive* benefits, so our town must also see benefits - beyond the handful of (mostly low-paying) jobs it creates. At minimum, we should require them to use (and pay for) Fibernet, and ideally invest in improvements to our town's internet infrastructure. If possible, we should require companies with backbone networks (https://en.wikipedia.org/wiki/Backbone_network), such as AWS, Google, and Valve, to host exit/entry nodes to their user-facing backbones for our town if they want to host any of their servers in our town. We should require companies that host very high heat servers (like AI or blockchain servers) to invest in environmental infrastructure, to keep their environmental impact in line with normal server hosting.

I hope that we can focus on growing our town in more long-term-beneficial ways than data centers provide; but if we decide to take the short term benefits of allowing data centers in our town, requiring

data center owners or companies hosting servers in those data centers to invest in our town would at least mitigate the long-term damage.

-Sam

https://git.sr.ht/~nelsam
https://github.com/nelsam

"As an adolescent I aspired to lasting fame, I craved factual certainty, and
I thirsted for a meaningful vision of human life -- so I became a scientist.
This is like becoming an archbishop so you can meet girls."
-- Matt Cartmill

From: Emily Devroy
To: Angela Schumann
Subject: AUAR Comment
Date: Thursday, December 11, 2025 10:57:50 AM

Dear Angela,

I hope you are all doing well, and I want to begin by sincerely thanking you for the work you do on behalf of our community. I'm writing today as a resident who deeply values both the growth of our area and the natural spaces that make Monticello such a special place to call home.

I would like to respectfully express my concern regarding the proposal to build a data center next to Bertram Chain of Lakes Regional Park. Bertram is more than just a park to many of us—it is a sanctuary. It is where families gather, children learn to love the outdoors, and where countless people go reconnect with nature. The stillness, the wildlife, the dark skies at night, and the unspoiled feel of the land are part of what makes this place irreplaceable.

Placing a large-scale industrial facility at the edge of this environment threatens the very qualities that make Bertram so treasured. The increased noise, traffic, lighting, and long-term environmental footprint of a data center would inevitably affect the quiet homes that border the park, as well as the wildlife that depends on those undisturbed spaces. Even subtle changes can have a lasting impact on sensitive ecosystems—and once those changes happen, they cannot be undone.

I fully understand the importance of economic development and the desire to attract strong business opportunities to our area. Growth is vital. But not all land is equal, and some places simply hold a deeper value to the community than can be measured in dollars. Bertram Chain of Lakes is one of those rare places—a place that enriches our mental health, supports local wildlife, strengthens community identity, and offers future generations a chance to experience the beauty of unspoiled nature close to home.

My hope is that we can find a solution that both supports economic progress and protects the tranquil, natural character of Bertram. There are likely many alternative sites better suited for a project of this scale—sites that would allow Monticello to benefit without sacrificing one of its greatest environmental and recreational assets.

Thank you sincerely for your time, your consideration, and your ongoing service to our community. I truly appreciate the difficult decisions you must weigh, and I'm grateful for the opportunity to share my perspective. Please know this comes from a place of deep respect and care for the place we all call home.

Warm regards,

Emily Devroy

Please do not let
this Data Center
happen. This would
be awful for our
communites -
Do not let
this happen.
thank you
Mike + Toni
Hanzlik
Big Lake

From: Paul Medlicott
To: Development Services
Subject: Data Center
Date: Thursday, December 4, 2025 12:12:33 PM

NO DATA CENTERS. DONT WANT THEM. DONT NEED THEM.
Sent from my iPhone

From: Paul Medlicott
To: Angela Schumann
Subject: Data Center
Date: Thursday, December 4, 2025 12:13:54 PM

NO TO A DATA CENTER IN MINNESOTA. NO [redacted] NEED FOR THAT GARBAGE. TELL THEM TO [redacted] OFF. NO NEED FOR IT AND NO ONE WANTS IT. YOU WANNA DESTROY MINNESOTA, DATA CENTERS ARE THE WAY.
Sent from my iPhone

From:	Gabe & Hannah Graveldinger
To:	Angela Schumann
Cc:	Kip Christianson; Lloyd Hilgart; Tracy Hinz; Charlotte Gabler; Lee Martie; Development Services
Subject:	Public comment on ordinance and zoning revisions for data centers
Date:	Tuesday, December 9, 2025 9:29:44 PM

Hello Councilmembers,
Please be sure to pass this on to the volunteers of the Planning/Zoning Commission! Thank you!

I was present at the December 2nd meeting, and I want to give my thanks to the members present there and applaud them for postponing approval of revised ordinance for data centers in acknowledgement of needing a closer look at the potential impacts. A special thank-you to the gentleman who proposed a joint meeting with the Council, and for his commitment to ask the question if we should be changing anything to even allow data centers—this is the root of public opposition!!

Regardless of whatever guardrails are put in place, our community—especially those of us living in such close proximity to these proposed sites—do NOT want the data centers in any capacity. The risks and dangers are simply too much, as evidenced through what other states are experiencing. This does not belong in our community!!

Please stop any and all consideration of opening the door to data centers in Monticello!

Below I have attached a link for further thought.

Thank you, and God bless!
Merry Christmas to you and yours!

Gabe and Hannah Graveldinger

Georgia Utility Seeks Massive Grid Expansion To Feed Data Centers

lists.theepochtimes.com

From: Harlan Hamson
To: Development Services
Subject: Data Center
Date: Thursday, December 11, 2025 10:04:30 AM

We moved to the city of Monticello 36+ years. Mostly because it was a smaller town, like we came from. The community had a very open, honest small-town atmosphere. We built a home here and raised our family because of this. Many great parks and lakes nearby to be enjoyed. We have seen many changes over the years and there will be many more if we stay here.

But it seems the city officials of this city are confused or being lead a stray. It was just over a year ago city Residents approved the 0.5% sales tax to fund the Bertram Chain of Lakes Regional Athletic Park. But now our city officials are like they don't care if they build something near there that will make it totally disgusting. They don't seem to care about the negative effects that result from Data Centers. Water reliability, environmental impacts, property values, neighborhood noise, No community benefits and the "boom-and-bust" nature of rapidly evolving technology sectors. All they care about are dollars$$$. I would bet if a vote could be held for the Data Center it would fail big time. If you can't read and understand all the problems that come with these types of facilities, then you need to be aware that your chance of reelection will not be very good. I will bet that all of you will fail at reelection time if this Data Centers is allowed into this town.

There are many other ways this city could promote itself, instead of just looking at the dirty dollars from the Data Center. We have many great things to offer in this community and maybe that's why we have stayed here this long. Like I mentioned early we have great parks and lakes in the area. Also, the Mississippi River is great. The number of jobs that would be produced by the Data Center is nothing compared to other industries or businesses that could be in these 2 locations

without such harmful results to the community. Versus, the chances of the Data Center being of any long-term value for our community are not very good.

My neighbors and the community of Monticello ask you to make the right decision that would be best for all of us, not just a few people just looking for dollar signs.

Regards,

Harlan & Kelly Hamson

From: Charlotte Gabler
To: DJ
Cc: Rachel Leonard; Angela Schumann
Subject: Re: No Data Center
Date: Tuesday, December 16, 2025 11:14:33 AM

Good Morning Dane-

Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate information and feedback.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: DJ [redacted]
Sent: Sunday, December 14, 2025 10:57 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: No Data Center

Good Afternoon,
As a new member to the community of Monticello my wife and I were excited to buy our new house in the featherstone community off of 85th. Specifically choosing our house due to the location, surrounding community, close to work and beautiful neighborhood. I was shocked and disgusted to see that there is any consideration of putting a data center right next to this new development without consideration to the community development opportunities and the current brand new housing created.

This area has the opportunity to grow out (south) of town and provide a deep and growing community of citizens and tax base that will provide economic opportunity for a larger retail base along with a tax base to fund and create a very nice dynamic suburb alternative. It is a very quiet and appealing town. However, these data centers simply syphon community resources such as water and electrical while providing no community growth and actually is detrimental to your citizens health and welfare. You have been elected to protect our health and welfare along with community development to grow our community and this is a huge mistake.

I hope that you will consider alternative options and not approve the Data center. This is the real test to see where your real motives and ambitions land. Is it with the almighty dollar or the people you

represent.

Dane Johnson

From: DAVID LOHSE
To: Angela Schumann
Subject: Data Center
Date: Tuesday, December 16, 2025 2:42:51 PM

Hello,

In watching and attending the meeting last night, I heard discussions about the responsibilities of the City of Monticello and the responsibilities of the developer. It appears the developer has a lot more freedoms on choices and responsibilities than the city. According to your slides, you showed the audience, it appears, that the city is taking a backseat to this project. Did you actually plan it this way or did someone talk you into this. I'm assuming that none of you, on the council, live near 87th, one of the proposed sights or that any of you have watched 60 Minutes and or any of the other programs with regard to these data centers. If you did, I'm certain you would change your mind. The people who live near them, have testified about the many horrors about them. One of these is the terrible noise generated by them which automatically, lowers the value of their property much less going or doing anything outside with their families. What is the acceptable level of noise?

What is the level of contamination of the water allowed? What would happen if there was an accidental explosion from the proposed million gallons of fuel they want to acquire and store? Will there be a neighborhood left? What is the cost to all of us, realistically? Why would you even consider building a data center next to a housing development. I certainly. was not told that when I built my house. Have you told any of the new people purchasing homes here? I live approximately, three blocks
from 87th. Now, do I sell? What are all of you doing to this town and to it's people? Looking forward to your explanation.

David Lohse

From: Charlotte Gabler
To: Lacie Metso
Cc: Rachel Leonard; Angela Schumann
Subject: Re: Data center
Date: Tuesday, December 16, 2025 11:19:36 AM

Good Morning Lacie-

Thank you for the email. I have included City Administrator Rachel Leondard and Community Development Director Angela Schumann.

I appreciate you sharing feedback on data centers. I also appreciate your passion about our magic city and thank you for wanting it to be a better place.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Lacie Metso [redacted]
Sent: Monday, December 15, 2025 11:34 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data center

Good morning, Charlotte!
I hope you are well and Merry Christmas to your family.

I am obviously using your serious email for a reason. I am scared for our town and this data center. I know you may be getting bombarded by community members but I also wanted to voice my concerns and do my part to try and protect and town that I am very proud of.
Eric and I moved here in 2006. We loved the sweet small town with lovely potential and willingness to grow, serve, encourage community involvement, the parks, Bertram, the dog park, the community center, our amazing schools and their sports complexes, the businesses that have comes in and how we have made a name for ourselves in the metro. Eric is also very proud to represent Monticello in many ways from volunteering as a soccer ref, serving on the board for hockey, soccer and helping find the new superintendent. He also is a part of the new ice arena process.
Monticello is special. We are surrounded my beautiful water, trees, rivers, creeks, pathetic, parks....and Bertram is booming!! I live by Harry Larsen, Maria State Park and Ney County Park....we have the blandings turtle, trumpeter Swans, eagles and so many amazing

things.....WHAT ARE WE DOING!! ARE WE SERIOUSLY CONSIDERING DATA CENTERS???

Are we really putting our people at risk, our children, our elders, our babies, our pets, our trees, water and wild life....really???
You know me....you know how I feel without even emailing you. God help us.
Thank you, Charlotte for all you do for us and I pray that the rest of the council have a heart, stop with letting the devil take over and think about all that is really important.

I am not going to email stats, scientific evidence, articles, blah blah blah....that isn't me. I am heart, kindness, love and feelings. This is me pleading for our city to have a heart.

Thank you for reading,

Lacie Metso

"Today is a good day to have a good day"

From: Cutsforth, Scott M
To: Angela Schumann
Subject: Data Center Ordinance
Date: Wednesday, December 17, 2025 12:49:31 PM

Afternoon Angela,
As the data center ordinance is still not final/approved by the planning commission. Wanted to add my two cents on this again. My main thought is what can the city do to make sure what is in the ordinance is followed.

- Noise
  - I believe it's set at 60-65 decibels for daytime and 50-55 decibels for night based on state guidelines
    - I propose that it should not exceed 50-55 decibels at any time of the day.
  - What is the starting point for fines if they exceed this noise level?
    - I understand that if they are having a mechanical issue the noise level might be exceeded
      - Under normal circumstances, what amount of time past the maximum decibels is going to be excepted?
      - What is the start point for fines? I feel if they want to violate ordinance on purpose the fine should start at $2M and increase based on the severity. What's to stop them from not caring about our city ordinance?
- Water Consumption / Cleaning the Water
  - Starting point of penalties / fines
    - Over consumption – Do we have anything as a city to stop them or are we going to need state help and how long does that take?
    - Not cleaning the water – Do we have anything as a city to stop them or are we going to need state help and how long does that take?
- Ordinance
  - I would like it to state that the city will never make it more lenient, however we can be more strict if needed

Best Regards,

Scott Cutsforth
[redacted]

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From: Derrick Zychowski
To: Angela Schumann
Subject: AI data center
Date: Monday, August 18, 2025 10:57:27 PM

Angela,
My name is Derrick Zychowski, a Monticello resident living very close to the site of the proposed Data center. I know this has sparked quite a bit of interest and I certainly have my opinion on the matter. As mentioned we live Monticello and have always been pleased with the decisions the city has made about developing farmland but this one has me a bit confused. I won't get into a long email discussion on the issue I guess I would ask one simple question. What are 5 reasons having this data center in Monticello would be good for the residents of Monticello? I look forward to your response.

Thank you,
Derrick Zychowski

From:	Allison Rajaratnam
To:	Development Services
Subject:	Comments for today"s Planning Commission Meeting
Date:	Tuesday, August 19, 2025 4:07:38 PM
Attachments:	Allison Rajaratnam comments to Planning Commission_Aug 19 2025.docx

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Attached please find my comments for today's Planning Commission meeting.

Thank you so much,
Allison

--
Allison Rajaratnam, MPH
[redacted]

August 19, 2025

Dear Planning Commission:

My family and I moved to Monticello last year. We have really enjoyed this community and plan to raise our young family here in Monticello.

Thank you to Stephen for the recommendations to the Planning Commission. I particularly appreciated the pictures and comparison sites for setback distances and data center exteriors.

That said, I do share concerns of others related to noise, water and electric use, as well as waste water disposal.

So my recommendations and questions are below:

1) First, I agree with designating a specific "Data Center Planned Unit Development (DCPUD) Zoning District." I appreciate the specificity this brings to evaluating data center proposals.
2) Second, I would like to see the setback on residential borders expanded from 200' to 300'.
3) Third, I did not see a requirement on how waste water is disposed and would like to see a requirement that waste water is discharged into a waste water system and not directly into nearby bodies of water.
4) Fourth, if Monticello has alternative sources of water rather than our potable water source, that should be considered for a data center.
5) Fifth, I would like to see specifics on the data center's responsibility for future infrastructure upgrades to electric, water, and waste water systems. Even if estimates of usage are accurate upon the application, 10 years down the road, utility needs may expand. Monticello residents should not have to share in these additional infrastructure costs. In addition, the data center should pay at a higher rate for use of utilities. These are two ways a data center can contribute to the common good of the community.
6) Sixth, I would like to raise the question of the sufficiency of the Minnesota Noise Pollution requirements. Are these requirements strong enough to product the residential feel and quiet of neighborhoods? Would a hum from a data center impact the property values and ability to resell a home?
7) Seventh, I would like to better understand enforcement actions the city can take prior to revocation. Revocation is a high bar, especially for an operational data center, but the city needs recourse actions if the data center strains water or electric supplies or if we have noise pollution violations. These measures need to be strong enough to be truly punitive or to catalyze correction action rather than becoming a cost of doing business.

8) Finally, below are some links to some national reporting that raises concerns other communities have faced with data centers:
    a. https://one.npr.org/i/fis-381443930-6b7bfc690f0f4f05c1343f59d629be08:fis-381443930-6b7bfc690f0f4f05c1343f59d629be08-enclosure-audio
    b. https://one.npr.org/i/nx-s1-5469933:nx-s1-5527651-1
    c. https://one.npr.org/i/nx-s1-5430796:nx-s1-5527651-1

Thank you to the Planning Commission for allowing additional time to consider these recommendations.

Allison Rajaratnam

Monticello, MN

From: leah.schmitz
To: Angela Schumann
Subject: Annexation/Rezoning
Date: Thursday, September 4, 2025 9:43:38 AM

Dear Angela and Whom All it May Concern,

My name is Leah Schmitz, I live at [redacted] in the Monticello Township.

I am extremely concerned with the current "talk" of re-zoning portions of the Township for potential future commercial/data center use.

Myself and many residents feel this was a "hidden" agenda and the decision has already been made. You say it was/is posted but it's been very hush hush and not forthcoming with information. If you wanted the support or feedback of the community youb would have been working WITH the community to educate and advise us of the upcoming potential changes. Instead, we as a community found out and had to come to you.

At the recent meetings, along with numerous letters and phone calls, the City of Monticello has heard of all the opposition and concerns. I stand behind them all. I live in the Township for many reasons, one, because I feel as though I live in the country or closest thing to it. Neighbors not on top of each other. We have large beautiful yards, our roads have limited traffic and the area seems mostly safe for children and people of all ages. Many of us walk these streets each day. We see have the peace and quiet of the country.

The idea of a Data Center going in across the street makes me want to move. I realize that means nothing when it comes to the main focus of $$ for the city. I just wish that the "people" mattered more than the bottom dollar. If a poll was taken, I believe the people of Monticello would vote this down!

Find other options for the growth of Monticello, supported by the residents to make this money needed for the city, not at such an expense and loss to so many of us resident.

Thank you.

Leah Schmitz
Sent from my Verizon, Samsung Galaxy smartphone

From: Bob Stein
To: Angela Schumann
Subject: AUAR Comments regarding Data Center
Date: Thursday, September 4, 2025 1:12:42 PM

Hello,

This is Bob Stein. I am a resident of the Monticello Community and would like to share concerns regarding the continued discussion of the Data Center proposals in our city.

I do not understand why the city would choose to have their hands tied with 550 acres of a data center that will realistically only employ 50 people to operate. We don't need to rush to "fill" a map just to simply check a box and call it "growth" for our city.

The environmental concerns regarding water use, air quality issues, increased utility bills, noise concerns, and increased traffic during the construction of such a facility all are valid concerns.

We do not need this type of business in our community. I have yet to see or hear how this will have any kind of positive impact to our community, other than loose references to a tax base during its operations. Will it help lower my taxes? Monticello has sold numerous properties throughout the area and none of them have lowered my taxes.

You've heard numerous concerns at your public hearings from people who live right across the road from the proposed 550 acre campus. None of them are eager to have this as their neighbor. Someone brought up a great point of saying "would you build this right across the street from a school?" The answer would/should be "No!"

We continually endure issues with power and water during dry years. Xcel continues to want to increase their rates due to growing demand for power. Why would we choose to willingly strain both the power and water resources in our community? What if the Data Center would require additional power poles/lines direct to their campus? You'd be running even more power lines/towers through/over residential areas to serve their needs. I already dread the few that cut through the south side of our community. You can feel the buzz and hum as you stand near them.

Please explore other options for this site. A company of this scale has no interest in servicing our community or adding any value to its members. All of this is new and emerging technology. You can try all you want to paint them into a corner with guidelines or regulations, but their pockets are far deeper than our city's pockets. If there are legal issues that arise, you can bet that the company would gladly take the city to court and negate any and all profits to the city. Look at Fibernet, great concept, but legally expensive due to court with Charter, and now managed by Arvig.

I really don't understand why our city is rushing along this type of decision. It doesn't make a lot of sense to me. You are presenting conflicting messaging with your public hearings at Planning Meetings, where you direct/redirect people not to talk directly about this 550 acre proposed facility, but instead about data centers as whole. All while the elephant is clearly in the room, and that's what people want to talk about. Then you put information like this out on social media, when instead it should be a mass mailing campaign to every single home in

town/townships. This feels rotten and like some mass formality to say you did your due diligence, while the likelihood of this data center seems to be something you favor.

If the general sentiment of everyone in that room is negative towards a data center, how can any council member or anyone on the planning commission claim to be a representative of the community if they support a Data Center? Council Members are not a voice, they are a microphone to share the concerns members in the community may have and make sure they are heard.

Let them go find some other rural location, in the middle of nowhere that will have very little impact on a residential community. Monticello does not need to be eager to welcome this type of business to its community. Again, it appears most data centers employ roughly 50 people for full time jobs. So taking 550 acres, thats about 1 acre per employee. Meanwhile you have businesses in town like UMC, Cargill, and Polaris who all occupy a far smaller footprint and employ a significant amount more people with good paying jobs.

We don't need this. Don't be wowed by bright lights and filling a map to call it progress. Let them go somewhere else.

Bob Stein
Monticello Swim Club
Head Coach

From: Dwayne Olson
To: Angela Schumann
Subject: AUAR Scoping Document
Date: Thursday, September 4, 2025 12:35:00 PM

The city needs to make sure of three things in it's review. First the Data Center needs to be at minnimum 1000 yards from the nearest houses, second that the light pollution from the Center be regulated as I have seen videos of Data Centers that light up neighboring housing like christmas trees, and last that the Data Center is held accountable for any wastewater they produce dosen't contaiment ground water. The other thing is energy consumption, however I believe that is something the state would need to requlate. I work for a company that does business with Data Center, however they do need requlation to protect the community

Dwayne Olson

Monticello resident.

From: Sarah Scribner
To: Angela Schumann
Subject: Citizen Comments
Date: Thursday, September 4, 2025 10:24:16 PM

Dear Monticello Planning Committee & City Council,
My husband Chris and I attended the 8/19/25 & 9/2/25 meetings regarding potential changes to ordinances to allow a discussion for data centers. More specifically, recommendations or things to consider to include in any Data Center ordinances.

We've lived in Monticello for 26 years. We specifically moved out of the twin cities area for a more quiet and beautiful landscape. We remodeled our home, deciding this would be our "forever home" where we have been blessed to raise our children, go to church, gather with neighbors, work and live life.

We are 100% against the LOCATION of this data center and quite honestly any data center in Monticello. We beg the Planning Committee and City Council to make NO changes period. We DON'T need to change anything that would allow or invite a data center to come to our area.

I know the City of Monticello needs money. Quite honestly, that is short-sighted and there are other ways to pay for the necessary improvements needed in Monticello.

Quite honestly, and I mean no disrespect, but the City has not done a great job of being fiscally responsible regarding the past default of the City Bonds regarding the whole Fiber Net issue. Then there is the empty lower level of Block 52 which we were told would have restaurants and stores. I wish the City would try to attract home builders to be bigger / nicer homes, maybe with some acreage of 3-5 acres as that is very hard to find in this area. Ideally, I'd love to see nice houses be built on the property in question (off hwy 25 & 85th St) Or better yet, a natural area with a paved bike path but that indeed is a dream.

Please think of how our actions today will affect the generations to come after us. Please don't allow the City of Monticello to take a quick fix & basically sell it's soul to the devil (aka hyperscae data centers).

Monticello is is no expert when it comes to dealing with billion dollar businsses that want to use our resources and who honestly don't care what gets ruined in the process. Our natural resources are our biggest assets and we must protect them.

IF you absolutely must have recommendations, we would suggest the following conservative measures.

1. Land Use / Zoning Codes
This was NOT part of the 2040 Plan so should NOT be changed.

2. "Light " vs "Heavy" Industrial Categorization

Hyper Data Centers are considered "Heavy Industrial" for a number of reasons. It simply is NOT appropriate to re-zone and put a "Heavy Industrial" site next to existing neighborhoods, city parks and schools.

3. Set-backs from schools

Require at least a 2 mile set-back from any schools.
(Little Mountain Elementary, Pinewood Elementary, Monticello Middle School, Monticello High School, Pumpkin Patch Preschool, Eastview Education Center, etc.)

4. Set-backs from city parks

Require at least a 2 mile set-back from any city / county / state parks.
(Namely, the City Parks of Hunter's Crossing & Pioneer Park.)

5. Set-backs from existing neighborhoods

Require at least a 2 mile set-back from any existing neighborhood.

6. Environmental Risks

Request a FULL Environmental Impact Study (wetlands, plants, animals, birds, etc.)
This must evaluate the effects of construction and operation on the local ecosystem.

7. Water

Data Center is responsible for 100% of cost associated with bringing water to the site and 100% responsible for all water usage. Tax payers are not responsible to pay for any portion of it.

Again, limit the size to only a SMALL data center and limit the amount of water they can utilize.

8. Wells

Data Center is NOT allowed to drill wells on the property. Nor are they allowed to pump from existing wells on the property. (This would negatively affect surround land owners who utilize the same aquifers.) All water must come from city supplied water system for which they must pay for building it and using it.

9. MN DNR HYDROLOGIST

Request a MN DNR Hydrologist (independent party) investigation & "Impact Study" of taking water from the area aquifers in Monticello area and the Mississippi River

and areas. (James Bedell DNR Area Hydrologist covering Monticello area. 320-726-0978
James.Bedell@State.MN.US)

10. Water Cooling
Demand CLOSED-LOOP water cooling system.
(Or even demand they use wastewater & of course pay to build it)

11. Medical Concern
Cooling towers can pollute air w/ chemicals, risk of Legionnaires Disease & other respiratory issues. Request data centers must pay to have an independent 3rd party perform annual tests on their pollution, fix problems and are financially responsible to injured parties.

12. Condensation on road
Increased motor vehicle accidents due to sleet / icy from condensation
Request an environmental / weather impact study regarding condensation on roads, ice, black ice & fog; along with utilizing risk mitigation strategies.
Limit the size to only a SMALL data center.

13. Generators
Limit the number of generators on the property to 20.
Limit the time of day the back-up generators can "test", say from 10 am – 12 pm.
Limit the size to only a SMALL data center.

14. Emissions from generators
Demand "Tier-4 Final" generators (present-day best emission standards)

15. Fire Risk
If a disaster happens, is the Monticello Fire Dept. equipped to handle a Data Center explosion? Limit size to a SMALL data center.

16. Security Concerns
There is increased terrorism threat given that data centers may contain gov't. data.
Limit size to a SMALL data center.

17. Construction process
Require all construction be completed within 2 years. No exceptions.
Limit size to a SMALL data center.

18. Pollution

Air Pollution Noise Pollution Light Pollution Water Pollution

Data Center must hire a third part vendor for monitoring it's air pollution, noise pollution, light pollution and water pollution. Citizens could report concerns to investigate and these concerns must be addressed to a public satisfactory response. IF not, the data center must be immediately shut down permanently. Not just pay a fine.

19. Other Types Of Data Centers

Do NOT allow "Bit coining / Bit Mining" at all.
(Not just stating that it's "not allowed as a primary use" but not allowed at all.)

20. Liability Insurance

The Data Center must carry One-Hundred-Billion dollar liability insurance policy to pay damaged parties in Monticello Township and City of Monticello. .

21. Tax Incentives

The City must not offer them any tax incentives.
Data Center pays to get any and all utilities to the site

22. Life Span

After a 15-20 year life span, the property must be put back to it's natural state of grasslands and farm fields.

