1. Agenda Documents

   Documents:

   02-23-26 AGENDA.PDF
   2025-12-2 JOINT CC-PC WKSP MINUTES.DRAFT.PDF
   2026-01-15 JOINT CC-PC WKSP MINUTES.DRAFT.PDF
   2026-01-26 MINUTES CC SPEC (DRAFT).PDF
   2026-02-09 MINUTES CC (DRAFT).PDF
   2026-02-09 MINUTES CC SPEC (DRAFT).PDF
   2A PAYMENT OF BILLS.PDF
   2B NEW HIRES AND DEPARTURES.PDF
   2C PROPERTY.PDF
   2D SPECIAL EVENT PERMIT.PDF
   2E UNION CONTRACT 2026-2027.PDF
   2F TWIN PINES PLAT PLANNED UNIT DEVELOPMENT.PDF
   2G MUSICAL GARDEN DONATION.PDF
   2H YMCA SPLASH PARK.PDF
   2I MOOSE SHERRITT OPERATING AGREEMENT.PDF
   2J ENGINEERING 2026 STREET IMPROV PROJECT.PDF
   2K LIBRARY PARKING LOT BID AWARD.PDF
   5A ORDINANCE - DATA CENTER TECH CAMPUS.PDF

AGENDA
REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, February 23, 2026 – 6:30 p.m.
Mississippi Room, Monticello Community Center

CITY COUNCIL WORKSHOP
(Academy Room)

5:00 – 6:15 p.m. City Council Priorities for 2026

Mayor: Lloyd Hilgart
Council Members: Kip Christianson, Charlotte Gabler, Tracy Hinz, and Lee Martie

1. General Business

A. Call to Order & Pledge of Allegiance

B. Approval of Agenda – *Councilmembers or the City Administrator may add items to the agenda for discussion purposes or approval. The City Council may or may not take official action on items added to the agenda.*

C. Approval of Meeting Minutes
- Joint Meeting Minutes from December 2, 2025
- Joint Meeting Minutes from January 15, 2026
- Special Meeting Minutes from January 26, 2026
- Special Meeting Minutes from February 9, 2026
- Regular Meeting Minutes from February 9, 2026

D. Citizen Comments – *Individuals may address the City Council about any item not contained on the agenda. Each speaker will be allotted three minutes with a maximum of five speakers. The Mayor may allow for additional time and/or speakers. The City Council generally takes no official action of items discussed, except for referral to staff for future report.*

E. Public Service Announcements/Updates

F. Council Liaison Updates
- Economic Development Authority (EDA)

G. Department Updates
- FiberNet Quarterly/2025 Annual Update

2. **Consent Agenda –** *All items listed on the Consent Agenda are considered standard or may not need discussion prior to approval. These items are acted upon by one motion unless a councilmember, the city administrator, or a citizen requests the item by removed from consent for additional discussion.*

   A. Consideration of approving payment of bills

   B. Consideration of approving new hires and departures for City departments

   C. Consideration of approving the sale/disposal of surplus city property

   D. Consideration of approving a Special Event Permit for outdoor entertainment and allowing use of the Monticello Community Center west parking lot for a ticketed event on July 25, 2026, from 4:00-10:00 p.m. Applicant: Nordic Taphouse

   E. Consideration of approving the negotiated Labor Agreement between the City of Monticello and the International Union of Operating Engineers, Local 49 for January 1,2026 to December 31, 2027

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

   G. Consideration of adopting Resolution 2026-11 accepting a donation of $32,378 from the Monticello Rotary Club for the installation of a Musical Garden at Ellison Park, with installation to be completed no later than June 30, 2026, and to authorize staff to coordinate project details, site preparation, and final placement with the Rotary Club

   H. Consideration of approving 2026 operating agreement between the City of Monticello and the YMCA of the North for shared use and staffing of the YMCA Camp Manitou splash pad, recreation pool, pool deck, locker rooms, restrooms, and parking lot during designated summer public swim periods

   I. Consideration of approving the 2026 operating agreement between the City of Monticello and Independent School District 882 for Monticello Community Center member access to the Moose Sherritt Ice Arena

   J. Consideration of approving a contract for engineering services for the 2026 Street Improvement Project Motion to authorize the approval of a contract with

Hakanson Anderson to provide engineering services for the 2026 Street Improvement Project in the amount of $68,200

K. Consideration of adopting Resolution 2026-12 accepting bids and awarding the contract to Knife River Corporation – North Central for the Monticello Public Library Site Improvements project in the amount of $299,675.40

2A. Consideration of items removed from the consent agenda for discussion

3. Public Hearings

4. Regular Agenda

5. Other Business

A. Presentation and deliberation for future 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

6. Adjournment

MINUTES
JOINT MONTICELLO PLANNING COMMISSION/CITY COUNCIL WORKSHOP
Tuesday, December 2, 2025 - 5:00 p.m.
Monticello Community Center

Commissioners Present:	Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel, Rob Stark, Teri Lehner
Councilmembers Present:	Charlotte Gabler, Lee Martie, Tracy Hinz, Kip Christianson
Councilmember Absent:	Mayor Lloyd Hilgart
Staff Present:	Rachel Leonard, Steve Grittman, Bob Ferguson, Jim Thares, Tyler Bevier

1. **Call to Order**
   Commissioner Chair Andrew Tapper called the joint workshop meeting of the Monticello Planning Commission and City Council to order at 5:00 p.m.

2. **Concept Stage Submittal for a 3.49-acre, 96-unit residential development within the B-4: Regional Business district**
   City Planner Steve Grittman provided an overview of the concept memorandum, stating the proposal is not a formal zoning review, but a concept review on the land-use perspective.

   Mr. Grittman illustrated the 3.5-acre subject parcel located between Wal-Mart and Autumn Ridge townhome development; spoke to the history of platting as three lots intended for commercial use and proposal amendment in 2021 for mixed use. Mr. Grittman described the lapse in timeline extension and reconfiguration for concept review to obtain feedback and direction, leading back into the development stage.

   Mr. Grittman described the components of the Concept Plan submissions for review and the amended Planned Unit Development (PUD) proposal, and explained how the Housing Study, completed in 2022-2023, addressed current considerations to best forecast the need and demand for housing units through 2028.

   Mr. Grittman explained the financials for multi-family housing developed since 2020, the available occupancy for various developments, and the market rental rates. Given the current conditions, further discussion on additional multi-family housing needs may follow. The original 2020-2021 final plat and PUD approvals required the plat to be recorded as a condition of final approvals; future land use approvals would include preliminary plat, development stage PUD, and Final Plat and Final Stage PUD.

   Craig Gottschalk, Firm Ground Architects & Designers, introduced himself as the Project Manager and Ryne Nichols as Project Building Designer and civil site planning group.

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Property owner Vishal Dutt for Apartments Monticello LLC introduced himself and others on the ownership team, as developers for the project.

Mr. Gottschalk explained the application set included the 2022 approved plans; described the changes to the site layout for the building and addressed construction code revisions included for board member feedback. He described the intended units and amenities of the complex, including both common and parking areas.

Mr. Tapper asked about parking calculations; Mr. Gottschalk said one space is calculated per bedroom.

Mr. Tapper asked if snowplowing was considered; Mr. Gottschalk said the property manager will address seasonal mitigation, including landscaping.

Mr. Tapper inquired about the proposed target market demographics, and Mr. Gottschalk stated market value would be the sales point.

Mr. Tapper recalled the prior review and discussion regarding amenities and location for the proposed development between the retailer (zoned B-4: Regional Business) and townhomes (R-3: Medium Density Residential); asked the applicant what elements might draw interest for occupancy.

Mr. Dutt explained the history of the land purchase and the intent to build during a more favorable economic climate. He stated the amenities would drive market interest, without referencing specific details. Mr. Dutt also described additional properties owned throughout the Twin Cities area.

When asked about the adjacent commercial businesses, the applicants reported to a cross-easement agreement already drafted and recorded.

The applicants were asked about overflow parking for guests and rental fees for parking.

Mr. Dutt said surface parking will be included with the monthly rent fees; underground parking will be additional. When asked about capacity for surface parking, the applicant stated most renters add parking to their monthly fees; claims other owned properties maintain proper snow removal upkeep in winter without issues.

Councilmember Gabler asked about the types of units and the number of bedrooms; the applicant said they were looking to the boards for consensus.

Councilmember Christianson recalled the 2022 approval and said he is still in favor for the proposed.

Mr. Kothenbeutel noted the driveway configuration; asked about fire department access.

The applicant explained the multiple site plan revisions made to achieve compliance based on guidance from staff and the fire department. The applicant also discussed a market demand study conducted at the outset of the 2022 request, as well as a more recent study with similar findings, indicating demand for approximately 300–400 units in the area.

Mr. Christianson spoke in favor of the proposal, noting the unique characteristics of the parcel.

Mr. Tapper asked for clarity regarding the access point to the east; Mr. Gottschalk said an easement agreement opened the possibility for additional parking.

Further discussion presented the need for proper traffic signage for one-way streets.

Mr. Grittman expanded on the comments made at the prior approval to deter from using the western access via easement rights.

The applicant demonstrated on the aerial how the development is planned to connect walking paths and sidewalks.

Mr. Tapper commented on the complex nature of the site on the eastern portion of the property and snow accumulation during winter months; traffic flow is a concern of his.

Mr. Christianson asked if any concerns may have arisen from neighboring properties, per requests for easement access; both applicants stated they had no issues with permission granted back in 2022.

Mr. Christianson presented a question regarding sidewalk access to Walmart and utilities on the south side of the parcel; the applicant agreed to address this concern for clarity.

Scott Davidson, owner of the Monticello Pet Hospital, shared concerns for the easterly access, for patient and customer safety, through the parking lot; recognized the recorded easement and asked if any alternatives to deter pedestrians from cutting though the parking lot and keep to the sidewalk. Mr. Davison is willing to work to mitigate the issue before it becomes a problem.

Mr. Kothenbeutel asked if speed bumps might address the concern among property owners. Members and applicants discussed this and other options to keep traffic flowing at a minimum.

Mr. Christianson noted the crosswalk within the development as part of the project; suggested implementing a speed-monitoring device into the pedestrian infrastructure as a consideration for the development design.

The applicants agreed to request a civil engineering review of pedestrian cross-traffic components in the parking lot plan.

3. **Adjournment**
   By consensus, the meeting ended at 5:45 p.m.

Recorder by: Anne Mueller

Approved 2/23/26: _____

Jennifer Schreiber

Attest: _____

City Administrator

MINUTES

WORKSHOP – JOINT CITY COUNCIL & PLANNING COMMISSION

January 15, 2026 – 4:45 p.m.

Mississippi Room, Monticello Community Center

City Councilmembers:	Mayor Lloyd Hilgart, Kip Christianson, Charlotte Gabler, Tracy Hinz
Councilmembers Absent:	Lee Martie
Commissioners:	Chair Andrew Tapper, Vice-Chair Melissa Robeck, Rick Kothenbeutel, Teri Lehner, Rob Stark
Staff Present:	Rachel Leonard, Angela Schumann, Matt Leonard, Ryan Melhouse

1. General Business

A. Call to Order

Planning Commission Chair Andrew Tapper called the joint workshop of the Monticello City Council and Planning Commission to order at 4:45 p.m.

B. Roll Call

Chair Tapper called the roll on behalf of the consensus, noted to the absence of Councilmember Lee Martie, and presence of staff including the engineering department.

C. Data Center Land Use & Ordinance Discussion

Administrator Rachel Leonard reviewed the current draft of the data center zoning ordinance, noting multiple revisions since the public hearing closed on December 2, 2025. She stated the Planning Commission recommended a joint workshop with City Council to discuss whether the ordinance aligns with the City's goals and to gather direction for potential revisions ahead of the February 2026 Planning Commission meeting and subsequent City Council action.

Chair Andrew Tapper provided background on the ordinance, including related Monticello 2040 Comprehensive Plan amendments and prior research efforts. He stated the key question before the group was whether the City wishes to pursue regulations for data center land use at this time.

Councilmember Kip Christianson noted data centers were not contemplated in the 2040 Plan's Light Industrial Park (LIP) guidance and developers currently have legal rights to pursue development without specific local standards in place. He emphasized the legal risk to the City if no regulatory framework is adopted.

Chair Tapper asked members whether they wished to continue the ordinance process or discontinue it altogether.

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Councilmember Charlotte Gabler expressed appreciation for staff work but stated her preference to stop the process. Councilmember Tracy Hinz stated while she had concerns about community reaction, she supported moving forward in her role as a Councilmember. Councilmember Christianson supported proceeding to establish rules that protect the City and reduce legal exposure.

Mayor Lloyd Hilgart stated, based on his research and site visits, and considering Minnesota's regulatory environment, he supported continuing the ordinance process if implemented properly.

Chair Tapper noted concerns regarding land value impacts but stated research did not support some of the negative perceptions previously expressed. He indicated difficulty in the decision but acknowledged the need for direction.

Commissioners Kothenbeutel, Lehner, Stark, and Robeck each expressed support for continuing the ordinance process, citing the need for clear standards, community protection, and legal safeguards.

Chair Tapper concluded a majority of the City Council and Planning Commission supported moving forward with the ordinance. Administrator Leonard requested members provide specific feedback and suggested revisions for Planning Commission consideration in February 2026.

Chair Andrew Tapper stated Minnesota has strong state resources and environmental protections in place. He expressed concern about potential land devaluation related to future development expansion but noted research and information reviewed did not support some of the negative public perceptions previously expressed. He stated the decision was a difficult one.

Commissioner Rick Kothenbeutel supported moving forward with the ordinance to protect the City, citing the extensive research completed. He noted the ordinance provides additional layers of review for development proposals and allows the City to establish directives.

Commissioner Teri Lehner stated the decision was challenging, noting change is difficult and supporting an unpopular issue can create personal challenges. She referenced technological advancements and the importance of establishing an ordinance framework to manage future land use and supported proceeding.

Commissioner Rob Stark agreed with previous comments and stated the research supports moving forward with an ordinance to reduce the risk of litigation.

Commissioner Melissa Robeck stated while data center information is complex, having rules in place is important, and she supported proceeding with the ordinance.

Chair Tapper concluded a majority of members supported moving forward and asked whether the ordinance, as currently drafted, reflects what decision-makers are prepared to recommend or whether further revisions are needed.

Administrator Rachel Leonard encouraged members to provide direction and submit suggested additions or revisions for Planning Commission consideration in February, with the goal of providing clarity for final City Council action.

Ms. Schumann noted additional ordinance language includes legal recommendations related to MPCA noise standards and future updates. She stated suggested components include an ambient noise study, a follow-up noise study, and a mediation liaison for future amendments.

Councilmember Kip Christianson commented on noise considerations and litigation involving other regulatory agencies outside the City's limited enforcement authority.

Administrator Leonard summarized information received from a nationally accredited environmental engineer specializing in data center noise testing, including standards for internal sound containment, monitoring, and mitigation. She requested direction from the Council and Commission on how to incorporate these measures into the review process, with an emphasis on prevention rather than enforcement.

Members discussed noise review during the construction phase and AUAR studies from other cities included in the materials. Ms. Schumann stated those cities have active projects with approved site plans and the AUAR for Monticello Tech LLC does not include similar details.

Commissioner Kothenbeutel requested consideration of a minimum berm standard with landscaping for noise buffering. He referenced research on "c-weighted" noise from high-voltage powerlines and asked questions regarding watershed setbacks and measurement inconsistencies in the materials.

Ms. Schumann provided clarification regarding MN-DNR AUAR comments related to the annexation process and noted potential wetland reclassification could result in shoreland setback requirements under the applicable overlay district.

Ms. Hinz suggested approved projects demonstrate transparency be considered by all stakeholders as an identified proactive plan within initial and ongoing discussions, community liaison included, as an expectation over anticipation. When asked what portion of the process Ms. Hinz was suggesting to, she stated "all of it" – before, during, and after development.

Chair Tapper spoke in favor for the hazardous waste plan to cover loopholes.

Councilmember Christianson reflected on Ms. Hinz's suggestion; he suggested including the community into meeting discussion for transparency for all stakeholders via a liaison and mailed notifications subject to applicant for administration fees and postage.

Regarding hazardous waste, Councilmember Christianson requested an emergency and fire services impact study be considered as part of the Site Improvement Plan Agreement (SIPA).

Mr. Kothenbeutel spoke on water and technology, explained the data center field trip to visit three facilities in Iowa demonstrated water usage on a closed-loop cooling system and described one as using the same amount of water as a new car wash facility for comparison. He referenced the vocalized concerning data centers are in southern states with warmer climate requiring additional cooling; reminded other decision-makers to consider the scenario presented to Becker for industrial development.

Councilmember Christianson provided a brief background on the proposal for Amazon warehouse development, shut down by City Council due to community pushback and the complications with State regulators for energy generation.

Chair Tapper suggested the ordinance include language to stay in line with technology advancements, noting for the most efficient use of available tech as time progresses and improvements are born.

Administrator Leonard spoke of the latitude by decision-makers regarding water consumption, moreover a specified cooling system, and the language to protect water resources for existing residents and organically grown residential development within the orderly annexation area. Council and Commission may deny a project if water usage is determined to be inhibited or to negatively impact in any way. Ms. Leonard suggested including additional encouraging language and protection of environmental resources for good stewardship.

Councilmember Christianson rhetorically stated the ordinance acts as a guarantee to the community that infrastructure costs be subject to the project applicant with large utility resource demands and ongoing operational expenses.

Ms. Schumann explained creating a zoning ordinance with structured rules and a subdivision with development agreements involving area impacts, charges and securities. She said other developments with unique users currently exist in the community also encompass agreements outlining water and sewer impacts and suggested to consider how to demonstrate the impacts specific to data center structure use.

Administrator Leonard indicated subdivisions typically involve additional subdivisions; she said the likelihood for development such as the proposed would not allow for additional subdivisions. Legal advice suggested the City create tools to protect what the City is allowed to require for approval criteria.

Chair Tapper asked Mayor Hilgart to maintain continued discussion and excused himself from the meeting at 5:45 p.m.

Ms. Schumann indicated the materials included staff amendments to the December draft ordinance to specifically address changes in technology obsolescence. Speaking to the Iowa field trip, she explained the continuous investment efforts by developers and users into the structures and equipment on-site as technology evolves, meanwhile demonstrated site activity and continuous expansion efforts on-site. Ms. Schumann asked how decision-makers might wish to review construction impacts pertaining to elements such as lighting, hours of operations, and power generation. She explained the revocation clause was also considered, per clerical amendments addressed and clarifying language included, as was suggested by one of the potential users. She said regardless of however a site might be developed, the rules should be transparent for all reviewing perspectives.

When asked about the planned unit development revocation process, Ms. Schumann explained the added language regarding timelines and application types, phasing timelines, and trigger for revocation without active progress, to allow the user to request an extension with statement.

Councilmember Christianson spoke of the unique complexity of the DCPUD by virtue of the SIPA amid the development and final review phases. He also spoke in favor to the included language to establish timelines in development phasing and identification of financial responsibilities in stages to address avoiding potentially exposed risks to the community to the greatest extent possible. He suggested incorporating a directive timeline, if a proposal may take a greater amount of time with extensive intricacies to cause changes in scope or delays to other City and applicant projects. He suggested collecting no less than 25% of the total project cost to cover assets and including directive language for alternate public infrastructure incorporation by and on behalf of the developer.

Ms. Schumann briefly summarized the SIPA components at development stage for DCPUD and financial considerations by City Council, leaving space for approval of the SIPA at the final stage of development for execution. She concurred to Mr. Christianson's point for better clarifying language for SIPA review and approval by Council.

Regarding infrastructure needs and timelines for private installation, City Engineer Matt Leonard said agreement terms are discussed to capture off-site improvements and inspections at completion.

Administrator Leonard added, for clarity, the SIPA is not the only tool outlined in the ordinance available for comprehensive considerations to resources – other agreements may be executed to capture infrastructure improvements based on outcome of final development consideration. Ms. Leonard said the review also considered impacts to larger community projects as they exist with known current capacities. She explained the precautionary measures when considering resources, with flexibility for feasibility, regardless of the type of development and in planning for the water treatment plant.

Councilmember Christianson raised the topic of floor area ratio (FAR), suggested the language read more "black and white", noting for the possibility of MN-DNR reclassification of wetland or body of water reflecting setbacks. He proposed a portion of FAR be subject to park dedication or community trails and asked for clarification on phasing.

Ms. Schumann said the ordinance is created for any site scale; she explained some revisions included stormwater ponding and grading per agreement terms may be as applicable during the development phase. She agreed to address better clarifying language, including shoreland, pertaining to FAR calculations.

Ms. Lehner spoke on the narrative to encompass the language for community benefit and said it needed more content and specifics to identify long-term commitments for community gains.

Mr. Kothenbeutel shared information obtained from the Iowa data center field trip regarding infrastructural improvement agreements between community of Waukee and the Apple meta center. He noted to the noise component many had addressed in the past – he said he did not experience operational noise at the Apple facility; no resident issues had been reported throughout the construction and operation periods, all mechanical and construction noise is internally contained. Mr. Kothenbeutel suggested Monticello staff work with Waukee, IA city staff regarding additional and all potential identifiable community benefits. He reiterated the need to create an ordinance for accountability.

2. Adjournment

By consensus, the Joint City Council and Planning Commission workshop adjourned at 6:15 p.m.

Recorder by: Anne Mueller

Approved 2/23/26: _____
Jennifer Schreiber

Attest: _____
City Administrator

MINUTES
MONTICELLO CITY COUNCIL SPECIAL MEETING
Monday, January 26, 2026 – 5:00 p.m.
Monticello Community Center

Present: Lloyd Hilgart, Charlotte Gabler, Kip Christianson, and Tracy Hinz
Absent: Lee Martie
Staff: Rachel Leonard, Sarah Rathlisberger, Angela Schumann, Matt Leonard, and Tom Pawelk
Others: Ursinio Puge (AE2S), Andrew Cooper (Oertel Architects), and Sherri Leaonard (Rice Lake)

1. Call to Order

Mayor Lloyd Hilgart called the special meeting to order at 5:00 p.m.

2. Water Treatment Plant Project Update

Ursinio Puga, Project Manager from AE2S, gave a presentation and overview of the Water Treatment Plant size and layout nearing 90% completion. This included information on the design update and schedule. The City is advancing the design of a new Water Treatment Plant (WTP) to support current and future water demands. The facility is designed for 8 MGD total capacity, with the ability to expand to 16 MGD in the future. Firm capacity will be 6 MGD, expandable to 14 MGD. Mr. Puga provided an overview of the facility layout and major building components. He also presented aesthetic rendering with design options and explained the treatment process.

Public Works Director, Matt Leonard, noted staff and the project architects were looking for direction on three items – the high service pump room window design, the south elevation windows and the north elevation panels. **There was consensus with option 1 for the window design of the high service pump room and option B for the south elevation.** It was unclear on the choice for the north elevation panels.

Andrew Cooper commented on the project timeline and cost estimate. City Council approval of final plans are expected in May 2026. The estimated total project cost is $45 million.

3. Adjournment

By consensus, the meeting was adjourned at 6:25 p.m.

Recorder: Jennifer Schreiber _____

Attest: _____
City Administrator

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MONTICELLO CITY COUNCIL
REGULAR MEETING MINUTES
Monday, February 9, 2026 – 6:30 p.m.
Mississippi Room, Monticello Community Center

Present: Lloyd Hilgart, Kip Christianson, Charlotte Gabler, Tracy Hinz, and Lee Martie
Absent: None

1. General Business

A. Call to Order & Pledge of Allegiance

Mayor Hilgart called the meeting to order at 6:30 p.m.

B. Approval of Agenda

Motion by Councilmember Hinz to approve the agenda. Councilmember Gabler seconded the motion. Motion carried unanimously.

C. Approval of Meeting Minutes

- Regular Meeting Minutes from January 26, 2026

Motion by Councilmember Martie to approve the meeting minutes. Councilmember Hinz seconded the motion. Motion carried unanimously.