Thank you.
Chris and Sarah Scribner

From:	Shannon Bye
To:	Angela Schumann
Subject:	comments for DRAFT AUAR: due 9/4, sent 9/2
Date:	Tuesday, September 2, 2025 4:13:46 PM

Agricultural Land Conversion:
*The conversion of agricultural land to industrial use (e.g., for a data farm) can result in the loss of valuable crop production space, impacting local food systems, farmers' livelihoods, and regional agriculture.

* data centers often involve significant soil disturbance, leading to a loss of soil health and potential to sequester carbon, wetlands, grasslands, and woodlands sequester significant amounts of carbon. Converting these habitats for industrial purposes could release stored carbon into the atmosphere.
*Wetlands play critical roles in water filtration, carbon sequestration, and as habitats for wildlife. Wetland loss due to development would disturb the local ecosystem and could reduce biodiversity. Disruption of wetlands and open water areas could negatively affect local aquatic ecosystems, leading to declines in fish and other aquatic species populations. The recommendations in previous projects by Army Corp of Engineers, aren't monitored unless there are complaints, I'd be curious to see what agency is overseeing adherence to recommendations, in areas zoned industrial vs housing
data centers consume a lot of water (for cooling systems) and can generate runoff, potentially leading to contamination of adjacent water bodies if proper stormwater management systems aren't put in place. Wetlands are typically protected by federal, state, and local regulations, and their disruption should face significant legal challenges.
A full **Environmental Impact Assessment (EIA)** would be required to assess all the potential effects on the environment. This would help determine whether the proposed project is in line with sustainability goals and whether mitigation strategies can be put in place. This should be advance under the impression it is not a LIGHT industrial project rather a significant project draining resources and generating waste materials

* Grasslands and woodlands are rich in species diversity. Such habitats provide critical support to pollinators, birds, and wildlife, all of which would be disturbed by construction and operation of a data farm.
*
Data farms of this size could fragment larger ecosystems, disrupting migration patterns and reducing the ability of species to thrive.
* Data centers, particularly those located in regions that traditionally have rural or semi-rural environments, can contribute significantly to the **Urban Heat Island (UHI)** effect.
Large data farms generate heat due to the high energy usage for computing and cooling equipment. This additional heat can raise temperatures in the immediate area, making the environment hotter compared to nearby rural areas.
*The conversion of agricultural land and woodlands to impervious surfaces (e.g., concrete, asphalt, buildings) would exacerbate this effect. These surfaces absorb and retain heat more efficiently than natural landscapes, which increases local temperatures during summer months. Here winters are sometimes harsh and summers can become **hot**, the development of a data farm could create localized heat islands, exacerbating the **urban-rural temperature gap**.
This could lead to higher cooling demands in residential areas, thereby increasing energy consumption and further contributing to climate change in addition to impacting local

microclimates, disrupting seasonal patterns and affecting crop yields if the surrounding agricultural land is still used for farming.

Data centers consume enormous amounts of electricity, often derived from non-renewable sources, unless renewable energy is utilized. This would contribute to **greenhouse gas emissions**, further exacerbating climate change. If the data farm is designed to run on renewable energy (e.g., solar, wind), it could mitigate some of the climate change effects, but much of the data infrastructure is still energy-intensive and powered by conventional energy sources in many cases.

The removal of natural vegetation (woodlands, wetlands, grasslands) weakens the area's ability to respond to climate-related stresses, such as floods, droughts, and extreme temperatures. Natural ecosystems act as buffers, reducing the intensity of floods, improving water retention, and providing shade that mitigates heat.

The construction of a data farm could have mixed effects on the nearby residential area. There may be concerns about property value declines due to the perceived impact on quality of life (increased traffic, noise, and heat) & large-scale changes to local ecosystems. Concerns about health, noise, and environmental impacts could lead to local opposition for numerous reasons.

The use of **green technologies** (e.g., renewable energy, cooling through natural methods like geothermal or lake water, and energy-efficient hardware) can help reduce the data farm’s carbon footprint and mitigate some of the heat island effects, however this project has already been suggested is utilizing obsolete technology

From:	Annie Felix
To:	Angela Schumann
Subject:	Comments on Monticello Industrial AUAR Scoping Document and Draft Order
Date:	Thursday, September 4, 2025 3:46:35 PM

TO: Angela Schumann

Please consider my following comments on the proposed Monticello Industrial AUAR scoping document.

The scoping document does not provide enough information to provide comments on whether development scenario 1 and 2 is preferable. Both scenarios have the potential to be large water users. I am most concerned about the two items below.

Page 29: Groundwater - "The AUAR will discuss any potential impacts to the Monticello wellhead protection area and DWSMA." However, the AUAR also needs to discuss any potential impacts to the domestic wells in the study area 1 mile buffer zone.

Page 34: Water Appropriation - "Municipal wells, stored in a water reservoir or water tower, are the source of drinking water for the city. The City will be initiating a comprehensive utility study for the study area relative to capacity and demand concurrent with the AUAR. The AUAR will evaluate the existing and proposed infrastructure needs and will discuss the viability of supplementing City water with alternative water sources. The AUAR will address water appropriations permitting generally and under new state laws adopted in 2025, as applicable. Evaluation of impact on surrounding supply/wells will be reviewed. Appropriate mitigation measures or system improvements will be identified, if needed." The comprehensive utility study for the study area needs to be conducted first in order to determine if there is an adequate water supply for the potential industry/scenario. Any alternative water sources would need to be identified, and impacts evaluated.

Regards,

Annie Felix
[redacted], Monticello, MN

From: megan sanborn
To: Angela Schumann
Subject: Community Opposition: Monticello Tech LLC Data Center
Date: Monday, August 18, 2025 10:17:14 PM

Hey Angela,

Monticello already hosts a nuclear power plant and sits near coal-burning facilities. A water-hungry, energy-hungry data center would push our resources and safety to the breaking point.

This project is near the Midwest's largest solar field, and metals recycling industry.

Combined industrial pollution is ignored in their report.

The 546 acres targeted include prime farmland, state-important farmland, and 8 wetlands not "vacant land." These wetlands are home to monarchs, western regal fritillary butterflies, whooping cranes, and bald eagles.

The project violates the Wright County Northeast Quadrant Land Use Plan (2007) and Monticello 2040 Comprehensive Plan (2020).

Data centers require massive amounts of water to keep servers cool. We already use enormous amounts of water to cool the nuclear plant. Adding more demand is dangerous and irresponsible.

*dont forget our tritium ongoing leak problem..and reminder of how dangerous industrial oversight already are here.

And remember **Becker Metals' lithium fire incident** — once ignited, these fires are nearly impossible to put out, releasing toxic smoke and runoff into our environment. (During school hours)

The community already doesn't trust this project and putting it here is a horrible PR move for Black Rock and Monticello Tech LLC.

This project is a direct threat to our farms, water, wildlife, and families.

Let's stand together and say GOVERN YOURSELF ACCORDINGLY to Black Rock and Monticello Tech LLC.

-Megan Sanborn

Yahoo Mail: Search, Organize, Conquer

From:	Nicholas Skramstad
To:	Development Services; Jennifer Schreiber
Subject:	Concerned Eakern Cir Resident
Date:	Tuesday, August 19, 2025 11:27:59 AM
Attachments:	primex-logo-horz-small_d94e0736-9a07-4a5d-9d0f-1d8490d5fabd.png sje50_1b355c40-9831-47f5-abdf-a6924e29d0ab.png

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Good afternoon,

As I can't make it to today's public hearing, I would like to submit my comments in regard to the zoning proposals. These comments surround data centers, why it is a bad choice for our community, and facts of how it would hurt our community, rather than help.

• Not here to stop new technology, as data centers and AI are certainly a part of an ambious future but it's not something that I want in my backyard

• Living a third of a mile away...concerned about noise level of 60db and wildlife being driven away.

• I would like to know what is planned for noise ordinance, power monitoring, and the plan for safe water

• We are not being told the ramifications for such a project in our growing city

• Data center's needs outweigh the needs of the city

• While it has improved, we've had stress on the power grid without this data center and I feel that we don't have the power infrastructure for it

o There would need to be more investments in network reinforcement and power congeson relief from Xcel. Are they willing to do this? ((Aneli, Stefano & Tina, Giuseppe & Gagliano, Antonio. (2025)

• The majority of the jobs that these data centers create are for the erecon of the building

o Data centers during regular operation only employ 10-100, and AI is already being looked at to run most operaons. These few jobs usually require a high bar for entry, and are often contract positions

• As data center usage increases with AI and other implementations for future tech, power

consumption will increase from 4.4% consumption of US electricity to 6.7-12%. (Shehabi, A.; Newkirk, A.; Smith, S.; Hubbard, A.; Lei, N.; Siddik, M., et al. (2024))

• The sign that we are too early to decide if this is a good idea, is that there is a huge lack of transparency in the aforementioned report from these companies. Not only are these companies yet to disclose what their energy output is, there is also a lack of metrics to measure this figure by.

o I don't want such a large unknown in this city. Truly the only advantage to this are the temporary jobs it will bring and efficiency it will bring to those we will never meet, does not outweigh how it affects a growing populaon right off of a major highway.

o We are only so large of a town, space is limited, and we can do a lot beter with housing or retail space.

• This is all simply a company trying to take advantage of a town outside of the cies, for relatively cheap land.

• Data centers will consume rural America, consuming our water and our power, while being an eyesore for our growing city. We can do better.

References:

Aneli, Stefano & Tina, Giuseppe & Gagliano, Antonio. (2025). Modelling and experimental surveys on the energy consumpon of a small-scale data center. Energy Efficiency. 18. 10.1007/s12053-025-10357-7.

Shehabi, A.; Newkirk, A.; Smith, S.; Hubbard, A.; Lei, N.; Siddik, M., et al. (2024). 2024 United States Data Center Energy Usage Report. Lawrence Berkeley National Laboratory. Report #: LBNL-2001637. htp:////dx.doi.org/10.71468/P1WC7Q Retrieved from htps:////escholarship.org/uc/item/32d6m0d1

Thank you,

Nick Skramstad
Nicholas Skramstad
Associate Project Coordinator
Email: [redacted]

Phone: [redacted]
Address: 13005 16th Ave N #100, Plymouth, MN 55441

www.primexcontrols.com

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From: Eli gindele
To: Angela Schumann
Subject: Data center
Date: Tuesday, August 19, 2025 6:53:08 PM

Good evening,
I am a small business owner with three young children i was not able to make to the meeting tonight.
None of us want this development here besides the current land owner who's the seller.
As a resident here who's spent most of my 31 years here we do not want this here!
It will drive up all costs, taxes, utilities not to mention the ugly thing I gotta drive by to my daycare center explaining to my kids what greed looks like…. We are trying hard enough don't need to make it harder after recently buying our families forever home I here in Monti
I think this towns changed quite a bit the last three years don't need this crap here!!!
I draw my living from the swamps and bodies of water in the area don't need acres of paved surfaces for a mile square.
Thanks for your thoughts of the community not the investors
Sent from my iPhone

From:	Annie Miles
To:	Angela Schumann
Subject:	data center / AUAR
Date:	Thursday, September 4, 2025 1:24:01 PM

Hello Angela,

I'm writing in regards to the data center. I've lived in Monticello for nearly twenty-five years. I've seen a lot of the change that has happened, and so much of it has been beneficial to this community. I do not believe the proposed data center is one of those changes that would be beneficial to Monticello.

In what I have read about data centers, the environmental impact, the water use, and the electricity demand from these centers is a significant problem. It especially seems significant to note that the proposal includes parts of Pelican Lake area. I live near this area and see the wildlife that lives there. Preserving the areas around Pelican lake, preserving the agricultural areas, and possibly adding some other smaller industrial or residential growth to this space seems to be a much more beneficial option for our community than a data center.

Annie Miles

From: Gabriel Graveldinger
To: Charlotte Gabler; Angela Schumann; Rachel Leonard
Subject: Data center comment
Date: Thursday, September 4, 2025 10:18:43 AM

Hello,
I STRONGLY OPPOSE the proposal for a data center to be built in Monticello Township. Such a thing would be a horrible waste of space not to mention the noise and light pollution it will cause! Also quite an eye sore. This data facility will not create many jobs for our community and will only decrease property values in the area while driving up electricity and water costs. I would rather this area being zoned for residential single family homes for families to raise their kids in a wonderful community and environment. Or light industrial use for small businesses and to create more jobs for the local community. A data center would not serve the residents of Monticello area nor will it contribute to the health, beauty and culture of our area.
Please REJECT this proposal and seek a use for the area that will profit many, not minimal, interests.

Thank you,
Gabriel Graveldinger
[redacted] Monticello township

From: Paul and Kelsey H
To: Angela Schumann
Subject: Data Center Concern
Date: Tuesday, August 19, 2025 1:01:04 PM

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Paul Hamel

From: Christina Johnson Koshiol
To: Angela Schumann
Subject: Data Center Concerns
Date: Wednesday, September 3, 2025 11:00:27 PM

Hi Angela

Sorry for the late email, but I'm hoping my written input can still be considered with other input in the next step of considering data centers in Monticello, I do share other concerns that Monticello has opened a door leading to eventual building of a data center by updating the comprehensive plan for zoning and now looking at ordinance changes for requirements. I understand it's a long process, but it does seem we are paving that road, without any convincing argument about what benefit it brings to Monticello and a level of defensiveness by some that looks like a red flag for its promotion.

It is clear that there is significant opposition to these data centers. Knowing many people who spoke at the hearing, I am aware that this issue is far beyond politics. I know for a fact that there was a very wide range in the political spectrum, all uniting against building this in our community. Our surveys and plans have consistently shown that the people in Monticello want a liveable community for families and our parks are a significant priority. Monticello has prioritized protecting Bertam with significant resources over the last two decades. It was a priority to have this natural space, not even allowing motorized boats. It's clear it has been a draw as the campgrounds are full throughout the summer. Campers continue there each summer through Camp Manitou. The athletic fields development is an additional draw to people to Monticello and the park that is continuing to grow. And the Monticello School district prides itself on providing a nature based learning program at Bertram. All of these things are at significant risk with consideration of a data centers that have significant environmental concerns as detailed by many. All without any significant benefit to Monticello as Bertram is. It could undo years of efforts in the vision and protected space of Monticello, that would pull people away from our community and cause a ripple effect that undermines the entire vision of Monticello,

I am no expert, but have been loosely following concerns about data centers across the country. And even people in other communities in Monticello are showing up to warn us. Since we are at the next step of updating an ordinance, I would hope that we would implement very strict environmental standards for these or any similar industrial businesses looking at building in Monticello, especially in relation to neighboring residences and Bertram Park.

I'm using Google AI (below) to assist in outlining concerns and zoning/originance considerations that I hope are being discussed and addressed in the next step. But my hope is that a data center is not built anywhere near Bertram Park as well as residences in Monticello..

Thank you,
Christina Johnson Koshiol

Key environmental ordinance concerns for data centers near parks include

excessive noise, high water consumption, air pollution, and significant energy use. Local zoning and specific environmental regulations are used to manage these impacts, especially for facilities located

near sensitive areas like public parks.

Noise pollution

Data centers contain a large amount of continuously running equipment, such as cooling systems, fans, and backup generators, that can create significant noise pollution. This is particularly disruptive near parks, which are designated public spaces for recreation and relaxation.

- Noise limits: Local ordinances often set specific decibel (dBA) limits at the property line, with stricter limits typically enforced during evening and nighttime hours.
- Equipment screening: To minimize noise and visual impacts, outdoor equipment must be enclosed or screened from public view.
- Studies: Acoustical impact studies are often required for new facilities to demonstrate compliance with local noise limits.

Water consumption

Many data centers use large amounts of water for cooling to prevent their equipment from overheating. This can stress local water supplies, and regulations have been developed to manage this impact.

- High usage: Some large data centers can consume millions of gallons of water per day, equivalent to the usage of thousands of people.
- Permit requirements: Jurisdictions may require water appropriation permits for large water withdrawals and may scrutinize sustainable practices and water availability.
- Cooling systems: Regulations may influence the type of cooling systems used. Evaporative cooling uses significantly more water than closed-loop liquid cooling, which is a less water-intensive alternative.

Air pollution

Backup generators, which are typically diesel-powered, can release air pollutants during regular testing and power outages. This is a significant concern for air quality in areas frequented by the public, such as parks.

- Generator regulations: Ordinances often require backup generators to meet specific emissions standards, such as the EPA's Tier 4 for new equipment.
- Permits: Air quality permits may be required, with stricter regulations and potential emissions reduction requirements in "non-attainment areas" that do not meet federal air quality standards.
- Testing limitations: Some ordinances restrict the frequency and duration of routine generator testing.

Energy consumption and heat

Data centers are massive consumers of electricity and can also generate considerable waste heat. This raises environmental concerns related to energy grids and localized heating.

- Grid strain: The high energy demand of data centers can place a unique strain on local electrical grids. Some regulations prevent utilities from passing the cost of grid upgrades onto other consumers.
- Renewable energy requirements: Some states require data centers to use a portion of their

energy from renewable sources.
- Waste heat: Environmental regulations may include requirements for reusing waste heat.

Land use and zoning

Local zoning ordinances are a primary tool for regulating where data centers can be built and how they interact with surrounding areas, including parks.

- Setbacks and buffers: Ordinances often mandate setbacks from residential properties and environmentally sensitive areas. They may also require landscaping, screening, and visual buffers to minimize the center's visibility.
- Dedicated zones: Some localities have created specific overlay districts to direct data center development to areas with suitable infrastructure and away from sensitive locations.
- Environmental impact statement: An Environmental Impact Statement (EIS) or similar assessment may be required during the permitting process to formally review potential impacts.
- Aesthetics: Rules regarding building height and design can be imposed to help facilities blend into their environment

.

From: Feanna Sobania
To: Angela Schumann
Subject: Data center concerns
Date: Monday, August 18, 2025 7:35:50 PM

Hello! I'm writing as a Monticello resident because I'm worried about the new data center being planned for our city. I understand the appeal of new development, but I hope the city will take a really close look at the impact this could have on our community.

We already have a nuclear plant here, which recently had a leak. That shook a lot of people's confidence in how big facilities like this affect our safety and environment. Adding another large, resource-heavy operation feels foolish.

Some of the things I'm especially concerned about are:

-Water use: Data centers use a huge amount of water for cooling, and I worry this could strain our local resources.

-Energy demand: They also need massive amounts of electricity which could stress the grid.

-Environmental impact: Warm water and other byproducts can affect local ecosystems.

-Community benefits: From what I understand, data centers don't create many long-term jobs compared to the amount of resources they use.

-Global impact: Data centers in general are going to be devastating to our already warming earth.

I would love to see the city share a full environmental review before going forward with any plans. Monticello is a great place to live, and I want to make sure growth here benefits the people who call it home without putting too much strain on our natural resources.

Thank you for taking the time to read my concerns,

Feanna Sobania

From: Scott Nelson
To: Angela Schumann; Jennifer Schreiber; Development Services
Subject: Data Center Feedback
Date: Tuesday, August 19, 2025 12:55:32 PM

Hello,

I am not sure if I will be able to attend the special session tonight, but I also wanted to voice my concern for the proposed data center south of 85th and Hwy 25.

I am a resident in the Featherstone neighborhood [redacted] and member of the MCCI (Crunch Supply Co.). While I am already not a huge fan of the proposed industrial area behind our neighborhood for the Stellis Health campus (Is that still planned? I haven't heard anything in a while), I think adding in a data center is going too far for such a residential area of the city that would essentially set a hard boundary in the sand for future city expansion and create headaches for the residents in the area.

The electrical grid is already way more unstable than any other city I have lived in and we have all new power lines running to our house. Adding in the tremendous electrical load so close by could cause us more problems and affect our ability to be comfortable in our own houses, especially in high heat times when the grid is stressed as we've seen a few outages already this year. This problem would only get worse.

Additionally, I am concerned about the background noise that this would add. As it stands now, I can walk out to my backyard and hear a single hwy 25 so clearly, it might as well be right next to us. We can hear coyotes playing in the field some nights, and occasionally a little music from Quarry Church makes its way over. If we added a 24/7 data center, our peace and quiet would be turned into a white noise machine around the clock, drowning out the slow moving pace we have come to love and enjoy about Monticello.

I also have some smaller concerns about the potential light pollution, as we already have far too much of it from UMC and Camping World using far too many and far too bright lights to light their flags, but that's another topic for another day.

Adding a data center along with all the utility demands that this type of business would bring with it would negatively affect resale values in an already tough market, and so quickly after the neighborhood was built. I think this could also affect the ability to sell the remaining properties to be built in the Featherstone neighborhood's 7th addition in the future.

Overall, I am very against adding this kind of industrial and high demand business so close to the city center. This type of project should be relegated much closer to the power plant and river, as that would also benefit the data center by giving lots of sustainable options for them to support their utility needs while lowering the impact of the neighboring residents.

I am not against adding a data center to Monticello, and I think it could be a great addition to the city, but I think its location needs to be more thought out. I think there is plenty of room to grow the residential neighborhood down Hwy 25. Adding a data center at that location would be like setting the boundaries of the city so early in Monticello's growth.

Thank you for your time and attention to this matter,

Scott Nelson

From:	Harlan Hamson
To:	Lloyd Hilgart; Angela Schumann
Subject:	Data Center- Problems
Date:	Sunday, August 24, 2025 11:44:19 AM

People oppose data centers due to their
high consumption of energy and water
, leading to concerns about strain on local resources and potential increases in utility costs. Additional concerns include noise pollution, negative impacts on local land use and property values, the generation of air pollution from backup diesel generators, and a perceived lack of significant long-term economic benefits or permanent jobs for the local community, according to Data Center Knowledge, Data Center Frontier, and Hivenet.

Here's a breakdown of the main reasons for opposition:

High Energy Consumption:

Data centers require vast amounts of electricity to operate, which can strain local power grids, potentially leading to increased costs for all customers.

Water Usage:

Many data centers consume significant quantities of water for cooling, which can be a concern in water-scarce regions, impacting available water for residents.

Environmental Impact:

Backup diesel generators, often used in data centers, release emissions that can negatively affect local air quality.

Noise Pollution:

The constant operation of equipment and backup systems can generate noise that is disruptive to nearby communities.

Impact on Local Resources:

Data centers can consume large amounts of land and put pressure on local infrastructure, potentially leading to changes in land use and increased demands on local utilities.

Limited Economic Benefits:

While data centers may create jobs during construction, they often generate few long-term, permanent jobs for the local community, and the tax revenue generated may not be a fair trade for the strain on resources, according to Data Center Frontier and Hivenet.

Lack of Transparency:

Developers and Big Tech firms sometimes use non-disclosure agreements, which can prevent communities from fully understanding the scope and impact of a proposed data center, leading to a perception of secrecy and a lack of community input.

Property Value Concerns:

The large size and potential changes in land use associated with data centers can lead to concerns about their impact on local property values.

AI

Get Outlook for iOS

From: Lisa Murphy
To: Angela Schumann
Subject: Data center workshop
Date: Monday, September 22, 2025 11:18:05 AM

Dear Monticello City Council Member:
As you are currently attempting to set parameters should a data center wish to build in Monticello, here are some of my thoughts:

1. Data Centers should have the same buffer zone as the nuclear plant, including trees
2. Data Centers should be required to have a closed coolant system similar to a nuclear plant
3. Decibel levels should be at or below 55 dB at property line and into neighborhoods
4. The center should be required to pay for any and all infrastructure changes or upgrades.
5. Data Centers typically only employ 50 or less people while their footprint is huge. Most of these employees being non- technical people.

Should Monticello allow data centers to be constructed, there is a real risk of aquifer depletion. Should that happen, surrounding lakes and rivers would be impacted and could be depleted, along with the possibility of sink holes.

Thank you for your thoughtful consideration and planning. I sincerely hope we never have one of these monstrosities in our town.

Lisa Murphy
[redacted]
Monticello

Sent from my iPad

From: [redacted]
To: Angela Schumann
Subject: Data Center Zoning Ordinance
Date: Monday, September 1, 2025 3:47:49 PM

Planning and Zoning Board, & City of Monticello Council Members;

We are writing to express our opposition for any consideration of a Data Center.
We have lived in this community our entire life and have raised family in Monticello. I served on the Monticello Parks Board and East Bridge Garden group for many years. I have volunteered my time to help make this Community beautiful. I feel a Data Center would decrease new growth and tourism to our beautiful Community.
There are several disturbing facts I have found with regard to the impact a Data Center would have on our Community.
1. Electrical needs:

Data centers are among the most energy-intensive building types, consuming up to 50 times more energy per floor space than typical commercial buildings.

Small data centers can require 1–5 megawatts (MW) of power, while hyperscale facilities can demand over 100 MW. A single large center can use as much electricity annually as 350,000 to 400,000 electric cars.

Grid strain and costs: Clusters of data centers can strain local power grids, potentially c**ontributing to higher electricity rates for local residents and increasing the risk of outages during peak demand.**

Backup power: **Facilities rely on massive backup generator systems, often powered by diesel, to ensure continuous operation. These generators produce significant noise and air pollution**, including particulate matter and nitrogen oxides, which can harm nearby communities.

2. Water sources and impacts on aquifers:

Intensive water consumption: **A large data center can consume millions of gallons of water per day,** with consumption projected to increase alongside AI processing.- **WHERE WILL THIS COME FROM?**

Water sources: Data centers typically source water from municipal utilities, relying on local freshwater resources. Some also use non-potable or recycled water, while others draw directly

from aquifers.- **AGAIN, WHERE WILL THIS COME FROM?OUR LAKES IN THE AREA, BERTRAM? HOW WILL THIS AFFECT RESIDENTIAL WELL WATER PRESSURE AND RURAL WATER SOURCES?**

Strain on local supply: **data centers puts a severe strain on local water supplies, depleting aquifers and potentially diverting resources from agriculture and resident use.**

Environmental effects: The discharge of warmed water from cooling systems can raise the temperature of local water bodies, **potentially disrupting aquatic ecosystems.**

3. Property Values

Potential decrease: A negative impact on property values can occur if the facility is located very close to homes, particularly if its operations result in significant noise, air pollution, or light pollution. Visual impacts from the building and associated infrastructure, like transmission lines, can also depress property values.

Higher property taxes: In some cases, increasing land values for data center development can raise assessed property taxes for surrounding landowners, potentially pricing out long-term residents.

Potential tax shifts: Some communities and state regulators express concern that residents and small businesses may end up subsidizing data center development through higher property taxes or increased energy costs.

4. Construction Traffic

Highway 25 and Country Rd 37 are already seeing an increased amount of traffic. Highway 25 into downtown Monticello is CONGESTED every day of the week. Construction truck traffic from building of the Data Center

Is going to increase our traffic greatly.

Thank you,

Janine & Bruce Kopff

From: Rylie Averill
To: Angela Schumann
Subject: Data center
Date: Thursday, September 4, 2025 12:40:38 PM

Regarding the ordinance change for the data center. I have done a lot of research about the approach the technology companies have been taking for installing these campuses. They push this on anyone and everyone. The testimonies of the residents surrounding these data centers are never good. The ordinance was put in place in 2020 to prevent builds exactly like this. This build is not sustainable. Monticello needs tangible resources like access to food and clean water. There is no reason we should be importing as much food from California as we do. California is not stable. The land being looked at is considered land of great importance to Minnesotas food supply under the United States Department of Agriculture. By placing the data center on an area of great importance in sustaining the biodiversity of this area. This area is crucial for pollinators, and general wild life that contribute to the healthy function of agriculture. We can not jeopardize the nuclear power plant not having the water it needs to cool. The Colorado river dried up. Why would anyone assume that there is zero risk for the same occurring to the Mississippi River. The drinking water is already contaminated by the nuclear power plant leak, and somehow they are not being held accountable, or fixing it. How are we going to hold these people accountable when it is already so apparent that they disregard all of the safety measures communities have put in place prior. There is a systematic approach of weakening communities occurring. Our congress and government is currently polluted with people who do not put america first. Anyone would be a fool to be naive enough to trust big companies in a time like this. This topic will not be pushed under the rug. There is no other option but to say no, for the safety, security, and strength of our community.

From:	Christa Duggan
To:	Angela Schumann
Subject:	Data Center
Date:	Sunday, August 24, 2025 5:38:56 PM

Hi Angela,

I live in Monticello and I'm writing in regard's to the proposed data center that is possibly coming to Monticello.

It not a good idea. I realize the city would love it because of the taxes it could bring. It requires re-zoning to have it there. That land could be better put to use by more housing or even other businesses that don't have the environmental impacts the data center could cause.

Data centers use an immense amount of water, they put a huge strain on power grids and are not great for the environment in general. Not to mention the wildlife and other environmental impacts it could have. It's just not a great idea. Monticello doesn't need that.

Thank you for your time.

Sincerely,

Christa Duggan

From: Mary Egan
To: Development Services
Subject: Data Center
Date: Tuesday, September 2, 2025 6:58:13 PM

I would like the planning commission to consider if a data center will be detrimental to existing community members both in home values near the site as well as noise impacts. Also please perform due diligence investigating impacts to water tables and how surrounding farms may be impacted for irrigation. Last impact to homeowners who rely on well water for their homes.
Appreciate your attention to this matter
Mary Egan

From: bgreteman
To: Angela Schumann
Subject: Data center
Date: Tuesday, August 26, 2025 1:44:13 PM

Hello,

I am a resident of Monticello. I am strongly opposed to the proposed data center in Monticello for a number of reasons. I am particularly opposed to the proposed location in a semi-rural location adjacent to the Bertram Lakes park. This park and nature area is a treasure for Monticello and Wright County. Placing this data center anywhere close to this area would ruin the natural beauty of this area.

The negatives far outweigh the positives for this center with the increased traffic, water and power usage and the scarring of the land in this area.

You may notice that the AI titans are not building these in their backyards. Please don't let Monticello become a victim of these centers for a few tax dollars generated by this facility.

Thank you,

Brian Greteman
[redacted]
Monticello

Sent from my Verizon, Samsung Galaxy smartphone

From: Beth Heck
To: Angela Schumann
Subject: Data Center
Date: Friday, August 22, 2025 1:34:35 PM

I am against the Data Center. I have researched and read about the environmental impacts. I can't see where the claimed financial gains for the city outweighs the costs to our environment and the surrounding area. It's not something we need to grow as a community. Destroying our natural environment and stressing our natural resources, which are not unlimited just isn't worth it.
I really hope you listen to the people of this community and do not allow this Data Center to go forward.
Beth Heck, [redacted], Monticello

From: fred hoiles
To: Development Services
Subject: Data center
Date: Tuesday, August 12, 2025 5:03:57 PM

Dear Monticello Gov,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

—

Why I Oppose Data Centers in Monticello

1. Enormous Energy Consumption

Data centers require massive amounts of electricity to operate and cool their equipment. This puts pressure on our local power grid and can drive up costs for residents without delivering proportional community benefit.

2. Heavy Water Usage & Environmental Strain

Many data centers consume millions of gallons of water each year for cooling. That kind of demand could strain our local water supply and impact groundwater levels—something Monticello should be protecting, not depleting.

3. Minimal Long-Term Job Creation

For their size, data centers create surprisingly few permanent jobs once operational. This means the long-term return to the community is minimal compared to the infrastructure and environmental costs.

4. Noise, Heat, and Industrial Impact

The constant hum of cooling systems, heat emissions, and the industrial look of these facilities change the character of surrounding neighborhoods and could harm property values.

5. Loss of Land for Better Development

Once large tracts of land are used for single-purpose industrial facilities, we lose opportunities for projects that could bring more jobs, tax revenue, and community value—without the environmental toll.

6. Why push out local farms for little value in the community?! Growth is going to happen, that I understand, but to push growth to just help corporations and hurt the community you serve makes no sense.

—

My Request

I urge the City to reject all data center proposals in Monticello, regardless of location. Instead, we should focus on development that:

- Creates sustainable, long-term economic growth
- Produces meaningful numbers of local jobs
- Protects our environmental resources
- Enhances the quality of life for residents

I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

From: Lysa Holmstrom
To: Angela Schumann
Subject: Data center
Date: Thursday, September 4, 2025 10:21:48 AM

Please do not approve this! While I support growing our community, this company doesn't care about our resources since they are not local people. It's not healthy for our water and electrical supplies period.

I don't support this, I don't want it in my backyard.

Concerned property owner

From: Gwen&Wayne Johnson
To: Development Services
Subject: Data center
Date: Thursday, August 28, 2025 1:24:48 PM

I wanted to voice my support concerning the data center issue.
It appears the city council is moving forward with due diligence as it should.
--I believe a data center would be a great opportunity for our area.

Thank you

Wayne and Gwen Johnson

From: amberkoch919
To: Angela Schumann
Subject: Data center
Date: Tuesday, August 12, 2025 5:05:16 PM

Dear Monticello Gov,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

Why I Oppose Data Centers in Monticello
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My Request

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• Creates sustainable, long-term economic growth
• Produces meaningful numbers of local jobs
• Protects our environmental resources
• Enhances the quality of life for residents

Angela, I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

Amber

Sent from my Verizon, Samsung Galaxy smartphone

From: Eloise Lee
To: Angela Schumann
Subject: Data Center
Date: Tuesday, September 2, 2025 4:29:13 PM

Living in a neighborhood not far from where the Data center is trying to be built- I vote NO. This is "country" to us- farm fields nearby . The farm land near us is home to wildlife and waterfowl- why change that ? From my understanding, this could affect our power and our water supply eventually ...we all have wells. I voiced an opinion earlier on Facebook and was confronted by someone with no respect whatsoever...if this person is involved with the "Data Center" itself-Monticello does not need him or his business here. Monticello is growing....lets make sure its in a positive direction.

From: Sara Lyrenmann
To: Angela Schumann
Subject: Data Center
Date: Monday, August 25, 2025 3:55:28 PM

Hello,

I am a Monticello community member and am writing to give my comments on the proposed data center. I am concerned with the negative effects that this data center would have on our community, especially extreme water and energy usage. I believe this would negatively impact Monticello residents with decreased water pressure, higher energy costs and impact on our aquifers.
I urge you to take into consideration your community members' viewpoints on this crucial matter.

Thank you,
Sara Lyrenmann

From: Lisa Murphy
To: Angela Schumann
Subject: Data center
Date: Saturday, August 30, 2025 4:02:06 PM

Do I want an AI data center in your backyard? NO

Monticello Tech LLC is owned by Monticelloam LCC. The co-founder of Monticelloam LLC is Johnathan Litt who is the Assistant Treasurer Black Rock Monticello Debt Real Estate Investment Trust.

This report is spotty, and over looks many environmental factors that are unique to our location, and our farming practices. This scope is covering 546 acres of land (only 10acres of this is currently paved) everything else is water sources, and farmland (the vast majority of this land is considered 'prime farm land', or 'farmland of state wide importance'. There are 8 wetlands in this area of study which are crucial for endangered species like the monarch, and the western regal fritillary butterfly and the whooping crane. There are also bald eagles in this area that are protected until MBTA and the Golden Eagle Protection Act. This build is not in compliance with Wright County Northeast Quadrant Land Use Plan of 2007 nor City of Monticello 2040 comprehension Plan of 2020; it is appalling that Kimley Horn half heartedly attempts to justify it. Data Centers need significant amounts of water. There has been alot of flooding occurring in the United States. We already have a nuclear power plant to keep cool. It is NOT a good idea to place a data center in Monticello MN.

PLEASE, DO NOT LET THIS HAPPEN HERE.
Sent from my iPad

From: Mary Beth Noll
To: Angela Schumann
Subject: Data Center
Date: Saturday, August 30, 2025 7:31:36 PM

I oppose building a data center in the currently proposed section. This is precisely the area in which population growth is anticipated. This is one major reason to oppose the construction of a data center, and there are so many reasons!

"Without decisive action, the unchecked expansion of data centers will exacerbate an emerging energy crisis, increase pollution and impose unbearable energy costs on residents. Policymakers should focus on tipping the scales towards environmental sustainability and public well-being instead of rubber-stamping data centers in the name of more revenue. This report serves as both a warning and a call to action—we must manage data center growth before it is too late."

Thank you.
Mary Beth Noll
[redacted]
Monticello, MN 55362

From:	Joseph Perrault
To:	Angela Schumann
Cc:	Kip Christianson; Charlotte Gabler; Lloyd Hilgart; Tracy Hinz; Lee Martie; Development Services; Darek.Vetsch
Subject:	data center
Date:	Wednesday, September 3, 2025 2:54:10 PM

Dear Monticello City Council Members and Planning Commissioners,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. My address is on Oak Ridge Drive, a few miles from the proposed data site.

I have significant concerns for the placement of data centers in my city, especially so close to the homes of 2 of my daughters and their families. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As members of the City Planning Commission, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

The idea that these data centers would offer high paying jobs for many people is poorly researched. The amount of people they would employ does not offset the high cost that our residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it.

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,

Kelly Perrault

From: Angel Petitta
To: Angela Schumann
Subject: Data Center
Date: Tuesday, August 19, 2025 11:47:02 AM

Hello,

I have very strong concerns over the proposed data center being built. It does not appear that thorough review was done on the environmental impacts and the resources this will require. There are many protected wild life in these areas that would be impacted as well and I think more time needs to be dedicated to researching and understanding these impacts as well as informing residents of the effects to local farmland, water designation, and potential strain on our power plant. I oppose the rezoning that is being proposed to accomplish this. Other local families are concerned as well and will be spreading awareness.

I appreciate your attention to this matter.

Thank you,

Angelique Petitta

From:	Paula Zychowski
To:	Angela Schumann; Jim Thares; Tyler Bevier; kio.christianson@monticellomn.gov; charlott.gabler@monticellomn.gov; tracy.heinz@monticellomn.gov; Lee Martie; lloyd.hilgert@monticellomn.go
Subject:	Data Center
Date:	Monday, September 1, 2025 5:06:27 PM

I'm To Whom It May Concern,

I am writing to express my strong opposition to the construction of any data centers in Monticello regardless of location.

The following reasons are why I strongly oppose any data centers in Monticello.
-Enormous Energy Consumption
-Heavy Water Usage and Environmental Strain
-Minimal Long-Term Job Creation
-Noise and Light Pollution
-Security Risk - physical and cyber
- LOSS OF HOME VALUE!!! - NOBODY WANTS TO LIVE BY ONE!!!

The reasons why I am opposed to it far outweigh any tax benefits that would come with a data center.

I did try to keep an open mind by looking up videos of citizens in other cities now living near a data center and positive out comes of it - I did not find ANY and quite the opposite. I heard a lot of devastating results to their quality of life having data centers in their communities. Lawsuits against some cities, claiming lack of transparency from the city and even some of the companies cutting a deal with the city before the citizens had a chance voice their opinion or vote!! I am very thankful and trust that this will not be the case with our city council members.

I am wondering…

1. Will there be a meeting so people are able to voice their opinions as to whether or not we would even want a data center here? This feedback could be valuable information when making zoning decisions.

2. Would it be possible that the zoning requirements could be so restrictive, focusing on protecting our community and the environment, that it would prevent data centers from building here?

3. If the city is approached by a company that wants to build a data center here, will the community be given the opportunity to vote for or against it?

Once again, I urge the city to reject all data center proposals and focus on preserving what makes Monticello such a great place to live and why it attracts people to the area….our schools, safety, scenic walking and biking trails, vast recreational opportunities, the beautiful Mississippi River, Bertram, and Lake Maria State Park to name a few. Monticello offers small town charm with the convenience of shopping and restaurants, which is the reason our family moved back to this area 10 years ago.

Thank you for your time, I look forward to hearing from you.

Paula Zychowski

From: Jeanne Yohn
To: Angela Schumann; Tyler Bevier; Development Services
Subject: Data Centers Objection
Date: Saturday, August 23, 2025 8:44:08 PM

I've recently learned about the possibility of data centers near our home. We want to submit our objection to this project. Here are our concerns:

- Data Centers are a huge drain on water and electricity for their source of power. We are concerned that this demand will deplete our local resources, potentially raising prices for our own power needs.
- Data Centers are loud. The area under discussion is largely rural but with housing nearby the site. In addition, the noise will cause problems for the wildlife and livestock in the area.
- Data Centers are bright. This also negatively impacts the housing around the area.
- All of these things are not only going to impact the residents quality of life, it will reduce our home values.

Overall, please know that we strongly object to the locations considered. If you disregard the concerns of the public and move forward over our objections, we would ask you to do one thing: REQUIRE THEM TO USE SOLAR PANELS TO PRODUCE 100% OF THEIR POWER NEEDED.

Respectfully,
Jeanne and Alan Yohn

From: [redacted]
To: Development Services
Subject: Data centers
Date: Thursday, September 4, 2025 7:58:18 PM

Please do not allow a data centers to be built in Monticello.
They are bad for property values. They are super noisy. They increase electric rates for residential customers. Also they use a lot of water. We cannot afford to allow any data centers to be built in Monticello!
Please vote NO!
Connie Carlson
[redacted]
Monticello, MN

Sent from my iPhone

From: Alexander Coady
To: Angela Schumann
Subject: Data centers.
Date: Monday, September 1, 2025 9:44:42 AM

Greeting Angela,

I'm emailing you because recently I found out that there are not one, but two data centers trying to be built in my home town, and I have some concerns.

To start off with, on the off chance that I wasn't clear, I do not support the approval, nor the construction of these projects. Now, onto the concerns.

First off, I in general dont like data centers as a base concept, they take up a lot of space, the use a lot of electricity. As well as water and I feel this increase of demand on both ends will result in a further increase in pricing for the general populace in monticello, which is not a prospect that particularly interests me. (There have also been reports and interviews of CEO's literally saying that those costs would be primarily onto the locals, so I've little doubt that subsidizing the citizens of monticello is part of the game plan)

They generally look ugly if aesthetics were a concern, and I dont support what they do, harvesting data to sell and push ads to a population that generally doesn't want them.

Furthermore, I have a hard time seeing the benefits to our community, as I feel the people operating and maintaining the project would most likely NOT be locals. In fact I can almost guarantee thlife. 90%-99% won't be, as I have not met a single person in the field in my life.

In short, the prospect of these projects seem like a lot of long term consequences for very little short term gain that doesn't have enough visible nor probable long term benefits to the population of the city you serve.

From: Bonita Stromberg
To: Angela Schumann
Subject: Data park
Date: Monday, August 18, 2025 7:15:14 PM

Absolutely not in favor of this. Not sure that it is in Monticello's best interests.
Bonnie Stromberg
Sent from my iPhone

From:	Jami Vokaty
To:	Angela Schumann
Subject:	Database Monticello - Strong Public Disapproval
Date:	Thursday, September 4, 2025 11:35:35 AM

Hi Ms. Schumann,

I am deeply disheartened to believe that Monticello would risk ruining its resource pool for a privatized data center -- where we already have a nuclear plant! I think the ludicrous vote will irreversibly damage our agriculture, our tourism, and that this plan selfishly depleats what actually helps our town, in the name of financial greed. I am disgusted, and I expect better. Help us.

With Great Concern,
Jami Vokaty
[redacted]

From: Nick Frattalone
To: Angela Schumann
Cc: Luke Appert/USA
Subject: DCPUD
Date: Wednesday, August 20, 2025 6:46:59 AM
Attachments: image001.png

Good Morning Angela,

Great job at the meeting last night.

I just wanted to follow up in writing with the comments I have on the DCPUD:

1. Minimum FAR – This seems adequate on a normal development but extremely massive on a larger scale lot. If we used this as a minimum on a 550 acre site, the building footprint would need to be a minimum of 5.95 million square feet. Not sure the city would want that kind of density and/or if a developer would even want to agree to it.
2. Landscape Buffer: Currently states "buffers" are required all along the perimeter of the site. We would like to propose a further setback along non-residential/non-civic areas that would be exempt from these buffers. Say, 300-400'?
3. Timeline for performance of phased projects of 3 years. With technology ever changing, this could provide unintentional "rushed" development and should be removed or changed to at least 5 years.
4. Electricity supply "study". Requesting this to be removed as it is not the applicant's responsibility.
5. Fiscal supply study. This is very vague and could mean different things to different parties. Again, with technology ever changing, it would be difficult for a developer to get fine detail on this and then have to be held accountable to those figures 3-5 years later.
6. Substations should be exempt from design standards. I am not 100% certain but I do believe the substations are directed by the power supplier (X-cel) and I am not sure the developer can guarantee meeting the same standards as the proposed Data Center. It may make sense to create another set of standards for the substation that pertains to things such as max heights, screening, fencing, min lot areas, max impervious area, minimum FAT, etc.
7. Height of structures. Most data centers have internal communication towers that can be up to 85' in height and would exceed the current 65' height restriction and could possible be listed under the current prohibited use section.

I look forward to future discussions on these matters. Thanks and have a great day!

Nick Frattalone
Chief Executive Officer
3205 Spruce Street St. Paul, MN 55117
P: 651.484.0448 | C: 651.283.6627

From:	Harlan Hamson
To:	Development Services
Subject:	Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC..
Date:	Tuesday, August 12, 2025 8:37:47 PM

Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC.. You will completely wreck the city of Monticello.

From: Ted
To: Angela Schumann
Subject: Don"t approve the data center
Date: Sunday, August 24, 2025 5:15:00 PM

Hello,

My name is Theodore Keith and I live at [redacted], Monticello, MN 55362. I ask you to vote against a data center coming to Monticello. Here are the reasons why:

Environmental and resource consumption
High energy usage: Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.
Strain on the power grid: This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.
Excessive water consumption: Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.
E-waste generation: The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.
Backup generator emissions: Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.
Local socioeconomic impacts
Limited permanent jobs: While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in terms of job creation are minimal.
Tax incentives and revenue questions: Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.
Exclusionary development: Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.
Infrastructure costs shifted to taxpayers: Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local taxpayers.
Community and quality of life issues
Noise pollution: Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.
Aesthetic concerns: The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.
Land use and property value: Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.
Wildlife disturbance: Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again I urge you to vote against the data center coming to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center coming to Monticello,

Theodore Keith.

Resources:

https://www.datacenterfrontier.com/site-selection/article/55307719/when-communities-push-back-navigating-data-center-opposition

https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/#:~:text=Data%20center%20emissions%20are%20caused,40%25%20of%20their%20electricity%20usage.

https://www.techtarget.com/searchdatacenter/feature/How-the-rise-in-AI-impacts-data-centers-and-the-environment#:~:text=their%20energy%20footprint.-,AI%20must%20process%20vast%20volumes%20of%20data%20and%20conduct%20complex,complex%20and%20demand%20more%20energy.

https://www.brushwoodmedianetwork.com/national/poll-american-voters-dont-want-data-centers-built-in-their-communities/#:~:text=The%20data%20centers%20are%20used,a%20large%20amount%20of%20energy.

https://greenehurlocker.com/recent-developments-at-the-intersection-of-data-centers-and-energy/#:~:text=Recent%20Developments%20at%20the%20Intersection%20of%20Data,are%20putting%20pressure%20on%20the%20energy%20system.

https://www.datacenterwatch.org/report#:~:text=While%20there%20is%20bipartisan%20opposition,to%20have%20a%20partisan%20lean.

From: [redacted]
To: Angela Schumann
Subject: Featherstone - Please Listen
Date: Tuesday, August 12, 2025 9:42:55 AM

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Allison Lansing
2025

From: Ashley Andersen
To: Development Services
Subject: Feedback on the new data center
Date: Wednesday, August 20, 2025 1:28:08 PM

I would like to share my opinion on the new data center proposed for Monticello MN. Unfortunately I was not able to attend the public hearing on August 19.

As many others have stated, I have concerns over the large amount of resources a data center will require. The amount of water and power required to run these plants is astonishing and wasteful. This is a concern not just for our community, but for the whole concept of data centers. Why would the city and its leaders choose to bring a large facility into our community that will take such a large draw of our water and power? Is this really worth it for the tax or financial incentives? Are we only looking at revenue and not the quality of life for our community members?

Not only would the data center be wasteful, it will cover acres of farmland. If the farmland must be developed, more housing seems like it would be a better choice for our community than this use of the land. Residential neighborhoods still allow green space, trees, ponds, etc. Residential areas allow local wildlife to still live in the area. A data center will turn open space into a field of ugly concrete buildings and cement parking lots. Wildlife will be displaced or lost altogether. It will be unsightly and invasive.

Please consider the voices of community members during this time of public comment. It sounds like there are more negatives than positives for our community if this data center were to be built.

Thank you,
Ashley Andersen
Monticello, MN

From:	[redacted]
To:	Angela Schumann
Cc:	Rachel Leonard; Lloyd Hilgart; Development Services
Subject:	Further Comments with questions
Date:	Tuesday, September 2, 2025 1:32:41 AM
Attachments:	Review of Planning Commission August 19th.pdf
Importance:	High

Angela,

Please review and answer the questions in the attached review document.

Please include this document in the stack you have for both the Planning Meeting tonight and the Development meeting for the 3rd.

Very best,

Scott Harper
[redacted]
Monticello, MN 55362
[redacted]

From: Rachel Leonard
To: Angela Schumann
Subject: FW: Data Center concerns
Date: Monday, September 22, 2025 9:51:04 AM

Rachel Leonard
City Administrator
763-271-3275
505 Walnut St, Suite 1, Monticello, MN 55362

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-----Original Message-----
From: Lynn Black [redacted]
Sent: Tuesday, September 2, 2025 7:06 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Subject: Data Center concerns

As a member of Monticello township, I have the following concerns about the potential land use change for a data center is allowed near hwy 25, 85th st, and Edmonson Ave.

1. The amount of housing near by or was planned to be across Edmonson to the East. How this center will affect lifestyles, health, and if people will not move to the area???

2. The future park plans (2040) around the ponds south and across Edmonson. How will this change?

3. The effects on wildlife. On a daily basis I see all sorts of wildlife near or on the ponds.

4. As one who lives on the pond and sees water levels go up and down, I'm afraid this data center will affect the water level. Drought years I have see fish freeze out in the spring. Will the center diminish these beautiful ponds?

5. Articles read indicate well water issues near by centers. We have a well across the street. I'm concerned we would need to dig another well, especially if city water is not available to those in township in near future.

6. Noise from the center.

7. Overall long term effects to environment, health of citizens. And effect on the community.

If I have more things that come up, I will hopefully get them to you before future meeting.

Lynn Black
[redacted]
Monticello, MN 55362

Sent from my iPhone

From: Jennifer Schreiber
To: Angela Schumann
Subject: FW: Data centers
Date: Tuesday, September 2, 2025 7:58:46 AM

Sorry.

From: Teia Strand [redacted]
Sent: Sunday, August 17, 2025 2:15 PM
To: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: Data centers

I do not support the city putting in data centers.

From: Development Services
To: Angela Schumann
Cc: Jennifer Schreiber
Subject: FW: Monticello Tech LLC Data center
Date: Tuesday, August 19, 2025 7:54:06 AM

AUAR Comment.

From: Kara Thornton [redacted]
Sent: Monday, August 18, 2025 8:53 PM
To: Development Services <Community.Development@MonticelloMN.gov>; Angela Schumann <Angela.Schumann@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: Monticello Tech LLC Data center

To whom it may concern,
I am writing to voice my very strong opposition to any zoning or land use amendments that will encourage or allow the development of any data center in Monticello.
These technology campuses have been shown to use massive amounts of water and electricity, the cost of which is often shouldered by residents. There is concern about ground water contamination, noise pollution, light pollution, elimination of farm and potential residential property, and reduction of property values.
Monticello is a growing community with so much potential. Please do not let the supposed financial incentives of allowing a data center into our city ruin that potential!

Sincerely,
Kara Thornton
[redacted] Monticello, MN 55362

From: Development Services
To: Angela Schumann
Cc: Jennifer Schreiber
Subject: FW: Opposition to Data Center
Date: Monday, August 18, 2025 9:21:41 AM

AUAR Comment

From: Monica Vosmek [redacted]
Sent: Tuesday, August 12, 2025 3:29 PM
To: Development Services <Community.Development@MonticelloMN.gov>
Subject: Fw: Opposition to Data Center

----- Forwarded Message -----
From: Monica Vosmek [redacted]
To: angela.schumann@MonticelloMN.gov <angela.schumann@monticellomn.gov>
Sent: Tuesday, August 12, 2025 at 10:53:09 AM CDT
Subject: Opposition to Data Center

Good morning Angela.

I am writing in opposition of the Data Center being built directly across from Featherstone neighborhood.

With the current construction detours, we have already seen an increase in traffic that has negatively impacted our neighborhood to the point of several neighbors placing signs to slow down as our neighborhood has many, many children. There are several home daycares that frequently walk the trails along the road. For our family, we have a child with Autism and fear that the Data Center will bring additional traffic dangers.

The Data Center will also disrupt our quiet neighborhood with the loud noises it will bring. Extra pollution is another concern.

We hope that Monticello will keep this area residential and NOT commercial.

KEEP OUR AREA SAFE FOR OUR CHILDREN.

Thank you,
Monica Primeau
Featherstone Neighborhood

From: Rachel Leonard
To: Angela Schumann
Subject: FW: Opposition to data centers
Date: Tuesday, September 2, 2025 10:17:43 AM
Attachments: image001.png

Please see below for public comment on the zoning ordinance.

Rachel Leonard
City Administrator
763-271-3275
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

From: Wendy Suddard [redacted]
Sent: Monday, September 1, 2025 4:32 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Subject: Opposition to data centers

Dear Rachel,

I am concerned about the new amendment to the city code and zoning ordinance that would create a special land use overlay zone specifically for the placement of data centers. I am opposed to land use by data centers. One of them would be very close to my house and the other would be very close to Bertram Chain of Lakes of which I am a Friend of Bertram.