D. Citizen Comments

The following spoke under citizen comments:

Bill Herzog, 4136 Eaton Circle. Mr. Herzog challenged the City Council's decision to approve a single garbage hauler, noting that its rationale of long-term rate stability, reduced road wear, and environmental and neighborhood benefits conflicts with the proposed data center. He argued that the data center would raise residents' utility costs, cause prolonged construction impacts and add noise and pollution, contradicting the principles used to support the single-hauler garbage system.

Scott Custforth, 8634 Fairhill LN. Mr. Cutsforth asked if the construction of the Haven Ridge West housing development depends on the data center project for infrastructure capacity. Public Works Director/City Engineer Matt Leonard confirmed there is capacity for the Haven Ridge West development.

Jenna Vandenboom read a comment for City resident Dennis Dufrane. The comments raised concerns about funding infrastructure upgrades and a new water treatment plant if a proposed data center does not contribute financially, as well as project prioritization, such as advancing School Boulevard roundabouts before

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securing essential resources such as water and power. Additional concerns included gaps in the proposed Data Center PUD and ordinances, proximity to residential neighborhoods, strain on schools and city facilities, and the reliability of the aging power plant.

City Administrator Rachel Leonard clarified that the water treatment plant is unrelated to any data center or external development. The water treatment plant project addresses the City's municipal wells and emerging contaminants like manganese, which is not currently regulated but may require treatment to ensure safe drinking water for all residents. Ms. Leonard noted that the City received $11 million in state funding and plans to finance the remainder through a low-interest loan repaid via water rates. The plant is sized for current and projected demand; future large users would fund expansions.

Regarding other upgrades, Ms. Vandenboom asked about their purpose. Ms. Leonard explained existing infrastructure is reaching capacity limits and the City is planning for improvements to support the long-term needs of the system. While infrastructure can be funded through city bonding, an alternative option that benefits existing tax and rate payers is for developers to cover project-specific costs.

Bill Saville, 873 97th Street NW. Mr. Saville emphasized the need for long-term planning for growth west of Monticello, noting that current intersections and roads, particularly near Highway 39 and Chelsea Avenue, cannot handle increased traffic. They suggested improvements, including a new intersection, bridge enhancements, and a potential South bypass, to support future development and reduce congestion. The resident also raised safety concerns regarding the Twin Pines area behind Walmart and recommended a moratorium on new projects to allow time for comprehensive planning and review of traffic, safety, and infrastructure data related to a proposed data center.

Lisa Keenan. Ms. Keenen expressed concerns about the proposed Data Center PUD ordinance, emphasizing the need for stronger protections for residents. She recommended larger residential setbacks (minimum 1,000 feet), stricter construction hour limits, continuous or more frequent noise monitoring, and provisions for hazardous waste cleanup to prevent financial burdens on the city. She stressed that the ordinance should be fully protective before any applications are submitted, rather than treating it as an early or preliminary step in the process.

Laura Bishop Ms. Bishop, a resident of Haven Ridge, stated her opposition to the proposed data center. She requested that the city provide a clear, step-by-step timeline of the process, including how applications will be communicated to

residents and how long reviews will take. She also noted concerns about Haven Ridge West, a 30-lot development adjacent to the proposed data center, emphasizing the impact of placing a data center next to existing and planned residential areas.

E. Public Service Announcements

City Clerk Jennifer Schreiber provided the following public announcement:

- Spring Tree Sale
- Farmers Market Vendors Needed
- Presidents' Day
- GLOW Fest Parade

F. Council Liaison Updates

- **Planning Commission** – Mayor Hilgart commented on the February 3 Planning Commission meeting where the Twin Pines preliminary plat and development stage, as well as the DC PUD ordinance amendment, were both approved unanimously.
- **Park, Arts, and Recreation Commission (PARC) –** Councilmember Gabler gave an update of the January 26 Parks and Recreation meeting. Erin Stein was approved as a new member. Updates included pickleball court plans, the shared maintenance building with Wright County, Bertram feasibility planning, and Community Center membership totals (2,638), boosted by recent flash sales. The Community Center reported strong membership activity, full winter swim lessons, ongoing open swim and skate programs, upcoming markets and events, and recent facility rentals for community fundraisers and banquets.
- **Central Mississippi River Partnership (CMRP)** – Mayor Hilgart noted that work on the Pel study continues and plans a request for proposals for Tier One infrastructure this year, including a river crossing to determine the location of a new bridge to improve traffic.

G. Department Updates

- **Response to citizen comments from January 23 Meeting** – A resident noted previous citizen comments regarding elevators at the Deep Haven apartment complex. The Department of Building Safety is working with the property owner and management team to address the issues.

2. Consent Agenda:

Motion by Councilmember Martie to approve the Consent Agenda. Councilmember Hinz seconded the motion. Motion carried unanimously.

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A. Consideration of approving the payment of bills. **Action taken: Approved the bill and purchase card registers for a total of $1,126,533.88.**

B. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires for Communications and the Monticello Community Center (MCC) and departures for the DMV and MCC.**

C. Consideration of approving the disposal of surplus laptops for the IT Department. **Action taken: Approved.**

D. Consideration of approving a temporary gambling permit for the Church of St. Henry for bingo and a raffle to be held April 19, 2026, at Little Mountain Elementary, 9350 Fallon Avenue. **Action taken: Approved the gambling permit.**

E. Consideration of approving a temporary gambling permit for the Magic MHS Touchdown Booster Club for the high school football program raffle being held on August 29, 2026, at the Monticello Country Club, 1209 Golf Course Road. **Action taken: Approved the gambling permit.**

F. Consideration of approving a temporary gambling permit for Wright County Pheasants Forever for their annual banquet being held on March 21, 2026, at the Monticello Community Center. **Action taken: Approved the gambling permit.**

G. Consideration of authorizing Kids Haven Monticello Holdings, LLC as the signatory applicant to the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat related to a 2.93-acre childcare facility development proposal on City owned property while the purchase agreement is being finalized. **Action taken: Authorized Kids Haven of Monticello Holdings, LLC as the signatory applicant to the proposed Jefferson Commons Fifth Addition Preliminary and Final Plat and related land use actions for a 2.93-acre childcare facility development proposal on City-owned property while the purchase agreement is being finalized.**

H. Consideration of approving 2025 operating transfers. **Action taken: Approved the 2025 operating transfers.**

I. Consideration of approving a special event permit for MontiArts Glow Fest on February 28, 2026. Applicant: MontiArts. **Action taken: Approved the special event permit for MontiArts Glow Fest.**

J. Consideration of approving a special event permit authorizing the Parks, Arts, & Recreation Department, in partnership with the Swim Bait Club to host a fishing tournament and expo, including the use of the MCC Warehouse, on February 21, 2026. **Action taken: Approved the special event permit.**

DRAFT

K. Consideration of approving an extension to June 11, 2026, for the approval of the Preliminary Plat and Development Stage Planned Unit Development (PUD) and for City decision on the Haven Ridge West Final Plat and Final Stage PUD. **Action taken: Approved the extension to June 11, 2026, for the approval of the Preliminary Plat and Development Stage PUD and for City decision on the Haven Ridge West Final Plat and Final Stage PUD.**

L. Consideration of adopting Resolution 2026-04 accepting public utilities for the Meadowbrook development. **Action taken: Adopted Resolution 2026-04 accepting public utilities for Meadowbrook development.**

M. Consideration of authorizing the purchase of a 2027 Volvo VHD Tandem Axle Cab and Chasses from Nuss Truck & Equipment equipped with Force America controls, a dump body and Falls plow equipment from Towmaster and purchase of associated auto greaser from Lubecore for a net cost of $345,499.22 and declaring the current Turck 116 as surplus. **Action taken: Authorized the purchase as presented.**

N. Consideration of approving Change Order #1 in the amount of $40,487.38 with OMG Midwest, Inc. as part of the School Boulevard Intersection Improvements Project. **Action taken: Approved Change Order #1.**

O. Consideration of adopting Resolution 2026-05 supporting the Wright County Pavement Preservation Project on CSAH 30. **Action taken: Adopted Resolution 2026-05 supporting the Wright County Pavement Preservation Project.**

3. Public Hearing:

4. Regular Agenda:

A. Consideration of adopting Resolution 2026-06 to advance Municipal State Aid funds in the amount of $2,225,718.49

Finance Director Sarah Rathlisberger presented the item and gave an overview regarding the advancement of State Aid funding. State Aid, which is derived from gas taxes, vehicle registration fees, and a portion of motor vehicle sales tax, is allocated to cities with populations over 5,000 based on population and roadway maintenance needs. Cities may request reimbursement for eligible completed projects or advance up to four years of future State Aid allocations.

Ms. Rathlisberger noted that Monticello's State Aid account includes prior advances as well as completed projects eligible for reimbursement. Council action was requested to adopt a resolution advancing State Aid funding for

2028–2030, maximizing allowable advance to improve cash flow for local projects.

Minimal discussion among City Councilmembers.

Motion by Councilmember Martie to adopt Resolution 2026-06 to advance Municipal State-Aid funds in the amount of $2,225,718.49. Councilmember Christianson seconded the motion. Motion carried unanimously.

B. Consideration of adopting Resolution 2026-07 approving a MNDOT Cooperative Construction and Maintenance Agreement for TH 25 Bridge of I-94 Redecking Project

Public Works Director/City Engineer Matt Leonard provided an overview of the item and MnDOT's plans to redeck the Highway 25 bridge over I-94. The project is scheduled for next summer and includes a wider pedestrian sidewalk and an estimated four-month full bridge closure with detours via Broadway, Chelsea, Fallon, and Seventh Street. The City will be responsible for ongoing maintenance of the new sidewalk, including snow removal, minor repairs, grass boulevards, pedestrian-level lighting, and associated electrical costs. Mr. Leonard noted that the project allows up to 7% of total costs for aesthetic improvements, which may include signage, railing upgrades, and incorporation of the city logo. No local construction costs are anticipated; only ongoing maintenance expenses will be incurred by the City.

Councilmember Gabler asked about the aesthetics of the concrete embankments near Pancho Villa and whether those areas would be repaired. Mr. Leonard responded that the project scope is limited to bridge redecking and does not include the embankments but noted he could discuss the area with MNDOT.

Councilmember Christianson asked whether the bridge decking could incorporate the historic bridge railing motif used in other City projects. Mr. Leonard indicated he would follow up with MNDOT to determine whether there would is an opportunity to include this element.

Motion by Councilmember Hinz to adopt Resolution 2026-07 approving a MNDOT Cooperative Construction and Maintenance Agreement for TH 25 Bridge of I-94 Redecking Project. Councilmember Martie seconded the motion. Motion carried unanimously.

5. Additional Comment

City Administrator Rachel Leonard acknowledged ongoing public comments regarding data centers and clarified that the proposed zoning ordinance is not intended to facilitate a specific project. The ordinance is being developed as a regulatory tool to guide and control this type of development, based on public input, research, technical analysis, and legal guidance. She noted that the ordinance will come forward for Council review and direction, and encouraged the public to contact City Hall with any specific questions.

6. <u>Adjournment</u>

The meeting was adjourned at 7:43 p.m.

Jennifer Schreiber _____

Attest: _____

City Administrator

DRAFT

MINUTES
MONTICELLO CITY COUNCIL SPECIAL MEETING
Monday, February 9, 2026 – 5:00 p.m.
Monticello Community Center

Present: Lloyd Hilgart, Charlotte Gabler, Kip Christianson, Tracy Hinz, Lee Martie
Absent: None
Staff: Rachel Leonard, Sarah Rathlisberger, Angela Schumann, Matt Leonard, and Tom Pawelk
Others: Tom Cruikshank (MNDOT), Mike Larson (Bolton & Menk), Zach Whitley (MNDOT)

1. Call to Order

Mayor Lloyd Hilgart called the special meeting to order at 5:00 p.m.

2. Highway 25 Corridor Update - MNDOT

Tom Cruikshank, MNDOT, reported that MNDOT, in collaboration with the cities of Monticello and Big Lake, as well as Wright and Sherburne Counties, completed a corridor study of TH 25 from CR 106/85th Street to US 10. The study aimed to identify safety concerns, near-term improvements, and a long-term vision for the corridor.

Mike Larson, Bolton & Menk, and Zach Whitley, MNDOT, provided an overview of the study, highlighting key downtown challenges, including high cash rates, traffic bottlenecks, and a constrained roadway corridor. Several alternatives were evaluated based on existing traffic volumes, with the recommended concept being a 4th Street roundabout with access restrictions including allowing right-in/right-out movements only on River Street, 3rd Street, 6th Street, and prohibiting side street left-turns at 7th Street. The addition of the roundabout with this implementation of access restrictions alternative was identified as providing the greatest overall benefit.

Project scoping begins in 2027 with a tentative construction year of 2031.

The Council discussed the study and recommendation and had clarifying questions for further understanding. No action was taken.

3. Confirmation on Council Direction for Water Treatment Plant Project

Public Works Director/City Engineer Matt Leonard wanted clarification on items selected for the Water Treatment Plant at the last special meeting on January 26. Council confirmed that there was consensus for Option 1 – Windows, Option B – South Elevation, and Option A – North Elevation.

4. Adjournment

By consensus, the meeting was adjourned at 6:25 p.m.

Recorder: Jennifer Schreiber _____

Attest: _____
City Administrator

DRAFT

2A. Consideration of approving payment of bills

Prepared by: Finance Director	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the bills for a total amount of $1,591,051.28.

REFERENCE AND BACKGROUND

City staff submits the following items for approval by Council:

$ 184,050.03	Claims for recurring electronic payments including utilities*
$ 1,112,027.33	Claims for invoices received since last Council meeting*
$ 1,405.28	Utility Billing refunds
$ 293,568.64	Payroll wages, taxes & benefits
$1,591,051.28	

*Detailed listing included as supporting data

Subject to MN Statutes, most invoices require Council approval prior to releasing checks for payment. The day following Council approval, payments will be released unless directed otherwise. A credit purchasing agreement and policy was approved by Council initially and card purchases must comply with the policy.

If Council has no questions or comments on the bill and purchase card registers, these can be approved with the consent agenda. If requested, this item can be removed from consent and discussed prior to making a motion for approval.

I. **Budget Impact:** N/A

II. **Staff Workload Impact:** No additional work.

III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

City staff recommends approval of bill and purchase card registers as presented.

SUPPORTING DATA

- Bills registers

Accounts Payable

Checks by Date - Summary by Check Date

User: julie.cheney@monticellomn.gov
Printed: 2/18/2026 10:30 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	1426	CITY OF MONTICELLO	02/15/2026	4,655.33
ACH	1593	MN DEPT OF REVENUE - ACH	02/15/2026	60,173.00
ACH	2282	MRI SOFTWARE	02/15/2026	175.00
ACH	2405	WELLS FARGO - Monthly Charges/Returr	02/15/2026	19,338.32
ACH	2438	VANCO SERVICES LLC	02/15/2026	104.86
ACH	2811	US BANK CORPORATE PMT SYSTEM	02/15/2026	90,490.80
ACH	3241	LINCOLN FINANCIAL GROUP	02/15/2026	2,925.60
ACH	4174	MN PUBLIC FACILITIES AUTHORITY	02/15/2026	6,170.72
ACH	6041	HEALTHEQUITY INC	02/15/2026	16.40
			Total for 2/15/2026:	184,050.03
			Report Total (9 checks):	184,050.03

The preceding list of bills payable was reviewed and approved for payment.

Date: 2/23/26 Approved by:_____

Mayor Lloyd Hilgart

Accounts Payable

Checks by Date - Summary by Check Date

User: debbie.gulbrandson@monticellomn
Printed: 2/19/2026 12:57 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	1006	ABM EQUIPMENT AND SUPPLY LLC	02/24/2026	1,559.87
ACH	1062	BEAUDRY OIL COMPANY	02/24/2026	2,465.99
ACH	1065	BELLBOY CORPORATION	02/24/2026	8,115.56
ACH	1091	CAMPBELL KNUTSON PA	02/24/2026	13,032.28
ACH	1106	CENTRAL MCGOWAN INC	02/24/2026	81.00
ACH	1129	DAHLHEIMER BEVERAGE LLC	02/24/2026	45,030.25
ACH	1153	ECM PUBLISHERS INC	02/24/2026	832.50
ACH	1186	BDG INC	02/24/2026	1,377.60
ACH	1187	FORCE AMERICA DISTRIBUTING LLC	02/24/2026	67.32
ACH	1223	HAWKINS INC	02/24/2026	11,465.13
ACH	1305	MACQUEEN EQUIPMENT LLC	02/24/2026	1,443.30
ACH	1413	GOPHER STATE ONE CALL INC	02/24/2026	124.25
ACH	1417	OSC OXYGEN SERVICE COMPANY	02/24/2026	64.76
ACH	1470	RUSSELL SECURITY RESOURCE INC	02/24/2026	494.00
ACH	1552	VIKING COCA COLA BOTTLING CO	02/24/2026	911.10
ACH	1572	THE WINE COMPANY	02/24/2026	571.00
ACH	1577	WRIGHT CO AUDITOR-TREAS - ACH	02/24/2026	218,561.69
ACH	1584	WSB & ASSOCIATES INC	02/24/2026	8,128.50
ACH	1684	VINOCOPIA	02/24/2026	685.00
ACH	1726	MARCO TECHNOLOGIES	02/24/2026	5,100.00
ACH	2041	WESTSIDE WHOLESALE TIRE & SUPP	02/24/2026	1,365.84
ACH	2154	FEDERATED CO-OPS INC	02/24/2026	263.95
ACH	2159	NATHAN PHILLIP KROHN	02/24/2026	360.00
ACH	2273	FIBERNET MONTICELLO - ACH	02/24/2026	5,624.86
ACH	2407	ALL ELEMENTS	02/24/2026	997.00
ACH	2561	FERGUSON US HOLDINGS INC	02/24/2026	1,665.00
ACH	4459	JAMES THARES	02/24/2026	106.83
ACH	4475	DAKOTA SUPPLY GROUP	02/24/2026	62.14
ACH	4502	ARVIG	02/24/2026	342,835.06
ACH	4633	PERFORMANCE FOOD GROUP INC	02/24/2026	716.83
ACH	4646	CAPITOL BEVERAGE SALES L.P.	02/24/2026	6,707.19
ACH	4849	VON HANSON'S SNACKS INC	02/24/2026	172.80
ACH	5027	ERICA WITZMANN	02/24/2026	4,583.33
ACH	5201	DICK FAMILY, INC.	02/24/2026	1,406.55
ACH	5211	RANDI O'KEEFE KRIER	02/24/2026	2,187.50
ACH	5585	SBRK FINANCE HOLDINGS INC	02/24/2026	519.65
ACH	5660	ABSOLUTE PRINT GRAPHICS	02/24/2026	2,779.27
ACH	5934	MARIO FRUCCI	02/24/2026	163.71
ACH	5948	ADVANCED ENGINEERING & ENVIR.	02/24/2026	168,989.67
ACH	5974	JOTL PROPERTIES, LLC	02/24/2026	1,591.81
ACH	5998	SADIE NIELSEN	02/24/2026	825.00
ACH	6251	STEPHEN W GRITTMAN	02/24/2026	8,026.80
ACH	6272	DANGEROUS MAN BREWING COMPA	02/24/2026	262.00
ACH	6285	NOKOMIS ENERGY LLC	02/24/2026	3,530.36
ACH	6306	STONEBROOKE ENGINEERING INC	02/24/2026	3,453.00
ACH	6465	DAVIS MECHANICAL SYSTEMS, INC	02/24/2026	3,133.33
ACH	6482	TYLER BEVIER	02/24/2026	54.38

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	6672	TARA STORTS	02/24/2026	875.00
ACH	6693	OPENGOV INC	02/24/2026	22,077.48
ACH	6694	LRS OF MINNESOTA	02/24/2026	85,082.05
ACH	6810	BRIAN MARX	02/24/2026	299.34
131214	1019	ALLINA HEALTH SYSTEM	02/24/2026	1,097.25
131215	1027	AMERICAN WATER WORK ASSOCIATI	02/24/2026	404.00
131216	3491	ARTISAN BEER COMPANY	02/24/2026	549.25
131217	1368	AUTO VALUE MONTICELLO	02/24/2026	322.40
131218	6811	BRADLEY & MARY BARGER	02/24/2026	4,440.00
131219	1067	BERNICK'S	02/24/2026	3,770.51
131220	1072	BNSF RAILWAY COMPANY	02/24/2026	364.30
131221	4328	BREAKTHRU BEVERAGE MN WINE &	02/24/2026	2,981.89
131222	6495	BRICK BY BRICK DEVELOPMENT LLC	02/24/2026	323.10
131223	1124	CREATIVE FORMS AND CONCEPTS IN	02/24/2026	528.79
131224	6801	CITY OF DELANO	02/24/2026	380.00
131225	6544	ARYN LILL DIEMAND	02/24/2026	80.00
131226	1147	DOUBLE D ELECTRIC INC	02/24/2026	1,582.62
131227	5771	EAST SIDE OIL COMPANIES, INC	02/24/2026	45.00
131228	1722	ENVIRONMENTAL EQUIPMENT & SEF	02/24/2026	974.67
131229	2174	FINANCE AND COMMERCE	02/24/2026	169.40
131230	6583	THE FLYING T EDITING COMPANY LL	02/24/2026	700.00
131231	6543	GROMBERG & ASSOCIATES LLC	02/24/2026	1,200.00
131232	5773	HAGEN CHRISTENSEN & MCIIWAIN A	02/24/2026	4,977.50
131233	6673	DOUGLAS W HALL	02/24/2026	20.00
131234	6683	SAMANTHA HEDIN	02/24/2026	13.00
131235	6782	HEIMAN INC	02/24/2026	161.41
131236	1232	HILLYARD INC MINNEAPOLIS	02/24/2026	278.59
131237	6582	GIESLA HOELSCHER	02/24/2026	700.00
131238	6780	IN THE HEART OF THE BEAST PUPPET	02/24/2026	3,508.00
131239	6581	JOSHUA JOHNSON	02/24/2026	600.00
131240	1263	JOHNSON BROTHERS LIQUOR CO.	02/24/2026	21,129.94
131241	5214	JOHNSON FITNESS & WELLNESS	02/24/2026	49.50
131242	6613	KUTAK ROCK LLP	02/24/2026	161.00
131243	6243	M & M EXPRESS SALES & SERVICE	02/24/2026	867.56
131244	2819	MADDEN GALANTER HANSEN LLP	02/24/2026	305.50
131245	5001	MAJESTIC HARDWOOD FLOORS INC	02/24/2026	1,500.00
131246	2068	MN DEPT OF AGRICULTURE	02/24/2026	50.00
131247	1373	MONTICELLO SCHOOL DISTRICT #882	02/24/2026	85.14
131248	1427	PHILLIPS WINE & SPIRITS CO	02/24/2026	20,613.75
131249	3574	PREFERRED TITLE INC	02/24/2026	557.00
131250	6808	PRYES BREWING CO	02/24/2026	200.00
131251	5431	QUADIENT FINANCE USA INC	02/24/2026	163.69
131252	5713	R.D.OFFUTT COMPANY	02/24/2026	2,378.61
131253	6814	RENEWED PILATES LLC	02/24/2026	26,072.50
131254	3309	SOUTHERN GLAZER'S WINE AND SPII	02/24/2026	2,091.82
131255	6796	SQUEAKY SERVICES	02/24/2026	8,000.00
131256	6807	TITLE SPECIALISTS	02/24/2026	259.32
131257	1188	TWAIT WINES, INC	02/24/2026	276.00
131258	6469	TWIN CITY FILTER SERVICE, INC	02/24/2026	142.70
131259	3783	ULINE	02/24/2026	2,142.71
131260	6809	URBAN GROWLER BREWING COMPA	02/24/2026	281.50
131261	1544	US POSTAL SERVICE	02/24/2026	2,591.46
131262	6744	NICHOLAS VETRANO	02/24/2026	429.12
131263	5133	VOLUNTEER FIREFIGHTERS' BENEFI	02/24/2026	290.00
131264	1581	WRIGHT CO RECORDER	02/24/2026	138.00
131265	2810	WRIGHT COUNTY HUMAN SERVICES	02/24/2026	250.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
			Total for 2/24/2026:	1,112,027.33
			Report Total (103 checks):	1,112,027.33

The preceding list of bills payable was reviewed and approved for payment.

Date: 02/23/2026 Approved by:_____

Mayor Lloyd Hilgart

2B. Consideration of approving new hires and departures for City departments

Prepared by: Human Resources Manager	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve new hires and departures for city departments.

REFERENCE AND BACKGROUND

The City Council is asked to ratify the attached list of new hires and departures for the City. The list includes full-time, part-time, seasonal, and temporary employees. The listing may also include status changes and promotions.

I. **Budget Impact:** Positions are generally included in the budget.

II. **Staff Workload Impact:** For new hires, there is typically training involved. For terminations, existing staff will cover hours as needed, until replacement.

III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

City staff recommend approval of new hires and departures as identified on the attached list.

SUPPORTING DATA

- List of new hires and terminated employees.

NEW EMPLOYEES

Name	Title	Department	Hire Date	Class
Janet Baumgarten	Guest Service	MCC	11/30/2026	PT
Megan Lindeman Hanson	Guest Service	MCC	2/9/2026	PT
Addison Daluge	Facility Lead	MCC	2/11/2026	PT

TERMINATING EMPLOYEES

Name	Reason	Department	Effective Date	Class
Adam Duszynski	Involuntary	MCC	1/30/2026	PT
Annaleah Jones	Voluntary	MCC	2/13/2026	PT

2C. Consideration of approving the sale or disposal of surplus City property

Prepared by: N/A	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** N/A	

There is no report this City Council cycle.

2D. Consideration of approving a Special Event Permit for outdoor entertainment and allowing use of the Monticello Community Center west parking lot for a ticketed event on July 25, 2026, from 4:00-10:00 p.m. Applicant: Nordic Taphouse

Prepared by: Parks, Arts & Recreation Director	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Chief Building Official, Parks Superintendent, Streets Superintendent	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the Special Event Permit for outdoor entertainment and allowing use of the Monticello Community Center west parking lot for a ticketed event on Saturday, July 25, 2026, from 4:00-10:00 p.m.

REFERENCE AND BACKGROUND

Nordic Taphouse is requesting approval to host a ticketed outdoor music event called Nordic Mini Music Fest. The applicant initially proposed holding the event on Walnut Street; however, after reviewing the request, city staff recommended relocating the event to the west parking lot of the Monticello Community Center to improve event logistics. Nordic has agreed to the recommended location.

Approximately four musicians will perform throughout the event, with live music scheduled between 4 p.m. and 10 p.m. The community center will be operating under its summer hours on the event date. The stage will arrive on Saturday morning and the outdoor event will overlap with the final hour that the MCC is open. Staff do not anticipate significant operational conflicts, and coordination will occur to ensure safe access for MCC patrons during that time.

The event layout will be similar to Riverfest, with enhanced fencing to secure the perimeter for a ticketed event. Nordic will provide on-site security, restrooms and will distribute a notification letter to surrounding residents.

A portion of the proceeds from Nordic's food and beverage sales will be donated to support the Music on the Mississippi programming in West Bridge Park this summer.

I. **Budget Impact:** No direct budget impact is anticipated. The event is privately funded by Nordic Taphouse, with a portion of proceeds being used to sponsor Music on the Mississippi programming at West Bridge Park.

II. **Staff Workload Impact:** Staff time will be required for permit processing, coordination with Nordic Taphouse, and review of event logistics. Additional time may be needed for on-site monitoring during setup and event hours.

III. **Comprehensive Plan Impact:** The event supports community vitality and aligns with Comprehensive Plan goals related to arts, culture, and activation of public spaces.

STAFF RECOMMENDED ACTION

City staff recommend approving the Special Event Permit for the Nordic Mini Music Fest on July 25, including use of the west parking lot of the Monticello Community Center with perimeter fencing for a ticketed outdoor music event.

SUPPORTING DATA

A. Special Event Permit application
B. Applicant narrative
C. Event layout map

CITY OF MONTICELLO
City Clerk
505 Walnut Street, Suite 1
Monticello, MN 55362
(763) 295-2711 info@MonticelloMN.gov

Temporary & Special Event Permit Application

APPLICATIONS WILL BE PROCESSED AFTER ALL ITEMS ARE SUBMITTED

Applications must be submitted no less than 15 working days prior to an Event, unless otherwise approved by City Clerk. Applicants are advised to discuss their request with City Clerk as early as possible to ensure the event can be approved on the date desired.

Date(s) of & Times of Event	July 25th 2026
Nature or Purpose of Event	Concert - Ticketed mini festival
Address of Event	Proposing back lot of community center
Legal Description or PID	

Organization	Nordic Taphouse & Party Alone
Applicant Name	Zach Barthel
Applicant Adress	212 E 4th St. Monticello MN 55362
Contact Phone Number	763-656-3370
Property Owner	
Address	
Contact Phone No	

The review and consideration of an application submitted shall occur with a written description of event including items checked below, an aerial map of location and layout of event.

All items checked below are required in support of the application and is deemed complete by the City Clerk's Office.

Check Items that Apply

	Use of City Park
✓	Use of Monticello Community Center Space Parking Lot
✓	Alcohol consumption.
X	Street closure All roads around West Pkg Lot at MCC. Linn St , 5th St, Park Barn lot and alley way behind MCC.
✓	Event times/dates including set-up & tear-down times. Early morning till late night.
✓	Lighting.

✓	Music, including bands, amplification, speakers and other possible noise.
✓	Parking.
✓	Security.
	Signage.
✓	Solid waste disposal (port-a-potties).
	Tent – Number and size.
✓	Attach a neighborhood flyer or door tag alerting residents which will be affected by event.
	Other items as requested by City Clerk.

Site plan or survey of property showing the following.

- Building and location of the event.
- Parking.
- Exact location of tents, displays related to events& activities, stages, security, lighting, food/drink areas
- Street closure

PROPERTY INFORMATION
Nordic is requesting assistance from city include use of 15 trash cans, 45 picnic tables, and snow fence for securing the event perimeter.

APPLICANT CHECK	APPLICATION SUBMITTAL REQUIREMENTS	CITY CHECK-IN
	Application fee: $50 $25 – for non-profit/charitable organization	

IF REQUESTING A WAIVER OF FEES, APPLICANTS MUST SUBMIT A PROPOSAL FOR AN ADDITIONAL COMMUNITY SERVICE PROJECT BENEFITTING THE PARKS, ARTS, & RECREATION DEPARTMENT OR THE CITY. THE PROPOSAL MUST BE APPROVED BY THE CITY CLERK.

SIGNATURE OF APPLICANT AND PROPERTY OWNER REQUIRED

By signing below, the applicant/property owner for the submitted event being held on the property named in this application agree(s) to defend, indemnify, and hold harmless the City of Monticello, Minnesota, its employees, agents, representatives, elected city officials, appointed city officials, and city council members from and against any claims, demands, suits, losses, costs, expenses (including attorney fees), or any other type of damages which may be asserted, claimed, sought, awarded, or recovered against or from the City of Monticello, Minnesota, its employees agents, representatives, elected city officials, appointed city officials, and city council members, as a result of the event by reason of any damage to the property, personal injury or bodily injury including death, sustained by any person whomsoever in which such damage, injury or death arises out of, is incidental to, or is in any way connected whatsoever with the performance of this contract, the temporary special event referenced herein, or anything connected thereto, and regardless of whether the claim, demand, damage, loss, cost, or expense is caused in whole or in part, by the event organizer and/or promoter, or any of its employees, agents, representative, the negligence of the City of Monticello, Minnesota, its employees, agents, representatives, elected city officials, appointed city officials, or city council members, or by any third parties or their agents, servants or employees.

Applicant's Signature: Date: 2/12/26

Property Owner's Signature:
(If different than applicant) Date:

Office Use Only	
(City Clerk Signature)	(Date)

Notes:

From: Tom Pawelk
To: Beth Green
Subject: FW: July 25th mini fest
Date: Wednesday, February 18, 2026 1:35:58 PM
Attachments: image001.png

Tom Pawelk
Parks, Arts & Recreation Director
Parks, Arts & Recreation
763-271-3268
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: Zach Barthel <zach@nordicbrewpub.com>
Sent: Friday, February 13, 2026 12:59 PM
To: Tom Pawelk <Tom.Pawelk@MonticelloMN.gov>
Subject: July 25th mini fest

Hey Tom, here is the other information we discussed. The event would've set up very much like river fest except for better barricades surrounding the perimeter that people wouldn't be able to cross through since this would be a ticketed event. Nordics personal investment on this event would be around $10,000 and the whole event will probably cost around $30,000.
This will be the biggest event I've personally worked on and I'm happy to be doing with our local national artist Pardy Alone.
The nice thing with behind the community center is that we wouldn't have to shut any streets down.
Part of the proceeds on Nordics food and drink sales will be donated to help support music in the park over the summer.

We would obviously still send out the community letter notifying surrounding neighbors of the event.

The event times would be 4pm till 10pm.
Please let me know if you have any other questions. We are running out of time to secure staging and sound techs. So hoping to have this confirmed asap.
Get Outlook for iOS

NORDIC MINI MUSIC FEST JULY 25, 2026 FROM 4-10 P.M.

BNSF Railway

BNSF Railway

5th St

SAFETY FENCE AROUND PERMITER

ROAD CLOSED

5th St

STAGE

CLOSED

ROAD

Linn St

Linn St

6th St

W 6th St

Monticello Community Center

2E. Consideration of approving the negotiated Labor Agreement between the City of Monticello and the International Union of Operating Engineers, Local 49 for January 1, 2026 to December 31, 2027

Prepared by: Human Resources Manager	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the negotiated Labor Agreement between the City of Monticello and the International Union of Operating Engineers, Local 49 for January 1, 2026, to December 31, 2027.

REFERENCE AND BACKGROUND

The current three-year contract covering the City's utilities, streets, shop and parks personnel expired on December 31, 2025. In October 2025, the City Administrator, Finance Director, and Human Resources Manager entered negotiations with the Union Representative and Stewards. We met on five occasions but were unable to reach an agreement, resulting in a mutually agreed-upon decision to proceed to mediation.

Mediation was conducted with a representative from the Bureau of Mediation Services (BMS) on January 20, 2026. After approximately 10½ hours of negotiation, we reached a tentative two-year agreement. The negotiated contract was subsequently presented to the union membership and was approved by a vote of the members on February 10, 2026.

The agreement includes transitioning union members to the pay ranges recommended in the City's recent Classification and Compensation Study, at one-half step higher than non-union staff. The contract also provides for a 2% salary increase effective January 1, 2026, an additional 1% salary increase effective June 27, 2026, and a 3% salary increase effective January 1, 2027.

Additional changes include an increase of $110 per month to the City's contribution toward employee-only and employee + dependent health insurance premiums for 2026; coverage of 100% of any premium increase for single coverage in 2027; and coverage of the first $25 of any premium increase for employee + dependent coverage in 2027. The agreement also modifies overtime language to allow employees, when asked to report earlier than their normal start time, the option to work their full regular shift and earn overtime for any hours worked in excess of eight in a day.

Other provisions include increasing the compensatory time bank from 40 to 80 hours, providing for compensatory time payout at the end of each year, establishing a 50/50 split of the Minnesota Paid Leave premium, and making other miscellaneous administrative updates.

I. **Budget Impact:** The proposed changes are all included in the 2026 budget.

II. **Staff Workload Impact:** Minimal impact.

III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

Staff recommend approval of the negotiated Labor Agreement between the City of Monticello and the International Union of Operating Engineers, Local 49.

SUPPORTING DATA

A. 2026-2027 negotiated contract
B. Final Contract

CITY OF Monticello

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505 Walnut Street, Suite 1, Monticello, MN 55362

2026-2027

Tentative Collective Bargaining Agreement Summary

City of Monticello

and

International Union of Operating Engineers, Local No. 49

Article IX- Work Schedules

9.02 Service to the public may require the establishment of regular shifts or work weeks for some employees on a daily, weekly, seasonal, or annual basis other than the normal ~~7 AM-3:30 PM,~~ Monday through Friday workdays listed below for each department.

- Water and Sewer Department: 7:00 AM-3:30 PM
- Streets Department: 6:00 AM-2:30 PM (Summer Hours: Memorial Day to Labor Day) & 6:30 AM- 3:00 PM (Winter Hours: Labor Day to Memorial Day)
- Parks Department: 7:00 AM-3:30 PM

9.05- NEW Section: If an employee is required to perform work prior to their regularly scheduled start time, the employee may elect to work their full regularly scheduled hours for that day or a portion of that day performing necessary job-related duties. Any hours worked in excess of eight (8) hours in a workday will be compensated at one and one-half (1½) times the employee's base rate of pay.

Article X- Overtime Pay

10.01 Hours worked on the ~~eleven~~ twelve (~~11~~12) holidays set forth in Article XIX will be compensated for at two (2) times the employee's regular base rate.

10.05 The Employer may allow for compensatory time off in lieu of overtime payment for overtime worked and for call backs. If a mutually satisfactory time cannot be agreed upon, the Employer shall grant compensatory time off as the employee requests provided the employee gives the Employer seven (7) days' notice and further provided the time off will not unduly disrupt operations. Employees can accumulate a maximum balance of eighty (~~40~~80) hours compensatory time. Employees will be paid overtime pay for any overtime worked while such accumulated balance is at f~~orty~~ eighty (~~40~~80) hours. Employees may use and replenish comp time balances throughout the year.

To avoid impacts of constructive receipt on income as defined by the Internal Revenue Service in section 1.451-1(a), compensatory time earned must be used in the tax year it was earned or it will be paid out with the last paycheck in December each year.

All compensatory time earned will be paid out to an employee upon termination or promotion to an exempt position. In the case of promotion, the compensatory time will be paid out at the employee's pre-promotion rate of pay.

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Article XVIII- Group Insurance Program

18.02 ~~In 2023,~~ The Employer shall contribute the following amounts towards the cost of coverage for each employee who qualifies for and is enrolled in the Employer's group health and hospitalization plan, as follows:

Effective March 2026 the City will contribute $1675 towards employee-only coverage and $1436.08 towards employee + dependent(s) coverage. All employee classes covered by this agreement will pay the difference between the full cost and the City's contribution though payroll deduction.

Beginning with the plan year starting March 2027, the City will pay 100% of the premium for employee-only coverage. For employee + dependent(s) coverage, employees will pay the first $25 of any premium increase, and the City will pay any increase above $25.

Article XIX- Holidays

19.01 The Employer will provide the following ~~eleven~~ twelve (~~11~~12) paid holidays for the length of this Agreement for all Equipment Mechanic/Operator, Water and Sewer Operator-Apprentice, Shop Mechanic/Operator, Foreman, and Special Project Manager employees: New Year's Day, Martin Luther King Day, President's Day, Memorial Day (last Monday in May), Juneteenth (June 19), Independence Day, Labor Day (first Monday in September), ~~Columbus~~ Indigenous Peoples Day (second Monday in October), Veteran's Day (November 11), Thanksgiving Day, Christmas Eve, and Christmas Day. When a holiday falls on a Sunday, the following Monday shall be the "observed" holiday and when a holiday falls on a Saturday, the preceding Friday shall be the "observed" holiday.

Article XX- Paid Time Off (PTO)

ESST and Minnesota Paid Leave Related Updates

20.01 Paid time off (PTO) provides all full-time and part-time benefited employees with paid time away from work that can be used for any purpose including all allowable reasons under Minnesota's Earned Sick and Safety Time (ESST) program. PTO must be scheduled in advance and have supervisory approval, except in the case of illness or emergency. The PTO policy takes the place of vacation and sick leave. PTO does not replace pay for City observed holidays, jury duty or military leave.

20.03 Medical Certification: Good attendance is an essential job function for all City employees, if unplanned absences exceed ~~3~~ 2 days, a doctor's certification may be required. The documentation provisions referred to in the Earned Sick and Safe Time Act, Minn. Stat. 181.9447, subd. 3(b), shall not apply to paid leave available to an employee for absences from work in excess of the minimum amount required by ESST.

Employees who are required to maintain a commercial driver's license and whose preassigned or foreseeable work duties during a public emergency or weather event would require the

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employee to respond, may not use leave under the provisions of Earned Sick and Safe Time for closure of the Employer due to weather or other public emergency, or an employee's need to care for a family member whose school or place of care has been closed due to weather or other public emergency, pursuant to Minnesota Statute 181.9447 subd. 1 clause (4).

20.05 Probationary Employees: Probationary Employees are not able to use more than forty-eight (~~40~~8) hours of time off during their first six (6) months of employment.

20.09 Unpaid Leave: Employees must normally use all earned PTO prior to taking unpaid leave with the exception of the Minnesota Paid Family Medical Leave. If the leave qualifies under the Parenting Leave or Family Medical Leave Act (FMLA), the employee may retain a balance of forty (40) hours when going on unpaid leave. Any exceptions must be approved by the City Administrator.

20.11 New Section: Supplementing Minnesota Paid Leave with Accrued Paid Leave: Employees are allowed to supplement, or "top-off" any MNPL benefit with accrued PTO, compensatory time, and EMB. If employee chooses to supplement their MNPL benefits this way, the combined weekly sum of MNPL benefits and city-provided paid leave benefits cannot exceed 100% of your regular wage.

New Item: Minnesota Paid Leave Premium

Upon approval of contract, the Employer and employee will split the premiums for Minnesota Paid Leave, or an equivalent plan, on a 50/50 basis with the employee share payable through payroll deductions pursuant to Minn. Stat. 268B.14.

Article XXVIII- Duration

This AGREEMENT shall be effective as of January 1, 2026, and shall remain in full force and effect until December 31, 2027. Employees will respond to snow/ice events beyond the duration of the contract.

Miscellaneous Administrative/Language Updates

The final contract will include all administrative/language updates discussed by both parties with the exception of the proposed update to Article 3.04 which was dropped.

APPENDIX #1- Hourly Salary Schedule

2026 Hourly Salary Schedule

Effective January 1, 2026, the Employer will transition all employees to new wage scale and increase all wages by 2%.

Effective June 27, 2026, the Employer will increase all wages by 1%.

U9-Equipment Mechanic/Operators, Water and Sewer Operator- Apprentice
U10- Shop Mechanic/Operator, Foreman, Special Projects Manager

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Effective 1/1/26

	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8
U10	$ 37.21	$ 37.81	$ 38.42	$ 39.04	$ 39.67	$ 40.31	$ 40.96	$ 41.62	$ 42.29	$ 42.97	$ 43.66	$ 44.37	$ 45.08	$ 45.80	$ 46.51
U9	$ 30.12	$ 30.61	$ 31.10	$ 31.60	$ 32.11	$ 32.63	$ 33.15	$ 33.69	$ 34.23	$ 34.79	$ 35.34	$ 35.92	$ 36.49	$ 37.07	$ 37.65

Effective 6/27/26

	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8
U10	$ 37.58	$ 38.19	$ 38.80	$ 39.43	$ 40.06	$ 40.72	$ 41.37	$ 42.04	$ 42.71	$ 43.40	$ 44.10	$ 44.82	$ 45.53	$ 46.25	$ 46.98
U9	$ 30.42	$ 30.91	$ 31.41	$ 31.92	$ 32.43	$ 32.96	$ 33.48	$ 34.03	$ 34.57	$ 35.13	$ 35.69	$ 36.27	$ 36.85	$ 37.44	$ 38.02

2027 Hourly Salary Schedule

Effective January 1, 2027, the Employer will increase all wages by 3%.

U9-Equipment Mechanic/Operators, Water and Sewer Operator- Apprentice
U10- Shop Mechanic/Operator, Foreman, Special Projects Manager

Effective 1/1/27

	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8
U10	$ 38.71	$ 39.34	$ 39.97	$ 40.62	$ 41.27	$ 41.94	$ 42.61	$ 43.30	$ 43.99	$ 44.71	$ 45.42	$ 46.16	$ 46.90	$ 47.64	$ 48.39
U9	$ 31.33	$ 31.84	$ 32.35	$ 32.88	$ 33.40	$ 33.94	$ 34.49	$ 35.05	$ 35.61	$ 36.19	$ 36.77	$ 37.36	$ 37.96	$ 38.56	$ 39.17

APPENDIX II- Classification and Compensation Transition

Effective January 1, 2026, all bargaining unit employees will be moved to the closest higher ½ step + an additional ½ step on the Council approved ranges for each position identified in the Classification and Compensation Study as outlined below.

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Study Results: Associated Pay Ranges for Positions

Grade 150 (U10)- Shop Mechanic, Foreman, Special Projects Manager

Grade 130 (U9)- Operators

New unadjusted wage scale

Grade-H	Step 1	Step 1.5	Step 2	Step 2.5	Step 3	Step 3.5	Step 4	Step 4.5	Step 5	Step 5.5	Step 6	Step 6.5	Step 7	Step 7.5	Step 8
150	$ 36.48	$ 37.07	$ 37.67	$ 38.28	$ 38.89	$ 39.52	$ 40.15	$ 40.81	$ 41.46	$ 42.13	$ 42.81	$ 43.50	$ 44.20	$ 44.90	$ 45.60
130	$ 29.53	$ 30.01	$ 30.49	$ 30.98	$ 31.48	$ 31.99	$ 32.50	$ 33.03	$ 33.56	$ 34.10	$ 34.65	$ 35.21	$ 35.77	$ 36.34	$ 36.91

	1/21/2026				Closet 1/2+ 1/2	Initial Placement	1/1/2026	6/27/2026
	Current Rate	Current Grade	Current Step	Proposed Grade	Proposed Step- New Scale 1/1/26	Rate	2% COLA	1% COLA
Streets								
Jensen	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44
Barnes	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Ernst	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Lambert	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Rucker	$ 31.77	U9	5.5	U9	4	$ 32.50	$ 33.15	$ 33.48
Nelson	$ 31.17	U9	5	U9	3.5	$ 31.99	$ 32.63	$ 32.96
Water								
Copeland	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44
Rousselow	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Andrews	$ 32.31	U9	6	U9	4.5	$ 33.03	$ 33.69	$ 34.03
Laage	$ 34.05	U9	7.5	U9	6	$ 34.65	$ 35.34	$ 35.70
Parks								
Wipper	$ 39.76	U11	8	U10	4.5	$ 40.81	$ 41.63	$ 42.04
Braun	$ 35.41	U10	6.5	U10	1.5	$ 37.07	$ 37.81	$ 38.19
Grossnickle	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Imdieke	$ 33.48	U9	7	U9	5.5	$ 34.10	$ 34.78	$ 35.13
Scadden	$ 28.92	U9	3	U9	1.5	$ 30.01	$ 30.61	$ 30.92
PW								
Barthel	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44

Note: This information does not reflect any performance increases (~3.25%) awarded in 2026.

LABOR AGREEMENT

BETWEEN

CITY OF MONTICELLO

AND

INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL NO. 49

JANUARY 1, 2026 Through DECEMBER 31, 2027

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LABOR AGREEMENT
BETWEEN
CITY OF MONTICELLO
AND
INTERNATIONAL UNION OF OPERATING ENGINEERS
LOCAL NO. 49

ARTICLE I
Purpose of Agreement

This agreement is entered into between the City of Monticello, hereinafter called the Employer, and Local No. 49, International Union of Operating Engineers, hereinafter called the Union. The intent and purpose of this agreement is to:

1.01 Establish certain hours, wages, and other conditions of employment;

1.02 Establish procedures for the resolution of disputes concerning this agreement's interpretation and/or application;

1.03 Specify the full and complete understanding of the parties; and

1.04 Place in written form the parties' agreement upon terms and conditions of employment for the duration of the agreement.

The Employer and the Union, through this agreement, continue their dedication to the highest quality of public service. Both parties recognize this agreement as a pledge of this dedication.

ARTICLE II
Recognition

2.01 The Employer recognizes the Union as the exclusive representative under Minnesota Statutes, Section 179A, in an appropriate bargaining unit consisting of the following job classification(s):

Equipment Mechanic/Operator

Shop Mechanic/Operator

Operator/Mechanic Foreman

Special Project Manager- Building and Maintenance

The following job classification will be utilized on an as needed basis.

Water and Sewer Operator- Apprentice

The probationary employee will be required to test and obtain their Class D Water and Wastewater licenses at the first testing opportunity after twelve (12) months of employment. If an employee fails the test(s) on their first attempt they will be permitted to retake each exam once at the first available opportunity following the original test date. Failure to obtain both licensees after two (2) attempts may result in termination of employment at the discretion of the City.