Wendy Suddard-Bangsund

From: Harlan Hamson
To: Angela Schumann
Subject: Fw: Public Comment - Data Center Consideration
Date: Wednesday, August 20, 2025 9:44:52 PM
Attachments: image001.png

Why doesn't the city of Monticello put Data Center on the ballot for this November. Let he people of the city decide if the Data Center should be built here.

From: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Sent: Tuesday, August 19, 2025 4:47 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Cc: Anne Mueller <Anne.Mueller@MonticelloMN.gov>; Tyler Bevier <Tyler.Bevier@MonticelloMN.gov>; Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Subject: Public Comment - Data Center Consideration

Thank you for emailing your comments related to the consideration of data center development in the community.

Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance for the August 19th, 2025 item can be found here.

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

Angela Schumann
Community Development Director
Development Services
763-271-3224

From:	Harlan Hamson
To:	Angela Schumann
Subject:	Fw: Public Comment - Data Center Consideration
Date:	Friday, August 22, 2025 10:35:26 AM

In general, Omaha, Nebraska is a popular location for data centers due to factors like reliable and affordable electricity, open land, and a robust fiber optic network.

However, some challenges and concerns are associated with the growth of data centers in Omaha and elsewhere:

Environmental Impact: Data centers are energy and water-intensive, consuming significant electricity and water for operation and cooling. This can put a strain on local resources and raise concerns about the environmental footprint of these facilities. For example, the Omaha Public Power District has faced increased demand and delayed the shutdown of a coal plant due to data center expansion, particularly Google's investments in the area.

Grid Reliability: The increasing demand from data centers can impact the stability and reliability of the electrical grid. There have been concerns raised about the potential for data center behavior to contribute to cascading power outages, according to NERC reports.

Infrastructure Demands: Building and maintaining data centers requires substantial infrastructure, including power, cooling, and fiber optics. Keeping up with the rapid growth in demand for these resources presents challenges for utilities and communities.

Local Concerns: Residents and communities may have concerns about the environmental impact, noise levels, and potential strain on local resources posed by data center development.

Outages: While many data centers prioritize reliability and redundancy to prevent downtime, outages can still occur due to power issues, equipment failures, or even software updates. These outages can affect various services and businesses, as seen in a global IT outage that impacted Nebraska residents.

Despite these challenges, data centers play a crucial role in supporting the digital economy and provide significant benefits, such as job creation and the provision of essential services.

Ultimately, the development and operation of data centers in Omaha involve a balancing act between the benefits they offer and the need to address the associated environmental and infrastructure concerns.

From: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Sent: Wednesday, August 20, 2025 9:44 PM
To: Harlan Hamson [redacted]
Subject: Automatic reply: Public Comment - Data Center Consideration

Thank you for your email. I am currently out of office, returning on Monday, August 25th, 2025. If you need immediate assistance, please call our front desk at 763-295-2711.

From:	Harlan Hamson
To:	Angela Schumann; Lloyd Hilgart
Subject:	Fw: Public Comment - Data Center Consideration
Date:	Saturday, August 23, 2025 4:11:38 PM

https://www.facebook.com/reel/1301648375032057

From: Harlan Hamson [redacted]
Sent: Friday, August 22, 2025 9:02 PM
To: Angela Schumann <angela.schumann@monticellomn.gov>
Subject: Fw: Public Comment - Data Center Consideration

Here's a post from a friend who is fighting the same battle in another state. Might be worth looking into if this would be true here as well.
"Getting ready for our likely last shot at stopping this data center within eyesight of our house. The list of reasons this is a bad idea is very long, but the latest I just learned is that the legal language includes a free pass for destroying the local wells and water table. If everyone living in the area suddenly loses water, as has happened with other data centers, they have no legal liabilities.
The city wants this for tax revenue. Which is why they're offering fifty years of zero taxes to the data center.

From: Harlan Hamson [redacted]
Sent: Friday, August 22, 2025 10:35 AM
To: Angela Schumann <angela.schumann@monticellomn.gov>
Subject: Fw: Public Comment - Data Center Consideration

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Subject: Automatic reply: Public Comment - Data Center Consideration

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From: Harlan Hamson
To: Angela Schumann
Subject: Fw: Public Comment - Data Center Consideration
Date: Thursday, September 4, 2025 10:43:02 AM

I would guarantee you that if this was put to a vote or straw poll, not many people would be for having Data Center built here. Especially if they knew the bad ramification on the city of Monticello.

From: Harlan Hamson [redacted]
Sent: Saturday, August 23, 2025 4:11 PM
To: Angela Schumann <angela.schumann@monticellomn.gov>; lloyd.hilgart@monticellomn.gov <lloyd.hilgart@monticellomn.gov>
Subject: Fw: Public Comment - Data Center Consideration

https://www.facebook.com/reel/1301648375032057

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Sent: Friday, August 22, 2025 9:02 PM
To: Angela Schumann <angela.schumann@monticellomn.gov>
Subject: Fw: Public Comment - Data Center Consideration

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From: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Sent: Wednesday, August 20, 2025 9:44 PM
To: Harlan Hamson [redacted]
Subject: Automatic reply: Public Comment - Data Center Consideration

Thank you for your email. I am currently out of office, returning on Monday, August 25th, 2025. If you need immediate assistance, please call our front desk at 763-295-2711.

From: lisa Keenan
To: Development Services
Subject: Fwd: Data Center
Date: Monday, August 18, 2025 1:05:36 PM

Monticello Planning Commission,

Please see below and links. I will be at the meeting tomorrow evening but wanted to send this as information beforehand. I will referencing it if given an opportunity to speak.

From CEDS website (Community & Environmental Defense Services) – When data centers are restricted to industrial sites, they are frequently considered light industrial, as opposed to heavy industrial. However, a case can be made that data centers are more heavy than light industrial. A widely accepted definition of light industrial are those uses where impacts do not extend beyond the site boundary. Given the noise, air pollution and other data center impacts can extend into nearby residential areas and beyond, they should be classed as heavy industrial.

https://www.mprnews.org/story/2025/02/11/water-guzzling-data-centers-spark-worries-for-minnesotas-groundwater

https://youtu.be/JflFFqbZ1X8?si=UUs9gXYHnxRYrtLh

Regards,

Lisa Keenan

[redacted]

Monticello, MN 55362

From:	Jessica Kinney
To:	Development Services; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson; Rachel Leonard
Subject:	Fwd: Opposition to Proposed Data Center Development
Date:	Monday, September 8, 2025 10:41:53 PM

---------- Forwarded message ---------
From: **Jessica Kinney** [redacted]
Date: Mon, Sep 8, 2025 at 10:33 PM
Subject: Opposition to Proposed Data Center Development
To: <Lloyd.hilgart@monticellomn.gov>

I am writing to respectfully express my concern regarding the consideration of a data center development in Monticello. While I recognize the need to encourage economic growth and technological advancement, I urge the city to carefully weigh the potential long-term impacts such a facility could have on our community and environment.

Data centers are known to be extremely resource-intensive, particularly with water and energy usage. At a time when sustainable water management is critical, the significant demand for cooling such facilities poses a serious risk to our local water supply. In addition, the environmental footprint of data centers—ranging from increased carbon emissions to potential strain on surrounding ecosystems—could undermine Monticello's commitment to environmental stewardship.

Noise pollution is another pressing issue. The constant operation of cooling and backup systems can impact the quality of life for nearby residents, affecting health, well-being, and property values. This is not a short-term inconvenience but a lasting change to the character of our community.

For these reasons, I respectfully ask that the City of Monticello not move forward with approving a data center in our community. I urge you instead to consider alternative opportunities for development that align with sustainability goals, protect natural resources, and enhance the quality of life for residents.

Thank you for your attention to this matter and for your ongoing commitment to serving the best interests of Monticello's citizens.

Sincerely,

Jessica Kinney

[redacted], Monticello, MN 55362

[redacted]

From:	lisa Keenan
To:	Development Services
Subject:	Fwd: Sept 2 Planning Commision Meeting Lisa Keenan
Date:	Thursday, September 4, 2025 5:15:49 PM
Attachments:	Sept 2 Planning Commision Meeting Lisa Keenan.docx

---

Hello,

Attached is the document I read from at the Sept 2nd meeting and was requested toward the end of the meeting. I am also including links to the pages or documents I pulled the data from. If any of the links don't work please let me know and I will try again. I would also like to point out the JLARC has a section that states "Data centers provide positive economic benefits to Virginia's economy, mostly during their initial construction".

datacenter - Community & Environmental Defense Services

Board of Supervisors Approves New Data Center Zoning Ordinance Amendment | News Center

DataCenterGuidelinesComprehensivePlanAmendment.Adopted.6.10.25.pdf

Microsoft Word - O2516

JLARC | Data Centers in Virginia

Monticello has been a great community we have been happy to be a part of for the past 27 years. A data center is simply not what Monticello needs.

Thank you for your time,

Lisa Keenan

From: Leandra Iverson
To: Development Services
Subject: Monticello Data Center Concerns
Date: Tuesday, September 2, 2025 4:07:44 PM

Dear City Planning Commissioners,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. I am a citizen of Monticello Township. My address is [redacted]. My home would be very close to the land that would be used for the 85th Street and Highway 25 data center.

I have significant concerns for the placement of data centers in my city, especially so close to my home. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As members of the City Planning Commission, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

We already have regular blackouts in the township, where we are informed by internet companies of the planned or unplanned power outage before Xcel or the City. This is after the power has already been out for hours and these blackouts are extremely frustrating as a citizen. I fear that this would only be made worse with the building of even one of these data centers due to their high energy needs. What if this happens on a cold winter night? What about all the beef that I purchase from local farms in my freezer? These are major concerns that I have for the safety of our people and my own family.

The idea that these data centers would offer high paying jobs for many people is poorly researched. The amount of people they would employ does not offset the high cost that our

residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it. How does this increase property value? I am also very worried about the homes and farms currently on Davidson and Edmonson. What will happen to these families? Will they be forced to move? How will this impact their homes and ways of life?

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,
Jeremy and Leandra Iverson

From: Callie Hendrickson
To: Angela Schumann
Subject: Monticello Data Center Development
Date: Monday, August 11, 2025 9:38:25 PM

To Whom It May Concern:

Please do not follow through with plans to build the data center without doing due diligence in researching how data centers have affected communities after being built and running. The water supply necessary for data centers is more than many areas can handle. I hope the city actually looks into this, and doesn't just follow through with plans if water things "pass" on paper. I'm also not interested in it due to noise, environmental impact, and the amount of resources (land) it takes up. Please consider all comments underneath your Facebook update as well, as of August 11, 2025.

Thank you.

Callie Hendrickson
[redacted] Monticello, MN 55362

From: Adam Felix
To: Angela Schumann
Subject: Monticello data center.
Date: Thursday, September 4, 2025 12:06:12 PM

Please, please do not build a freaking data center in my backyard. You are absolutely going to destroy my quality of life. I urge you go live next to one for a month before approving. My uncle lived 3 miles from one out of state and you could hear it plain as day. This is wrong and inappropriate for the area. Please think before looking at dollar bill signs. My electricity is high enough as we speak.

Adam

From: Teresa Dongoski
To: Angela Schumann
Subject: Monticello Data center
Date: Thursday, September 4, 2025 12:29:47 PM

I beg of you, please rethink this, especially in that area. It will cause such a negative impact on the surrounding homes (like mine) with traffic, noise, construction (which, can you guys give it a freaking break for a little bit in town? we have been under construction now for it seems like Covid started) That is far too much and us as citizens have had enough.

We moved here in 2018 for the smallish town atmosphere, light property taxes, and cheaper utilities, and now you (not you personally!) are trying to make us into something else.

There are plenty of places that are not nearly as close to town. In our area, there are 1000's of acres of land that I'm sure some farmer would love to sell as the out in the middle of nowhere. Instead of throwing this monstrosity against our beautiful neighborhoods.

Thank you for your time. I know my opinions do not mean anything, but I appreciate the ear.

Thank you!

Teresa Dongoski

From:	Nicole Puckett
To:	Angela Schumann
Subject:	Monticello Data Center
Date:	Thursday, August 21, 2025 6:43:07 AM

Hello Angela,

My name is Nicole, I am a resident of Big Lake. I live here with my family, my husband and our two children. We've lived here for the last 6 years and had made the decision to move here to step out of the large cities. We wanted a slower life away from Big Tech. The plans of bringing a Data Center to Monticello is extremely concerning as it threatens everything from the land, the Earth to the inhabitants in the area, animals and humans alike. I know i am not alone in this, the Data Center simply shouldn't be built.

I know many have felt the energies shift recently, we are on our way to a new healthy new Earth. These Data Centers are taking steps backwards. The Earth needs us now more than ever to help her heal. Please help us stop these centers from being built.

https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/

https://www.dataversity.net/data-centers-and-the-climate-crisis-a-problem-hiding-in-plain-sight/

I appreciate your time and attention on this!

Thanks,
Nicole

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Matthew Schwinghammer
To: Angela Schumann
Subject: Monticello Data Center
Date: Thursday, September 4, 2025 11:31:57 AM

Hello Angela,

I'd like to formally document my opposition to the proposed Monticello data center off 85th Street and Highway 25.

Countless news articles show how data centers destroy the peace and tranquility of a community and have negative environmental impacts to the land/water.

Despite Monticello Tech LLC's proposal, the data center will not add the number of jobs the company is pitching and will actually be a deterrent for new residence who plan on moving to Monticello.

When making a decision on the proposed development, I ask that you look at what is best for our residents, and build a community you would be proud to have your kids to live in.

Thank you,
Matt Schwinghammer

From: JOSH NEISCH
To: Development Services
Subject: Monticello proposed data centers
Date: Friday, September 5, 2025 9:42:17 AM

I am strongly against the proposed data centers in Monticello. Please do not allow them.

Josh Neisch
[redacted]
Monticello MN 55362

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Jonathan Jones
To: Angela Schumann
Subject: Monticello Tech LLC Data Center Concerns
Date: Monday, August 18, 2025 7:42:30 PM

Good Evening Ms. Schumann,

I have lived in Monticello for about 10 years, and a homeowner here for 6. I cannot stress how much the approval of this Data Center would take this great town towards a dark future. Data Centers are a concrete tumor on resources. They require more more energy than all of the residential communities, create waste in our water systems, and providing no services or jobs for those who live here. If the consideration for this approval is based on the monetary gains from taxes on the land, why drive Monticello to a soulless husk of concrete and metal, when we could be using that same land for homes, enterprises with transparent practices that actually bring jobs into the city, or for projects that provide beautification and continue to draw people here?

I cannot, in good faith, believe that a previously unknown company with no tangible ability to show its care and investment back into the community would act in a way that would provide equal benefit to Monticello as well as itself. We can't simply believe that any company, let alone an LLC, that uses the name Monticello in its name is home grown. It's been shown that Monticello Tech LLC is connected to another LLC with the name Monticello used loosely in its name that also has no contributing presence.

Monticello Tech LLC's Data Center proposal will only bring harm to our community, and I hope that you consider my thoughts and those of others as well. Thank you for your time.

- Jon Jones

From: Rachelle Kylochko
To: Angela Schumann
Subject: No AI data center!!!
Date: Tuesday, August 19, 2025 10:58:11 AM

Dear Angela,

For the concern of the proposed AI data center in Monticello, MN:

Monticello already hosts a nuclear power plant and sits near coal-burning facilities. A water-hungry, energy-hungry data center would push our resources and safety to the breaking point.

This project is near the Midwest's largest solar field, and metals recycling industry. Combined industrial pollution is ignored in their report.

The 546 acres targeted include prime farmland, state-important farmland, and 8 wetlands not "vacant land." These wetlands are home to monarchs, western regal fritillary butterflies, whooping cranes, and bald eagles.

The project violates the Wright County Northeast Quadrant Land Use Plan (2007) and Monticello 2040 Comprehensive Plan (2020).

Data centers require massive amounts of water to keep servers cool. We already use enormous amounts of water to cool the nuclear plant. Adding more demand is dangerous and irresponsible.

*dont forget our tritium ongoing leak problem..

This project is a direct threat to our farms, water, wildlife, and families.
Let's stand together and say GOVERN YOURSELF ACCORDINGLY to Black Rock and Monticello Tech LLC.

-Rachelle Kylochko
[redacted]

From: Gwen&Wayne Johnson
To: Angela Schumann
Subject: Planning Commission on Ordinance for Data Center
Date: Tuesday, August 26, 2025 5:17:35 PM

I want to thank the Planning Commission and the city staff for their work in creating an ordinance on the requirements for a Data Center. The work is a tremendous effort and it is a progressive step in evaluating the needs of the city and business partners as they receive requests for Data Centers. This is taking a thoughtful and necessary approach for the city.

While we do not know all the steps and work required for evaluating a Data Center, I do believe that this is the future of the United States, not just in Monticello. We need to be ready for new development and new ways of thinking as data drives everything that we touch in our lives today. This will not go away, and the need will only continue to grow. Because of this, I support your work, your diligence. I also support the next steps of the AUAR to conduct necessary research for a Data Center.

My concern is the lack of knowledge by the many people that have put information online and in the meetings. I hear more and more incorrect information being passed around all the time, and in today's "data" transfer on social media, it only reinforces the need for a Data Center!

Thank you for your work,

--
Gwen Johnson

From:	Cutsforth, Scott M
To:	Angela Schumann
Cc:	Scott Cutsforth
Subject:	Proposed Data Center - Comment Period
Date:	Thursday, September 4, 2025 1:40:42 PM

Hello Angela,
As being someone that will be living fairly close to the proposed Data Center project (Hunters Crossing), I do have a few concerns. I have spoken with a few of my neighbors and they are already not in favor of this project (Concerns are below). They feel like this comment period is moot as the petition to connect 87th Ave into the new neighborhood from Hunters Crossing basically did not matter and that the city council will do what it want anyways.

Potential Cons

- Electricity – Will they have their own power line?
  - Will the increase in demand for this data center raise our electric bills?
- Water – I know these take a lot of water, how will it get water?
  - Will they drill their own well
    - Does the water used in cooling get treated and pumped back into the ground?
  - If it comes from the city
    - Will this increase our water bills
    - Is the new water treatment plant able to process all this water?
- Noise – I was at the meeting when they asked for the rezoning
  - What are all the ways noise pollution will be reduced?
    - I like that Hunters Crossing is very quiet from extra noise.

Potential Pros

- What type of revenue would this bring to the city in the form of taxes?
  - Property
    - Is the city considering giving a number of years in tax breaks
    - Additonal Sales tax

Feel free to respond with other benefits the city council believes would be beneficial to the residents of Monticello.

Best Regards,

Scott Cutsforth

[redacted]

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From: Felicia Olson
To: Angela Schumann
Subject: Proposed Data Center
Date: Monday, August 25, 2025 3:03:52 PM

Ms. Schumann,

My daughter and I own a home at [redacted] Monticello, MN 55362. One of the proposed Data Center sites would be directly across from our backyard which backs to 85th.

We just bought our home and spent a great deal of our Savings to buy it. We truly would be devastated by a decrease in our property values and increases in our utility bills. We would like to express that placing a business that large across from a neighborhood filled with families, pets and so many people working to build relationships with each other as neighbors is not the best idea. Most of us bought our homes because it was a nice neighborhood and quiet and family friendly. We, personally, don't want to have lights shining in our house or specifically in the bedrooms on the back of the house. We don't want to be caught up in traffic trying to get places. We don't want to hear noise that isn't part of a neighborhood. We don't want to pay higher Utilities or have our water pressure lower.

We hope that you will consider the lives of the people in the neighborhood and locate another place for this large Tech Campus.

Thank you,
Felicia K. Olson
Danielle M. Olson
[redacted]
Monticello, MN 55362

From:	Bernard Lang
To:	Angela Schumann
Subject:	Proposed Development of local acreage
Date:	Thursday, September 4, 2025 12:02:52 PM

Hello,
My name is Bernard Lang,
I'm a husband, father, and local resident of Monticello, I love Monticello and love where I live. I live just blocks away from the proposed development area. One of the reasons Monticello drew me in was the vast area of farmland and nature. The local lakes, like Pelican lake and others, the parks, and the wild life. I moved here to raise a family and be proud of my city.

The recent proposal of land development poses several major issues, and facts, that I will stand by to oppose any further development of a Data Center.

Wild life is being pushed further and further out of its natural habitat, I see birds of all kinds living and prospering in that area. Geese roost there before flying to the Mississippi or Pelican lake. Deer and other mammals feed off that field. Along with the animals, the plants and trees are healthy. Overall the environment is already prospering. Flattening out that land and building a structure, takes that completely away from those things. Adding a massive structure there takes healthy ground water from those animals and that habitat.

As for the people, the same facts hold true. Our land WE pay to live around will be taken away. Our water sources and habitat will be forever changed. Adding this on top of a Nuclear Plant, I receive emergency protocol every year for. I'm sure I would be receiving something of the same. The electrical grid would be put under more pressure.

Now we also have noise, traffic, construction, and I'll be honest a total eyesore, getting installed a peaceful place of land I get to drive by every day.

I drive through Monticello for hours per day. There are vacant buildings and spaces scattered across the area. Why not utilize those first for maybe a small data center or light industrial? Before tilling up land and ruining the habitat for creatures and people. I would consider contacting local business real estate agents and seeing what is already on the table. I watched a friend who small business trying to survive, the private owned cost of the new building drove to close. New building space, now vacant, and a professional adult looking for work.

This proposal of land use goes right up to local farms, homes, water sources for wildlife, and wild life management areas. All of those would be permanently changed. We already have so much construction that is taking longer than expected, and creating a hassle for every resident and visitor of Monticello. Let's take care of what we have first!

Please consider the visual, electrical stress, construction hazards and inconvenience, ground water hazard, nature, along with every econimic challenge, and the especially people and community you represent, to be a voice for our concerns.

I appreciate the opportunity to speak on this,

Bernard
[redacted]

From: Jennifer Schreiber
To: aharwood@wsbeng.com
Cc: Angela Schumann
Subject: Public Comment - Data Center
Date: Tuesday, August 12, 2025 11:45:23 AM
Attachments: image001.png

Comment Below.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

From: Kelly Johnson [redacted]
Sent: Tuesday, August 12, 2025 9:53 AM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject:

Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Kelly Johnson

From: Jennifer Schreiber
To: aharwood@wsbeng.com
Cc: Angela Schumann
Subject: Public Comment - Monticello Data Center
Date: Tuesday, August 12, 2025 11:41:58 AM
Attachments: image001.png

Please see comment below.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
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From: Kelsey Hamel [redacted]
Sent: Tuesday, August 12, 2025 8:29 AM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Concerns Regarding Proposed Data Center Near Featherstone

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family

neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Kelsey Hamel

From: Jennifer Schreiber
To: aharwood@wsbeng.com
Cc: Angela Schumann
Subject: Public Comment - Monticello Data Center
Date: Tuesday, August 12, 2025 11:43:03 AM
Attachments: image001.png

Additional comment.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
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From: Joe Kraft [redacted]
Sent: Tuesday, August 12, 2025 11:03 AM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Opposition to Data Center Development in Monticello

Hi Angela,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

Why I Oppose Data Centers in Monticello

1. Enormous Energy Consumption
   Data centers require massive amounts of electricity to operate and cool their equipment. This puts pressure on our local power grid and can drive up costs for residents without delivering proportional community benefit.
2. Heavy Water Usage & Environmental Strain
   Many data centers consume millions of gallons of water each year for cooling. That kind of demand could strain our local water supply and impact groundwater levels—something Monticello should be protecting, not depleting.
3. Minimal Long-Term Job Creation
   For their size, data centers create surprisingly few permanent jobs once operational. This means the long-term return to the community is minimal compared to the infrastructure and environmental costs.
4. Noise, Heat, and Industrial Impact
   The constant hum of cooling systems, heat emissions, and the industrial look of these facilities change the character of surrounding neighborhoods and could harm property values.
5. Loss of Land for Better Development
   Once large tracts of land are used for single-purpose industrial facilities, we lose opportunities for projects that could bring more jobs, tax revenue, and community value—without the environmental toll.

My Request

I urge the City to reject all data center proposals in Monticello, regardless of location. Instead, we should focus on development that:

- Creates sustainable, long-term economic growth
- Produces meaningful numbers of local jobs
- Protects our environmental resources
- Enhances the quality of life for residents

Angela, I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

Sincerely,

Joe Kraft

From: Jennifer Schreiber
To: Alison Harwood
Cc: Angela Schumann
Subject: Public Comment - Monticello Data Center
Date: Thursday, August 14, 2025 6:24:59 AM
Attachments: image001.png

Good morning.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

From: shawn [redacted]
Sent: Wednesday, August 13, 2025 1:08 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Opposition to data center

Dear Angela,

I'm writing as a concerned resident and parent in the ESTABLISHED Featherstone neighborhood regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

Our neighborhood (Featherstone) has been expanding and is scheduled to be expanded further to Hwy 25 I believe. I have seen the plans. We did not buy our homes 10+ years ago with plans for a data center RIGHT ACROSS THE STREET. There is farmland there now.

If a data center were to be built on 550 acres, where are any new houses going to be built in town? Monticello will soon run out of land. Then what to expand the tax base? When we moved to

Monticello in 2015, there were literally 3 homes for sale in Monticello at the time. THREE. Thankfully there has been new construction since then and there continues to be. But if Monticello runs out of land for homes, the town is going to slowly die.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Thanks, Shawn

From: Jennifer Schreiber
To: Alison Harwood
Cc: Angela Schumann
Subject: Public Comment - Monticello Data Center
Date: Thursday, August 14, 2025 6:31:59 AM
Attachments: image001.png

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
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From: Q Turner [redacted]
Sent: Wednesday, August 13, 2025 6:50 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject:

Angela-
As a concerned parent and resident in Featherstone; I am writing to express my strong opposition to the construction of the data center planned for the area adjacent to our community. I understand the importance of economic development and these facilities are often framed as "economic opportunities"; the impacts to our community far outweigh any potential benefits.

Our community is home to young children who regularly play outside and walk and bike our sidewalks. Increased traffic, noise from cooling systems, pollution and the significant environmental footprint that such a large facility would create would negatively impact our neighborhood and the young families that call this area home.

Not only am I concerned about the mine as well as my neighbors quality of life, I am also concerned about the long-term impact on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I urge the city to reject this data center plan and look for an alternative placement away from residential areas. Our communities safety, environment and quality of life should be of utmost importance and a priority in development decisions.

Thank you,
Niquish Turner
-Featherstone Resident-

From:	candace
To:	Angela Schumann
Subject:	Public Comment on AUAR – Draft Order for the City of Monticello Industrial Development Alternative Urban Areawide Review (AUAR) As the Responsible Governmental Unit (RGU),
Date:	Tuesday, August 19, 2025 12:20:48 PM

Dear Ms. Schumann,

I am submitting this comment regarding the proposed AUAR for the Monticello Tech development.

Water Cooling Restriction
Given the known, extremely high water use associated with traditional data center cooling systems, I strongly urge the City of Monticello to include a zoning restriction that **prohibits water-based cooling for data centers within the technology campus**.