Upon obtaining their Class D Water and Wastewater licenses the employee will be eligible for a performance based increase and transition to "regular full-time employee" status under the Water and Sewer Operator job classification. Annual reviews and performance increases will occur annually thereafter on the anniversary of obtaining their licenses.

The employee will pay for the cost of obtaining their initial licenses. The City agrees to reimburse the employee for the full cost after one year of service as a Water and Sewer Operator.

The wage rates for such classification(s) are set forth in Appendix #1.

2.02It is agreed that supervisory employees not covered by this agreement may perform work usually performed by bargaining unit employees. The Employer agrees that the performance of this work by supervisory personnel will not be for the sole purpose of avoiding overtime payment to bargaining unit personnel.

ARTICLE III
Union Security

In recognition of the Union as the exclusive representative, the Employer shall:

3.01 The Employer agrees to deduct regular monthly Union dues in an amount designated by the Union from the pay of bargaining unit employees who authorize such a deduction in writing, and the Employer shall remit such dues directly to the Union as provided in this Article. In addition to the regular monthly Union dues, the Employer agrees to deduct a working dues assessment in the amount of twenty dollars ($20.00) per month per employee.

The Employer agrees to rely on a certification from the Union identifying employees who have authorized the Employer to deduct such Union dues from their wages. Such authorization will be effective until the Union notifies the Employer that an employee has changed or cancelled the employee's authorization in writing in accordance with the terms of the original authorization.

3.02 All dues money collected by the Employer through such deduction shall be remitted to the Union along with a reporting form which states the employee's name, last four digits of social security number, hours worked, and amount of working dues deducted, to the Union's office located at 2829 Anthony Lane South, Minneapolis, MN 55418 not later than the 15th day of the month following the month in which deductions were made.

3.03 The Union will designate up to two (2) employees from the bargaining unit to act as Stewards and shall inform the Employer in writing of such choice.

3.04 The Union agrees to indemnify and hold the Employer harmless against any and all claims, suits, orders, or judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this article.

ARTICLE IV
Employer Security

4.01 The Union agrees that during the life of this agreement it will not cause, encourage, participate in, or support any strike, slowdown, or other interruption of or interference with the normal functions of the Employer.

4.02 Any employee who engages in a strike may have his (her) appointment terminated by the

Employer effective the date the violation first occurs. Such termination shall be effective upon written notice served upon the employee.

4.03 An employee who is absent from any portion of this work assignment with permission or who abstains wholly or in part from the full performance of his (her) duties without permission from his/her Employer on the date or dates when a strike occurs is prima facie presumed to have engaged in a strike on such date or dates.

4.04 An employee who knowingly strikes and whose employment has been terminated for such action may, subsequent to such violation, at the discretion of the Employer, be appointed or reappointed or employed or re-employed, but the employee shall be on probation for two years.

4.05 No employee shall be entitled to any daily pay, wages, or per diem for the days on which he (she) engaged in a strike.

ARTICLE V
Employer Authority

5.01 The Employer retains the full and unrestricted right to operate and manage all manpower, facilities, and equipment; to establish functions and programs; to set and amend budgets; to enact, modify, or eliminate ordinances; to determine the utilization of technology; to establish and modify the organizational structure; to select, direct and determine the number of personnel; to establish work schedules and to perform any inherent managerial function not specifically limited by this agreement.

5.02 Any term and condition of employment not specifically established or modified by this agreement shall remain solely within the discretion of the employer to modify, establish, or eliminate.

ARTICLE VI
Employee Rights — Grievance Procedure

6.01 Definition of a Grievance - A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this agreement.

6.02 Union Representatives - The employer will recognize representatives designated by the Union as the grievance representatives of the bargaining unit having the duties and responsibilities established by this Article. The Union shall notify the Employer in writing of the names of such Union Representatives and of their successors when so designated. No Union business shall be conducted on the Employer's time except with the express permission of the Employer.

6.03 Processing of a Grievance - It is recognized and accepted by the Union and the Employer that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the employees and shall therefore be accomplished during normal working hours only when consistent with such employee duties and responsibilities. The aggrieved employee and the Union Representative shall be allowed a reasonable amount of time without loss in pay when a grievance is investigated and presented to the Employer during normal working hours, provided the employee and the Union Representative have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the Employer.

6.04 Procedure — Grievances, as defined in Section 6.01, shall be resolved in conformance with the following procedure:

Step 1:

An employee claiming a violation concerning the interpretation or application of this agreement shall, within twenty-one (21) calendar days after such alleged violation has occurred, present such grievance to the employee's supervisor as designated by the Employer. The Employer designated representative will discuss and give an answer to such Step 1 grievance within ten (10) calendar days after receipt. A grievance not resolved in Step 1 and appealed to Step 2 shall be placed in writing setting forth the nature of the grievance, the facts on which it is based, the provision or provisions of the agreement allegedly violated, and the remedy requested and shall be appealed to Step 2 within ten (10) calendar days after the Employer designated representative's final answer to Step 1. Any grievance not appealed in writing to Step 2 by the Union within ten (10) calendar days shall be considered waived.

Step 2

If appealed, the written grievance shall be presented by the Union and discussed with the Employer designated Step 2 Representative. The Employer designated representative shall give the Union the Employer's Step 2 answer in writing within ten (10) calendar days after receipt of such Step 2 grievance. A grievance not resolved in Step 2 may be appealed to Step 3 within ten (10) calendar days following the Employer designated representative's final Step 2 answer. Any grievance not appealed in writing to Step 3 by the Union within ten (10) calendar days shall be considered waived.

Step 3:

If appealed, the written grievance shall be presented by the Union and discussed with the City Administrator. The City Administrator shall give the Union the City Administrator's answer in writing within ten (10) calendar days after receipt of such Step 3 grievance. A grievance not resolved in Step 3 may be appealed to Step 4 within ten (10) calendar days following the City Administrator's final answer in Step 3. Any grievance not appealed in writing to Step 4 by the Union within ten (10) calendar days shall be considered waived.

Step 4:

If the grievance is still unsettled, the Union may, within ten (10) calendar days after the reply of the Step 3 representative was due, by written notice to the Employer, petition the Bureau of Mediation Services for assistance in settling through mediation. If either party determines during the mediation process that further mediation would serve no purpose, the Union may within ten (10) days by written notice to the Employer request arbitration of the dispute.

Step 5:

A grievance unresolved in Step 4 and appealed in Step 5 shall be submitted to arbitration subject to the provisions of the Public Employment Labor Relations Act of 1971. If the Union and Employer are unable to reach a mutual agreement on the selection of an arbitrator, then the selection of an arbitrator shall be made in accordance with the "Rules Governing the Arbitration of Grievance" as established by the Public Employment Relations

Board.

6.05 Arbitrator's Authority

A. The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the terms and conditions of this agreement. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the Employer and the Union and shall have no authority to make a decision on any other issue not so submitted.

B. Then arbitrator shall be without power to make decisions contrary to, inconsistent with, or modifying or varying in any way the application of laws, rules or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) days following close of the hearing or the submission of the briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the Employer and the Union and shall be based solely on the arbitrator's interpretation or application of the express terms of this agreement and to the facts of the grievance presented.

C. The fees and expenses for the arbitrator's services and proceedings shall be born equally by the Employer and the Union provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings, the cost shall be shared equally.

6.06 Waiver - If a grievance is not presented within the time limits set forth above, it shall be considered "waived." If a grievance is not appealed to the next step within the specified time limit or any agreed extension thereof, it shall be considered settled on the basis of the Employer's last answer. If the Employer does not answer a grievance or an appeal thereof within the specified time limits, the Union may elect to treat the grievance as denied at that step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual agreement of the Employer and the Union.

6.07 Choice of Remedy - If, as a result of the written Employer response in Step 3, the grievance remains unresolved, and if the grievance involves the suspension, demotion, or discharge of an employee who has completed the required probationary period, the grievance may be appealed either to Step 4 of Article VI or a procedure such as the following: Civil Service, Veteran's Preference, Fair Employment, or to a hearing before the City Council pursuant to City Ordinance.
If appealed to any procedure other than Step 4 of Article VI, the grievance is not subject to mediation or arbitration as provided for in Step 4 and/or Step 5 of Article VI. The aggrieved employee shall indicate in writing which procedure is to be utilized — Steps 4 and 5 of Article VI or another appeal procedure — and shall sign a statement to the effect that the choice of any other remedy precludes the aggrieved employee from making a subsequent appeal through Steps 4 and 5 of Article VI. The written statement requesting mediation shall serve as official notice that the choice of Step 4 precludes the aggrieved employee from making a subsequent appeal under any other procedure.

ARTICLE VII
Definitions

7.01 Union- The International Union of Operating Engineers, Local No. 49

7.02 Employer-The City of Monticello, Wright County, Minnesota.

7.03 Union Member- A member of the International Union of Operating Engineers, Local No. 49.

7.04 Employee- A member of the exclusively recognized bargaining unit.

7.05 Base Pay Rate- The employee's hourly pay rate exclusive of longevity or any other differentials or special allowances.

7.06 Seniority- Length of continuous service with the employer.

7.07 Compensatory Time- Time off the employee's regularly scheduled work schedule equal in time to overtime worked.

7.08 Severance Pay- Payment made to an employee upon honorable termination of employment.

7.09 Overtime- Work performed at the express authorization of the employer in excess of either eight (8) hours within a twenty-four (24) hour period, (except for shift changes), or more than forty (40) hours within a seven (7) day period. The week starts Saturday and ends Friday.

7.10 Call Back-Return of an employee to a specified work site to perform assigned duties at the express authorization of the Employer at a time other than an assigned shift. An extension of or early report to an assigned shift is not a call back.

7.11 Strike-Concerted action in failing to report for duty, the willful absence from one's position, the stoppage of work, slowdown, or abstinence in whole or in part from the full, faithful, and proper performance of the duties of employment for the purposes of inducing, influencing, or coercing a change in the conditions or compensation or the rights, privileges, or obligations of employment.

7.12 On-Call- When an employee is assigned by the Employer to carry a pager and be on call and available to respond to an emergency at a time other than an assigned shift within a 7-day work week.

7.13 Emergency- Fire, flood, snow, sleet, ice, breakdown of municipal equipment or facilities, natural disaster.

ARTICLE VIII
Savings Clause

8.01 This agreement is subject to the laws of the United States, the State of Minnesota, and the signed municipality. In the event any provision of this agreement shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, or is contrary to administrative ruling or is in violation of legislation or administrative regulations, such provision shall be voided. All other provisions

of this agreement shall continue in full force and effect. The voided provision may be renegotiated at the request of either party.

ARTICLE IX
Work Schedules

9.01 The sole authority in work schedules is the Employer. The normal workday for an employee shall be eight (8) hours. The normal work week shall be forty (40) hours, Monday through Friday.

9.02 Service to the public may require the establishment of regular shifts or work weeks for some employees on a daily, weekly, seasonal, or annual basis other than the normal Monday through Friday workdays listed below for each department

- Water and Sewer Department: 7:00 AM-3:30 PM
- Streets Department: 6:00 AM-2:30 PM (Summer Hours: Memorial Day to Labor Day) and 6:30 AM- 3:00 PM (Winter Hours: Labor Day-Memorial Day)
- Parks Department: 7:00 AM-3:30 PM

Assignment of regularly scheduled hours different than above will only be made with three (3) days advance notice.

9.03 In the event that work is required because of unusual circumstances, or an emergency no advance notice need be given. It is not required that an employee working other than the normal workday be scheduled to work more than eight (8) hours; however, each employee has an obligation to work overtime or call backs if requested unless unusual circumstances prevent him (her) from so working.

9.04 Service to the public may require the establishment of regular work weeks that schedule work on Saturdays and/or Sundays.

9.05 If an employee is required to perform work prior to their regularly scheduled start time, the employee may elect to work their full regularly scheduled hours for that day or a portion of that day performing necessary job-related duties. Any hours worked in excess of eight (8) hours in a workday will be compensated at one and one-half (1 1/2) times the employee's base rate of pay.

ARTICLE X
Overtime Pay

10.01 Hours worked in excess of either eight (8) hours within a twenty-four (24) hour period, (except for shift changes), or more than forty (40) hours within a seven (7) day period will be compensated for at one and one-half (1 ½) times the employee's base pay rate. Hours worked on Saturday and Sunday will be compensated for at one and one-half (1 ½) times the employee's base rate regardless of hours worked in the week. The employer reserves the right to send employees home when they reach 40 hours in the work week. Holiday will be counted as hours worked for the purposes of computing overtime. PTO and comp time will not be counted as hours worked for purposes of calculating overtime.

Hours worked on the twelve (12) holidays set forth in Article XIX will be compensated for at two (2) times the employee's regular base rate.

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Employees scheduled to work at community events will be paid at one and one-half times (1 ½) the employee's base rate regardless of hours worked in the work week.

Employees will be compensated at their regular base rate of pay for attendance at approved job-related courses and training regardless of hours worked in a 24-hour period.

10.02 Overtime will be distributed as equally as practicable.

10.03 Overtime refused by employees will, for record purposes under Article 10.02, be considered as unpaid overtime worked.

10.04 For the purpose of computing overtime compensation, overtime hours worked shall not be pyramided, compounded, or paid twice for the same hours worked. For the purposes of computing overtime on a weekly basis, comp time will not be considered actual time worked for determining eligibility for overtime pay.

10.05 The Employer may allow for compensatory time off in lieu of overtime payment for overtime worked and for call backs. If a mutually satisfactory time cannot be agreed upon, the Employer shall grant compensatory time off as the employee requests provided the employee gives the Employer seven (7) days' notice and further provided the time off will not unduly disrupt operations. Employees can accumulate a maximum balance of eighty (80) hours compensatory-time. Employees will be paid overtime pay for any overtime worked while such accumulated balance is at eighty (80) hours. Employees may use and replenish comp time balances throughout the year.

To avoid impacts of constructive receipt on income as defined by the Internal Revenue Service in section 1.451-1(a), compensatory time earned must be used in the tax year it was earned or it will be paid out with the last paycheck in December each year.

All earned compensatory time will be paid out to an employee upon termination or promotion to an exempt position. In the case of promotion, the compensatory time will be paid out at the employee's pre-promotion rate of pay.

10.06 At the discretion of the supervisor, an employee temporarily assigned to carry out the basic responsibilities of a lead employee or assistant superintendent for a specified period of time shall be required to carry a pager while on duty and off duty and shall be compensated an additional $1.00 per hour actually worked above the base compensation.

When a department supervisor has three or more employees assigned to work under his/her direction, the Employer shall have the option of assigning an employee to the status of Operator/Mechanic Lead Person on an annual basis, and that employee shall be compensated an additional $1.00 per hour above base rate compensation.

In the absence of the department supervisor, a lead person may be assigned to an on-call status and shall be required to carry a pager while on and off duty during the supervisor's absence.

The Employer shall have the sole authority in selection of a lead person to be based on performance evaluations and capabilities of the employee.

10.07 An employee called in for work at a time other than the employee's normal scheduled shift will be

compensated for a minimum of two (2) hours' pay for any time actually worked up to two (2) hours.

10.08 A water/sewer collection employee assigned to a schedule for on-call status shall be required to carry a pager while on duty and on-call and will be compensated an additional one (1) hour base pay each weekday (excluding union holidays) above base compensation. Compensation for weekend and holiday on-call status will be three-and-one half (3-1/2) hours for a two-day weekend and five and one quarter (5-1/4) hours for a three-day weekend above base compensation for the weekend period. An on-call status employee shall be available to respond to emergency calls within a 15-minute response time and will carry the only pager available for that department. In addition to the daily compensation, the employee will be compensated for any additional callback time at regular base rates of pay for the number of hours worked. At the discretion of the Employer, a department supervisor may be assigned to a rotation as an on-call status and shall be available to respond to all emergency calls for service during that rotation. All weekend assignments for on-call status shall be determined and scheduled at the discretion of the Employer. For the purpose of this section, a weekend period begins at the end of the normal shift of the individual assigned on Friday and ends at the beginning of a normal shift on Monday. In the case of a three-day weekend, the period begins at the end of the normal shift prior to the beginning of a three-day weekend and ends at the beginning of the next regular day shift after the three-day weekend.

This section regarding additional compensation for on-call status does not apply to an individual assigned to on-call status under 10.06.

ARTICLE XI
Minnesota Paid Leave

11.01 Upon approval of the 2026 contract, the Employer and employee will split the premiums for Minnesota Paid Leave, or an equivalent plan, on a 50/50 basis with the employee share payable through payroll deductions pursuant to Minn. Stat. 268B.14.

ARTICLE XII
Right of Subcontract

12.01 Nothing in this agreement shall prohibit or restrict the right of the Employer for subcontracting work performed by employees covered by this agreement.

ARTICLE XIII
Discipline

13.01 The Employer will discipline employees only for what it considers to be just cause.

ARTICLE XIV
Seniority

14.01 Seniority shall be the determining criterion for transfers, promotions to other bargaining unit positions, and layoffs only when all other qualification factors are equal.

ARTICLE XV
Probationary Periods

15.01 All newly hired or rehired employees will serve a six (6) month probationary period. Time worked pursuant to any governmental program shall not count toward the probationary time required. The City may, at its sole discretion, discipline and discharge a probationary employee without recourse to the grievance procedure.

ARTICLE XVI
Safety

16.01 The Employer and the Union agree to jointly promote safe and healthful working conditions, to cooperate in safety matters, and to encourage employees to work in a safe manner.

16.02 Where items of safety equipment are required by federal, state, or local rules and regulations, it shall be a condition of employment that such equipment will be worn or utilized by the employee. Employees may provide personal items only if approved by the Employer in advance.

ARTICLE XVII
Job Posting

17.01 The Employer and the Union agree that permanent job vacancies within the designated bargaining unit shall be filled based on the concept of promotion from within provided that applicants:

A. Have the necessary qualifications to meet the standards of the job vacancy;

and

B. Have the ability to perform the duties and responsibilities of the job vacancy.

17.02 Employees filling a higher job class based on the provisions of this article shall be subject to the conditions of Article XV (probationary periods).

17.03 The employer has the right of final decision in the selection of employees to fill posted jobs based on qualifications, abilities and experience.

17.04 Job vacancies within the designated bargaining unit will be posted for five (5) working days so that members of the bargaining unit can be considered for such vacancies.

ARTICLE XVIII
Group Insurance Program

18.01 The Employer shall provide a group health and hospitalization medical insurance plan for employees in accordance with this Article. The Employer's contribution is towards premiums for coverage for each employee employed by the Employer who qualifies for and is enrolled in the Employer's group health and hospitalization plan. Any additional cost of the premium over and above the contribution of the Employer listed shall be paid by the employee through payroll deduction.

18.02 In 2026, the Employer shall contribute the following amounts towards the cost of coverage for

each employee who qualifies for and is enrolled in the Employer's group health and hospitalization plan, as follows:

Effective March 2026 the City will contribute 100% of the premium for employee-only coverage ($1675) and $1436.08 towards employee + dependent(s) coverage. All employee classes covered under employee + dependent(s) by this agreement will pay the difference between the full cost and the City's contribution though payroll deduction.

For the plan year beginning March 2027 the City will pay 100% of the premium for employee-only coverage. Employee's with employee+dependent(s) coverage will cover the first $25 of any increase and the City agrees to cover 100% of any premium increase above $25.

18.03 Affordable Care Act: In the event that the health insurance provision of this Agreement fail to meet the requirement of the Affordable Care Act, and its related regulation or cause the Employer to be subject to a penalty, tax, or fine, either party may request that the other party meet and negotiate over amendments to those health insurance provisions that the requesting party deems necessary. The requesting party shall be obligated to provide specific documentation as to the provision of the ACA that is cause for the requested reopener at that time such a request if made. In such negotiations, the right and obligations of the Union shall be subject to the provisions of Minn. Stat. §179A.06, and the rights and obligations of the Employer shall be subject to the provisions of Minn. Stat §179A.07.

City retains the right to change insurance carriers and/or program benefit levels provided any changes are consistent with all City of Monticello employee groups.

ARTICLE XIX
Holidays

19.01 The Employer will provide the following twelve (12) paid holidays for the length of this Agreement for all Equipment Mechanic/Operator, Water and Sewer Operator- Apprentice, Shop Mechanic/Operator, Foreman, and Special Project Manager employees: New Year's Day, Martin Luther King Day, President's Day, Memorial Day (last Monday in May), Juneteenth (June 19), Independence Day, Labor Day (first Monday in September), Indigenous Peoples Day (second Monday in October), Veteran's Day (November 11), Thanksgiving Day, Christmas Eve, and Christmas Day. When a holiday falls on a Sunday, the following Monday shall be the "observed" holiday and when a holiday falls on a Saturday, the preceding Friday shall be the "observed" holiday.

ARTICLE XX
Paid Time Off (PTO)

20.01 Paid time off (PTO) provides all full-time and part-time benefited employees with paid time away from work that can be used for any purpose including all allowable reasons under Minnesota's Earned Sick and Safety Time (ESST) program. PTO must be scheduled in advance and have supervisory approval, except in the case of illness or emergency. The PTO policy takes the place of vacation and sick leave. PTO does not replace pay for City observed holidays, jury duty or military leave.

A. *Transition to PTO (hired prior to 12/31/2015):* *Vacation balances as of 7/7/17 will be* converted to PTO hours on an hour for hour basis on 7/8/17. *Example: Vacation balance as of 7/7/17 + Annual PTO (prorated at 50%) – PTO balance as of 7/8/17.*

B. *Sick Balances:* Sick balances as of 7/7/17 will be paid out at 50% into the MN State Healthcare Savings Plan (HCSP). Remaining sick time hours after payment will be transferred to an Extended Medical Bank (EMB).

C. *Extended Medical Benefit (EMB):* Any remaining sick hours after payment into the HCSP will be placed in an EMB which provides income protection insurance for employees in case of serious illness. EMB hours may be used after the first forty (40) consecutive work hours of an absence for a Family Medical Leave Act (FMLA) qualifying leave. This benefit is meant as insurance. There is no additional accrual to this bank and it is not paid out upon termination.

20.02 Types of PTO Leave:

1. *Planned PTO* is requested and approved prior to the date the employee is taking off.

2. *Unplanned PTO* is time off reported on the date the employee will not be reporting to work. When leave is unplanned, the employee must notify their supervisor within one hour of the employees scheduled workday, or if the employee is already at work, the employee must notify their supervisor prior to leaving work. Unplanned leave may be denied if it would result in the department not being able to meet minimum staffing levels unless the absence is due to illness.

If an employee's use of unplanned leave indicates a pattern suggesting abuse that interferes with the minimum staffing levels or the ability of the department to conduct business appropriately, the supervisor shall notify the employee. If such abuse continues, the employee may be subject to denial of unplanned leave or disciplinary action.

20.03 Medical Certification: Good attendance is an essential job function for all City employees, if unplanned absences exceed 2 days, a doctor's certification may be required. The documentation provisions referred to in the Earned Sick and Safe Time Act, Minn. Stat. 181.9447, subd. 3(b), shall not apply to paid leave available to an employee for absences from work in excess of the minimum amount required by ESST.

Employees who are required to maintain a commercial driver's license and whose preassigned or foreseeable work duties during a public emergency or weather event would require the employee to respond, may not use leave under the provisions of Earned Sick and Safe Time for closure of the Employer due to weather or other public emergency, or an employee's need to care for a family member whose school or place of care has been closed due to weather or other public emergency, pursuant to Minnesota Statute 181.9447 subd. 1 clause (4).

20.04 Annual PTO Schedule:

Non-Exempt (Hourly):		*Exempt (Salaried):*	
Less than 6 years	128 hours /16 days	Less than 8 years	168 hours / 21 days

6 – 10 years	168 hours / 21 days	8 - 24 years	224 hours / 28 days
11 – 24 years	224 hours / 28 days		
25 years	232 hours / 29 days	25 years	232 hours / 29 days
26 years	240 hours / 30 days	26 years	240 hours / 30 days
27 years	248 hours / 31 days	27 years	248 hours / 31 days
28 years	256 hours / 32 days	28 years	256 hours / 32 days
29 years	264 hours / 33 days	29 years	264 hours / 33 days
30 years	272 hours / 34 days	30 years	272 hours / 34 days

A. The hours listed above are 50% for part-time benefited employees (30-35 hours per week).

B. PTO hours will be placed in the employees' bank on January 1st of each year based on time with the City as of January 1st of each year.

*Example: An hourly employee who celebrates their 10th year anniversary on June 6th will receive 168 hours the following January 1st plus an additional 28 hours (56 hours / 12 mo. *6 mo.) of prorated PTO for a total of 196 hours.*

C. Mid-year hires and terminations will be pro-rated accordingly. The month of hire does not count towards pro-rated credit in the first year of employment. For mid-year terminations, if an employee has used more than their pro-rated amount for the year, the overpayment of PTO will be deducted from their final paycheck.

20.05 Probationary Employees: Probationary Employees are not able to use more than forty-eight (48) hours of time off during their first six (6) months of employment.

20.06 Annual Usage Requirement: Employees must use at least fifty percent (50%) of their annual accrual each year.

20.07 Annual Contribution to the MN State Healthcare Savings Plan (HCSP):PTO balances over 320 hours as of the first payroll in December will be paid into the HCSP (maximum of 48 hours) based on the employee's current hourly rate of pay. The HCSP deposit does not count towards an employee's 50% usage requirement.

Employees who use bereavement leave during the year will not be allowed to roll hours into the HCSP.

20.08 Carry-Over: Employees may carry over up to 320 hours of PTO each year into the next year. Any hours over 320 will be forfeited at year-end, unless due to a qualifying (unusual or non-recurring) circumstance the City Administrator approves an extension or cash payment to avoid a loss of PTO time. All qualifying circumstances must be reported to the Personnel Committee on an annual basis.

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20.09 Unpaid Leave: Employees must normally use all earned PTO prior to taking unpaid leave with the exception of the Minnesota Paid Family Medical Leave. If the leave qualifies under the Parenting Leave or Family Medical Leave Act (FMLA), the employee may retain a balance of forty (40) hours when going on an unpaid leave. Any exceptions must be approved by the City Administrator.

20.10 PTO Donation: Employees may transfer their PTO hours from one employee to another under the following conditions:

A. Such transfers can be made only after the showing of unique or special circumstances and only upon the approval of the City Administrator. Before such transfer will be approved, the proposed recipient of the transfer must have used all of his/her PTO.

B. PTO transfer shall be limited to forty (40) hours per donor. Such transfer shall be made on a dollar-to-dollar basis. The worth of the leave shall be adjusted to the pay level of the donor. Therefore, if the salary of the donor is greater than the recipient, on day of leave from the donor shall result in more than one full day to the recipient. Conversely, if the salary of the donor is less than the recipient, the one day of leave from the donor shall result in less than one full day.

C. Requests for such transfer of PTO must be submitted in writing to the Human Resources Manager or designee, who shall handle all communications between recipient and donor. When a donor volunteers such transfer, he/she must first execute a release document for such transfer that will be kept on file in the Human Resources Department.

D. When a transfer has been finalized in accordance with the rules and approved by the Human Resources Manager and City Administrator, the Finance Department shall take the necessary accounting action to reflect such transfer.

20.11 Supplementing Minnesota Paid Leave with Accrued Paid Leave: Employees are allowed to supplement, or "top-off" any MNPL benefit with accrued PTO, compensatory time, and EMB. If employee chooses to supplement their MNPL benefits this way, the combined weekly sum of MNPL benefits and city-provided paid leave benefits cannot exceed 100% of their regular wage.

ARTICLE XXI
Bereavement Leave

21.01 Bereavement leave is equivalent to 100% of the employee's wage. Up to five (5) days may be granted with the approval of the Department Head for absences related to the death of an immediate family member. Immediate family includes: spouse, child or foster child, parents, grandparents, step-parents, step-children, and siblings.

Up to three (3) days will be granted for the death of an aunt, uncle, step-brother, step-sister, and in-laws including mother, father, sister and brother.

Employees who use bereavement leave during the year will not be allowed to roll hours into the MN State HCSP in that same year.

ARTICLE XXII
Severance Pay

22.01 Any employee leaving municipal service in good standing (including the death of employee) after giving proper notice of such termination of employment shall be eligible for 100% of their earned PTO balance in cash. The unused, pro rata earned amount can be a negative number if the employee uses more PTO than is earned in the year of severance.

22.02 Extended Medical Bank (EMB) balances are not paid out upon death or termination.

ARTICLE XXIII
Waiver

23.01 Any and all prior agreements, resolutions, practices, policies, rules and regulations regarding terms and conditions of employment to the extent inconsistent with the provisions of this agreement are hereby superseded.

23.02 The parties mutually acknowledge that during the negotiations which resulted in this agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any term or condition of employment not removed by law from bargaining. All agreements and understandings arrived at by the parties are set forth in writing in this agreement for the stipulated duration of this agreement. The Employer and the Union each voluntarily and unqualifiedly waives the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered by in this agreement or with respect to any term or condition of employment not specifically referred to or covered by this agreement, even though such terms or conditions may not have been within the knowledge or contemplation of either or both parties at the time this contract was negotiated and executed.

ARTICLE XXIV
Education Compensation

24.01 Employees will be reimbursed for one hundred percent (100%) of the cost incurred for the payment of tuition, fees, and text books required in the attendance of job-related courses provided that:

- The course has been approved by the City Manager and department director prior to registration for, or participation in, the course.
- The employee has submitted a certified fee statement for payment of tuition, fees, and purchase of text books.
- The employee must show proof of satisfactory completion of the course.
- The attendance of the employee at course sessions has been satisfactory.

24.02 Water and sewer workers will get a monthly license stipend for each level obtained.

Water: Class D = $25 Class C = $50 Class B = $75
Sewage: Class D = $25 Class C = $50 Class B = $75

ARTICLE XXV
Clothing/ Uniform Allowance

25.01 The Employer agrees to contribute up to $502.36 annually to each full-time permanent Union employee for uniform/clothing laundering services that may be used by employees. Effective April 1, 2002, the City of Monticello agrees to contribute $502.36 annually plus up to fifty percent (50%) of any increase incurred by the City for the uniform/ clothing laundering services.

25.02 The Employer agrees to reimburse a sum not to exceed $200 per year or $400 every two years for the purchase of safety boots provided a receipt is provided for the purchase.

ARTICLE XXVI
Seasonal and Temporary Employees

26.01 The Employer may hire Spring/Summer Seasonal employees and four (4) Fall/Winter Temporary employees allowing each group to work up to 180 calendar days per employee per year.

26.02 The Employer believes that hiring Seasonal/Temporary employees for longer periods of time will allow union employees more opportunity to perform skilled work and operate equipment. Seasonal/Temporary employees will not operate any equipment that requires a Commercial Driver License CDL or any equipment that has horsepower rating of 50 or more with the exception of mowers including seasonal attachments and non CDL motor vehicles. If a regular, full-time, bargaining unit employee is out on an approved extended leave a separate MOU will be drafted regarding the terms of employment.

26.03 The 180-day period begins on the first day that any seasonal/temporary employee starts work. All employees shall be terminated at the end of the initial 180-day period from the date of the first hired seasonal.

26.04 No member of the full-time bargaining unit will be laid off while Seasonal/Temporary employees are employed.

26.05 Employer will determine the pay rate and for Seasonal/Temporary employees.

26.06 Full-time bargaining unit employees will be given the opportunity to work overtime before being offered to Seasonal/Temporary employees.

26.07 Seasonal/Temporary workers shall not be eligible for any benefits under this agreement except those which may be required by law.

26.08 Seasonal/Temporary employees may be terminated at the sole discretion of the Employer.

ARTICLE XXVII
Central Pension Fund of the Operating Engineers

27.01 2002 Minnesota State Law allows public employees to participate in employer paid pensions (M.S. 356.24, subd. 1 (9 and 10). The Central Pension Fund (CPF) plan of Benefits and the Trust Agreement govern the plan.

27.02 The CPF contribution shall be deducted from the employee's hourly wage rate. This deduction shall be contributed to the CPF as a pre-tax employee contribution.

27.03 The hourly contribution rate will apply to all straight-time hours compensated (i.e. hours worked, holiday, and PTO), however, no pension contributions will be made on overtime hours.

27.04 The City shall remit a contribution to the CPF in an amount equivalent to $1.50 per hour on behalf of each member of the Bargaining unit, up to a maximum of two thousand eighty (2080) hours per calendar year.

27.05 Members by majority vote, may change the contribution rate at any time during the life of the Agreement, accompanied by a sixty (60) day notice to the Employer. The Union and the Employer will work together to implement member-approved changes as soon as practicable.

ARTICLE XXVIII
Duration

This AGREEMENT shall be effective as of January 1, 2026 and shall remain in full force and effect until December 31, 2027. Employees will respond to snow/ice events beyond the duration of the contract.

CITY OF MONTICELLO	INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL NO. 49
_____	_____
Mayor	Ryan Davies, Business Manager
_____	_____
City Administrator	Dan Revier, Area Business Rep.
	_____
	Steward
Dated this_____day of	Dated this_____day of
_____2026.	_____2026.

APPENDIX #1

HOURLY SALARY SCHEDULE

Transition to New Wage Scale

Effective January 1, 2026, all bargaining unit employees will be moved to the closest higher ½ step + an additional ½ step on the Council approved ranges for each position identified in the Classification and Compensation Study as outlined below.

U9 (H150)-Equipment Mechanic/Operators, Water and Sewer Operator- Apprentice
U10 (H130)-Shop Mechanic/Operator, Foreman, Special Projects Manager

Grade-H	Step 1	Step 1.5	Step 2	Step 2.5	Step 3	Step 3.5	Step 4	Step 4.5	Step 5	Step 5.5	Step 6	Step 6.5	Step 7	Step 7.5	Step 8
150	$ 36.48	$ 37.07	$ 37.67	$ 38.28	$ 38.89	$ 39.52	$ 40.15	$ 40.81	$ 41.46	$ 42.13	$ 42.81	$ 43.50	$ 44.20	$ 44.90	$ 45.60
130	$ 29.53	$ 30.01	$ 30.49	$ 30.98	$ 31.48	$ 31.99	$ 32.50	$ 33.03	$ 33.56	$ 34.10	$ 34.65	$ 35.21	$ 35.77	$ 36.34	$ 36.91

	1/21/2026 Current Rate	Current Grade	Current Step	Proposed Grade	Closet 1/2+ 1/2 Proposed Step- New Scale 1/1/26	Initial Placement Rate	1/1/2026 2% COLA	6/27/2026 1% COLA
Streets								
Jensen	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44
Barnes	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Ernst	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Lambert	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Rucker	$ 31.77	U9	5.5	U9	4	$ 32.50	$ 33.15	$ 33.48
Nelson	$ 31.17	U9	5	U9	3.5	$ 31.99	$ 32.63	$ 32.96
Water								
Copeland	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44
Rousselow	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Andrews	$ 32.31	U9	6	U9	4.5	$ 33.03	$ 33.69	$ 34.03
Laage	$ 34.05	U9	7.5	U9	6	$ 34.65	$ 35.34	$ 35.70
Parks								
Wipper	$ 39.76	U11	8	U10	4.5	$ 40.81	$ 41.63	$ 42.04
Braun	$ 35.41	U10	6.5	U10	1.5	$ 37.07	$ 37.81	$ 38.19
Grossnickle	$ 34.64	U9	8	U9	6.5	$ 35.21	$ 35.91	$ 36.27
Imdieke	$ 33.48	U9	7	U9	5.5	$ 34.10	$ 34.78	$ 35.13
Scadden	$ 28.92	U9	3	U9	1.5	$ 30.01	$ 30.61	$ 30.92
PW								
Barthel	$ 37.25	U10	8	U10	2.5	$ 38.28	$ 39.05	$ 39.44

2026 Hourly Salary Schedule

Effective January 1, 2026, the Employer will increase all wages by 2%.

Hourly Salary Schedule Effective 01/01/2026: 2% Increase		
	U10	U9
STEP 1	$37.21	$30.12
STEP 1 ½	$37.81	$30.61
STEP 2	$38.42	$31.10
STEP 2 ½	$39.05	$31.60
STEP 3	$39.67	$32.11
STEP 3 ½	$40.31	$32.63
STEP 4	$40.96	$33.15
STEP 4 ½	$41.63	$33.69
STEP 5	$42.29	$34.23
STEP 5 ½	$42.97	$34.78
STEP 6	$43.66	$35.34
STEP 6 ½	$44.37	$35.91
STEP 7	$45.08	$36.49
STEP 7 ½	$45.80	$37.07
STEP 8	$46.51	$37.65

Effective June 27, 2026, the Employer will increase all wages by 1%.

Hourly Salary Schedule Effective 06/27/2026: 1% Increase		
	U10	U9
STEP 1	$37.57	$30.42
STEP 1 ½	$38.19	$30.92
STEP 2	$38.80	$31.40
STEP 2 ½	$39.44	$31.91
STEP 3	$40.06	$32.42
STEP 3 ½	$40.71	$32.96
STEP 4	$41.35	$33.48
STEP 4 ½	$42.04	$34.03
STEP 5	$42.70	$34.57
STEP 5 ½	$43.39	$35.13
STEP 6	$44.09	$35.70
STEP 6 ½	$44.81	$36.27
STEP 7	$45.53	$36.84
STEP 7 ½	$46.25	$37.43
STEP 8	$46.97	$38.02

2027 Hourly Salary Schedule

Effective January 1, 2027, the Employer will increase all wages by 3%.

Hourly Salary Schedule Effective 07/01/2027: 3% Increase		
	U10	**U9**
STEP 1	$38.70	$31.33
STEP 1 ½	$39.34	$31.85
STEP 2	$39.97	$32.34
STEP 2 ½	$40.62	$32.87
STEP 3	$41.27	$33.39
STEP 3 ½	$41.93	$33.94
STEP 4	$42.59	$34.49
STEP 4 ½	$43.30	$35.05
STEP 5	$43.98	$35.61
STEP 5 ½	$44.69	$36.18
STEP 6	$45.41	$36.77
STEP 6 ½	$46.15	$37.36
STEP 7	$46.90	$37.95
STEP 7 ½	$47.64	$38.55
STEP 8	$48.38	$39.17

2F. Consideration of adopting Resolution 2026-08 for approval of Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development, for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Community & Economic Development Coordinator, Public Works Director/City Engineer	**Approved by:** City Administrator	

ACTION REQUESTED

The Planning Commission unanimously recommends approval of the Preliminary Plat, Development Stage PUD and Amendment to CUP for PUD.

Decision 1: Consideration to approve a Preliminary and Final Plat for Twin Pines and to approve the Twin Pines Development Contract

Motion to approve the Preliminary and Final Plat of the Twin Pines First Addition and Twin Pines First Addition Development Contract, subject to the Conditions in Exhibit Z, and based on findings in Resolution 2026-08 and authorizing the Mayor and City Administrator to execute said Agreement, and further authorizing the Mayor and City Administrator to negotiate and specify final changes or amendments necessary to execute the intention of the City Council more fully with respect to the proposed project.

Decision 2: Consideration to approve a Development and Final Stage Planned Unit Development

Motion to approve a Development and Final Stage Planned Unit Development for the Twin Pines First Addition, a multi-family residential project, subject to the Conditions in Exhibit Z, and based on findings in Resolution 2026-09, and including the addition of adoption dates in ordinance 770 for Twin Pines First Addition.

Decision 3: Consideration to approve an amendment to the Conditional Use Permit for Planned Unit Development for Monticello Business Center 5th Addition

Motion to approve an amendment to a Conditional Use Permit for Planned Unit Development, subject to the conditions in Exhibit Z and based on findings in Resolution 2026-10.

PREVIOUS COUNCIL ACTION

December 13, 2021:	Council approved preliminary plat of Twin Pines First Addition and Development Stage Planned Unit Development for Twin Pines First Addition
February 28, 2022:	Council approved final plat of Twin Pines First Addition, Rezoning of Lot 1, Block 1 Twin Pines First Addition to Planned Unit Development, Final Stage Planned Unit Development for Twin Pines First Addition
October 24, 2022:	Council approved transfer of Development Contract for the Twin Pines First Addition from Kjellberg's Inc. to Apartments Monticello LLC and approval of a PUD Adjustment for Twin Pines First Addition, including related amendments to the Development Agreement for Twin Pines First Addition
February 27, 2023:	Council approved a 6-month extension of the final plat approval for Twin Pines First Addition
August 14, 2023:	Council approved a 6-month extension of the final plat approval for Twin Pines First Addition
January 22, 2024:	Council approved a 6-month extension of the final plat approval for Twin Pines First Addition
August 12, 2024:	Council approved a 6-month extension of final plat approval for Twin Pines First Addition

REFERENCE AND BACKGROUND

Property: Legal Description: Outlot A, Monticello Business Center 6th Addition PID #: 155221000010

Planning Case Number: 2026-04

Request(s):

1. Consideration of Preliminary and Final Plat, and related development contract
2. Consideration of Development and Final Stage Planned Unit Development
3. Consideration of Amendment to Conditional Use Permit for Planned Unit Development

Deadline for Decision:	March 9, 2026 (60-day deadline) May 8, 2026 (120-day deadline)
Land Use Designation:	Commercial and Residential Flex
Zoning Designation:	Twin Pines Planned Unit Development District
Overlays/Environmental Regulations Applicable:	N/A
Current Site Uses:	Vacant

Surrounding Land Uses:

North:	Residential / Pointes at Cedar
East:	Medium Density Residential
South:	Powerline Easement/Manufactured Residential
West:	Commercial

Project Description:

The project consists of site and building improvements for a 96-unit multi-family residential development with four stories of units over an underground parking garage, surface parking, and private open space with amenities for the residential development. The project replats the existing Outlot A of Monticello Commerce Center 6th Addition to a single lot containing the private building and parking improvements, and residual outlot area that serves as common parking and access for the remainder of the PUD.

The project had received prior approvals, but the applicants had withheld recording of Final PUD and Final Plat approvals for some time. As those approvals have formally lapsed, the applicants are seeking reapproval of what is essentially the same project originally approved for the site.

The City Attorney has advised that since the original Conditional Use Permit for Planned Unit Development was granted (even though plat and PUD approvals were not finalized), the PUD may proceed without need for signatures from the other PUD properties. Those property owners were notified of the republished public hearing, which was held at Planning Commission on February 2, 2026.

ANALYSIS:

Comprehensive Plan / Land Use:

Prior to the initial Twin Pines PUD applications in 2020-2021, the site had been a part of a PUD which anticipated a series of commercial buildings which would share parking and a single access point to School Boulevard. The initial concept was approved under a Conditional Use Permit for Planned Unit Development and the plan for the PUD envisioned as many as three additional commercial buildings around the perimeter of the site and a central parking area.

The applicant came before the Planning Commission and City Council in late 2021 requesting approval for a 93-unit multi-family development of 4-floors of residential use, with an underground parking facility as well as grade-level surface parking.

The project approvals were granted by the City Council in February 2022 but ownership of the development was transferred later that year. Throughout 2023 and 2024, the new owners continued to seek 6-month extensions on the final plat approval before finally informing staff in February 2025 that they did not intend to extend the final plat again, allowing it to expire that month. The applicant re-engaged city staff in August 2025 restart the process of requesting entitlements for the project.

A joint concept workshop with the Planning Commission and City Council to review a proposal for a 96-unit multi-family development on the site was held in December 2025. At the concept review meeting, City officials expressed a general consensus that the plan continued to meet the expectations of the City and its PUD zoning, further noting that although the original plans anticipated commercial uses in this area, the general layout of the site, and lack of both direct access and visibility from School Boulevard, diminished the potential of the Twin Pines site as commercial property. The mixed land uses represented by the Comprehensive Plan designation of Commercial and Residential Flex supports the proposed residential project on the remaining PUD land.

Ordinance Requirements & PUD Flexibility:

Parking, Access and Circulation. Parking is an area of flexibility being sought through the use of PUD on this project. The ordinance would expect a standard minimum supply of 2.25 parking spaces per residential unit, with no more than 1.1 spaces per unit uncovered (the remaining required to be covered/underground). The applicant is seeking to reduce the number of spaces per unit.

The proposed building contains studios as well as one-, two-, and three-bedroom unit options. The project contains 4 studios, 45 one-bed units, 4 one-bed units with a den, 42 two-bed units, and 1 three-bed unit for a total of 140 bedrooms in the building.

The proposed parking plan for the 96-unit building is 78 surface-level stalls and 76 underground stalls for a total of 154 parking stalls, at an estimated 1.6 parking stalls per unit. This results in 1.1 parking spaces per bedroom, a count which was approved as a part of the original project. However, it is critical that all spaces be utilized given the precise ratio of parking proposed. If underground parking is leased separately, it creates potential for some spaces to go unutilized. As an operational matter, the applicant will need to provide for full utilization of all enclosed parking spaces as a component of unit leases.

A reciprocal driveway easement and maintenance agreement was recorded in 2012 between the Outlot A parcel and Lot 1, Block 1 of the Monticello Business Center 6th Addition. A parking and access easement was recorded in 2023 between the proposed parking and circulation and Lot 1, Block 1, Monticello Business Center, 5th Addition.

The subject parcel takes access from School Boulevard. Harvest Court, located to the west, is a private roadway within the Autumn Ridge development and cannot be extended for public access. The original development plan anticipated additional commercial office buildings utilizing the private internal roadway system. While the proposed multi-family residential use is expected to generate a slightly higher number of total daily trips than the previously planned office uses, it is expected to produce fewer vehicle trips during the weekday a.m. and p.m. peak hours.

Landscaping

The applicants have provided an extensive landscaping plan for the site, exceeding the minimum requirements of the code.

The landscape plan indicates that all but one of the trees in the existing boundary plantings along the east border abutting the Autumn Ridge Townhomes will be removed, due primarily to required grading in that area. However, the planting plan shows an increase in overall replaced trees in that area, with 24 trees being removed, but as many as 40 new trees planted in that area.

If there are significant changes to the site plan due to other review notes, the landscaping plan would need to be revised to demonstrate compliance with these notes.

Lighting

The applicant's submission includes a lighting plan of photometrics. The submitted plans do not appear to include details on the style and character of the proposed light posts. The photometric illustrates both façade lighting as well as pole mounted lighting for the surface parking lot. The City's standard maximum illumination level is 0.5 footcandles at the property line. The application shows lighting exceeding this standard on the east boundary, with values exceeding 1.0 footcandles. The plan requires modification to reduce this measurement,

preferably to 0.0 footcandles given the proximity to the townhouse areas adjacent to this location. Staff notes that no lighting is shown for the public amenity common space on the interior of the building facing south. Any such lighting will be required to meet the City's standards for glare, photometric illumination, and other requirements.

Signage

No signage plan has been submitted at this point. The two existing buildings have a freestanding monument-style sign in the front yard along School Boulevard. Staff would require a coordinated sign plan to avoid additional free-standing signs in this space, and to minimize sign clutter along School Boulevard at this entrance.

Building Design

The plans illustrate a four-story building from the grade at the front (north) elevation. The lower-level parking garage is accessed via a descending driveway along the east boundary of the site. The applicants have noted that the proposed building is a "flat roof" design, although it shows a varied wall profile with projected columns that separate individual units and their balconies. Building materials include a dominant first floor covering of brick, with varied colors and textures of fiber-cement board treatments, some scored to mimic stone patterns, on the upper floors.

Utilities, Grading and Drainage

The City Engineer provided comment on the grading, drainage, and utilities for the project in the Engineer's Letter dated January 23, 2026

Fire Code

The Chief Building Official and Fire Marshal provided comment for the project in the Letter dated January 23, 2026

Accessory Use Requirements - Trash Handling

The applicants have shown an exterior trash enclosure near the south end of the easterly office building. This enclosure is intended to handle trash for commercial use. The applicants indicated that the trash handling for the proposed residential project will be indoors, consistent with other residential projects in the City.