Large-scale data centers can consume millions of gallons of water daily, placing unsustainable pressure on municipal wells, aquifers, and nearby wetlands. This is particularly concerning given:

- The project area's location in a **wellhead protection zone and Drinking Water Supply Management Area**.
- The presence of **wetlands and impaired waters** near the site.
- Minnesota's increasing vulnerability to **drought cycles** and groundwater stress.

Preferred Alternatives
Modern data centers do not need to rely on water cooling. The City should require developers to adopt more sustainable and resilient cooling methods, including:

- **Closed-loop liquid or immersion cooling** (sealed systems with minimal water use).
- **Air or free cooling**, which is viable in Minnesota's climate much of the year.
- **Use of reclaimed/greywater** if absolutely necessary, rather than potable municipal supply.

Request for Action
To safeguard Monticello's long-term water security and ensure compatibility with community needs, the AUAR and subsequent zoning ordinances should explicitly:

- **Ban water-based cooling systems for data centers.**
- Require developers to demonstrate sustainable cooling technologies as part of site plan approval.
- Set enforceable caps on water consumption for all tech campus tenants.

By putting this standard in place now, the City can welcome economic development while also protecting residents, farms, and ecosystems from avoidable water stress.

Thank you for considering this request.

Respectfully,

Candace Seidl

[redacted]

Buffalo MN 55313

From:	Barb Gaddo
To:	Angela Schumann
Subject:	Public Comment on the Monticello Tech LLC Technology Campus AUAR
Date:	Thursday, September 4, 2025 11:31:44 AM

Ms. Schumann,

I have heard about the AUAR for a proposed data center and would like to share my concern as a resident of Monticello. I have lived at [redacted], Monticello since October 2024. My residential neighborhood is next to the proposed site of the data center. Given the proximity of this development to my home, I am very concerned about the potential impact on my neighborhood.

As you consider the potential impact of this project on our community, **I ask that you strongly weigh the impact of the residents in the immediate area:**

Visual impact — A very large building would visually dominate and not complement the adjacent residential area. This could impact property values.

Noise impact - The noise from data center generators and equipment would be disrputive to the adjacent residential area. This could impact property values.

Water/Waste Water/Treatment Facility - The amount of water required for a data center is extremely high and could severely impact all city residents, not only in terms of supply/demand but potentially additional cost each of us would incur for additional city infrastructure.

Electricity/Power Grid - The amount of electricity required to operate a data center is extremely high and could severely impact all city residents, not only in terms of supply/demand and power outages (which already occur on a regular basis) but potentially cause higher electric costs passed on to residents by Xcel.

The proposed site would be a much better fit for residential land use or mixed use that provides a buffer or transition to commercial or industrial use further outside the proposed site.

Thank you,

Barb Gaddo

[redacted] *Monticello, MN 55362*

[redacted]

From:	Gabe & Hannah Graveldinger
To:	Angela Schumann
Subject:	Public comment on the proposed data center
Date:	Wednesday, September 3, 2025 8:06:01 AM

Hello,
I STRONGLY OPPOSE the proposal for a data center to be built in Monticello Township. Such a thing would be a horrible waste of space! It would not serve the residents of Monticello area nor will it contribute to the health, beauty and culture of our area.
Please REJECT this proposal and seek a use for the area that will profit many, not minimal, interests.

Thank you,
Hannah Graveldinger
Davern Ave, Monticello

From: Jennifer Schreiber
To: aharwood@wsbeng.com
Cc: Angela Schumann
Subject: Public Comments - Draft Scoping Document
Date: Tuesday, August 12, 2025 9:47:35 AM
Attachments: image001.png

Alison,

Another comment on AUAR Scoping Document for Monticello.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

From: Peg Jensen [redacted]
Sent: Monday, August 11, 2025 5:47 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Data Center

The city should do a full EIS not just an AUAR these centers cause noise pollution, water pollution and air pollution. They use massive amounts of our water and electricity driving cost up for everyone else! I am totally against this proposal for a data Center. Can't you guys find a nice manufacturing company to build there instead? You know providing jobs for people not machines?

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subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Tina Forster [redacted]
Sent: Sunday, August 24, 2025 9:18 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject:

Hello Charlotte,
My name is Tina Forster and have been a Monticello resident for 22 years. You were my daughter's Girl Scout troop leader.

I am against the data center for a plethora of reasons. First of all, nobody wants data centers in their community. Nobody! The environmental damage, electric usage, and the water waste are just a few of the environmental abuses citizens will face. The tax payers will be saddled with the bills and anything promised economically is NOT worth it. These large scale data centers are not meant to be placed in residential areas, by churches, daycares, schools and houses.

Energy-
One data center uses as much electricity as 80,000 homes. The citizens of Monticello will end up paying rates for their electricity beyond our wildest dreams. We already have Black rock trying to purchase Excel and privatize our electrical grid. The billionaires are buying up all they can including the town of Monticello.

Water-This is another way citizens in Monticello will literally pay the price. Not only will we need to expand our water treatment facility, but the tax payers will foot the bill. A data center could consume up to 110 millions of gallons of water per a year which is equivalent to 1,000 households. This is a threat to the Midwest's precious resource which is water.

Economic-proponents of the data center are convinced that 1000's of job opportunities will be brought to Monticello when actually they bring only 20-50 jobs. They need someone to clean and keep the lights on. The company does not use local electrical crews or data specialists. Most of these positions are contracted out. These companies are largely tax exempt

Pollution-The related emissions from the diesel generators release matter and nitrogen dioxide impacting the air quality causing respiratory problems

in humans.

I can't help but feel completely sold out by our elected officials in Monticello. I've been studying other Minnesota towns that are fighting data centers: Farmington, Rosemount, Mankato, Becker, Hampton, Hermantown etc. The pattern of late public awareness is exactly what is a hallmark of data center planning and that's exactly what is happening to Monticello. There is a shadowy billionaire company masquerading as a local Monticello business which we have discovered is Black rock.

I hope the Monticello City Council members did not sign NDA's like Farmington's city officials. I discovered that the project in Farmington had been in the planning phase for 1 1/2 years or longer before the public was notified.

Word is getting out and 95% of citizens will not be pro-data Center in their town.

Anyone that is looking out for the best interests of Monticello citizens and its resources would not be pro-data center. The tax rewards to not equate to the environmental damage and high bills that Monticello residents will be left with.

Thank you,
Tina Forster

subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Anna Hennes [redacted]
Sent: Tuesday, August 26, 2025 6:14 AM
To: Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>
Subject: Concerns with potential Data Center

My name is Anna Hennes, and I live on Eisele Ave just down the road from the proposed data center site. I have concerns about the data center being proposed/company that is requesting new zoning so they can build the data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello. We already frequently lose power in my neighborhood, how can our city support such a large building that requires lots of electricity?

Please vote against the data center/request for rezoning.

Thank you!
Anna Hennes

From: ryan buboltz [redacted]
Sent: Sunday, August 31, 2025 12:11 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data Center Application

> My name is Ryan Buboltz and I live in Monticello, MN. I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. It will not benefit the city of Monticello nor future residents of this great town. The only parties who will benefit are the energy supplier and the owner of the data center. This is a huge decision and the wrong decision will leave a legacy nobody wants their name tied to. I trust you will follow the communities convictions and values by voting against the data center/request for rezoning.
>
> Thank You,
>
> Ryan Buboltz
> Sent from my iPhone

From: Rachel Leonard
To: Jennifer Schreiber
Cc: Angela Schumann
Subject: RE: Data Center Concerns
Date: Monday, September 8, 2025 9:08:35 AM
Attachments: image001.png

You can go ahead and send to them. I'd like them to have time to read before the council meeting tonight.

Rachel Leonard
City Administrator
763-271-3275
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

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From: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Sent: Monday, September 8, 2025 8:24 AM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: FW: Data Center Concerns

Hi Rachel,
Do you want me to forward to CC or do you want to? Wasn't sure if you had other items to send out.

From: Trina Hedquist [redacted]
Sent: Saturday, September 6, 2025 11:48 AM
To: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: Data Center Concerns

Hello, Council Members

I am writing to say Monticello does not need a data center. It will harm our air, water, noise, home values, our health and so much more. Please see my below questions. This is so alarming. It also seems we have a paid person invading messaging boards and Facebook groups that is trying to convince the community our concerns are unfounded. Research and communities that have a data center say otherwise. This is a huge issue and I really hope our elected officials haven't been paid to push this through. Many communities who faced this same scenario the city council holding hearings was just a formality. Even when communities said no on an overwhelming level the city councils pushed it through anyway as they were paid to do so. I really hope that is not already the

situation here. I think a situation of this magnitude should go to the people to vote on. Please hear our voices and put the community first. Thank you for taking time to read this and my below prepared remarks. I was sick the day of the meeting.

Sincerely,
Trina Hedquist

Community Questions for City Council Regarding
Proposed Data Center
Good evening, Council Members. Thank you for the opportunity to speak tonight. I come as a
concerned resident regarding the proposed data center. While I understand the potential for
economic development, I am deeply worried about the strain this facility could place on our
community's resources, especially our water supply, our electrical grid, and the peace of our
neighborhoods. Data centers are notorious for high water consumption, massive electricity
demands, and constant noise from cooling systems and generators. These impacts, if not
managed properly, could directly affect the daily lives of residents, our local environment, and
even our long-term costs of living. With that in mind, I respectfully ask:
Water Usage
• How much water will the proposed data center require daily, and where will that water come from?
• Has an independent environmental impact study been conducted on long-term water use?
• What safeguards will be in place to prevent water shortages for residents during droughts
or peak usage periods?
• Will the company commit to public transparency on monthly water consumption?
Electricity & Energy
• How much electricity will the facility consume compared to our city's current residential and
business usage?
• Will this require new power plants, substations, or infrastructure upgrade, and who pays

for those costs?
• Has the company committed to renewable energy, or will this increase fossil fuel dependency in our area?
• Could the added demand on the grid raise local energy prices for residents?
Noise & Environmental Impact
• What is the expected noise level from cooling systems and backup generators, and how
will it be mitigated?
• Has an environmental impact assessment been conducted for air, noise, and light pollution?
• How close will the data center be to residential neighborhoods, schools, or parks?
Community & Accountability
• What long-term benefits (jobs, tax revenue, infrastructure improvements) will this bring to
residents versus costs and risks?
• How many permanent jobs will actually be created, and are they accessible to local residents?
• Will the company commit to a community benefits agreement ensuring protections for residents?
• If negative impacts (like water shortages or noise issues) arise, who will be held accountable and how will they be addressed?

From: Leandra Iverson [redacted]
Sent: Tuesday, September 2, 2025 4:01 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data Center Concerns

Dear Charlotte Gabler,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. I am a citizen of Monticello Township. My address is [redacted]. My home would be very close to the land that would be used for the 85th Street and Highway 25 data center.

I have significant concerns for the placement of data centers in my city, especially so close to my home. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As a Council Member of this city, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

We already have regular blackouts in the township, where we are informed by internet companies of the planned or unplanned power outage before Xcel or the City. This is after the power has already been out for hours and these blackouts are extremely frustrating as a citizen. I fear that this would only be made worse with the building of even one of these data centers due to their high energy needs. What if this happens on a cold winter night? What about all the beef that I purchase from local farms in my freezer? These are major concerns that I have for the safety of our people and my own family.

The idea that these data centers would offer high paying jobs for many people is poorly

researched. The amount of people they would employ does not offset the high cost that our residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it. How does this increase property value? I am also very worried about the homes and farms currently on Davidson and Edmonson. What will happen to these families? Will they be forced to move? How will this impact their homes and ways of life?

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,

Jeremy and Leandra Iverson

From: Charlotte Gabler
To: Lisa Murphy
Cc: Angela Schumann; Rachel Leonard
Subject: Re: Data center workshop
Date: Monday, September 22, 2025 4:10:09 PM

Good Afternoon Lisa-

Thank you for the email. Your comments below are appreciated and are items the group can discuss Wednesday night during the workshop on the ordinance/zoning.

I hope you can join us in listening to the discussions starting at 5pm on Wednesday Sept 24th. If you cannot attend until later, there is a 7pm informal Q&A after the workshop.

505 Walnut Street-in the Mississippi Room.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
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From: Lisa Murphy [redacted]
Sent: Monday, September 22, 2025 11:18 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data center workshop

Dear Monticello City Council Member:
As you are currently attempting to set parameters should a data center wish to build in Monticello, here are some of my thoughts:

1. Data Centers should have the same buffer zone as the nuclear plant, including trees
2. Data Centers should be required to have a closed coolant system similar to a nuclear plant
3. Decibel levels should be at or below 55 dB at property line and into neighborhoods
4. The center should be required to pay for any and all infrastructure changes or upgrades.
5. Data Centers typically only employ 50 or less people while their footprint is huge. Most of these employees being non- technical people.

Should Monticello allow data centers to be constructed, there is a real risk of aquifer depletion.

Should that happen, surrounding lakes and rivers would be impacted and could be depleted, along with the possibility of sink holes.

Thank you for your thoughtful consideration and planning. I sincerely hope we never have one of these monstrosities in our town.

Lisa Murphy
[redacted]
Monticello
Sent from my iPad

From: Lisa Murphy
To: Angela Schumann
Subject: Re: Data center
Date: Wednesday, September 3, 2025 8:06:56 AM

Also:

they use on average 528,355 gallons per DAY, average 50 employees. Water reclamation is any where from 22% to 50%. If aquifers are depleted, wells fail, rivers and lakes dry up and can cause sink holes. Prolonged depletion can PERMANENTLY damage the aquifers ability to hold water leading to irreversible loss of water resource impacting EVERYTHING that depends on it. There is SIGNIFICANT noise from cooling towers and HVAC which can leave a significant impact on residents nearby.

Sent from my iPad

> On Sep 2, 2025, at 3:50 PM, Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:
>
> Thank you for emailing your comments related to the consideration of data center development in the community.
>
> Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance item can be found on the City's website.
>
> An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.
>
> Angela Schumann
> Community Development Director
> Development Services
> 763-271-3224
> 505 Walnut St, Suite 1, Monticello, MN 55362
>
> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fMonticelloMN.gov&c=E,1,IGCJ28G5xcmKfa2NXkMIGf4vis0EUpGkZWeBPQCdld9WVPeqLtijwCcZ3_G2FrahLbbgw_Ufr3QbTFtoPibdi-Y0vtWXqO4W9qsnVfNnt01abBIMl2tpQJ8,&typo=1 | Facebook | Subscribe to E-News
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>
> -----Original Message-----
> From: Lisa Murphy [redacted]
> Sent: Saturday, August 30, 2025 4:02 PM
> To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
> Subject: Data center
>
>
> Do I want an AI data center in your backyard? NO
>
>
> Monticello Tech LLC is owned by Monticelloam LCC. The co-founder of Monticelloam LLC is Johnathan Litt who is the Assistant Treasurer Black Rock Monticello Debt Real Estate Investment Trust.
>
> This report is spotty, and over looks many environmental factors that are unique to our location, and our farming practices. This scope is covering 546 acres of land (only 10acres of this is currently paved) everything else is water sources, and farmland (the vast majority of this land is considered 'prime farm land', or 'farmland of state wide importance'. There are 8 wetlands in this area of study which are crucial for endangered species like the monarch, and the western regal fritillary butterfly and the whooping crane. There are also bald eagles in this area that are protected until MBTA and the Golden Eagle Protection Act. This build is not in compliance with Wright County Northeast Quadrant Land Use Plan of 2007 nor City of Monticello 2040 comprehension Plan of 2020; it is appalling that Kimley Horn half heartedly attempts to justify it. Data Centers need significant amounts of water. There has been alot of flooding occurring in the United States. We already have a nuclear power plant to keep cool. It is NOT a good idea to place a data center in Monticello MN.
>
> PLEASE, DO NOT LET THIS HAPPEN HERE.
> Sent from my iPad

From:	Charlotte Gabler
To:	Mike Beck
Cc:	Angela Schumann; Rachel Leonard
Subject:	Re: Data Centers
Date:	Friday, November 21, 2025 11:07:51 AM
Attachments:	stpp-data-centers-2025.pdf

Good Morning-

Thank your the email. I have included on this message City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the information and will be reading through.

Thank you,
Charlotte

On Nov 21, 2025, at 10:59 AM, Mike Beck <beckmb@live.com> wrote:

Mayor Hilgart and members of the Monticello City Council,

With due respect we urge you to not even consider any data center in or even near the City of Monticello. The impact of any gain in tax revenue will not be even close to negative impact to the Monticello and its residents.

Look at the University of Michigan study from July of this year. It is attached. Even if you do not wish to read the entire document, read page three.

Individuals and corporations are shopping to find gullible cities to offer them tax incentives that do not return the promised economic benefits do not deliver on their promises.

Any data center will lower the quality of life for the residents of Monticello.

Respectfully,

Rebecca and Michael Beck

[redacted]

Monticello, Minnesota 55362

From:	Alexander Coady
To:	Angela Schumann
Subject:	Re: Data centers.
Date:	Wednesday, September 3, 2025 4:16:08 PM
Attachments:	image001.png

I was under the impression that therthis a public draft meeting on Thursday in relation to the data centers that i am protesting against.

---------- Forwarded message ---------
From: **Angela Schumann** <Angela.Schumann@monticellomn.gov>
Date: Wed, Sep 3, 2025, 4:13 PM
Subject: RE: Data centers.
To: Alexander Coady [redacted]

My apologies, what meeting are you referring to?

Angela Schumann

Community Development Director

Development Services

763-271-3224

505 Walnut St, Suite 1, Monticello, MN 55362

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From: Alexander Coady [redacted]
Sent: Wednesday, September 3, 2025 3:20 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Re: Data centers.

Hey Angela, quick question. When is the draft meeting tomorrow?

On Tue, Sep 2, 2025, 3:47 PM Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:

> Thank you for emailing your comments related to the consideration of data center development in the community.
>
> Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance item can be found here.
>
> An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.
>
> **Angela Schumann**
>
> *Community Development Director*
>
> **Development Services**
>
> 763-271-3224
>
> 505 Walnut St, Suite 1, Monticello, MN 55362
>
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>
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>
> ---
>
> **From:** Alexander Coady [redacted]
> **Sent:** Monday, September 1, 2025 9:44 AM
> **To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>

Subject: Data centers.

Greeting Angela,

I'm emailing you because recently I found out that there are not one, but two data centers trying to be built in my home town, and I have some concerns.

To start off with, on the off chance that I wasn't clear, I do not support the approval, nor the construction of these projects. Now, onto the concerns.

First off, I in general dont like data centers as a base concept, they take up a lot of space, the use a lot of electricity. As well as water and I feel this increase of demand on both ends will result in a further increase in pricing for the general populace in monticello, which is not a prospect that particularly interests me. (There have also been reports and interviews of CEO's literally saying that those costs would be primarily onto the locals, so I've little doubt that subsidizing the citizens of monticello is part of the game plan)

They generally look ugly if aesthetics were a concern, and I dont support what they do, harvesting data to sell and push ads to a population that generally doesn't want them.

Furthermore, I have a hard time seeing the benefits to our community, as I feel the people operating and maintaining the project would most likely NOT be locals. In fact I can almost guarantee thlife. 90%-99% won't be, as I have not met a single person in the field in my life.

In short, the prospect of these projects seem like a lot of long term consequences for very little short term gain that doesn't have enough visible nor probable long term benefits to the population of the city you serve.

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers

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From: Erica Stonestreet [redacted]
Sent: Saturday, September 6, 2025 1:34 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data centers

Hi Charlotte,

I'm late to this party, but I know the Planning Commission is considering amendments to the relevant ordinances to possibly allow a data center to be built in Monticello. I'm not sure what they decided after their meeting this week, and whether the City Council gets involved at some point, but I recently read this article on living near data centers and thought it was a useful take on the pros and cons, and I'm hoping if we go ahead we can put in requirements to reduce noise and require green energy use, and some of the other suggestions for making it liveable.

Does p. 5 of this proposal imply that wind and solar would be prohibited entirely, or does "commercial" mean they can't sell the power? I would prefer that sustainable energy sources be allowed, so that any data center could generate a lot of its own power.

Thanks!
Erica

(she/her)

Personal web site: [redacted]

Substack: Humaning is Hard, but Philosophy Can Help

^^*^*^*^*^*^*^*^*^*^*^*^*

It has always seemed strange to me that in our endless discussions about education so little stress is laid on the pleasure of becoming an educated person, the enormous interest it adds to life. To be able to be caught up into the world of thought -- that is to be educated.

Edith Hamilton

From: [redacted]
To: Lloyd Hilgart
Cc: Rachel Leonard; Angela Schumann
Subject: RE: In the interests of time...
Date: Wednesday, September 3, 2025 2:49:46 PM
Importance: High

All,

For clarification of why the cursory sound level of the Elk River DC not meeting the required sound levels matters...

It is an example of why even a small DC with (6) cooling fans cannot meet the requirements of the Minnesota Sound Regulations in 7030.0040 and thus a larger facility with far more cooling fans and generation devices will have absolutely no reasonable hope of operating within the boundaries set forth.

7030.0030 NOISE CONTROL REQUIREMENT.
No person may violate the standards established in part 7030.0040, unless exempted by Minnesota Statutes, section 116.07, subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.

Given that there is more than a reasonable doubt and virtually a certainty that any such proposed facility is not going to be reasonable to assume that neither the construction period, commissioning period, or the resulting facility operations will be able to meet the noise level standards. Any potential site cannot have any proximity to a residence whatsoever and permits cannot be issued.

If it does, the liability for failing to properly protect the citizens of Monticello per the requirements of 730.0040 will fall squarely on the shoulders of the city of Monticello.

The remark last night about the need to consider 7 generations of descendants should not be lost on any of us.

These projects should not be done next to residential areas and open city walkways and parks.

Regards,

Scott Harper
[redacted]
Monticello, MN 55362

[redacted]

From: [redacted]
Sent: Tuesday, September 2, 2025 10:59 PM
To: 'Lloyd.hilgart@MonticelloMN.gov' <Lloyd.hilgart@MonticelloMN.gov>
Cc: 'Rachel Leonard' <Rachel.Leonard@MonticelloMN.gov>; 'Angela Schumann' <Angela.Schumann@MonticelloMN.gov>
Subject: In the interests of time...
Importance: High

Mayor Hilgart,

Perhaps it would be a good idea to stop this madness sooner rather than later.

How about having Fratalone cut me a check for the $850,000 I have into this house and another $150,000 for the inconvenience and uproar that they are about to cause as well as an NDA if they think they need it.

You might think that I am not serious about this... I am.

Most of anyone I know here is planning on packing up and moving elsewhere now anyway.

Scott Harper
[redacted]

From:	Luke Appert/USA
To:	Rachel Leonard; Angela Schumann; Tyler Bevier
Cc:	Nick Frattalone
Subject:	RE: Monticello Data Center Ordinance Comments - Requested Conversation
Date:	Friday, August 15, 2025 12:33:09 PM
Attachments:	image001.png image004.png

All,
Below are preliminary comments that we would like to share after reviewing the proposed data center ordinance (DCPUD). We may have additional comments as well as we further analyze the proposed language but we wanted to get these out to you as soon as possible given that the initial planning commission meeting is next week. Thank you for your consideration of the below. Happy to discuss in greater detail as well.

Under Ordinance Components
10. DCPUD Rezoning and Development Stage Submittal
-"Fiscal Benefits Statement" needs to be more specific as to what you are asking for. We feel at the time of rezoning, this may be difficult to provide since the fiscal benefits may not be fully known.
15. Site Plan Review
-Is this section stating that only administrative review is required for site plan review applications at a later date assuming full compliance with DCPUD standards. Meaning that it will not need to go back in front of council or planning commission? Maybe make this section a bit more clear.
16. Timeline for performance
-we recommend striking the line "It incorporates a limit on the time that can elapse between phases, suggested to be a maximum of 3 years". Or will need this further defined or modified. It is likely that phasing could be longer than 3 year periods. We also don't know what phasing actually means so this section needs some work. I think we are all on the same page but need to define it further.

153.045 Industrial Base Zoning Districts
-(d) we recommend striking this all together. Everything listed in (d) is out of the developments control. The would be for Xcel only.

Accessory uses.
-Private communication towers need to be added. The development will likely have a few communication towers that will not be over 80 feet in height.

Prohibited uses.
-(a) add language for the use of primary data hall buildings.

-(e) Is this referring to Bit Coin and those types of data mining? If so that is fine to prohibit but would need to re word it and define it.

District performance standards
-(b) this section needs a lot of discussion and reworking. Where is the FAR calculated from. We certainly will not hit the density standards if all the acreage is in the calculation. I think we are all on the same page but need to adjust some of the language or better understand the calculations.
-2nd (c) we would request that if mechanical equipment is within 400' from property line and adjacent to residential or civic uses then it shall be fully screen. If outside that setback or not adjacent to civic or residential we would ask that it not be fully screened.
-2nd (d) we would request that it is struck and replace with ....A landscaping buffer shall be installed where the DCPUD is adjacent to residential or civic uses and where principal structures, mechanical yards, or parking circulation is within 200' of the property line. The landscaping buffer shall be installed and maintained for the duration of facility operation per the applicable planting requirements of this chapter.
-2nd (e) add Architectural steel to the list
-2nd (i) add that sub stations may be placed on a separate lot within the DCPUD
2nd (i) we would ask that item d be struck

Timelines for performance
Would like the timing of commitment of phasing to be removed. If it can't be removed, we would ask that 3 years goes to 5 years.

Luke Appert
Executive Director
Brokerage Services

Please visit our team website www.landmnwi.com

Mobile: +1 651 315 6641
luke.appert@cushwake.com

CUSHMAN & WAKEFIELD

3500 American Blvd W, Suite 200
Bloomington, MN 55431 | USA
cushmanwakefield.com

From: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Sent: Thursday, August 14, 2025 3:45 PM

From:	Angela Schumann
To:	Jennifer Schreiber
Subject:	RE: Notes for tonight"s planning commission meeting
Date:	Tuesday, August 5, 2025 12:38:00 PM
Attachments:	image001.png

Could you please let Mr. Harper know that the data center ordinance public hearing is on 8/19? While he is welcome to attend this evening's meeting, the data center ordinance and hearing is not on the agenda.

Angela Schumann
Community Development Director
Development Services
763-271-3224
505 Walnut St, Suite 1, Monticello, MN 55362
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From: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Sent: Tuesday, August 5, 2025 12:37 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: FW: Notes for tonight's planning commission meeting

FYI~

From: [redacted]
Sent: Tuesday, August 5, 2025 12:01 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: Notes for tonight's planning commission meeting

Rachel and Jennifer,

I have been thinking about the requirements for the new zoning regulations and wanted to suggest a few things.