Plat Standards

Preliminary/Final Plat

The project requires a plat to convert the current outlot into a numbered lot and block for the development parcel, with an outlot remaining to serve the existing commercial office building. The applicant has provided a preliminary plat drawing which illustrates the replatting of Outlot

A into a lot and block of approximately 2.5 acres and an outlot surrounding Lot 1, Block 1 of Twin Pines First Addition. The plat is subject to the City Engineer's review comments.

The Plat does not appear to alter the boundaries of the existing lots. However, as a part of the plat review, it will be important to reconfirm the required cross-easements for access and other services throughout the site.

Required plat perimeter easements are not shown. The preliminary plat is required to be revised to illustrate the required easements per the City Engineer.

A vacation of the drainage and utility easement over the current outlot will also be required. The applicant shall petition for this vacation as part of the platting process, with new easements as required by the Subdivision Ordinance to be platted.

As noted previously, the project anticipated joint access, parking, and utility services for commercial uses. The introduction of a residential use into the commercial PUD and/or its management association will require review to ensure that the site continues to be properly managed over the long term. Therefore, a condition requiring the submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

Park Dedication

As a residential subdivision, the development is subject to park dedication requirements. As of the time of this report, the Park, Arts and Recreation Commission (PARC) has not yet met to provide a recommendation on dedication requirements for the new application. In the previous project approvals, PARC recommended a cash-in-lieu dedication. Given the site layout and constraints, staff will recommend a cash dedication to the commission in addition to pedestrian connections. This will be verified prior to the final plat and PUD approvals.

PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission reviewed these items during its regular meeting on February 3, 2026, and held a public hearing on the requests.

During the hearing, there was public comment regarding the access configuration and potential traffic generated by the development. The City Engineer's office has provided additional information regarding these items in this report.

Following the hearing and discussion, the Planning Commission recommended approval of the decisions subject to their review of the proposed project.

STAFF RECOMMENDED ACTION

Planning staff recommends approval of the Preliminary and Final Plat including development contract, Final and Development Stage PUD, and Amendment to Conditional Use Permit for

PUD, based on findings in the attached resolutions, which include the observation that the project is consistent with the Comprehensive Plan for land use purposes, and with the original CUP/PUD provisions. As also noted, the site itself is more suited to residential uses than commercial, and the proposed building and site development plans are consistent with the expectations of the City's applicable zoning requirements, as well as with the requirements for PUD consideration and flexibility.

Because the site is already zoned as "Twin Pines PUD District," there is no rezoning action to consider as a part of this decision. Finally, the applicants have requested the Final Plat and Final Stage PUD to run concurrently for City Council consideration with the Preliminary Plat and PUD.

SUPPORTING DATA

A. Resolution 2026-08 – Development and Final Stage PUD
B. Resolution 2026-09 – Amendment to CUP for PUD
C. Resolution 2026-10 – Preliminary and Final Plat
D. Resolution PC-2026-05 – Preliminary Plat
E. Resolution PC-2026-06 – Development Stage PUD
F. Resolution PC-2026-07 – Amendment to CUP for PUD
G. Aerial Site Image
H. Applicant Narrative
I. Certificate of Survey
J. Preliminary Plat
K. Final Plat
L. Plans, Including:
    a. Architectural
    b. Survey
    c. Tree Removals
    d. Site Plan
    e. Grading Plan
    f. Utility Plan
    g. Civil Plan
    h. Landscaping Plan
    i. SWPPP (Existing, Temporary & Proposed)
    j. Stormwater Report
    k. Lighting
M. Development Contract
N. Finance Plan
O. Monticello 2040 excerpts
P. City Engineer's Letter, dated January 23, 2026

Q. Chief Building Official's Letter, dated January 23, 2026

R. Conditions of Approval

EXHIBIT Z

Conditions of Approval

Preliminary Plat, Development Stage PUD, Amendment to CUP/PUD

Outlot A, Monticello Business Center 6th Addition

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.
5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.
6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.
7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.
8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.
9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.
10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.
11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

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

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-08

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF TWIN PINES FIRST ADDITION

WHEREAS, the applicant is seeking a Preliminary and Final plat for of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed plat would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the plat creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the platted parcels will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject property will be developed under the requirements of the Monticello 2040 Vision + Plan Comprehensive Plan, which designate the land use for the property as Regional Commercial uses; and

WHEREAS, the Planning Commission has reviewed the application for the plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

WHEREAS, the Planning Commission held a public hearing on February 3rd, 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 recommended approval of the proposed preliminary plat of Twin Pines First Addition; and

WHEREAS, the City Council has reviewed the application for the Preliminary and Final Plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
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RESOLUTION NO. 2026-08

WHEREAS, the City Council makes the following Findings of Fact in relation to the approval of the Preliminary and Final Plat:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.

3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.

4. The proposed plat accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.

5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.

6. As a property with development consistent with both the Comprehensive Plan and the previously approved plat for the site, the proposed plat is not anticipated to negatively impact surrounding residential properties.

7. Approval of the plat will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monticello, Minnesota that the Monticello City Council approves the Preliminary and Final Plat for Twin Pines First Addition, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
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4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.

5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-08

plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

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

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF MONTICELLO, MINNESOTA, that the document titled "Development Contract for Twin Pines First Addition" with assignment of the specific terms and conditions for public improvements and the specific terms and conditions for plat development, is hereby approved.

Adopted by the City Council of Monticello this 23rd day of February 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-08

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 23rd day of February, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello

_____

Jennifer Schreiber, City Clerk

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-09

A RESOLUTION APPROVING A DEVELOPMENT AND FINAL STAGE PUD FOR TWIN PINES FIRST ADDITION

WHEREAS, the applicant has requested a Development and Final Stage PUD approval concurrent with a preliminary and final plat of a parcel of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed plat and PUD would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the plat creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the PUD development parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Commercial Residential Flex; and

WHEREAS, the Planning Commission has reviewed the application for the Development Stage PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

WHEREAS, the Planning Commission held a public hearing on February 3, 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 recommended approval of the Development Stage PUD for Twin Pines First Addition; and

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

WHEREAS, the City Council of the City of Monticello makes the following Findings of Fact in relation to the approval for Development and Final Stage PUD:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-09

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed PUD accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
6. As a property with development consistent with both the Comprehensive Plan and the previously approved PUD for the site, the proposed PUD is not anticipated to negatively impact surrounding residential properties.
7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monticello, Minnesota that the Monticello City Council approves the Development and Final Stage PUD for Twin Pines First Addition, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.
5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-09

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-09

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

Adopted by the City Council of Monticello this 23rd day of February 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2026-09

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 23rd day of February, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello _____

Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2025-10

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT AS RELATED TO TWIN PINES FIRST ADDITION

WHEREAS, the applicant has requested an amendment to the Conditional Use Permit for Planned Unit Development as related to a concurrent request for Development and Final Stage PUD approval and a preliminary and final plat of a parcel of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed plat and PUD would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the plat creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the PUD development parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Commercial Residential Flex; and

WHEREAS, the Planning Commission has reviewed the application for the amendment to CUP for PUD pursuant to the regulations of the applicable ordinances and land use plans and policies; and

WHEREAS, the Planning Commission held a public hearing on February 3, 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 recommended approval of the amendment to CUP for PUD for Twin Pines First Addition; and

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

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2025-10

WHEREAS, the City Council of the City of Monticello makes the following Findings of Fact in relation to the approval of the amendment to CUP for PUD:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed PUD accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
6. As a property with development consistent with both the Comprehensive Plan and the previously approved PUD for the site, the proposed PUD is not anticipated to negatively impact surrounding residential properties.
7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monticello, Minnesota that the Monticello City Council approves the amendment to Conditional Use Permit for Planned Unit Development, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.

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CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2025-10

5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2025-10

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

Adopted by the City Council of Monticello this 23rd day of February 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2025-10

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 23rd day of February, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello _____

Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING APPROVAL OF A PRELIMINARY PLAT FOR TWIN PINES FIRST ADDITION

WHEREAS, the applicant is seeking a preliminary plat of a parcel of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed plat would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the plat creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the platted parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Commercial Residential Flex; and

WHEREAS, the proposed preliminary plat accommodates attached housing under a PUD zoning structure; and

WHEREAS, the Planning Commission has reviewed the application for the plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

WHEREAS, the Planning Commission held a public hearing on February 3rd, 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 make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.

3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.

4. The proposed plat accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.

5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.

6. As a property with development consistent with both the Comprehensive Plan and the previously approved plat for the site, the proposed plat is not anticipated to negatively impact surrounding residential properties.

7. Approval of the plat will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota recommends to the City Council that the proposed Preliminary Plat for the Twin Pines First Addition be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.
5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

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

ADOPTED this 3rd day of February, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____

Andrew Tapper, Chair

ATTEST:

_____

Tyler Bevier, Community & Economic Development Coordinator

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING APPROVAL OF A DEVELOPMENT STAGE PUD FOR TWIN PINES FIRST ADDITION

***WHEREAS*,** the applicant is seeking a Development Stage PUD approval concurrent with a preliminary plat of a parcel of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed plat and PUD would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the plat creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the PUD development parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Commercial Residential Flex; and

WHEREAS, the proposed Development Stage PUD accommodates attached housing under a PUD zoning structure; and

***WHEREAS*,** the Planning Commission has reviewed the application for the plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

***WHEREAS*,** the Planning Commission held a public hearing on February 3rd, 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 make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.

3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.

4. The proposed PUD accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.

5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.

6. As a property with development consistent with both the Comprehensive Plan and the previously approved PUD for the site, the proposed PUD is not anticipated to negatively impact surrounding residential properties.

7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota recommends to the City Council that the proposed Development Stage PUD for the Twin Pines First Addition be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.

5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

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

ADOPTED this 3rd day of February, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____

Andrew Tapper, Chair

ATTEST:

_____

Tyler Bevier, Community & Economic Development Coordinator

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING APPROVAL OF AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR A PUD FOR TWIN PINES FIRST ADDITION

WHEREAS, the applicant is seeking a Preliminary Plat, Development Stage PUD, and Conditional Use Permit PUD approvals for a parcel of currently undeveloped land, currently platted as Outlot A of the Monticello Commerce Center 6th Addition; and

WHEREAS, the proposed PUD would incorporate development opportunity for mixed residential land uses as an allowed use in the proposed Twin Pines Planned Unit Development zoning district; and

WHEREAS, the PUD creates a single residential development parcel and one outlot reflecting common access area in the PUD, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

WHEREAS, the PUD development parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements under the appropriate PUD standards; and

WHEREAS, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Commercial Residential Flex; and

WHEREAS, the proposed Amendment to Conditional Use Permit PUD accommodates attached housing under a PUD zoning structure as per the original CUP approval; and

WHEREAS, the Planning Commission has reviewed the application for the plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

WHEREAS, the Planning Commission held a public hearing on February 3rd, 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 make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the Twin Pines PUD, Planned Unit Development District.

2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.

3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.

4. The proposed PUD accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.

5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.

6. As a property with development consistent with both the Comprehensive Plan and the previously approved Conditional Use Permit PUD for the site, the proposed Amendment to CUP-PUD is not anticipated to negatively impact surrounding residential properties.

7. Approval of the PUD will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota recommends to the City Council that the proposed Amendment to the Conditional Use Permit for PUD for the Twin Pines First Addition be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. All construction is consistent with the approval Final Stage PUD Plans.
2. Site plan additions are made per the staff report (primarily signage and sign monumentation) to reinforce the entry and circulation to the residential area.
3. The Preliminary and Final Plat are found consistent with the requirements of the Subdivision Ordinance, including verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed.
4. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.

5. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

6. The property owner submit any required petition for vacation of drainage and utility easements over Outlot A, to be re-established on the plat per the City Engineer's direction.

7. The approved PUD provides attached or internal trash handling for the residential use as noted in the plans and this report.

8. In the event that site plan modifications are required at Final Stage, the landscaping plan is revised consistent with any changes to the site plan to maintain plant quantities and buffering, particularly toward the east residential boundary.

9. The circulation routes through the project are reviewed to ensure safe travel for residents and commercial tenants in all areas of the project site, including directional signage related to discouraging traffic through the veterinary office building to the west.

10. Enclosed parking on the site is required to be included in unit leases to ensure they are fully utilized, and not left underutilized through separate leasing.

11. The applicant prepare and submit signage plans that incorporate existing signage, providing for consolidated entrance monument signage and avoiding additional freestanding sign displays.

12. The applicant prepare and submit updated lighting plans, including attention to proposed site lighting that acknowledges the minimizing of site lighting impacts along the easterly site boundary.

13. Cross parking and access rights and agreements are verified between the subject parcel and adjoining parcels, the applicant amends and execute as required any required cross-access and cross-parking agreements required for the site and adjoining parcels, and the applicant further verifies commitment to any future reasonable modifications as adjoining parcels develop or redevelop.

14. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.

15. Compliance with the terms of the City's Engineering Staff letter dated January 23, 2026

16. Compliance with the terms of the Chief Building Official's letter dated January 23, 2026

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

ADOPTED this 3rd day of February, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____

Andrew Tapper, Chair

ATTEST:

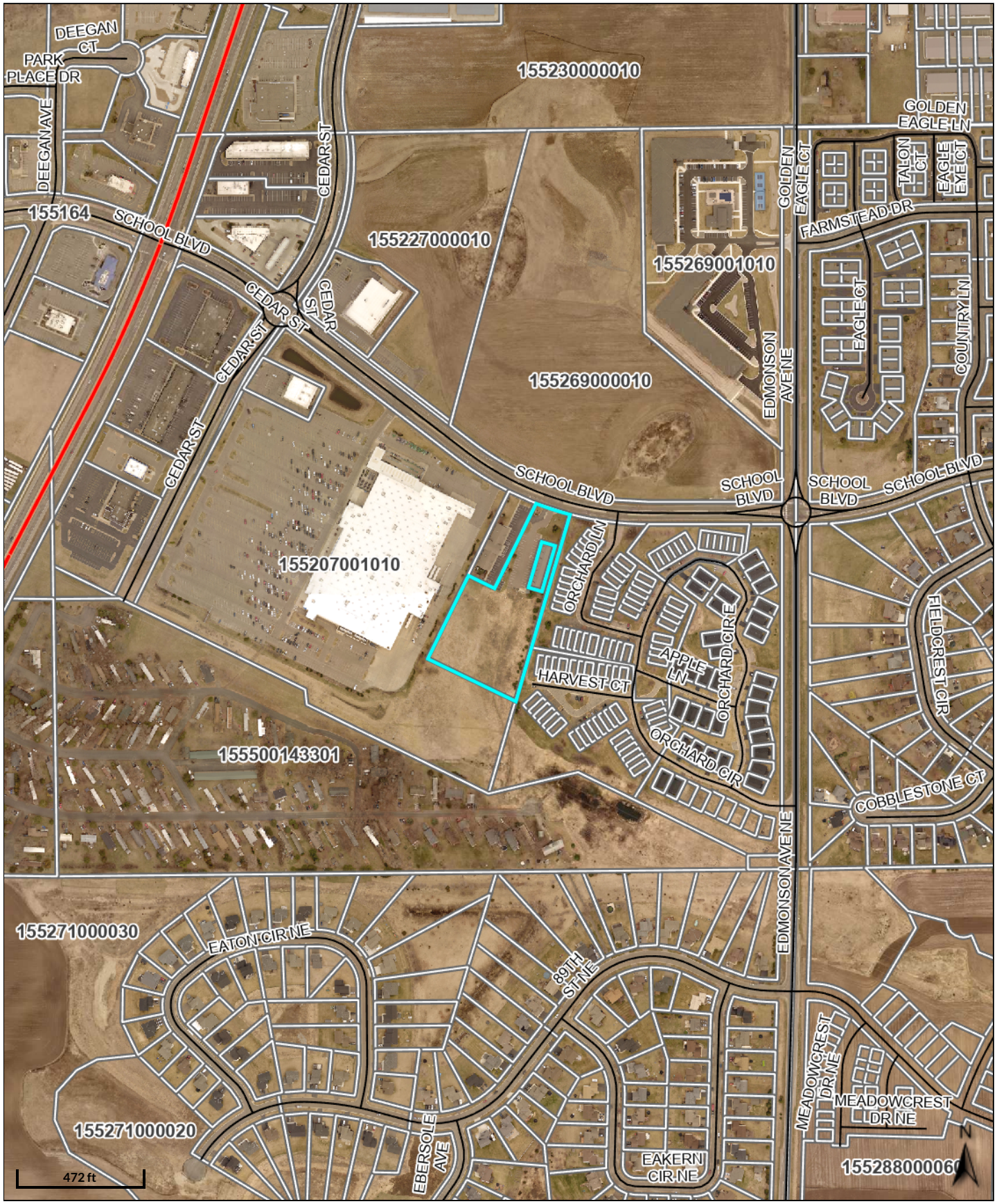
_____

Tyler Bevier, Community & Economic Development Coordinator

Brick by Brick/Twin Pines Prelim Plat & Dvpt Stage PUD

Created by: City of Monticello

Legal: Outlot A, Monticello Business Center 6th Addn | PID 155-221-000010



FIRM GROUND
architects & designers

"Your well-built project begins and endures with Firm Ground."

December 8, 2025

City of Monticello Community Development
Attn: Angela Schumann, Tyler Bevier
505 Walnut Street, Suite 1
Monticello, MN 55362

Dear Angela and Tyler,

For your review are Firm Ground's application items for the PUD Development Stage of the property described in the attached Land Use Application form. These written responses are per the PUD Development Proposal checklist/submittal and have been updated to reflect the current project information. The checklist item description is copied in bold with Firm Ground's response written below.

- **A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates**

Owner and applicant

Brick by Brick Development, LLC
Dave Walia, Vishal Dutt
900 American Blvd East Suite 300
Bloomington, MN 55420
Phone: 651-206-4087
Email: Vishal@venturemortgage.com

Architecture:
Craig Gottschalk & Ryne Nichols
275 Market Street, Suite 368
Minneapolis, MN 55405
Phone: 612-819-1835
Email: rnichols@firmgroundae.com, cgottschalk@firmgroundae.com

Civil Engineer & Surveyor
Civil Site Group
Patrick Sarver
5000 Glenwood Avenue
Golden Valley, MN 55422
Phone: 612-615-0060
Email: psarver@civilsitegroup.com

FIRM GROUND
architects & designers

- **A listing of the following site data: Address, current zoning, parcel size in acres and square feet and current legal description(s);**
    - Address: site does not have a street address; it is located on School Boulevard immediately east of the Walmart located at 9320 Cedar Street. The Parcel ID is 155221000010
    - Current zoning: PUD, adjacent to existing B4 zoning district
    - Parcel size: 152,151.33 square feet, 3.49 acres
    - Current partial legal description: Sect-14 Twp-121 Range-025 MONTICELLO BUSINESS CENTER 6TH OUTLOT A

- **A narrative explaining the applicant's proposed objectives for the PUD amendment, and public values that the applicant believes may be achieved by the project**

The applicant seeks to build a 96-unit apartment building that offers a modern, comfortable and convenient lifestyle for renters in Monticello. With the consistently full occupancy of the nearby Monticello Crossings, we believe that another multi family development of this scale would be a benefit to the community as another distinctive living option. The ownership group has conducted a new market study to supports this endeavor.

We are proposing a mix of studios, 1 bedroom, and 2-bedroom units. Most units will either be 1 bedroom or 2 bedrooms. Main access to the building will occur at the main entrance that features an overhang accent facing north. This is accessed from a driveway from School Boulevard to the north that also serves the existing businesses in the parcels on the interior borders of the property in question. The site access between these two parcels and the proposed development will be designed to maximize ease of access and efficiency. Ramp access to the below grade parking level is located on the eastern half of the building while surface parking will be provided in front of the building. Pedestrian pathways will be provided across the site to connect all the entrances as well as outdoor amenity space. This site design will facilitate a distinguished and attractive living destination while also accommodating and strengthening the adjacent businesses.

The design intent of the new building is to apply the latest technology, materials and trends in lifestyle housing in an appealing combination that will capture a certain timelessness and be fresh and attractive for years to come. Materials will be selected for their durability, constructability and textural appeal. A

combination of brick, glass, and fiber cement siding will create an interesting façade with low maintenance exterior finishes. The proposed material palette is both contemporary and dignified. Dark grey brick and rhythmic white paneling are accented by areas of the warmer sandstone-textured fiber cement and sleek vertical ribbed fiber cement. It is important to create a dynamic and balanced façade with the way in which the materials accent each other.

The proposed site plan aims to create a sense of arrival and entry while minimizing the impact on the existing businesses and parking lots. The turnaround feature with specialty pavement at the north end of the site will create an efficient and safe means of navigating to the businesses and apartment building. The center of the turnaround carries the potential of establishing an attractive and dignified arrival to the development. This sense of entry is reinforced with the overhang over the main pedestrian entrance to the proposed building. Overall, this site plan minimizes wasteful and costly demolition of the existing pavement on site, creates a compact surface parking lot dedicated to residents and facilitates ample space for a surface pond feature at the southern low point of the site for stormwater. We believe this layout reinforces the destination of an attractive, modern building while also proving highly practical and responsible.

96 units in the project allow us to dedicate space to a club room and lounge for social activities to support the creation of a sense of community. These rooms will provide comfy and cozy space, filled with natural light and a hearth to create a focal point and sense of place.
The mailboxes will be incorporated into the area to further create opportunities for spontaneous social interactions and tables, chairs and a coffee server will be located in this area to give people a reason to tarry in the space a bit longer and enjoy the company of their neighbors.

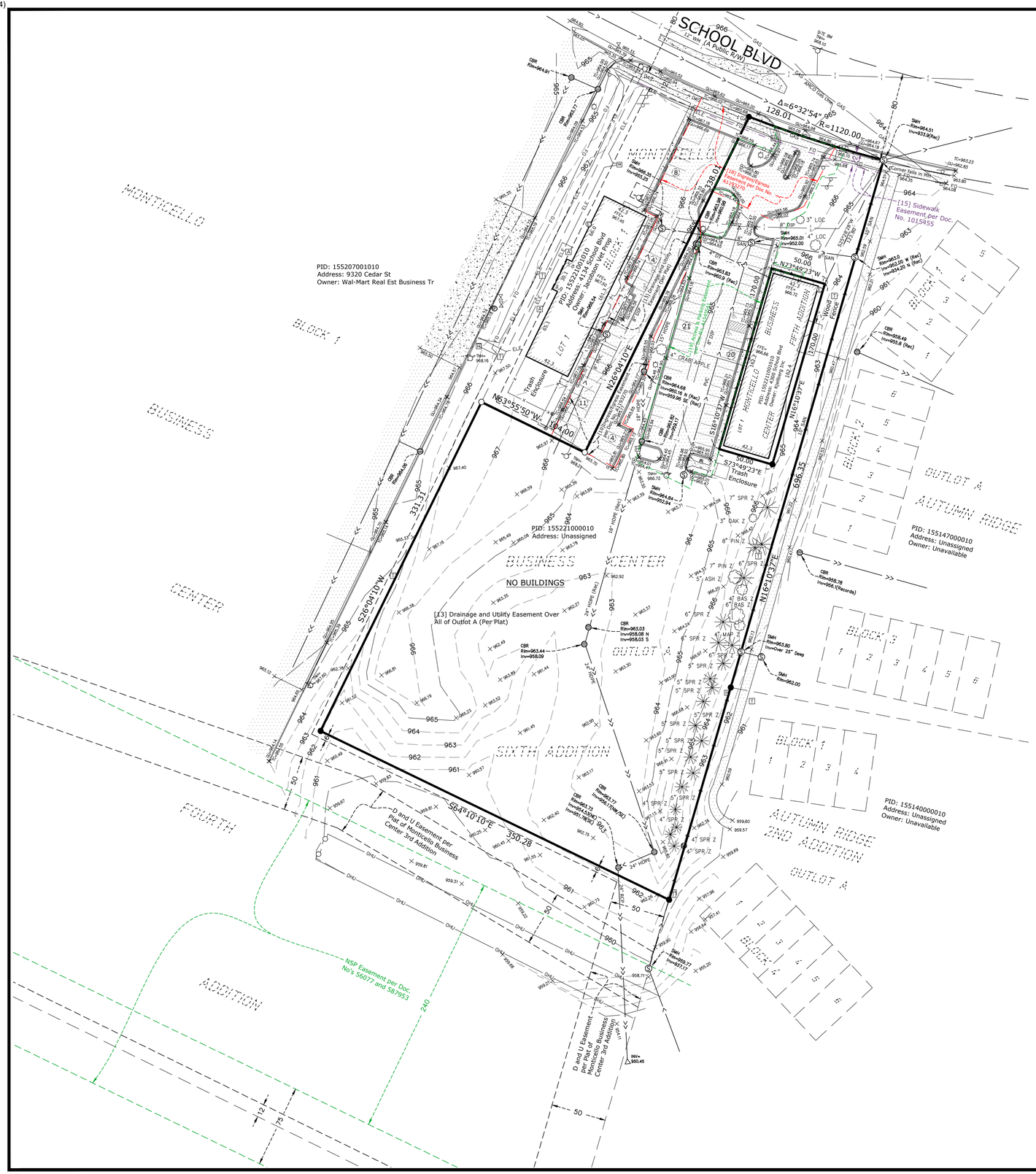
Exterior space will include a patio with built in BBQ grills, trellis or other space defining elements that make the patio both attractive and useful. This space is envisioned as another bustling social gathering space for residents and friends to unwind and relax with one another. With an attractive contemporary building and units design, this proposed project has the potential to be a popular addition to Monticello's renter housing market. We believe it will enhance Monticello's businesses by attracting younger renters

and families to the community who seek modern housing amenities in a growing and charming community near the Twin Cities.

- **A listing of general information including the number of proposed residential units, commercial and industrial land uses by category of use, public use areas including a description of proposed use, and any other land use proposed as part of the PUD**
    - 96 proposed residential uses
    - The sole proposed use for this site is the 96 unit apartment building with associated resident amenities and parking. We are also proposing re-calibrating parking for the existing businesses on the north part of the land to work concurrently with our site circulation and access as shown in our Civil plans.
- **Calculation of the proposed density of the project and the potential density under standard zoning regulations, including both gross density and net density, accounting for developable and undevelopable land. Undevelopable land shall include all wetlands, floodplains, sensitive ecological areas identified in the Natural Resource Inventory, slopes greater than 18%, poor soils and areas of concentrated woodlands**
    - A previously completed survey and soil borings illustrate the site as highly developable without wetlands or other undevelopable land.
    - The survey calculates a parcel area of 3.49 acres, with which our proposed 96 units provides a unit density of 27.51 units/acre, which doe exceed the R-4 maximum density of 25. We are seeking flexibility to allow this additional unit/acre ratio.
- **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)**
    - Ideally, we'd be targeting an early spring (2025) construction start based on approval timelines with Planning Commission and City Council. Typically for a project of this size, we'd expect a 12 month construction timeframe.
- **A listing of the areas of flexibility from the standard zoning sought through the use of PUD design.**

FIRM GROUND
architects & designers

- Following the R-4 zoning standards, we believe we will meet building setback and design standards. We'd be seeking flexibility with regards to the density as discussed above, as well as the parking standards. We have proposed 96 units in order to maximize the economics of a multi-family building at this site. As such, we would not be able to achieve the parking requirement of 2.25 stalls/unit and are seeking flexibility to provide 1 stall per bedroom instead.
- We would be seeking flexibility regarding roof design- it is our understanding that a pitched 5:12 roof is required. To achieve the aesthetic we have envisioned, we would ask for flexibility to have a flat roof with parapets.



DESCRIPTION OF PROPERTY SURVEYED

Outlot A, Monticello Business Center Sixth Addition, Wright County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES

1. Bearings are based on the Wright County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located on the north side of School Boulevard, as shown hereon. Elevation = 968.10.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

   Storm information shown in the undeveloped area was taken from a site utility plan prepared by Anderson Engineering of Minnesota, LLC, dayed June 4, 2007.

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Unassigned, School Boulevard, Monticello, Minnesota 55362 (Wright County PID No. 155221000010)
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27171C0170D, effective date of June 20, 2024.
4. The Gross land area is 170,244 +/- square feet or 3.908 +/- acres.
6. The current Zoning for the subject property was not provided.
   Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
   Please note we did not observe any buildings on the subject property while conducting the fieldwork.
9. The number of parking stalls on this site are as follows: 45 Regular + 0 Handicap = 45 Total Parking Stalls.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Wright County Interactive Property Map.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Land Title, Inc., as agent for Old Republic National Title Insurance Company, File No. 723127, dated November 3, 2025. We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no.'s 1-9, 12, 14, 16 and 17 are not survey related.

   b. The following are numbered per the referenced title Commitment:

   12. Easement in favor of the City of Monticello filed as Document Number 590041.
   Document creates a blanket roadway and utility easement in conjunction with a project involving School Boulevard. Blanket easement lies over the underlying section, township, range description of the subject property. Document states that upon completion of the development of the public improvement project and upon recording of a final plat that contains all necessary easements, and upon request of developer, the city shall execute an appropriate document releasing its easement interest, except as to those portions of property necessary for the public improvements identified on the final plat.
   School Boulevard was dedicated in an underlying plat and is shown hereon adjacent to the north of the subject property.
   [13]. Drainage and utility easements over the subject property as shown on the recorded plat of Monticello Business Center Sixth Addition.
   Drainage and utility easement dedicated over all of Outlot A, as shown hereon.
   [15]. Grant of Permanent Easement in favor of the City of Monticello filed as Document Number A1015455.
   As shown hereon over the Northerly 12 feet of the subject property.
   [18]. Reciprocal Driveway Easement and Maintenance Agreement filed as Document Number A1193270.
   As shown heron over the middle portion of subject property.
   [19]. Easement Agreement dated December 12, 2023, filed January 5, 2024 as Document Number A1545541.
   Document creates an access and parking easement benefitting Lot 1, Block 1 and burdening Outlot A of the proposed plat of Twin Pines First Addition.
   Said plat has not been recorded at the time of this survey. Said easement is shown hereon over a northeasterly portion of the subject property.

ALTA CERTIFICATION

To: Brick by Brick Development, LLC, a Minnesota limited liability company; Land Title, Inc.; and Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.
The fieldwork was completed on 11-4-2025.
Dated this 13th day of November, 2025.

Rory L. Synstelien — Minnesota License No. 44565
rory@civilsitegroup.com

N

50 25 0 25 50 100
SCALE IN FEET

Linetype & Symbol Legend

FO — FIBER OPTIC	SIGN	AIR CONDITIONER
GAS — GASMAIN	UTILITY MANHOLE	BOLLARD
WATERMAIN	SANITARY MANHOLE	ELECTRIC MANHOLE
SANITARY SEWER	STORM MANHOLE	FLAG POLE
STORM SEWER	CATCH BASIN	FLARED END SECTION
OHU — OVERHEAD UTILITIES	ROOF DRAIN	GAS VALVE
TEL — TELEPHONE LINE	TELEPHONE BOX	HANDICAP SYMBOL
ELE — ELECTRIC LINE	TELEPHONE MANHOLE	HYDRANT
CTV — CABLE LINE	ELECTRIC TRANSFORMER	WATER MANHOLE
CHAINLINK FENCELINE	TRAFFIC SIGNAL	WATER VALVE
WOODEN FENCELINE	CABLE TV BOX	POWER POLE
GUARDRAIL	ELECTRICAL METER	GUY WIRE
CONCRETE SURFACE	GAS METER	CONIFEROUS TREE
PAVER SURFACE	FOUND IRON MONUMENT	DECIDUOUS TREE
BITUMINOUS SURFACE	SET IRON MONUMENT	
GRAVEL/LANDSCAPE SURFACE	CAST IRON MONUMENT	

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
Monticello Apartments
Unassigned Address School Blvd, Monticello, Wright County, Minnesota 55362

CLIENT
Apartments Monticello LLC
900 American Blvd East, Suite 300, Bloomington, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

RORY L. SYNSTELIEN
DATE 11-13-2025 LICENSE NO. 44565

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 19332

ALTA/NSPS LAND TITLE SURVEY

V1.0

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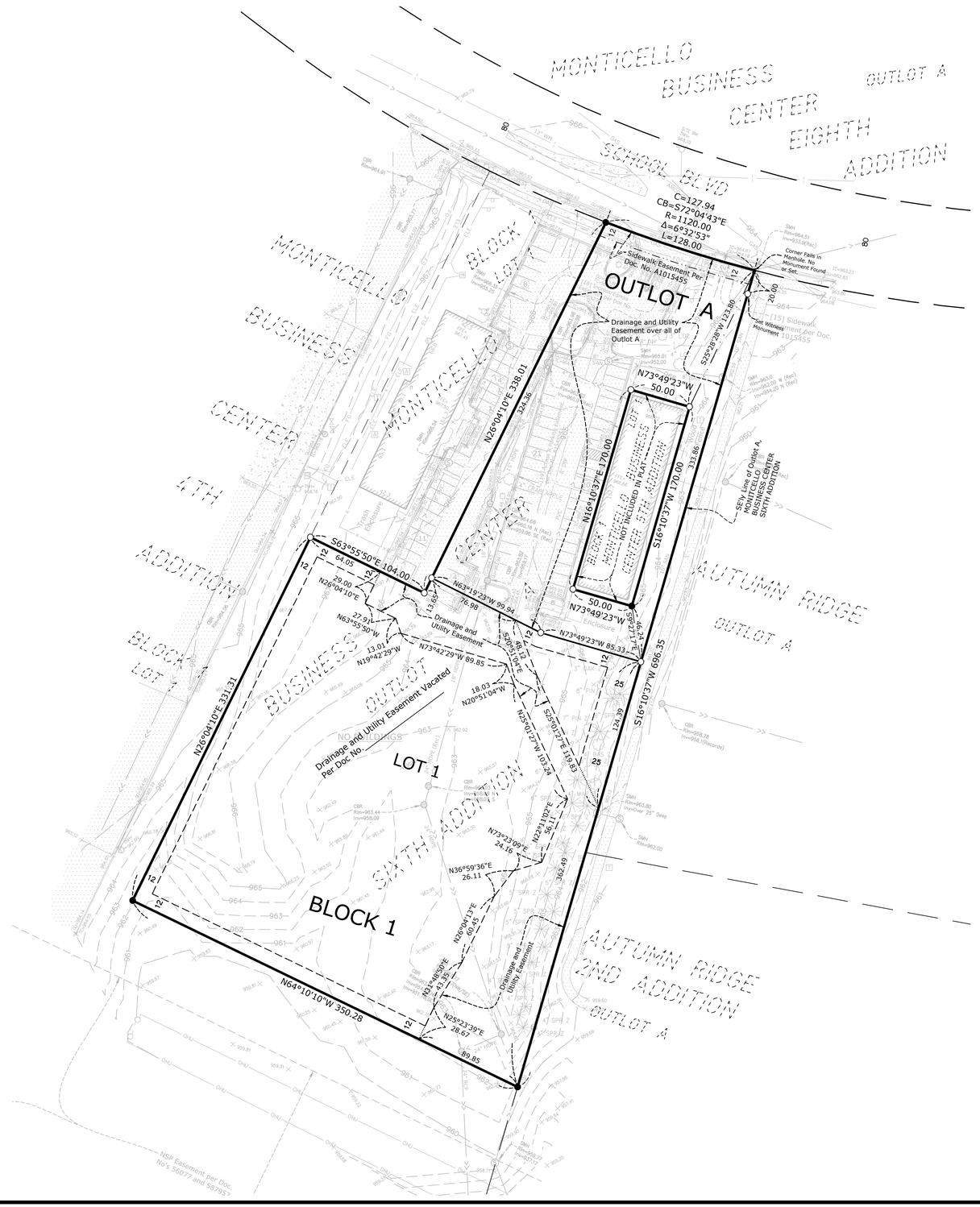
PRELIMINARY PLAT: TWIN PINES FIRST ADDITION



PRELIMINARY PLAT GENERAL NOTES

LEGAL DESCRIPTION:
Outlot A, Monticello Business Center Sixth Addition, Wright County, Minnesota.
Abstract Property

Wright County, Minnesota
Abstract Property

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Land Title, Inc., as agent for Old Republic National Title Insurance Company, File No. 723127, dated November 3, 2025.

DATE OF PREPARATION:
12-8-2025

Background survey information is per a survey performed by us dated 11-13-2025.

OWNER/APPLICANT:
Apartments Monticello LLC
Vishal Dutt
651-206-4087
vishal@venturemortgage.com

BENCHMARKS:
Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located on the north side School Blvd, across from subject property, having an elevation of 968.10.

AREAS:
OUTLOT A = 43,309 Sq. Ft. or 0.994 Acres
Lot 1, Block 1 = 109,358 Sq. Ft. or 2.511 Acres

Total = 152,667 Sq. Ft. or 3.505 Acres

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 270534 0015 B, effective date of August 4, 1988.

Rory L. Synstelien
rory@civilsitegroup.com
Minnesota License No. 44565

N

50 25 0 25 50 100
SCALE IN FEET

Linetype & Symbol Legend

- FO — FIBER OPTIC
- GAS — GASMAIN
- W — WATERMAIN
- > — SANITARY SEWER
- >> — STORM SEWER
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- TEL — TELEPHONE LINE
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- CTV — CABLE LINE
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- WOODEN FENCELINE
- GUARDRAIL
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- PAVER SURFACE
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- STORM MANHOLE
- CATCH BASIN
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- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL
- CABLE TV BOX
- ELECTRICAL METER
- GAS METER
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT
- AIR CONDITIONER
- BOLLARD
- ELECTRIC MANHOLE
- FLAG POLE
- FLARED END SECTION
- GAS VALVE
- HANDICAP SYMBOL
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- POWER POLE
- GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE

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PROJECT
Monticello Apartments
Unassigned Address School Blvd, Monticello, Wright County, Minnesota 55362

CLIENT
Apartments Monticello LLC
900 American Blvd East, Suite 300, Bloomington, MN 55240

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RORY L. SYNSTELIEN
DATE 12-8-2025 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	JRN/SW
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.19332

PRELIMINARY PLAT

V2.0

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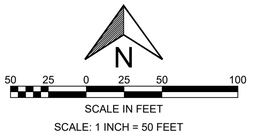
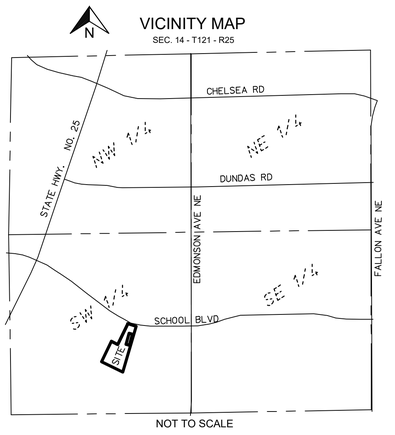
TWIN PINES FIRST ADDITION



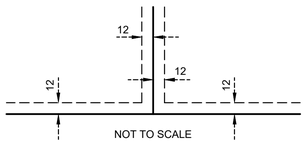
Basis of Bearings: The Southeasterly line of OUTLOT A, MONTICELLO BUSINESS CENTER SIXTH ADDITION is assumed to bear South 16° 10' 37" West.

● Denotes a Found Iron Monument

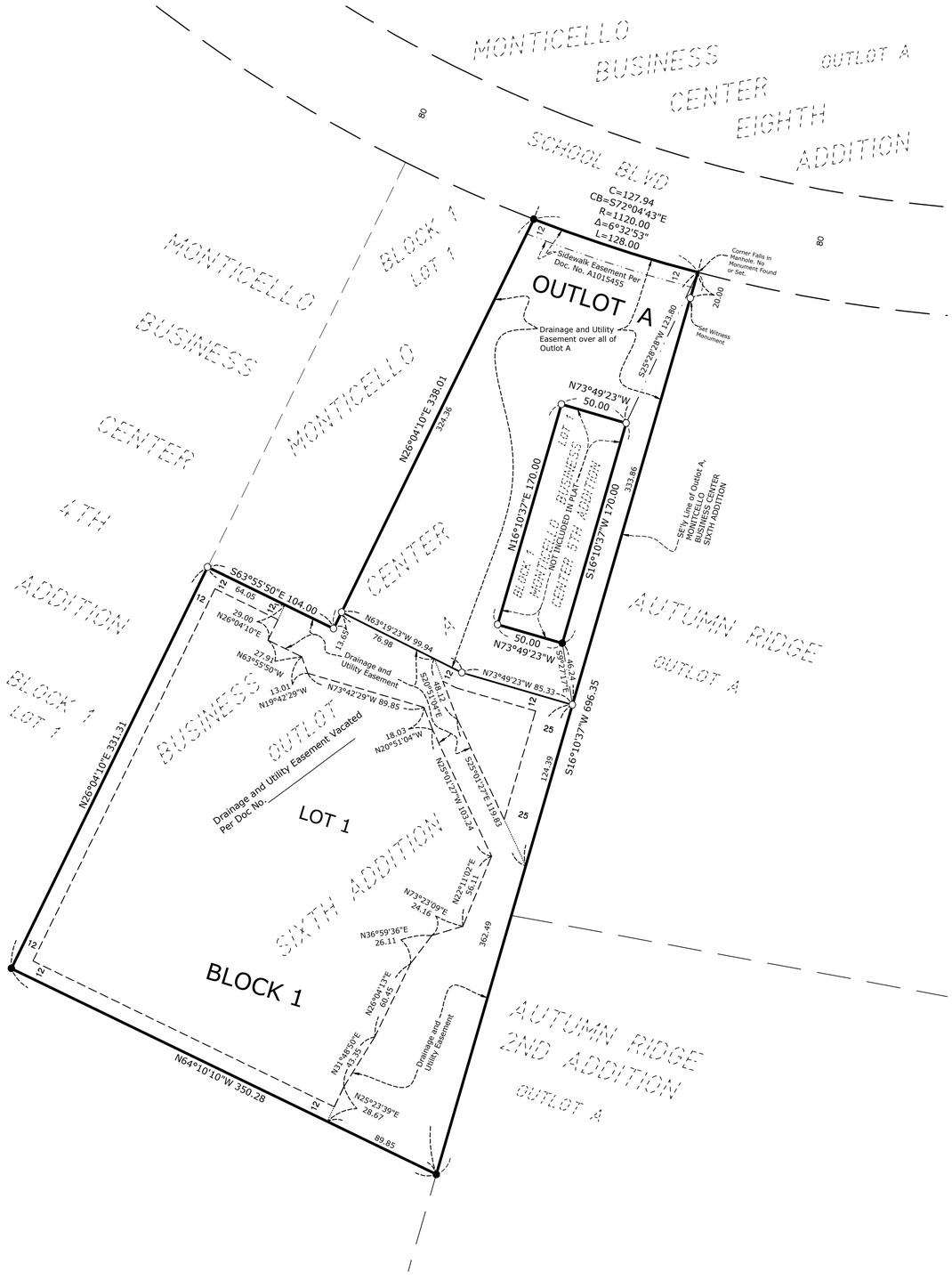
○ Denotes a 1/2 inch by 14 inch Rebar Marked "RLS 44565"



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 12 feet in width when adjoining lot lines, unless otherwise indicated, as shown on the plat.



KNOW ALL PERSONS BY THESE PRESENTS: That Apartments Monticello LLC, a Minnesota limited liability company, fee owner of the following described property:

OUTLOT A, MONTICELLO BUSINESS CENTER SIXTH ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as TWIN PINES FIRST ADDITION and does hereby dedicate to the public, for public use, the drainage and utility easements created by this plat.

In witness whereof said Apartments Monticello LLC, a Minnesota limited liability company, has cause these presents to be signed by its proper officer

this _____day of _____, 20_____.

APARTMENTS MONTICELLO LLC

_____ _____ _____
(Signature) (Printed Name) (Title)

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by _____, the _____ of Apartments Monticello LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____ My Commission Expires:_____
Notary Public, Signature Notary Printed Name

Notary Public _____County,_____

SURVEYORS CERTIFICATE

I Rory L. Sysntelien, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20_____.

_____
Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____day of _____, 20_____, by Rory L. Synstelien, Land Surveyor, Minnesota Licence No. 44565.

_____ _____ My Commission Expires:_____
Notary Public, Signature Notary Printed Name

Notary Public _____County,_____

CITY OF MONTICELLO PLANNING COMMISSION

Be it known that at a meeting held on this_____ day of _____, 20_____, the Planning Commission of the City of Monticello, Minnesota did hereby review and approve this plat of TWIN PINES FIRST ADDITION.

City of Monticello Planning Commission

By_____, Chairperson By_____, Secretary

CITY COUNCIL, CITY OF MONTICELLO, STATE OF MINNESOTA

This plat of TWIN PINES FIRST ADDITION was approved and accepted by the City Council of the City of Monticello, Minnesota at a regular meeting thereof held

this_____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By_____, Mayor By _____, City Clerk

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved

this _____ day of _____, 20_____.

_____
Wright County Surveyor

WRIGHT COUNTY LAND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable for the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section

272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Wright County Land Records Administrator

WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this_____day of _____, 20_____,

at _____o'clock_____M. and was duly recorded in Cabinet No. _____, Sleeve _____, as Document Number _____.

_____
Wright County Recorder

CivilSite GROUP

2F (37)

TWIN PINES APARTMENTS

4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT DIRECTORY

LANDSCAPE ARCHITECT
Civil Site Group
5000 Glenwood Ave,
Minneapolis, MN 55422
Matt Pavek, Patrick Sarver
(612) 615-0060
EMAIL

CIVIL ENGINEER
Civil Site Group
5000 Glenwood Ave,
Minneapolis, MN 55422
Matt Pavek, Patrick Sarver
(612) 615-0060
EMAIL

STRUCTURAL ENGINEER
BKBM
6120 Earle Brown Dr, #700
Minneapolis, MN 55430
James Dorr
(763) 843-0443
jdorr@bkbm.com

GENERAL CONTRACTOR
COMPANY
ADDRESS LINE 1
ADDRESS LINE 2
CONTACT NAME
NUMBER
EMAIL

ARCHITECT
Firm Ground Architects & Engineers
275 Market Street, Suite 368
Minneapolis, MN 55405
Ryne Nichols
612-819-1835
rnichols@firmgroundae.com

OWNER
Apartments Monticello, LLC
900 American Blvd East, Suite 300
Bloomington, MN 55240
Vishal Dutt
651-206-4087
Vishal@venturemortgage.com

FIRM GROUND
architects & designers
275 Market Street, Ste. 368
Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

SIGNATURE

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

Thomas P. Wasmoen
12/5/2025 20891
Date Signed License No.