We can consider a noise clause that might read like this:

"Noise reduction efforts are required to meet Minnesota Rules Ch. 7030 in its entirety and the noise standards set forth in these regulations is hereby adopted in full without amendment. Any new development or subsequent design changes to an existing development shall meet this standard without exception. Any violation of these

standards will be subject to cease and desist orders and fines until such time as the system can operate within the requirements of Minnesota Rules Ch. 7030. In no case will systems in violation of Minnesota Rules Ch. 7030 be allowed to operate and the Grantee of the operational permit shall take notice that the acceptance of the permit is acceptance of these conditions. Grantee accepts all potential consequences civil and / or criminal based on the severity of the nature of the violation and dose so at its own peril. Grantee also will not transfer any facility without appraising the new owner(s) that they also have the same responsibility to the City of Monticello as provided above and in Minnesota Rules Ch. 7030 and this shall be incorporated into any contract conveying interest, ownership or operating agreement with any new parties in perpetuity."

As it pertains to water usage, cooling tower plumes, and public health and safety, there is a type of cooling tower that operates on the adiabatic principle. I have attached a copy of a presentation that discusses this in general and also a link below.

Adiabatic cooling would

- Reduce water usage significantly thus reducing any municipal water supply investment and operating costs for city or well water. (60 to 90% reduction overall)
- Reduce sewer water requirements by not requiring that the tower purge water be discharged to the municipal waste water system. (There is no purge requirement for these systems.)
- Address Legionella concerns (No cooling tower tank or recycle required)
- Not require water tower chemicals that would become airborne and provide localized contamination issues (Once through design
- Reduce or eliminate cooling plumes (Aesthetically better overall, greatly reduced chance of ice fog on roads, driveways and other properties.)
- **Please specifically note Pages 41, 44 and 45 for your review.**

It could be written into the permitting process in a form similar to this:

"In the interests of water conservation, public health and wellness (Legionella, Sound Level, Airborne Chemical Discharge, etc.) as well as public safety related matters such as ice fog or vapor plumes, the grantee shall only be permitted to use cooling equipment of the Adiabatic Type without substitution or deviation. Failure to comply will require that the violating system shall be immediately shut down by Grantee, removed and replaced with an Adiabatic system without exception. Adiabatic systems shall be sized at a minimum of 95% ASRAE requirement for Monticello, MN"

Scott Harper
[redacted]
https://coolingbestpractices.com/system-assessments/water-savings/how-adiabatic-technology-delivers-performance-savings-and

From: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Sent: Monday, July 28, 2025 3:21 PM
To: [redacted]
Cc: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: RE: City Council Meeting on Monday, July 28

Thank you – yes, the meeting starts at 6:30 p.m.

Are you planning to bring copies of the document you attached to the meeting to distribute?

Rachel Leonard
City Administrator
763-271-3275
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

From: [redacted]
Sent: Monday, July 28, 2025 3:06 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: RE: City Council Meeting on Monday, July 28
Importance: High

Rachael and Jennifer,

Specifically in relation to tonight's meeting.

Starts at 6:30?

Scott Harper
[redacted]

From: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Sent: Monday, July 28, 2025 8:55 AM
To: [redacted]
Subject: City Council Meeting on Monday, July 28

Hello Mr. Harper,

I'm glad we had the opportunity to connect over the phone this morning. As discussed, I've attached the City Council agenda for tonight, and here is a link to agenda reports. The report and draft scoping document for the Alternative Urban Areawide Review (AUAR) are included in item 4B.

If you'd like to speak about data center development generally, you can utilize the section of the agenda called Citizen Comments. That's one of the first items on the agenda and allows public comment on anything that's not formally on the agenda. The mayor will announce the item and ask anyone who would like to speak to come to the podium. Speakers are given 3 minutes, but time may go longer if there are questions from the Council.

If you'd like to speak specifically about aspects of the environmental review, the most appropriate time would be when they reach that item on the agenda. There will be summary explanation from staff followed by questions and discussion by Council. At that point, they will often ask if there are members of the public who would like to speak. It's not a formal public hearing, but the Council appreciates input from community members.

As you likely already know, the meetings start at 6:30 p.m. and take place in the Mississippi Room at the Monticello Community Center, 505 Walnut Street.

Please don't hesitate to reach out if you have any follow up questions!

Rachel Leonard
City Administrator
763-271-3275
505 Walnut St, Suite 1, Monticello, MN 55362

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Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

From: Wendy Suddard [redacted]
Sent: Monday, September 1, 2025 4:27 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Opposition to data centers

Dear Charlotte,

I am concerned about the new amendment to the city code and zoning ordinance that would create a special land use overlay zone specifically for the placement of data centers. I am opposed to land use by data centers. One of them would be very close to my house and the other would be very close to Bertram Chain of Lakes of which I am a Friend of Bertram.

Wendy Suddard-Bangsund

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: bil keenan [redacted]
Sent: Thursday, August 28, 2025 11:44 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Fw: Proposed data center

--
Hello,

My name is Bil Keenan and I live at [redacted], Monticello.

Monticello is a great place to live and has good track record of attracting people to Monticello either to live or have a business. Who would want to spend $400,000-500,000 to live in a town with a data center? What company would want to compete for electric and water against this? Frattalone Companies and Cushman Wakefield do not live in this community and do not care if this hurts this community. They are here for one reason. To make millions off the backs of the residents of Monticello, It is your obligation to the people that voted you in to do what is best for Monticello and not just what will dig Monticello out of a financial hole.

I ask you to vote against a data center coming to Monticello. Here are the reasons why:

Environmental and resource consumption
High energy usage: Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is

expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.

Strain on the power grid: This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.

Excessive water consumption: Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.

E-waste generation: The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.

Backup generator emissions: Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.

Local socioeconomic impacts

Limited permanent jobs: While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in terms of job creation are minimal.

Tax incentives and revenue questions: Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.

Exclusionary development: Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.

Infrastructure costs shifted to taxpayers: Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local taxpayers.

Community and quality of life issues

Noise pollution: Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.

Aesthetic concerns: The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.
Land use and property value: Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.
Wildlife disturbance: Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again I urge you to vote against the data center coming to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center coming to Monticello,

Monticello is a great place to live and has good track record of attracting people to Monticello either to live or have a business. Who would want to spend the $400,000-500,000 to live in a town with a data center? What company would want to compete for electric and water against this? Frattalone Companies and Cushman Wakefield do not live in this community and do not care if this hurts this community. They are here for one reason. To make millions off the backs of the residents of Monticello, It is your obligation to the people that voted you in to what is best for Monticello and not just what will dig Monticello out of a financial hole.

subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: [redacted]
Sent: Tuesday, August 26, 2025 3:17 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Proposed Data Center

Hello Ms. Council Member Gabler,

My name is Sarah Scribner and I live off [redacted]n Monticello. I ask you to vote against a data center coming to Monticello. Here are the reasons why:

Environmental and resource consumption

High energy usage: Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.

Strain on the power grid: This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.

Excessive water consumption: Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.

E-waste generation: The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.

Backup generator emissions: Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.

Local socioeconomic impacts

Limited permanent jobs: While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in

terms of job creation are minimal.

Tax incentives and revenue questions: Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.

Exclusionary development: Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.

Infrastructure costs shifted to taxpayers: Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local
taxpayers.

Community and quality of life issues

Noise pollution: Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.

Aesthetic concerns: The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.

Land use and property value: Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.

Wildlife disturbance: Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again, I urge you to vote against the data center proposed to come to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center proposed to come to Monticello,

Sarah Scribner

From: Derrick Zychowski
To: Angela Schumann
Subject: Re: Public Comment - Data Center Consideration
Date: Wednesday, August 20, 2025 12:26:35 AM
Attachments: image001.png

Thank your for your response. You are welcome to use my comments in the document. I know the meeting tonight was to establish guidelines in the event that someone was interested in building a data center in Monticello. It sounded like we had someone inquire about building one on the proposed site. I attended the majority of the meeting but had to leave before it was over for a prior commitment. What are the next steps in the process? I know there is another meeting 9/2. Who makes the final decision on weather we have the right zoning rules? When is that decision made? The only benefit I heard about the potential data center was it would increase the tax base. Isn't there other ways to increase the tax base without putting the residents of Monticello at risk? It didn't sound like many residents that attended the meeting had any interest in a data center at the proposed site. Do you have any thoughts on how it would be [redacted] the residents of Monticello?

On Tue, Aug 19, 2025, 4:47 PM Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:

> Thank you for emailing your comments related to the consideration of data center development in the community.
>
> Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance for the August 19th, 2025 item can be found here.
>
> An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.
>
> **Angela Schumann**
>
> *Community Development Director*

From: Harlan Hamson [redacted]
Sent: Friday, August 29, 2025 7:52 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: SAY NO TO THE DATA CENTER

My name is Harlan Hamson, I live in Monticello, MN . I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello . Please vote against the data center/request for rezoning.
Thank you for taking your time,

Harlan Hamson

From: Harlan Hamson [redacted]
Sent: Sunday, August 24, 2025 11:44 AM
To: lloyd.hilgart@monticellomn.gov <lloyd.hilgart@monticellomn.gov>; angela.schumann@monticellomn.gov <angela.schumann@monticellomn.gov>
Subject: Data Center- Problems

People oppose data centers due to their
high consumption of energy and water
, leading to concerns about strain on local resources and potential increases in utility costs. Additional concerns include noise pollution, negative impacts on local land use and property values, the generation of air pollution from backup diesel generators, and a perceived lack of significant long-term economic benefits or permanent jobs for the local community, according to Data Center Knowledge, Data Center Frontier, and Hivenet.

Here's a breakdown of the main reasons for opposition:

High Energy Consumption:

Data centers require vast amounts of electricity to operate, which can strain local power grids, potentially leading to increased costs for all customers.

Water Usage:

Many data centers consume significant quantities of water for cooling, which can be a concern in water-scarce regions, impacting available water for residents.

Environmental Impact:

Backup diesel generators, often used in data centers, release emissions that can negatively affect local air quality.

Noise Pollution:

The constant operation of equipment and backup systems can generate noise that is disruptive to nearby communities.

Impact on Local Resources:

Data centers can consume large amounts of land and put pressure on local infrastructure, potentially leading to changes in land use and increased demands on local utilities.

Limited Economic Benefits:

While data centers may create jobs during construction, they often generate few long-term, permanent jobs for the local community, and the tax revenue generated may not be a fair trade for the strain on resources, according to Data Center Frontier and Hivenet.

Lack of Transparency:

Developers and Big Tech firms sometimes use non-disclosure agreements, which can prevent communities from fully understanding the scope and impact of a proposed data center, leading to a perception of secrecy and a lack of community input.

Property Value Concerns:

The large size and potential changes in land use associated with data centers can lead to concerns about their impact on local property values.

AI

Get Outlook for iOS

From: Kate Brown [redacted]
Sent: Tuesday, September 2, 2025 1:38 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Vote NO to data center

My name is Katherine Brown, I live in Monticello, MN . I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello . Please vote against the data center/request for rezoning.

Thank you for taking your time,

Katherine Brown

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Review of Planning Commission August 19th, 2025 Special Meeting

Item 1. This meeting did not appear on the official city website calendar. Every other meeting function of the city is in this location.

> **– Is the Planning Commission going to extend the Data Center Comment Period to compensate for the error? - Yes or No -**
>
> - **Further to public notice... Is the Planning Commission aware that the home development and home builder communities are only recently coming to understand their potential issues with property value loss, Most people contacted at any of these entities do not have any knowledge about the proposed data center including the agents selling homes. – Yes or No –**
>
> - **If these developers slow or stop their activities all together because of the uncertainty and ambiguity of the project, is the city prepared to lose those potential homes and the jobs and tax base that they represent? – Yes or No-**

Item 2. Per ANALYSIS / Context / 3, "Monticello's supply of industrial land is limited by service considerations, including high-capacity road access, sanitary sewer and water capacity, and land use compatibility."

- **Would the Planning Commission permit this type of industry directly adjacent to a public school? – Yes or No –**

- **Would the Planning Commission permit this type of industry directly adjacent to a pre-existing high density residential neighborhood where those same students study and sleep? – Is this considered compatible? Yes or No –**

Item 3. The Planning Commission was asked and warned several times by multiple people at the August 19th meeting to consider the potential legal liability of creating a firm framework with parameters that a declared zoning ordinance would create. Such an ordinance would effectively eliminate the ability of the city to ever have the ability to say no to any application without facing significant and expensive litigation from multibillion dollar entities.

- **Has legal been consulted in this regard? – Yes or No –**

Item 4. The Planning Commission was asked and warned several times by multiple people at the August 19th meeting to consider the potential legal liability to the city from its own residents. The damage to property values could produce situations where the resident may lose significant amounts of property value and equity as a direct result of the actions of the city.

This could be measured by an inability to refinance at a lower interest rate or not being able to access equity that formerly existed for any reason at all. (i.e. medical expenses, education expenses or remodeling costs, etc.) In the extreme, if the resident wished to relocate due to internal or external circumstances, the possibility that the loss of equity might be large enough that they could not divest themselves of the property because the debt owed is more than the current deflated value of the property.

Whatever the reason might be, the possibility of the resident being forced to pursue action against a municipality that made "informed decisions" about the potential damages to their citizens with little or no regard to the domino effects that those decisions created is a very real one. If even one of those actions becomes successful, this liability alone could result in millions of dollars of loss to the city.

- **Was legal consulted about the potential for civil liability from affected citizens? – Yes or No –**

- **Was legal consulted about the possibility of personal liability (reference the term of art "Piercing the Veil") and what that might mean to members of the city government that may have (willfully or not, knowingly or not) crossed a legal boundary in the pursuit of a project that might result in a civil or even criminal action? – Yes or No –**

- **The city was specifically asked to provide an impact study regarding the potential for impact to home and property values. Is this study moving forward? – Yes or No –**

- **These projects are becoming more well known. The specter of the potential issues of living next door to a major construction project for 3 years and following it up with a permanent or semi-permanent facility that will most likely have issues that will make the neighborhoods undesirable is already manifesting. The damage is already being done. Is the city going to immediately revalue the property surrounding this potential project at 50% of current rates? – Yes or No -**

Item 5. Per ANALYSIS / Context / 7 and 8

"7. The City's primary goals for industrial development include both employment and tax base. Data Centers can meet the tax base goal. However, they are typically more limited with regard to employment – especially employment density."

"8. Data Centers remain a relatively new land use in many communities, and studied impacts remain to be fully comprehended."

- **Is the Planning Commission aware of the growing "Gig Economy" where people work from home or other locations and do not normally have to go to a brick and mortar facility to work? – Yes or No-**

- **Is the Planning Commission aware of how many jobs are actually being done within the residential areas of Monticello? – Yes or No -**

- **Is the Planning Commission prepared to trade homeowner taxes and hundreds of high paying stay at home jobs that require no extra infrastructure for millions of dollars of overhead to support the same number of workers who may not even live within the city limits of Monticello? – Yes or No –**

- **Item 8 is stating that studies are needed to firmly comprehend the impacts. Is the commission going to commission the studies that its own document says are needed? – Yes or No –**

Item 6. Errors and Omissions are a fact of life. There are several glaring issues within this document alone. The online version for instance, has (2) complete copies of the MPCA Sound Level Document.

- **Are the growing amount of errors such as missing postings, mislabeled items, duplicate submissions and so forth an indication that the city's staff is moving too quickly and needs more time to properly review and address all areas of concern without so many errors? – Yes or No –**

Item 7. Examples of Data Centers

- **Waco Street, Elk River MN – Is the Planning Commission aware that recent measurements of the sound levels at this facility were recently recorded at 3-4 dBA above the limits established by the MPCA guidelines? – Yes or No –**

- **Waco Street, Elk River MN – Is the Planning Commission aware that there are only (6) small cooling towers at this facility and not the dozens of larger units that would be required for a much larger installation? – Yes or No –**

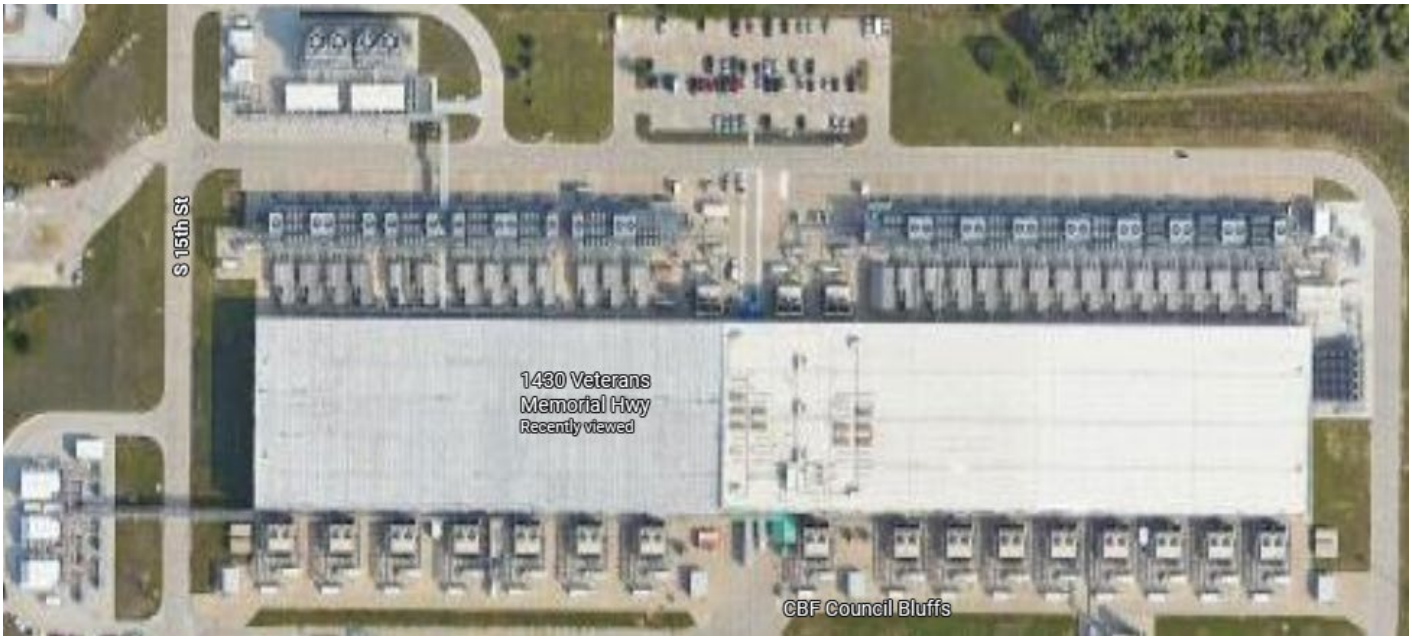
- **The photos provided are not clearly labeled and in some cases mislabeled completely.**

- **3482 S 11th Street and 1430 Veterans Memorial Drive are the same facility**

- **The facility located on White Crane Road has its photo in place of 1430 Veterans Drive.**

- **Most every example has a distinctive absence of high density single family housing in close proximity.**

- **The State of IA is prominent in the examples. IA is strongly considering completely reevaluating their sound level rules. MN is significantly more stringent.**



- As a cursory estimate, the 1430 Veterans Memorial Highway facility has approximately:
  33 each 5' fans
  144 each of 4' fans
  193 each of 3' fans
  28 each of 8' fans on open cooling towers
  4 each of 12' fans on open cooling towers
- **Total of 633 Industrial Cooling Fans and 32 Cooling Towers**
- **There may also be as many as 56 generators**

- **Has anyone in the Planning Commission been looking at the possibilities of Legionella or other bacteria getting into one of the many cooling towers and causing significant health issues or death? – Yes or No -**

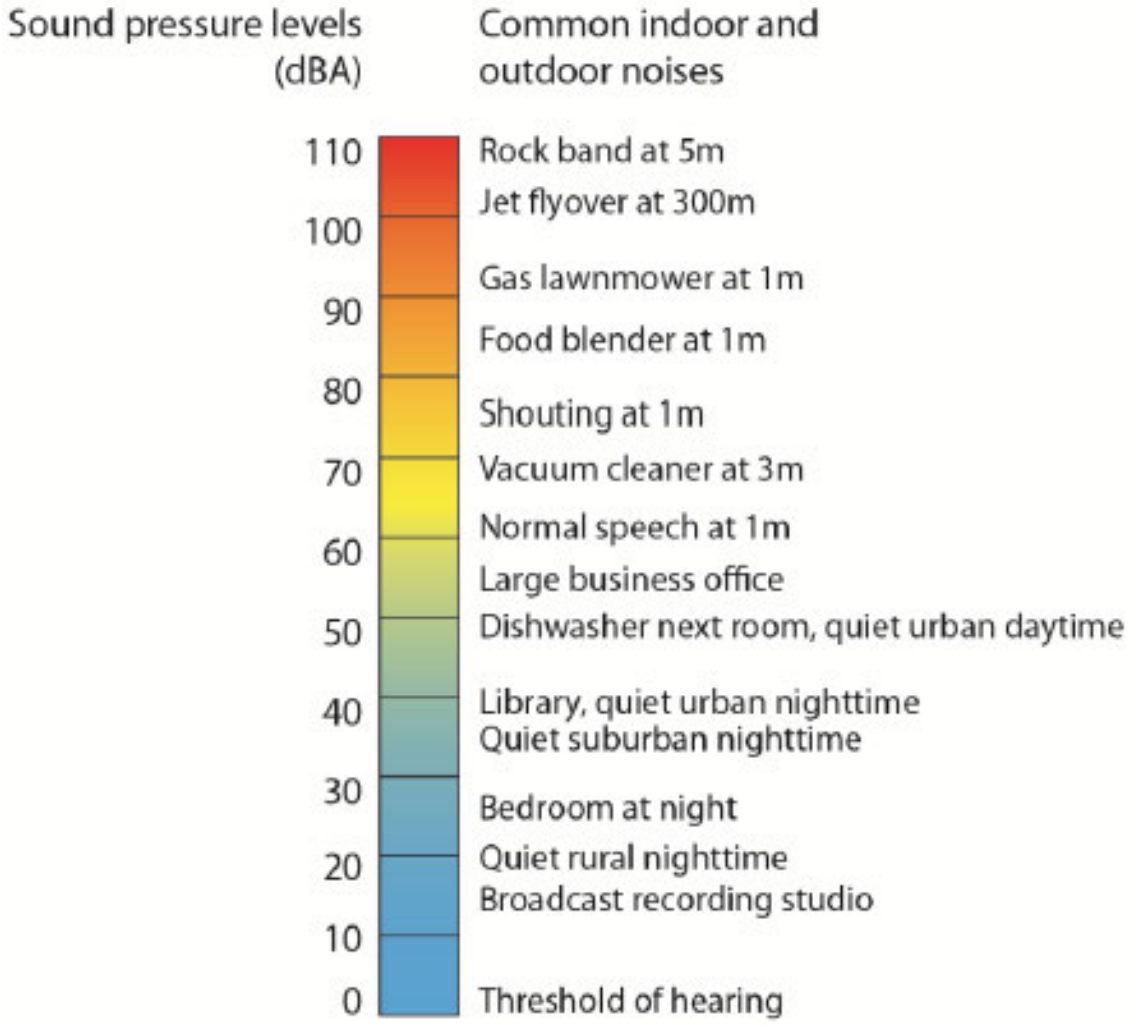
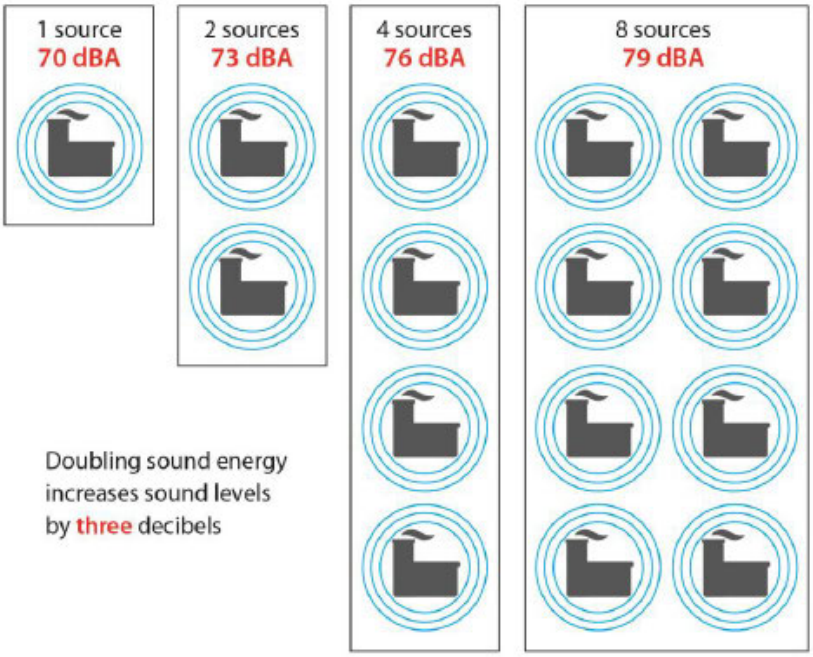


Figure 3. Decibel levels of common noise sources

Number of sources

In many situations pertaining to noise control and monitoring, it is very useful to be able to add and subtract multiple sources of sound. This can be done with principles similar to how sound attenuation over distance is estimated.

A doubling of sound energy yields an increase of three decibels. For example, each generator at a factory produces sound that is measured at 70 decibels, so running one generator would create sound measured at 70 dBA, turning on a second generator would increase sound by 3 dBA to 73 dBA, and doubling again to four generators would increase sound levels to 76 dBA. Figure 7 illustrates this principle.



Number of Sources Per MPCA Document

Item 8. Technological Advancements are a nature of industrial development and design. There is a constant change and improvement in the available technologies. The Planning council has been made aware of adiabatic cooling which would reduce the water consumption by about 60 to 90%. Google, Meta and other large Data Center Operators have been looking into 12-mile-deep geothermal technologies that in some cases do not use water at all. Mandating this type of technology would greatly benefit the city by reducing the size and scope of the utilities involved. A facility could be placed anywhere on earth and not be required to have proximity to electrical, water or sewer utilities.

- **Is the Planning Council going to require such technology to be used to absolutely minimize the burden placed on the city and its taxpayers for ever larger infrastructure? – Yes or No –**

Item 9. Water Wells at this time have a total capacity of just over 10 Million Gallons per day. (MGPD) The Firm Capacity is adjusted for redundancy and other factors as a measure of safety margin. The Monticello Water Treatment Feasibility Study shows that is about 6.2 MGPD.

Demand is listed as being an average of 1.4 MGPD and a peak of 3.06 MGPD in 2019. At that time, the projection for 2025 was 1.81 MGPD and 4.53 MGPD respectively.

Peak demand was determined to be 6.19 MGPD in 2045 and new wells would be needed at this point at the latest.

- **Does the added drawdown of the normal aquifer water level bring water in any amount from the area of the tritium leak at the Monticello Nuclear Plant by creating a gravity flow from the 40' depth of the known Tritium level to the slightly deeper 100 to 200' deep city wells?**

- **Does that same drawdown pull water away from other sites such as farmsteads and rural houses with their own wells?**

- **What is the difference in cost to the city to accommodate millions of gallons of water each day through the wells and the new water plant that needs to be built in any case to deal with the magnesium issues?**

Item 10. How many Non Disclosure agreements (NDA) or Memorandum Of Understanding (MOA) or any other types of agreements does the city currently have with any and all data center developers and development companies?

Conclusion:

The city has admitted in writing that they need more time to do more studies to better understand the data center issue in its entirety. Not to do so would be an egregious rush to judgement for some unknown reason(s) and is certainly not within the requirements of 7030.0030.

We should as a community find no reason to subject each other to the known or unknown perils that this industry brings.

There may be a place for a data center somewhere around Monticello, but that place is not next door to high density population areas.

Scott Harper

Monticello, MM

7030.0030 NOISE CONTROL REQUIREMENT.

No person may violate the standards established in part 7030.0040, unless exempted by Minnesota Statutes, section 116.07, subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.

7030.0040 NOISE STANDARDS.

Subpart 1. Scope. These standards describe the limiting levels of sound established on the basis of present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the noise area classification (NAC) system established in part 7030.0050. However, these standards do not, by themselves, identify the limiting levels of impulsive noise needed for the preservation of public health and welfare. Noise standards in subpart 2 apply to all sources.

Subp. 2. Noise standards.

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

From: Russ Hendrickson
To: Development Services
Subject: Rezoning.
Date: Monday, September 1, 2025 3:57:42 PM

My name is Russ Hendrickson, 8153 Davidson Ave NE, Monticello, MN 55362 Township. I would like you to vote NO on the proposal for a large data center across the street. I don't think that would be advantageous for any one. We are opposed to it.
Respectfully

Russ and Sandy Hendrickson.

I am opposed to a data center in Monticello. My hope is you would all vote to turn down the data center ordinance. However, if the DCPUD is approved I hope at a minimum you create stricter regulations. The DCPUD draft lists setbacks of 100' from the property lines and 200' from any residential property lines.

The Community Environmental Defense Services website suggests the following as part of the zoning ordinance.

- To minimize noise impacts diesel generators should be in heavily sound-proofed enclosures,
- Data center buildings should be at least 300 feet from residential property lines,
- To prevent glare into nearby homes, data center lighting should conform to the Five Principles for Responsible Outdoor Lighting from Dark Sky International,
- To reduce diesel pollution generators should be Tier 4 or possibly Tier 2 generators with selective catalytic reduction systems. NOTE – I have now spoken with someone who works at data centers with generators and they said we would not want Tier 2 generators for multiple reasons. Tier 4 is what is recommended.

Since Virginia has a large number of data centers I did some research on issues they are having and ordinances they are implementing. or updating.

From JLARC : Joint Legislative Audit & Review in Virginia

The industrial scale of data centers makes them largely incompatible with residential uses. One-third of data centers are currently located near residential areas, and industry trends make future residential impacts more likely.

With a neighborhood across the road from the proposed sight this does not seem like a wise choice.

Henrico County, Fairfax County and York County Virginia

Two have setbacks of at least 300' from residential areas and 1 has 500'.

- They require **Noise Studies:** Pre- and post-construction noise studies must be submitted to ensure compliance with the Noise Ordinance.

  York County, VI

- . (3) An acoustic barrier (e.g., an exterior solid or louvered wall containing soundproofing materials) shall surround all exterior mechanical equipment. Such acoustic barrier must be shown on the approved site plan and shall be maintained on the premises of the Data Center for the operational life of the facility.

They all have restrictions on how often, time of day and how long the diesel generators can be tested

The timeline is listed in the draft as 3 years, Mr Frattalone is asking for a minimum of 5 years. That would be 5 years of construction noise and traffic congestion.

He also asked if perhaps there should be a different set of standards for the substation. If this happens I would hope they are strict standards as no one wants to see an ugly substation on a daily basis or hear the buzzing from their yard.

In addition to noise, water and electricity usage is a big concern.

We recently asked a friend of ours who is an environmental attorney if he had any suggestions of questions to ask. He stated we should ask about the environmental review regarding groundwater levels and quality in the surrounding area and who reviewed that analysis. Then he stated WHEN that analysis comes to be wrong who will carry the liability for the affected landowners? The city or the data center owner? He didn't say IF, he stated WHEN it's wrong. From my perspective that is a very telling statement of what he has seen.

From: Kelsey Hubred
To: Angela Schumann
Subject: Stop the data center
Date: Tuesday, August 19, 2025 1:01:21 PM

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

K Hubred

From: James Statts
To: Angela Schumann
Subject: Swans and wildlife
Date: Thursday, September 4, 2025 12:23:43 PM

Monticello is known for it's Swans , hence sawn park where people come from all around to feed the swans and snap pics of them … With that being said I drove by the land 25 and 106 and what did I see , 80-100 Swans sitting in that field raising their young as they have done for 20 some years , also on that field were about 100-150 geese that have been using the field . Monticello decides to build there the Swans , Geese and other wildlife will find alternative land to feed and raise their young . I have been in Monticello for 55 yrs and have seen a lot of changes that have been made .. Building a Data Center that close to residential is just stupid of the city to even think about it , should be a hard NO go find some other place . As you can tell I don't want it that close to where I live 4561 Cobblestone Court just down the road from where it would be built .. I would think that our voices should make a difference but I feel that in this case all the city council see is the dollar signs . In closing I would really hate to see the Swans and Geese disappear because of a decision that was made by people we trust with our town of Monticello . Thank you have a good day

From:	Development Services
To:	Jennifer Schreiber
Cc:	Angela Schumann; Rachel Leonard
Subject:	FW: Data Center Petition
Date:	Monday, September 29, 2025 1:45:08 PM
Attachments:	petition_signatures_jobs_490757201_20250924183540.csv petition_comments_jobs_490757201_20250924183540.csv

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FYI -

From: lisa Keenan [redacted]
Sent: Wednesday, September 24, 2025 2:09 PM
To: Development Services <Community.Development@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; lee.martie@monticeloomn.gov; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: Data Center Petition

Good afternoon,

Attached is the download of names from the No Data Center petition along with the list of comments that were added by some. As of now there were 521 signatures.

The more research I do the worse I feel about the possibility of data centers coming to Monticello. Not once during my research have I read an article or watched a video or news report where a community thought it was great and everything worked out well. NOT ONE TIME. Other than money coming in during construction and the tax revenue after it's built there are no positives, only negatives. It simply doesn't seem like a good use of land and other resources.
I implore you to not allow data centers in Monticello. There is no harm in putting a moratorium for the next 3 to 5 years. Wait and see how the boom of data centers plays out in other communities in MN and around the country. Watch and learn from what happens. If they turn out to be so wonderful then take all the knowledge you have gathered and create an ordinance to allow them then. If it turns out they aren't so great, then the City of Monticello will have dodge the proverbial bullet.

Thank you for your time,

Lisa Keenan

Name	City	State	Postal Cod	Country	Commente	Comment
Alicia Meyer Meyer	Monticello	MN	55362	United States	9/6/2025	"We all know the environmental impact and the health impact this will have on all of Monticello, MN. VOTE NO!"
Charles cornellier	Monticello	MN	55362	United States	9/6/2025	"We don’t need this"
Roger Bovee	Monticello	MN	55362	United States	9/6/2025	"Data centers should incorporate their own power generation with solar and wind to offset their draw. They should also be built in remote areas."
Beth Heck	Monticello	MN	55362	United States	9/7/2025	"We do not need the strain on our resources or economy this will bring."
Myra Van Horn	Monticello	MN	55362	United States	9/7/2025	"No DATA CENTER !!!!"
Jake Olinske	Monticello	MN	55056	United States	9/12/2025	"Monticello is a city that prides itself on its natural resources. Whether its the rivers and lakes that our iconic swans call home or the monarch butterflies that habitate the milkweed that flourishes our trails. Monticello has made so much progress in beautifying it's downtown and making it a safer place to live while decreasing our carbon footprint. City council approving this would be the equivalent of them individually spitting in the face if every citizen that calls this city home. No amount of jobs or tax benefits a facility like this creates is worth the health affects and ecological impacts data centers are proven to create."

Name	City	State	Postal Cod	Country	Signed On
Lisa Keenan	Monticello	MN	55362	United States	9/5/2025
Emily Keenan	Monticello	MN	55362	United States	9/5/2025
Kim Cleaves	Monticello	MN	55362	United States	9/5/2025
Candace Seidl	Buffalo	MN	55313	United States	9/5/2025
Stephanie Pula	Monticello	MN	55362	United States	9/5/2025
Mia Chelberg	Monticello	MN	55362	United States	9/5/2025
Naomi Lundgren	Monticello	MN	55362	United States	9/5/2025
Russ Hendrickson	Monticello	MN	55362	United States	9/5/2025
Tyler B	KC Metro	MO	64030	United States	9/5/2025
Nancy Kopff	Minneapolis	MN	55422	United States	9/5/2025
Jamie Barthman	Minneapolis	MN	55414	United States	9/5/2025
Elizabeth Kiphuth	Monticello	MN	55362	United States	9/5/2025
Theodore Keith	Monticello	MN	55362	United States	9/5/2025
Andrea Holker	Monticello	MN	55362	United States	9/5/2025
Faith Kopff	Monticello	MN	55362	United States	9/5/2025
Corinne Lozinski	Monticello	MN	55352	United States	9/5/2025
Harlan Hamson	Monticello	MN	55362	United States	9/5/2025
Sommer Kopff	Monticello	MN	55362	United States	9/5/2025
Lily Keenan	Monticello	MN	55362	United States	9/5/2025
Sarah Scribner	Monticello	MN	55362	United States	9/5/2025
Lance Armor		HI		United States	9/5/2025
Mikey Sanchez	Mcallen	TX	78501	United States	9/5/2025
Jackie Fallon	Clear Lake	MN	55319	United States	9/5/2025
Colleen Oslund	Monticello	MN	55362	United States	9/5/2025
Cortney Happe	Monticello	MN	55362	United States	9/5/2025
Denise Holland	Monticello	MN	55362	United States	9/5/2025
Bil Keenan	Monticello	MN	55362	United States	9/5/2025
Julie Hell.an	Monticello	MN	55362	United States	9/5/2025
Ryan Malburg	Maple Lake	MN	55358	United States	9/5/2025
Peggy Safar	Monticello	MN	55362	United States	9/5/2025
Laurel Budesky	Monticello	MN	55362	United States	9/6/2025
Wendy Pillatzki	Monticello	MN	55362	United States	9/6/2025
Mark Budesky	Monticello	MN	55362	United States	9/6/2025
Eric Forster	Monticello	MN	55362	United States	9/6/2025
Tina Forster	Monticello	MN	55362	United States	9/6/2025
Brian Kopff	Monticello	MN	55362	United States	9/6/2025
Cody Hamson	Woodbury	MN	55125	United States	9/6/2025
Mary Beth Noll	Monticello	MN	55362	United States	9/6/2025
Gage Bares	Minneapolis	MN	55407	United States	9/6/2025
Ash-Leigh Vagle	Monticello	MN	55362	United States	9/6/2025
Herbert Bray	Monticello	MN	55362	United States	9/6/2025
Scott Tierney	Monticello	MN	55362	United States	9/6/2025
Sarah Burnard	Monticello	MN	55362	United States	9/6/2025

Sandy Rousslang	Monticello	MN	55362	United States	9/6/2025
Katie Meyer	Monticello	MN	55362	United States	9/6/2025
Jennifer Gomez	Minneapolis	MN	55408	United States	9/6/2025
Allen Rimmer	Monticello	MN	55362	United States	9/6/2025
karen christopherson	monticello	MN	55362	United States	9/6/2025
Kristie Blek	Monticello	MN	55362	United States	9/6/2025
Cassie Zarbok	Monticello	MN	55362	United States	9/6/2025
Rory Cofield	Monticello	MN	55362	United States	9/6/2025
re Quigley	Monticello	MN	55362	United States	9/6/2025
Roanne Euerle	Monticello	MN	55362	United States	9/6/2025
Sherry Evans	Big Lake	MN	55309	United States	9/6/2025
Laura Mitchell	Monticello	MN	55362	United States	9/6/2025
Tony Rowan	Monticello	MN	55362	United States	9/6/2025
Shawn Towle	Minneapolis	MN	55422	United States	9/6/2025
Kevin Converse	Minneapolis	MN	55408	United States	9/6/2025
Kayla Schermer	Monticello	MN	55362	United States	9/6/2025
Tyler Bey	Monticello	MN	55025	United States	9/6/2025
Cameron Prodoehl	Monticello	MN	55362	United States	9/6/2025
Bruce Vogt	Minneapolis	MN	55411	United States	9/6/2025
Brittni Parrish	Minneapolis	MN	55407	United States	9/6/2025
Patty Anderson	Monticello	MN	55362	United States	9/6/2025
Morimoto Tammy	Monticello	MN	55362	United States	9/6/2025
Mitchell Dietz	Monticello	MN	55362	United States	9/6/2025
Janice Holthaus	Monticello	MN	55362	United States	9/6/2025
ROBERT STEIN	Monticello	MN	55362	United States	9/6/2025
Jennifer Kelly	Monticello	MN	55362	United States	9/6/2025
Rachel Hassler	Monticello	MN	56302	United States	9/6/2025
Sarah Marjanen	Monticello	MN	55362	United States	9/6/2025
Linda Loeks	Buffalo	MN	55313	United States	9/6/2025
Tina Hall	Monticello	MN	55362	United States	9/6/2025
Rob Alward	Monticello	MN	55362	United States	9/6/2025
Tyler Zarbok	Monticello	MN	55362	United States	9/6/2025
Joe Kraft	Monticello	MN	55362	United States	9/6/2025
Emma Knops	Minneapolis	MN	55472	United States	9/6/2025
Al witschen	Monticello	MN	55362	United States	9/6/2025
Haley Ostwald	Saint Paul	MN	55106	United States	9/6/2025
Alison Laulainen	Monticello	MN	55362	United States	9/6/2025
Cassandra Libby	Monticello	MN	55362	United States	9/6/2025
Kate Dietel	Minneapolis	MN	55448	United States	9/6/2025
Kris Williams	Monticello	MN	55362	United States	9/6/2025
Jayme Burnard	Monticello	MN	55362	United States	9/6/2025
Julie South	Monticello	MN	55362	United States	9/6/2025
Jennifer Wenzler	Moticello	MN	56362	United States	9/6/2025
Jaden DeChaine	Minneapolis	MN	55418	United States	9/6/2025

Brittany Myers	Monticello	MN	55362	United States	9/6/2025
Reece Bregenzer	Monticello	MN	55362	United States	9/6/2025
Hannah Payne	Monticello	MN	55362	United States	9/6/2025
Alana Pearson	Monticello	MN	55362	United States	9/6/2025
Savannah Hemann	Monticello	MN	55362	United States	9/6/2025
Hailey Rogers	Monticello	MN	55362	United States	9/6/2025
Paula Zychowski	Monticello	MN	55362	United States	9/6/2025
Brenda Anderson	Monticello	MN	55362	United States	9/6/2025
Logan Olson	Minneapolis	MN	55429	United States	9/6/2025
Tanner Rollag	Monticello	MN	55362	United States	9/6/2025
Shawn Sobania	Monticello	MN	55362	United States	9/6/2025
Guillermo Rivas	Owatonna	MN	55060	United States	9/6/2025
Kimberly Dorf	Monticello	MN	55362	United States	9/6/2025
David Skoblik	Monticello	MN	55362	United States	9/6/2025
Michelle Phillips	Monticello	MN	55362	United States	9/6/2025
Maggie Buchmann	Saint Paul	MN	55116	United States	9/6/2025
Kyle Myers	Monticello	MN	55362	United States	9/6/2025
LINDA LUTZKE	Maple Lake	MN	55358	United States	9/6/2025
Lisa Vanbeck	Monticello	MN	55362	United States	9/6/2025
Chrissy Zachman	Monticello	MN	55362	United States	9/6/2025
Jacklyn Rassmussen	Monticello	MN	55362	United States	9/6/2025
Sawyer Kopff	Minneapolis	MN	55404	United States	9/6/2025
S. Hoiles	Monticello	MN	55362	United States	9/6/2025
Taylor Hess	Monticello	MN	55362	United States	9/6/2025
janine Kopff	Monticello	MN	55362	United States	9/6/2025
Amber Hoiles	Monticello	MN	55362	United States	9/6/2025
Julie LaRoque	Monticello	MN	55362	United States	9/6/2025
Stephen Meyers	Monticello	MN	55362	United States	9/6/2025
Rachael Gallagher	Becker	MN	55308	United States	9/6/2025
Devin J	Monticello	MN	55362	United States	9/6/2025
Britni Reyes	Monticello	MN	55362	United States	9/6/2025
Chelsea McClain	Monticello	MN	55362	United States	9/6/2025
Melanie Barthelmes	Monticello	MN	55362	United States	9/6/2025
Eloise Lee	Monticello	MN	55362	United States	9/6/2025
Alyssa Twerberg	Big Lake	MN	55309	United States	9/6/2025
Polly Augustson	Monticello	MN	55362	United States	9/6/2025
Logan Holan	Monticello	MN	55362	United States	9/6/2025
Melissa Harrington	Monticello	MN	55362	United States	9/6/2025
Rachel Weiss	Monticello	MN	55362	United States	9/6/2025
Susana Muñoz	Madrid		28019	Spain	9/6/2025
Benjamin Pupeza	Monticello	MN	55362	United States	9/6/2025
Christopher Kelly	Monticello	MN	55362	United States	9/6/2025
Kelsey H	Monticello	MN	55362	United States	9/6/2025
Sara Johnson	Big Lake	MN	55309	United States	9/6/2025

Jason andreasen	Buffalo	MN	55313	United States	9/6/2025
Shellie Grunwald	Monticello	MN	55362	United States	9/6/2025
Alicia Meyer	Monticello	MN	55362	United States	9/6/2025
Rita Pettit	Cokato	MN	55321	United States	9/6/2025
David Fricke	Monticello	MN	55362	United States	9/6/2025
Jennifer Quinn	Monticello	MN	55362	United States	9/6/2025
Beth Oelkers	Monticello	MN	55362	United States	9/6/2025
Shane Sieben	Monticello	MN	55362	United States	9/6/2025
Courtney Bellefeuille	Monticello	MN	55362	United States	9/6/2025
Mike Zawatzke	Monticello	MN	55362	United States	9/6/2025
Karen Mason	Minneapolis	MN	55447	United States	9/6/2025
Travis Grunwald	Monticello	MN	55362	United States	9/6/2025
Amy Schwartz	Monticello	MN	55362	United States	9/6/2025
sharese sabatino	Saint Paul	MN	55106	United States	9/6/2025
April Schmidt	Monticello	MN	55362	United States	9/6/2025
Nikki Shutrop	Monticello	MN	55362	United States	9/6/2025
Jessica Stutzman	Monticello	MN	55362	United States	9/6/2025
Tyler Jassmann	Otsego	MN	55330	United States	9/6/2025
Kelly Carter	Monticello	MN	55362	United States	9/6/2025
Sally Berthiaume	Minneapolis	MN	55403	United States	9/6/2025
Robbie Carter	Monticello	MN	55362	United States	9/6/2025
Erin Jones	Monticello	MN	55362	United States	9/6/2025
Rio Anderson	Monticello	MN	55362	United States	9/6/2025
Kasey Pupeza	Elk River	MN	55362	United States	9/6/2025
Shannon Henning	Monticello	MN	55362	United States	9/6/2025
Cynthia Olson	Big Lake	MN	55309	United States	9/6/2025
Feanna Sobania	Monticello	MN	55362	United States	9/6/2025
Daniel Snodgrass	Monticello	MN	55362	United States	9/6/2025
Brandon Fessenden	Monticello	MN	56352	United States	9/6/2025
Abbey Tiemann	Annandale	MN	55302	United States	9/6/2025
Jodi Menke	Monticello	MN	55362	United States	9/6/2025
Jeff Menke	Minneapolis	MN	55406	United States	9/6/2025
Luke Groff	Monticello	MN	55362	United States	9/6/2025
Kris Brandjord	Big Lake	MN	55309	United States	9/6/2025
Amber Solem	Minneapolis	MN	55428	United States	9/6/2025
Kelseg Stangler	Monticello	MN	55362	United States	9/6/2025
Dionne Dickinson	Minneapolis	MN	55472	United States	9/6/2025
Bonnie (Whaley) Stromberg	Monticello	MN	55362	United States	9/6/2025
Katherine Christianson	Becker	MN	55308	United States	9/6/2025
Cassandra Arnold	Monticello	MN	55362	United States	9/6/2025
Colleen Schnappauf	Monticello	MN	55362	United States	9/6/2025
Chuck cornellier	Monticello	MN	55362	United States	9/6/2025
Jered Frank	Minneapolis	MN	55416	United States	9/6/2025
Angela Thorseth	Otsego	MN	55309	United States	9/6/2025

Angie Pullen	Monticello	MN	55362	United States	9/6/2025
Nadine Anderson	Monticello	MN	55362	United States	9/6/2025
Emma Wolters	Monticello	MN	55362	United States	9/6/2025
Shawn Oen	Monticello	MN	55362	United States	9/6/2025
Melissa Klang	Monticello	MN	55362	United States	9/6/2025
John Warnke	Elk River	MN	55330	United States	9/6/2025
Jillian Payne	Monticello	MN	55362	United States	9/6/2025
Kelly Daniels	Monticello	MN	55362	United States	9/6/2025
Manda Miller	Monticello	MN	55362	United States	9/6/2025
Alison Noordmans	Minneapolis	MN	55472	United States	9/6/2025
mark Quigley	Monticello	MN	55362	United States	9/6/2025
Kelsey Stuart	Monticello	MN	55362	United States	9/6/2025
Roger Bovee	Monticello	MN	55362	United States	9/6/2025
Joann Maro	Minneapolis	MN	55419	United States	9/6/2025
Megan Simonson	Loretto	MN	55357	United States	9/6/2025
Barb Olson	Monticello	MN	55362	United States	9/6/2025
Brittany Scheiller	Monticello	MN	55362	United States	9/6/2025
Deborah Kastner	Monticello	MN	55362	United States	9/6/2025
Jennifer Robb	Monticello	MN	55362	United States	9/6/2025
Deb Fisher	Monticello	MN	55362	United States	9/6/2025
Jesse Johnson	Monticello	MN	55362	United States	9/6/2025
Jennifer Smith	Monticello	MN	55362	United States	9/6/2025
Kelsey Nelson	Monticello	MN	55362	United States	9/6/2025
Amanda Aritt	Monticello	MN	55362	United States	9/6/2025
David Voll	Monticello	MN	55362	United States	9/6/2025
Sara Youngs	Lutsen	MN	55612	United States	9/6/2025
Melissa Meyer	Minneapolis	MN	55413	United States	9/6/2025
Stacey Steinbach	Monticello	MN	55362	United States	9/6/2025
Kathryn Chubb	Monticello	MN	553362	United States	9/6/2025
Sara Carpenter	Minneapolis	MN	55408	United States	9/6/2025
Melissa Olson	Monticello	MN	55362	United States	9/6/2025
Christine Youngs	Monticello	MN	55362	United States	9/6/2025
Suzanne Rosnow	Monticello	MN	55362	United States	9/6/2025
Madison Marquette	Minneapolis	MN	55418	United States	9/6/2025
Nate Youngs	Minneapolis	MN	55411	United States	9/6/2025
Brian Schnappauf	Monticello	MN	55362	United States	9/6/2025
Amber Youngs	Maple Grove	MN	55369	United States	9/6/2025
Wayne Buxengard	Monticello	MN	55362	United States	9/6/2025
Alicia Lee	Monticello	MN	55362	United States	9/6/2025
Connie Carlson	Monticello	MN	55362	United States	9/6/2025
Isaac Youngs	Monticello	MN	55362	United States	9/6/2025
Julie Jelen	Monticello	MN	55362	United States	9/6/2025
James Statts	Minneapolis	MN	55401	United States	9/6/2025
Alicia Monson	Monticello	MN	55362	United States	9/6/2025

Matthew Roggemann	Monticello	MN	55362	United States	9/6/2025
Jack Whinnery	Monticello	MN	55362	United States	9/6/2025
Talyn Heinen	Monticello	MN	55362	United States	9/6/2025
Pam Ridpath	Monticello	MN	55362	United States	9/6/2025
Nancy Hageman-Ziesmer	Becker	MN	55308	United States	9/6/2025
David Bishop	Big Lake	MN	55309	United States	9/6/2025
Violet Forster	Mokena	IL	60448	United States	9/6/2025
Lizzie Ericson	Monticello	MN	55362	United States	9/6/2025
Kamrie Frost	Lakeville	MN	55044	United States	9/6/2025
Kylie Brown	Monticello	MN	55362	United States	9/6/2025
Matthew Zierden	Monticello	MN	55362	United States	9/6/2025
Ken Miller	Minneapolis	MN	55445	United States	9/6/2025
Paula Adamski	Monticello	MN	55362	United States	9/6/2025
Lora Giacomino	Monticello	MN	55362	United States	9/6/2025
Dennis DuFrane	Elk River	MN	55330	United States	9/6/2025
Ros Arnold	Monticello	MN	55362	United States	9/6/2025
Eric Stuber	Monticello	MN	55362	United States	9/6/2025
Vera Paton	Superior	WI	54880	United States	9/6/2025
Morgan Bloss	Big lake	MN	55309	United States	9/6/2025
Brogan Murray	Superior	WI	54880	United States	9/6/2025
Melissa Schuster	Elk River	MN	55330	United States	9/6/2025
Tony Block	Monticello	MN	55362	United States	9/6/2025
Gavin Beach	Monticello	MN	55362	United States	9/6/2025
Raleigh Koritz	St Paul	MN	55114	United States	9/6/2025
Molly Williams	Superior	WI	54880	United States	9/6/2025
Cody Carlson	Monticello	MN	55362	United States	9/6/2025
Carrin Bergerson	Monticello	MN	55362	United States	9/6/2025
kara nelson	Monticello	MN	55362	United States	9/6/2025
Kati Leaf	Monticello	MN	55362	United States	9/6/2025
Carter Krippner	Monticello	MN	55362	United States	9/6/2025
Amy Robertson	Monticello	MN	55362	United States	9/6/2025
Emily Carlson	Monticello	MN	55362	United States	9/6/2025
Samantha Ryan	Buffalo	MN	55313	United States	9/6/2025
Kelly Bovee	Monticello	MN	55362	United States	9/6/2025
Kelsey Thomas	Saint Michael	MN	55376	United States	9/6/2025
Carrie Winter	Monticello	MN	55362	United States	9/6/2025
lacey bueno	Minneapolis	MN	55423	United States	9/6/2025
Beth Metzger	Monticello	MN	55362	United States	9/6/2025
Joe Soucy	Monticello	MN	55362	United States	9/6/2025
Tamara Hamm	Monticello	MN	55362	United States	9/6/2025
Courtney Caspers	Monticello	MN	55362	United States	9/6/2025
tanya muedeking	Monticello	MN	55362	United States	9/6/2025
Julie Mueller	Monticello	MN	55362	United States	9/6/2025
Dori Holland	Monticello	MN	55362	United States	9/6/2025

Elizabeth Purzner	Big Lake	MN	55309	United States	9/6/2025
Mike Pence	Maple Grove	MN	55369	United States	9/6/2025
Melissa Paulson	Monticello	MN	55362	United States	9/6/2025
Cheryl Goudy	Monticello	MN	55362	United States	9/6/2025
Doug Gleason	Monticello	MN	55362	United States	9/6/2025
Abigail Goth	Monticello	MN	55362	United States	9/6/2025
Devin Marquette	Elk River	MN	55330	United States	9/6/2025
Travis Dickey	Minneapolis	MN	55421	United States	9/6/2025
Danielle Kunz	Monticello	MN	55362	United States	9/6/2025
Dorene Aleckson	Monticello	MN	55362	United States	9/6/2025
Patrick Ridpath	Monticello	MN	55362	United States	9/6/2025
Brittany Harris	Monticello	MN	55362	United States	9/6/2025
Kara Thornton	Monticello	MN	55362	United States	9/6/2025
Caryn Buxengard	Monticello	MN	55362	United States	9/6/2025
EllieAnn Kunz	monticello	MN	55362	United States	9/6/2025
Dawn Metzger	Monticello	MN	55362	United States	9/6/2025
Destiny Puhl	Minneapolis	MN	55416	United States	9/6/2025
Greg Elfering	Monticello	MN	55362	United States	9/6/2025
Monica Primeau	Monticello	MN	55362	United States	9/6/2025
Angela Harstad	Monticello	MN	55362	United States	9/6/2025
Sandy Thune	Monticello	MN	55362	United States	9/6/2025
Kelly Johnson	Monticello	MN	55362	United States	9/6/2025
Daniel Duggan	Monticello	MN	55363	United States	9/6/2025
Brittney LaFond	Monticello	MN	55362	United States	9/7/2025
Steve Sanchez	Monticello	MN	55362	United States	9/7/2025
Dan Mikes	Monticello	MN	55362	United States	9/7/2025
Judy Truax	Monticello	MN	55362	United States	9/7/2025
Debbie Lee	Monticello	MN	55362	United States	9/7/2025
Rhonda Harms	Monticello	MN	55362	United States	9/7/2025
Nicholas Bertram	Monticello	MN	55362	United States	9/7/2025
Deb Souer	Minneapolis	MN	55472	United States	9/7/2025
Amy Jackson	Big Lake	MN	55309	United States	9/7/2025
Katelynn Woytcke	Monticello	MN	55362	United States	9/7/2025
Kristen Stueven	Willmar	MN	56201	United States	9/7/2025
Renae Berning	Monticello	MN	55362	United States	9/7/2025
Elisabeth Gliddon	Monticello	MN	55362	United States	9/7/2025
Ken Souer	Otsego	MN	55362	United States	9/7/2025
Richard Vanbeck	Monticello	MN	55362	United States	9/7/2025
Robert Van horn	Monticello	MN	55362	United States	9/7/2025
Stephen Schramel	Monticello	MN	55362	United States	9/7/2025
Nita Vaughn	Monticello	MN	55362	United States	9/7/2025
Amy Mitchell	Shakopee	MN	55379	United States	9/7/2025
Kristina Simonson	Monticello	MN	55362	United States	9/7/2025
Holly Neuman	Saint Michael	MN	55376	United States	9/7/2025

Sidney Luoma	Monticello	MN	55362	United States	9/7/2025
LeAnn Dodge	Monticello	MN	55362	United States	9/7/2025
Jordan Cox	Monticello	MN	55362	United States	9/7/2025
Kathy Schmanski	Cold Spring	MN	56320	United States	9/7/2025
Amy Kupser	Monticello	MN	55362	United States	9/7/2025
Gary Sigurdson	Monticello	MN	55362	United States	9/7/2025
Janine Holter	Montrose	MN	55363	United States	9/7/2025
Bren Good	Minneapolis	MN	55413	United States	9/7/2025
Beth Heck	Monticello	MN	55362	United States	9/7/2025
Amy LaVallee	Monticello	MN	55362	United States	9/7/2025
Diona Grimley	Monticello	MN	55362	United States	9/7/2025
Samantha Shelstad	Monticello	MN	55362	United States	9/7/2025
Amber Hauser	Saint Francis	MN	55070	United States	9/7/2025
Cheryl Mikkelson	Monticello	MN	55362	United States	9/7/2025
Myranda Bomersine	Saint Francis	MN	55070	United States	9/7/2025
Jason Krick	Minneapolis	MN	55416	United States	9/7/2025
Kristy Kihn	Monticello	MN	55362	United States	9/7/2025
Brianna Smithling	Monticello	MN	55362	United States	9/7/2025
Jenn Skerbinc	Minneapolis	MN	55406	United States	9/7/2025
Myra Van Horn	Monticello	MN	55362	United States	9/7/2025
Kristin Sederstrom	Monticello	MN	55362	United States	9/7/2025
Diane Ruonavaara	Barnum	MN	55707	United States	9/7/2025
Eileen Anderson	Minneapolis	MN	55408	United States	9/7/2025
Aimee moore	Monticello	MN	55362	United States	9/7/2025
Brian Ruonavaara	Minneapolis	MN	55406	United States	9/7/2025
Crystal Bray-Cotten	Minneapolis	MN	55432	United States	9/7/2025
Deanne Suter	Big Lake	MN	55309	United States	9/7/2025
Scott Imdieke	Monticello	MN	55362	United States	9/7/2025
Greg Diller	Onaway	MI	49765	United States	9/7/2025
Marie Schultz	Elk River	MN	55330	United States	9/7/2025
Chad Sellner	Monticello	MN	55362	United States	9/7/2025
Hailey Wilson	Monticello	MN	55362	United States	9/7/2025
Bobbie Anacker	Monticello	MN	55362	United States	9/7/2025
Katherine Ganzer-Brown	Monticello	MN	55362	United States	9/7/2025
Kyle Brown	Minneapolis	MN	55407	United States	9/7/2025
Jake Rigenhagen	Waterville	MN	56096	United States	9/7/2025
Jessie Powell	Minneapolis	MN	55422	United States	9/7/2025
Shari McNitt	Buffalo	MN	55313	United States	9/7/2025
Renee Pike	Monticello	MN	55362	United States	9/7/2025
Christopher Johnson	Minneapolis	MN	55472	United States	9/7/2025
Jon Inwood	Brooklyn	NY	11226	United States	9/7/2025
Anna Mann	Monticello	MN	55362	United States	9/7/2025
Annie Miles	Monticello	MN	55362	United States	9/7/2025
Jessica Kinney	Monticello	MN	55362	United States	9/7/2025

Melissa Elfstrom	Monticello	MN	55362	United States	9/7/2025
Jan Davis	Monticello	MN	55362	United States	9/7/2025
Emily Rose Lee	Monticello	MN	55362	United States	9/7/2025
Brian Schultz	Monticello	MN	55362	United States	9/7/2025
Mike Lenzen	Monticello	MN	55362	United States	9/7/2025
Jennifer Rowan	Minneapolis	MN	55423	United States	9/7/2025
Chelsie Borel	Monticello	MN	55362	United States	9/7/2025
Jonathan Jones	Monticello	MN	55362	United States	9/7/2025
Lysa Holmstrom	Monticello	MN	55362	United States	9/7/2025
Jone Schlangen	Monticello	MN	55362	United States	9/7/2025
Lynn Black	Minneapolis	MN	55435	United States	9/7/2025
Nicole Sieber	Monticello	MN	55362	United States	9/7/2025
Don Sieber	Minneapolis	MN	55472	United States	9/7/2025
Ann Leon	Monticello	MN	55362	United States	9/7/2025
Stacy Gleason	Monticello	MN	55362	United States	9/7/2025
Anderson Debbie	Monticello	MN	55362	United States	9/7/2025
Jessica Bad Heart Bull	Monticello	MN	55362	United States	9/7/2025
Chris Meyer	Monticello	MN	55362	United States	9/7/2025
Todd Elfstrom	Monticello	MN	55362	United States	9/7/2025
Cameron Kopff	Monticello	MN	55362	United States	9/8/2025
Jason Axelberg	Minneapolis	MN	55408	United States	9/8/2025
Andrea Dubay	Elk River	MN	55330	United States	9/8/2025
Nicole Roberts	Monticello	MN	55362	United States	9/8/2025
Deborah Forstie	Big Lake	MN	55309	United States	9/8/2025
Elena Kroska	St. Cloud	MN	56362	United States	9/8/2025
Kathleen Manke	Monticello	MN	55363	United States	9/8/2025
Amy Fimon	Big Lake	MN	55309	United States	9/8/2025
Samantha Seestrom	Monticello	MN	55362	United States	9/8/2025
Jill Hoffman	Monticello	MN	55362	United States	9/8/2025
Lisa Murphy	Monticello	MN	55362	United States	9/8/2025
Alison Hendley	Saint Joseph	MN	94973	United States	9/8/2025
Allison Dupay	Monticello	MN	55362	United States	9/8/2025
Michelle Adair	Monticello	MN	55362	United States	9/8/2025
Jodi Arns	Monticello	MN	55362	United States	9/8/2025
Kayla Severson	Sauk Rapids	MN	56379	United States	9/8/2025
Susan Hedtke	Monticello	MN	55362	United States	9/8/2025
brooklyn kunz	Albertville	MN	55301	United States	9/8/2025
Cyndi S.	Hutchinson	MN	55350	United States	9/8/2025
Shannon Bye	Monticello	MN	55362	United States	9/8/2025
Ruby Levanduski	Big Lake	MN	55309	United States	9/8/2025
Whitney Trattles	Buffalo	MN	55313	United States	9/8/2025
Mandy Gustafson	Monticello	MN	55362	United States	9/8/2025
Myron Yatckoske	Monticello	MN	55362	United States	9/8/2025
Mary Jo Jepson	Bemidji	MN	56601	United States	9/8/2025

Anthony Barthel	Monticello	MN	55362	United States	9/8/2025
Nicole Dahlheimer	Minneapolis	MN	55405	United States	9/8/2025
Penny Burt	Monticello	MN	55362	United States	9/8/2025
Roxann Jorgensen	Monticello	MN	55362	United States	9/8/2025
Deirdre Stocco	Monticello	MN	55362	United States	9/8/2025
Michael Quinn	Monticello	MN	us, 553625	United States	9/8/2025
Traci Woytcke	Monticello	MN	55362	United States	9/8/2025
Jamie Lemon	Monticello	MN	55362	United States	9/8/2025
DERRICK ZYCHOWSKI	Monticello	MN	55362	United States	9/8/2025
Judy Hansen	Monticello	MN	55362	United States	9/8/2025
Lesia Gerzema	Monticello	MN	55362	United States	9/8/2025
Patricia Zagaros	Otsego	MN	55301	United States	9/8/2025
Samantha Warner	Princeton	MN	55371	United States	9/8/2025
Debra Lovegren	Minneapolis	MN	55435	United States	9/8/2025
Christine Connors	Minneapolis	MN	55422	United States	9/8/2025
Connie beckers	Elk River	MN	55330	United States	9/8/2025
sheri rickard	Monticello	MN	55362	United States	9/9/2025
Cynthia Gross	monticello	MN	55362	United States	9/9/2025
Jeanine Mulheron	Monticello	MN	55362	United States	9/9/2025
Jami Vokaty	Monticello	MN	55362	United States	9/9/2025
Alexander Coady	Minneapolis	MN	55412	United States	9/9/2025
Kara Radke	Monticello	MN	55362	United States	9/9/2025
Chantelle Mitchell	Monticello	MN	55362	United States	9/9/2025
Alyssa Fligge	Monticello	MN	55362	United States	9/9/2025
Janet Garcia	Monticello	MN	55362	United States	9/9/2025
Chauntel McCabe	Monticello	MN	55362	United States	9/9/2025
Maria Murray	Monticello	MN	55362	United States	9/9/2025
Kari Howe	Minneapolis	MN	55422	United States	9/9/2025
Natalie Whatev	Minneapolis	MN	55113	United States	9/9/2025
Dana Swanson	Monticello	MN	55362	United States	9/9/2025
Albi Largent	Saint Paul	MN	55104	United States	9/9/2025
Taylor Amundson	Minneapolis	MN	55422	United States	9/9/2025
Steven Anderson	Saint Cloud	MN	56301	United States	9/9/2025
Natalie K	New York	NY	10025	United States	9/9/2025
Bernard Lang	Monticello	MN	55362	United States	9/9/2025
Jennifer Roettger	Monticello	MN	55362	United States	9/9/2025
Carolyn Blomquist	Monticello	MN	55362	United States	9/9/2025
Lisa Zahn	Maple Grove	MN	553689	United States	9/9/2025
Kim Dunwiddie	Becker	MN	55308	United States	9/9/2025
Ashley Lang	Monticello	MN	55362	United States	9/9/2025
Tyler Nelson	Hanover	MN	55341	United States	9/9/2025
Denzel Linn	Monticello	MN	55362	United States	9/9/2025
Logan Linn	Monticello	MN	55362	United States	9/9/2025
Steve Hermanson	Buffalo	MN	55313	United States	9/9/2025

Hanna Hermanson	Buffalo	MN	55313	United States	9/9/2025
Susan Hermanson	Buffalo	MN	55313	United States	9/9/2025
Christian May	Maple Lake	MN	55358	United States	9/9/2025
Kaley Espinosa	Big Lake	MN	55309	United States	9/9/2025
Rae Modesitt	Monticello	MN	55362	United States	9/9/2025
iran gomez	Monticello	MN	55362	United States	9/10/2025
Carol McNaughton	Monticello	MN	55362	United States	9/10/2025
Megan Sanborn	Monticello	MN	55362	United States	9/10/2025
Faye Zigan	Monticello	MN	55362	United States	9/10/2025
Jill Gratrix	Monticello	MN	55362	United States	9/10/2025
Megan Jarvis	Monticello	MN	55362	United States	9/10/2025
Melanie Girouard	Monticello	MN	55362	United States	9/10/2025
Aliyah Rogers				United States	9/10/2025
Antoinette McDonald	Monticello	MN	55362	United States	9/10/2025
Chase Friedemann	Little Falls	MN	56345	United States	9/10/2025
Lauren Windingstad	Monticello	MN	55362	United States	9/10/2025
Daniel Windingstad	Monticello	MN	55362	United States	9/10/2025
Dana Nelson	Hanover	MN	55341	United States	9/10/2025
Unknown .	Saint paul	MN	55130	United States	9/10/2025
Helene Woods	Monticello	MN	55362	United States	9/10/2025
Christa Duggan	Monticello	MN	55362	United States	9/10/2025
Janel Downer	Monticello	MN	55362	United States	9/11/2025
Susan Lundy	Monticello	MN	55362	United States	9/11/2025
Bonita Host	Big Lake	MN	55309	United States	9/11/2025
Jennifer Gooley	Saint Paul	MN	55114	United States	9/11/2025
Anja Vernick	Otsego	MN	55330	United States	9/11/2025
Erin Schoenecker	Monticello	MN	55362	United States	9/11/2025
Anna Lekander	Monticello	MN	55362	United States	9/11/2025
Shantel Folkerds	Monticello	MN	55362	United States	9/11/2025
Danielle Murdoff	Monticello	MN	55362	United States	9/11/2025
Mara Bryant	Minneapolis	MN	55422	United States	9/11/2025
Bonita Quast	Monticello	MN	55362	United States	9/11/2025
Thomas Savord	Forest Lake	MN	55025	United States	9/11/2025
Michelle Stein	Monticello	MN	55362	United States	9/11/2025
Sherie Melchert	Monticello	MN	55362	United States	9/11/2025
paislie haywood	Saint Paul	MN	55116	United States	9/12/2025
Jake Olinske	Monticello	MN	55362	United States	9/12/2025
sharon moore	Saint Paul	MN	55117	United States	9/12/2025
Richard Skaja	Saint Cloud	MN	56301	United States	9/12/2025
Dakota Howe	Ham Lake	MN	55304	United States	9/13/2025
jim Schmanski	Monticello	MN	55362	United States	9/13/2025
Peg Weiman	Monticello	MN	55362	United States	9/14/2025
Gary Weiman	Monticello	MN	55362	United States	9/14/2025
Michelle Macagnone	Monticello	MN	55362	United States	9/14/2025

Brenda Grose	Monticello	MN	55362	United States	9/14/2025
Jenna Waldrop	Eagan	MN	55123	United States	9/15/2025
Niquish Turner	Monticello	MN	55362	United States	9/16/2025
Feyre W	Mound	MN	55313	United States	9/16/2025
Austin Elliott	Brainerd	MN	56401	United States	9/16/2025
Sonia Smith	Knightstown	IN	46148	United States	9/16/2025
Jacqueline Bundy	Long Beach	CA	90802	United States	9/16/2025
Jody Kontz	New Richland	MN	56072	United States	9/16/2025
Morgan Baxter Knutson	Monticello	MN	55362	United States	9/17/2025
Felicia Olson	Sherwood	AR	72120	United States	9/18/2025
Issac Thomason	Sauk Rapids	MN	56379	United States	9/18/2025
Annie Walker	Hermosa		57744	United States	9/18/2025
Chris Sodt	Minneapolis		55407	United States	9/18/2025
Deborah Paulseth	Minneapolis	MN	55423	United States	9/18/2025
Emily Anderson	Burnsville	MN	55337	United States	9/18/2025
Thomas Grue	Monticello	MN	55362	United States	9/18/2025
Kimberly Silva	StPaul	MN	55117	United States	9/18/2025
Robin Breun	Saint Michael	MN	55376	United States	9/18/2025
Peggy Krier	Monticello	MN	55362	United States	9/19/2025
Sophia Gonzalez	San Antonio	TX	78210	United States	9/19/2025
Ryan Buboltz	Big lake	MN	55309	United States	9/19/2025
Melanie Stuber	Monticello	MN	55362	United States	9/19/2025
Amy Knefelkamp	Hudson	WI	54016	United States	9/19/2025
Barb Gaddo	Monticello	MN	55362	United States	9/19/2025
Connor Oslund	Monticello	MN	55362	United States	9/19/2025
Asher Biniek	Minneapolis	MN	56377	United States	9/20/2025
Antoinette Johnson	Little Falls	MN	56345	United States	9/20/2025
Truong Le	Brooklyn Park	MN	55445	United States	9/20/2025
Andrea Harrell		MN	55128	United States	9/20/2025
Karen Hoag	Foley	MN	56329	United States	9/20/2025
Robert Oslund	Monticello	MN	55362	United States	9/21/2025
Weston Fonder	Monticello	MN	55362	United States	9/21/2025
Casandra Flagg	Minneapolis	MN	55421	United States	9/21/2025
Andrew Bradley		MN	55014	United States	9/21/2025
Izzie Behl	Madison	WI	53704	United States	9/21/2025
Nita Ceron	Monticello	MN	Monticello	United States	9/23/2025
Cass Ahlgren	Rice	MN	56367	United States	9/23/2025

4A. Community Development Director's Report

Council Action on/related to Commission Recommendations

- Consideration of a request for an amendment to the Monticello Zoning Ordinance, Section 153.048, Pointes at Cedar District to allow Public Warehousing as an Interim Use Permit, and to establish required use standards, and consideration of an Interim Use Permit for Public Warehousing, Temporary in the Pointes at Cedar (PCD) District
  Applicant: City of Monticello
  The request for ordinance amendment and the IUP were approved by the City Council on the December 8, 2025 consent agenda.
- Commissioner Robeck was appointed for a new 3-year term on the City Council consent agenda on December 8, 2025.

Planning Services – 2026 Updates

On December 8, 2025, the City Council approved a 2026 contract with Grittman Consulting for City planning services. The Council also adopted its annual levy and budget on that date. As part of the 2026 City Budget, the Council approved a staff Senior Planner position. Based on the budget allocation, the position is expected to be posted in February of 2026, with a tentative hire date in April of 2026. Steve Grittman will remain on retainer as the City Planner in 2026, with planning caseload and projects managed between consulting and staff planners.

Joint City Council & Planning Commission Workshop

A joint workshop of the Planning Commission and City Council for Data Center Land Use & Ordinance discussion is scheduled for 4:45 PM on Thursday, January 15th, 2026.

Development Customer Service Survey

The City continues to gather feedback from land-use applicants each year for the Development Survey. The survey is sent to all land-use applicants and provides direction for process improvement and communication between prospects and city departments. A summary of the survey results is attached.

Development Project Update List

The project update list current through December 2025 is attached**.**

Website Project Page

A reminder to stay current with news and information by visiting:
Projects | Monticello, MN

2025

DEVELOPMENT SURVEY

ABOUT THE SURVEY

Each year, the Development Services Department sends out a customer service survey to all land use applicants to help us improve service to the public and stakeholders in the development process.

FEEDBACK

For 2025, to attempt to increase engagement, instead of prior years where we would batch all the applicants for the end-of-the-year survey outreach, we have staggered outreach efforts to better align with the timeliness of their planning commission or city council action.

We received 8 responses from the prior year's 25 land use applicants (32%), despite multiple attempts to encourage robust responses. This response rate is lower than last year's 38%. While the survey is anonymous, targeted outreach makes it challenging to know who has completed and who is still outstanding.

The returned responses came from a broad spectrum of land use applicants - home builders, property owners, local businesses, land developers, and development teams.

Survey responders were asked to provide feedback on multiple areas of the Land Use process, with a response scale of "Excellent", "Satisfactory", and "Improvement Requested". The majority of responders provided feedback for all fields requested.

Highlights from the survey included positive reviews for several categories. All applicants stating that the communication was satisfactory, 87% indicated that staff were proactive in overcoming development or land use issues, and would recommend Monticello to other builders and developers.

Survey responses also included comments on how the City can better improve the planning/development/land use review process. A breakdown of this multi-response question is included with this report. Comments requesting improvement in response time, streamlining processes and consolidating and clearly communicating conditions of approval were offered.

For 2026, we are striving to educate applicants at the time of submission that a survey will be forthcoming at the conclusion of their application, in addition to existing outreach efforts.

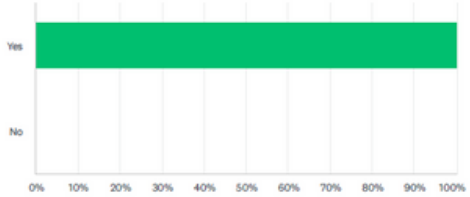
FEEDBACK

Post Development Survey - 2025

	EXCELLENT	SATISFACTORY	IMPROVEMENT REQUESTED	N/A	TOTAL RESPONDENTS
Helpfulness & Cooperation	75.00% 6	25.00% 2	0.00% 0	0.00% 0	8
Creative Problem Solving	25.00% 2	37.50% 3	12.50% 1	25.00% 2	8
Thoroughness of Review	50.00% 4	37.50% 3	12.50% 1	0.00% 0	8
Staff Availability for Assistance	71.43% 5	28.57% 2	0.00% 0	0.00% 0	7
Staff Professionalism	75.00% 6	25.00% 2	0.00% 0	0.00% 0	8
Consistent Application of Regulations	57.14% 4	28.57% 2	14.29% 1	0.00% 0	7
Use of Technology	28.57% 2	42.86% 3	0.00% 0	28.57% 2	7
Clarity of Land Use Application Materials	62.50% 5	37.50% 3	0.00% 0	0.00% 0	8
Clarity of Building Permit Application Materials	0.00% 0	28.57% 2	0.00% 0	71.43% 5	7
Clarity of Economic Development Application Materials	37.50% 3	25.00% 2	0.00% 0	37.50% 3	8
Clarity of Process Requirements & Timelines	62.50% 5	37.50% 3	12.50% 1	0.00% 0	8
Timeliness of Planning Review	62.50% 5	25.00% 2	12.50% 1	0.00% 0	8
Timeliness of Engineering Review	62.50% 5	12.50% 1	12.50% 1	12.50% 1	8
Timeliness of Building Review	12.50% 1	12.50% 1	0.00% 0	75.00% 6	8
Timeliness of Economic Development Review	37.50% 3	25.00% 2	0.00% 0	37.50% 3	8
Timeliness of Building Inspections	0.00% 0	12.50% 1	0.00% 0	87.50% 7	8

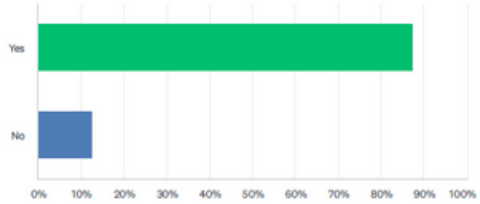
Q3 Throughout the land use or development process, did you receive the assistance and communication you needed to keep your project moving forward to completion?

Answered: 8 Skipped: 0



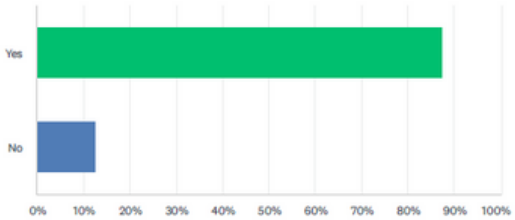
Q5 Monticello staff worked proactively with me as a partner to define and overcome development or land use problems or issues.

Answered: 8 Skipped: 0



Q7 I would recommend Monticello to other builders/developers.

Answered: 8 Skipped: 0



- **Although the process seems to be longer than expected, I think they are being much more proactive in respect to the city they work for.**
- **The entire staff at the City of Monticello was wonderful to deal with. Very professional and fair for all sides. I would definitely be interested in continual investment in the city.**
- **Municipal staff was outstanding, wish more municipalities were like you guys.**
- **Better quality of document reviews-ie DA, Finance plans (to may corrections and back and forth needed)**
- **Throughout the entire process the entire staff was thorough, patient, encouraging, and showed genuine interest in our project.**
- **This was the 2nd request for my conditional use permit, and the city took almost 2 months to review a proposal that they had approved 18 months prior. Second, they did not even update the materials from the first approval, since on my permit they mention a 2nd story (which my 2nd request does not have). Attention to detail and promptness of coordination was lacking.**
- **Thanks for all the staff did to assist with our approvals!**
- **Fair and professional**
- **All staff members and consultants were fantastic to work with.**

MONTICELLO DEVELOPMENT PROJECTS

Concept Projects	Project Type	Address/Location	Description	Review Date & Info	Progress Report
Lakeshore Management	Commercia/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	
Twin Pines	Residential	School Blvd	96-unit multi-family development	Joint City Council and Planning Commission Concept Review 12/2/25	Plans to submit for Prelminary Plat, Develoment Stage, Final Plat, Final Stage in Early 2026
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**
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
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.
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
Valvoline	Commercial	Big River 445 PUD	Amdt to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor	10/28/2024	Construction commenced
Les Schwab	Commercial	Big River 445 PUD	Amdt to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor	10/28/2024	Construction commenced
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
Xcel Energy	Commercial	First Lake Substation	Conditional Use Permit for Monopole	7/28/2025	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