PROJECT OWNER
Brick by Brick, LLC

900 American Blvd East
Suite 300
Bloomington, MN 55420

TWIN PINES APARTMENTS
4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN

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CURRENT RELEASE
PUD DEVELOPMENT STAGE PLAN

#	ISSUE/REVISION	DATE
	PUD DEVELOPMENT STAGE PLAN	12.08.2025

NOT FOR CONSTRUCTION

SHEET TITLE
TITLE SHEET

SHEET NUMBER
G001

FIRM GROUND
architects & designers

C:\Users\rnichols\Documents\251001_TwinPines-CA-Phase_CENTRAL_mdsdev.CGU2.rvt
12/8/2025 3:20:06 PM

GENERAL CONSTRUCTION NOTES

1. THESE DOCUMENTS ARE INTENDED TO COMMUNICATE DESIGN STANDARDS FOR RENOVATIONS TO MEET THE NEEDS OF THE CLIENT. WITH PERMITTING USE OF THESE DOCUMENTS MAY BE USED AS DESIGN DOCUMENTS FOR PERMIT AND/OR CONSTRUCTION PURPOSES.
2. GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL QUALIFIED PERSONNEL AND SUBCONTRACTORS, AND ALL CONSTRUCTION WORK REQUIRED FOR THE DEMOLITION, CONSTRUCTION, AND REFURBISHMENT IN ACCORDANCE WITH THIS SET OF IMPROVEMENTS.
3. FINAL CLEANING WILL BE REQUIRED BY THE GC PRIOR TO SUBSTANTIAL COMPLETION. GC SHALL INCLUDE IN THIS PROPOSAL THE COST TO COMPLETE THE FINAL CLEANING. THE FINAL CLEANING SHALL INCLUDE, BUT NOT LIMITED TO, VACUUMING CARPETS, WIPING DOWN MILLWORK AND DOOR OPENINGS, CLEANING WINDOW INTERIORS, ETC., AS REQUIRED FOR A COMPLETE FINAL CLEANING OF THE SPACE.
4. GC SHALL OBTAIN AND PAY FOR ALL COSTS ASSOCIATED WITH SECURING AND EXPEDITING THE BUILDING PERMIT THAT IS NECESSARY FOR THE COMPLETION OF THE WORK. BONDS, PERMITS, LICENSES ETC., REQUIRED FOR CONDUCTING BUSINESS, SHALL BE PROVIDED BY AND PAID FOR BY THE GC.
5. GC SHALL BE RESPONSIBLE FOR ADVISING THE CLIENT, AND IT'S CONSULTANTS, OF ALL LAWS, ORDINANCES, RULES, REGULATIONS, ORDERS, STATE, AND LOCAL BUILDING CODES OR REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. IF GC PERFORMS WORK UNDER THE CONTRACT KNOWING IT TO BE CONTRARY TO THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORK, AND WITHOUT ADVISING THE CLIENT NOR THEIR CONSULTANTS OF SUCH REQUIREMENTS, GC SHALL ASSUME FULL RESPONSIBILITY OF SUCH WORK AND ASSOCIATED COSTS FOR APPROPRIATE MODIFICATIONS WHICH MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER WORK.
6. GC SHALL CLEAN UP ALL WASTE MATERIALS, RUBBISH AND DEBRIS RESULTING FROM ITS OPERATIONS AT SUCH FREQUENCIES AS REQUIRED TO MAINTAIN A CLEAN AND SAFE WORKING JOB-SITE. GC SHALL COORDINATE THE PREFERRED ROUTE AND/OR PROCEDURES FOR THE REMOVAL OF CONSTRUCTION DEBRIS WITH COORDINATE THE PREFERRED ROUTE AND/OR PROCEDURES FOR THE REMOVAL OF CONSTRUCTION DEBRIS WITH THE TENANT AND SHALL COORDINATE ALL NECESSARY ADDITIONAL CLEANUP AS PART OF CONSTRUCTION OPERATIONS SUCH THAT THE BUILDING COMMON AREAS ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND DEBRIS.
7. GC SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING DURING, AND RELATED TO ITS CONSTRUCTION OPERATIONS. ALL STRUCTURAL MODIFICATIONS MUST BE REVIEWED AND APPROVED THROUGH THE OWNER.
8. COSTS AND/OR SCHEDULED CHANGES TO THE LUMP SUM PRICE CONSISTS OF ADDITIONS, DELETIONS, OR MODIFICATIONS SHALL BE AUTHORIZED BY WRITTEN SCOPE CHANGE SIGNED BY CLIENT. GC SHALL PROVIDE DETAILED BACK UP AND PRICING SO THAT THE COSTS AND/OR SCHEDULED CLAIM FOR THE REVISIONS CAN BE PROPERLY EVALUATED.
9. GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM 4'X4' JOBSITE SIGN AS DESIGNED BY FIRM GROUND. SIGN WILL BE LARGER IF OTHER LOGOS ARE TO BE ADDED SUCH AS CONTRACTOR, BANK, ETC.
10. GENERAL CONTRACTOR (GC) SHALL PROVIDE, BUT NOT LIMITED TO, THE FOLLOWING ACTIVITIES AS PART OF THEIR PROPOSED SCOPE OF SERVICES:

A. CONSTRUCTION SERVICES

1. REVIEW DOCUMENTS TO BUILDING CODE ISSUES AND REQUIREMENTS UNDER LOCAL MUNICIPAL JURISDICTION. ADVISE AND COMMENT TO CLIENT OF ISSUES WHICH MAY BE OF INFLUENCE TO SECURING THE BUILDING PERMIT.
2. SUBMIT PERMIT DOCUMENTS TO ALL REQUIRED GOVERNING MUNICIPALITIES AND FOLLOW-UP TO SECURE AND EXPEDITE THEBUILDING PERMIT.
3. ESTABLISH A SHOP DRAWING CONTROL SYSTEM TO EXPEDITE AND TRACK SHOP DRAWINGS, PRODUCT SUBMITTALS, SAMPLES, ETC.
4. SCHEDULE, MONITOR AND IMPLEMENT THE FLOW OF ALL DOCUMENTS AND MATERIALS FOR THE PROPER SEQUENCE OF APPROVALS BY THE ARCHITECT SO AS TO PREVENT DELAYS IN THE PROGRESS OF THE WORK
5. VERIFY PROPOSED NEW WALL LOCATIONS AND RAISE ANY CONCERNS TO FIRM GROUND, INCLUDING ANY DIMENSION BUSTS OR UNFORESEEN OBSTRUCTIONS. ALL PROPOSED MODIFICATIONS TO ROOM SIZES OR WALL LOCATIONS MUST BE APPROVED BY FIRM GROUND & OWNER PRIOR TO IMPLEMENTING; OTHERWISE GC SHALL ASSUME ALL COSTS FOR RELATED THEREAFTER.
6. COORDINATE AND EXERCISE REGULATORY CONTROL OVER ALL SUBCONTRACTORS. COORDINATE AND SUPERVISE THE EFFORTS OF ALL SUBCONTRACTORS AND MATERIAL TO ENSURE THAT THE SCOPE OF WORK IS ON SCHEDULE AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. OVERSEE, MANAGE, SUPERVISE AND INITIATE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT IN ACCORDANCE WITH ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
8. MAINTAIN A RECORD-KEEPNG SYSTEM TO MONITOR AND TRACK THE PROGRESS OF THE WORK.
9. MANAGE, OBSERVE AND CONSTANTLY REVIEW THE ADEQUACY OF THE SUBCONTRACTOR'S SUPERVISION, PERSONNEL, MATERIALS AND EQUIPMENT ON THE JOBSITE.
10. CHAIR PROGRESS MEETINGS WITH CLIENT TO DISCUSS COORDINATION EFFORTS, PROCEDURES, PROGRESS, PROBLEMS, SCHEDULING AND OPEN ISSUES.
11. RECEIVE, MANAGE AND REVIEW ALL REQUESTS FOR CHANGE ORDERS AND OBTAIN WRITTEN APPROVAL FROM CLIENT PRIOR TO COMMENCEMENT. PROVIDE ADEQUATE SUPPORTING BACKUP TO JUSTIFY PRICING AS REQUIRED FOR REVIEW AND APPROVAL. CONTACT AND SCHEDULE ALL REQUIRED INSPECTIONS BY GOVERNING MUNICIPALITIES.

B. POST CONSTRUCTION SERVICES

1. MANAGE AND COORDINATE THE COMPLETION OF PROJECT PUNCHLIST IN ACCORDANCE WITH THE APPROVED AND ACCEPTED SCHEDULE FOR PUNCHLIST COMPLETION.
2. PREPARE DOCUMENTATION FOR CERTIFICATE OF SUBSTANTIAL COMPLETION AND FINAL COMPLETION, AS WELL AS, PROCURE APPLICABLE GOVERNMENTAL CERTIFICATE OF OCCUPANCY REQUIREMENTS.
3. COMPILE IN AN ORGANIZED MANNER SUBCONTRACTOR AND MATERIALMEN CLOSE-OUT DOCUMENTS, SUCH AS GUARANTEES, WARRANTEES, OPERATION MANUALS, TESTING REPORTS, AS-BUILT DRAWINGS, ATTIC SUPPLY AND SUBMIT TO CLIENT FOR REVIEW AND APPROVAL.
4. CLOSE ALL SUBCONTRACTOR AND MATERIALMEN SUBCONTRACTS AND PURCHASE ORDERS IN AN EXPEDITIOUS MANNER AND RESOLVE CLAIMS/DISPUTES FOR THE FINAL CONTRACT ACCEPTANCE.
5. PREPARE FINAL PROGRESS PAYMENT FOR ALL SUBCONTRACTORS AND MATERIALMEN WITH A SUFFICIENT TRADE PAYMENT BREAKDOWN TO ALLOW FOR VERIFICATION OF WORK COMPLETED IN THE FIELD AND SUMMARIZATION OF CONTRACT VALUES.
6. THE GC SHALL PROVIDE RECORD DRAWINGS INCLUDING THREE (3) SETS OF PAPER COPIES AND ONE (1) SET OF ELECTRONIC FILES TO THEOWNER, IN BOTH PDF & DWG FORMATS. THESE DRAWINGS SHALL REPRESENT THE CURRENT CONDITIONS OF THE FACILITY AT THE TIME THE OWNER TAKES POSSESSION AND COMPLETION OF THE PROJECT.
7. THE GC SHALL PROVIDE THE OWNER THREE (3) SETS OF ALL OPERATION AND MAINTENANCE MANUALS FOR INSTALLED EQUIPMENT AND MATERIALS, AS WELL AS ANY APPLICABLE MANUFACTURER WARRANTY INFORMATION.
8. THE GC SHALL PROVIDE TO THE OWNER ALL COPIES OF FINAL LIEN WAIVERS INCLUDING SUBCONTRACTORS AND SUPPLIERS.
9.

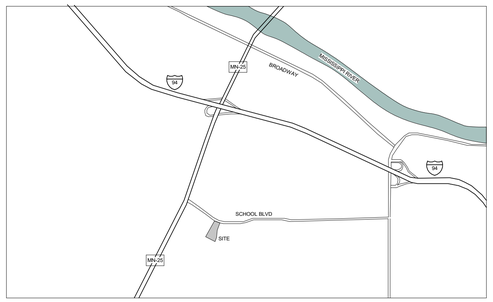
SHEET LIST

SHEET NUMBER	SHEET TITLE
A250	ENLARGED LOBBY PLAN AND ELEVATIONS
A251	ENLARGED COMMUNITY ROOM PLAN AND ELEVATIONS
A252	ENLARGED FITNESS ROOM PLAN AND ELEVATIONS
(1) GENERAL	
G001	TITLE SHEET
G002	PROJECT INFORMATION & SHEET INDEX
(2) CIVIL	
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
CIVIL	REMOVALS PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES AND DETAILS
SW1.0	SWPPP- EXISTING CONDITIONS
SW1.1	SWPPP- PROPOSED CONDITIONS
SW1.2	SWPPP- DETAILS
SW1.3	SWPPP- NARRATIVE
SW1.4	SWPPP- ATTACHMENTS
SW1.5	SWPPP- ATTACHMENTS
(3) STRUCTURAL	
S000	TITLE SHEET
S100A	FOUNDATION PLAN WEST
S100B	FOUNDATION PLAN EAST
S101A	FIRST FLOOR FRAMING PLAN WEST
S101B	FIRST FLOOR FRAMING PLAN EAST
S101PC	FIRST FLOOR PRECAST LOADING PLAN
S102A	SECOND FLOOR FRAMING PLAN WEST
S102B	SECOND FLOOR FRAMING PLAN EAST
S103A	THIRD FLOOR FRAMING PLAN WEST
S103B	THIRD FLOOR FRAMING PLAN EAST
S104A	FOURTH FLOOR FRAMING PLAN WEST
S104B	FOURTH FLOOR FRAMING PLAN EAST
S105A	ROOF FRAMING PLAN WEST
S105B	ROOF FRAMING PLAN EAST
S300	SECTIONS AND DETAILS
S310	SECTIONS AND DETAILS
S320	SECTIONS AND DETAILS
S321	SECTIONS AND DETAILS
S330	SECTIONS AND DETAILS
S400	SCHEDULES AND DETAILS
S401	SCHEDULES AND DETAILS
(4) ARCHITECTURAL	

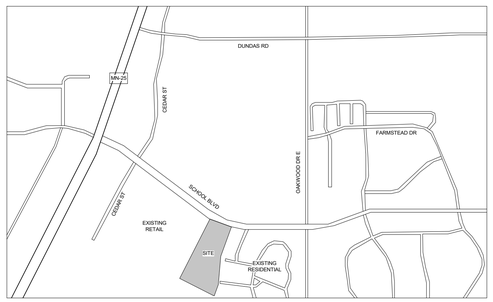
SHEET LIST

SHEET NUMBER	SHEET TITLE
A051	REFERENCE FLOOR PLANS
A052	REFERENCE FLOOR PLANS
A053	REFERENCE FLOOR PLANS
A100A	PARKING GARAGE FLOOR PLAN- WEST
A100B	PARKING GARAGE FLOOR PLAN- EAST
A101A	FIRST FLOOR PLAN- WEST
A101B	FIRST FLOOR PLAN EAST
A102A	SECOND FLOOR PLAN- WEST
A102B	SECOND FLOOR PLAN- EAST
A103A	THIRD FLOOR PLAN- WEST
A103B	THIRD FLOOR PLAN- EAST
A104A	FOURTH FLOOR PLAN- WEST
A104B	FOURTH FLOOR PLAN- EAST
A150A	ROOF PLAN WEST
A150B	ROOF PLAN EAST
A201	UNIT S1
A203	UNIT 1.1
A204	UNIT 1.2
A206	UNIT 2.1
A207	UNIT 2.2
A208	UNIT 2.3
A209	UNIT 3.1
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A403	EXTERIOR ELEVATIONS
A404	BUILDING ISOMETRICS
A411	EXTERIOR COLOR ELEVATIONS
A412	EXTERIOR COLOR ELEVATIONS
A501	BUILDING SECTIONS
A511	WALL SECTIONS
A512	WALL SECTIONS
A516	ENLARGED STAIR A PLANS AND SECTIONS
A517	ENLARGED STAIR B PLANS AND SECTIONS
A518	ENLARGED STAIR C PLANS AND SECTIONS
A519	ENLARGED WEST WING ELEVATOR PLANS AND SECTIONS
A520	ENLARGED EAST WING ELEVATOR PLANS AND SECTIONS
A601	EXTERIOR DETAILS
A602	OPENING DETAILS
A603	ROOF DETAILS
A604	STAIR DETAILS
A605	INTERIOR DETAILS
A650	VERTICAL ASSEMBLIES
A651	HORIZONTAL ASSEMBLIES
A701	RESTROOM INTERIOR ELEVATIONS & DETAILS
A750	DOOR SCHEDULE, TYPES
A751	WINDOW TYPES, STOREFRONT TYPES
A801	FIRST FLOOR FINISH PLAN
A802	SECOND FLOOR FINISH PLAN
A803	THIRD FLOOR FINISH PLAN
A851	FINISH SCHEDULE
A900	BASEMENT RCP
A901	FIRST FLOOR RCP

SITE LOCATION MAP



SITE MAP



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Thomas P. Wasmoen
12/5/2025 20891
Date Signed License No.

PROJECT OWNER

Brick by Brick, LLC

900 American Blvd East
Suite 300
Bloomington, MN 55420

TWIN PINES APARTMENTS

4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN

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PUD DEVELOPMENT STAGE PLAN

#	ISSUE/REVISION	DATE
	PUD DEVELOPMENT STAGE PLAN	12.08.2025

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SHEET TITLE

PROJECT INFORMATION & SHEET INDEX

SHEET NUMBER

G002

FIRM GROUND architects & designers

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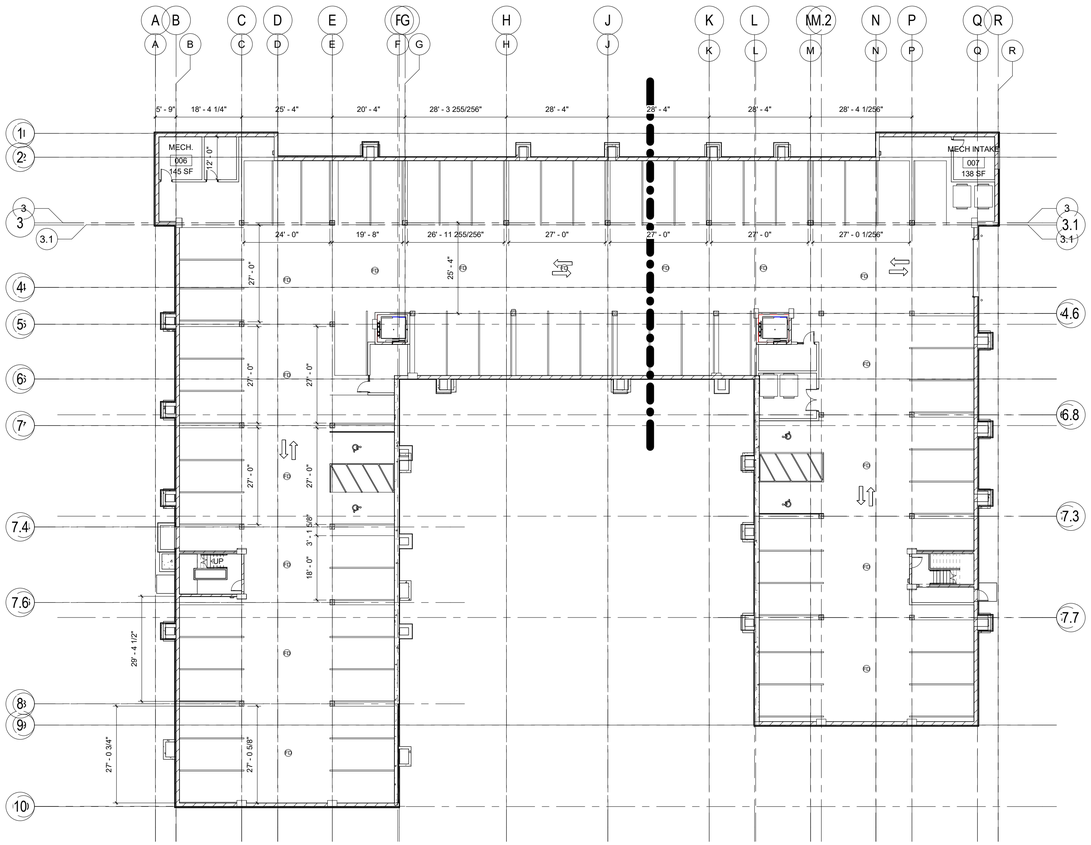
UNIT TYPE COUNT		
Name	Count	Type
UNIT 1.1	43	1 BED
UNIT 1.1A	2	1 BED
UNIT 1.2	4	1 BED + DEN
UNIT 2.1	25	2 BED
UNIT 2.2	8	2 BED
UNIT 2.2A	1	2 BED
UNIT 2.3	8	2 BED
UNIT 3.1	1	3 BED
UNIT S1	4	STUDIO
Grand total: 96		

UNIT LEGEND

- UNIT 1.1
- UNIT 1.1A
- UNIT 1.2
- UNIT 2.1
- UNIT 2.2
- UNIT 2.3
- UNIT 3.1
- UNIT S1

UNIT TYPE PER FLOOR			
Name	Count	Net Area	Type
1 FIRST FLOOR			
UNIT 1.1	7	650 SF	1 BED
UNIT 1.1A	2	650 SF	1 BED
UNIT 1.2	1	877 SF	1 BED + DEN
UNIT 2.1	5	959 SF	2 BED
UNIT 2.2	2	1092 SF	2 BED
UNIT 2.3	2	1281 SF	2 BED
UNIT 3.1	1	1320 SF	3 BED
UNIT S1	1	573 SF	STUDIO
1 FIRST FLOOR: 21			
2 SECOND FLOOR			
UNIT 1.1	12	<varies>	1 BED
UNIT 1.2	1	877 SF	1 BED + DEN
UNIT 2.1	7	<varies>	2 BED
UNIT 2.2	2	<varies>	2 BED
UNIT 2.3	2	<varies>	2 BED
UNIT S1	1	573 SF	STUDIO
2 SECOND FLOOR: 25			
3 THIRD FLOOR			
UNIT 1.1	12	<varies>	1 BED
UNIT 1.2	1	877 SF	1 BED + DEN
UNIT 2.1	7	<varies>	2 BED
UNIT 2.2	2	<varies>	2 BED
UNIT 2.3	2	<varies>	2 BED
UNIT S1	1	573 SF	STUDIO
3 THIRD FLOOR: 25			
4 FOURTH FLOOR			
UNIT 1.1	12	<varies>	1 BED
UNIT 1.2	1	877 SF	1 BED + DEN
UNIT 2.1	6	<varies>	2 BED
UNIT 2.2	2	<varies>	2 BED
UNIT 2.2A	1	959 SF	2 BED
UNIT 2.3	2	<varies>	2 BED
UNIT S1	1	573 SF	STUDIO
4 FOURTH FLOOR: 25			
Grand total: 96			



1 / A051 0 PARKING GARAGE REFERENCE PLAN
1/16" = 1'-0"

18 / A051 1 REFERENCE FIRST FLOOR
1/16" = 1'-0"

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Thomas P. Wasmoen
12/5/2025 (Date Signed) 20891 (License No.)

PROJECT OWNER

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TWIN PINES APARTMENTS

4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN

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	PUD DEVELOPMENT STAGE PLAN	12.08.2025

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SHEET TITLE

REFERENCE FLOOR PLANS

SHEET NUMBER

A051

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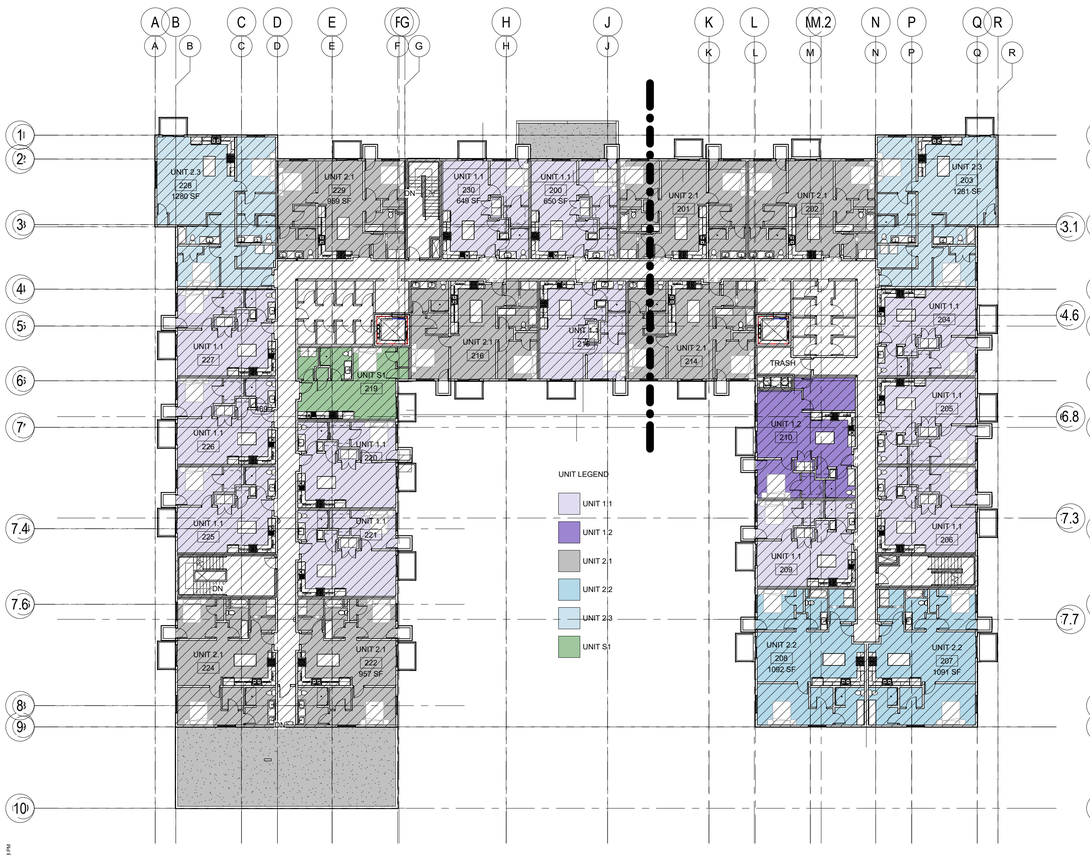

1 A052 2 REFERENCE SECOND FLOOR
1/16" = 1'-0"

2 A052 3 REFERENCE THIRD FLOOR
1/16" = 1'-0"

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SHEET TITLE

REFERENCE FLOOR PLANS

SHEET NUMBER

A052

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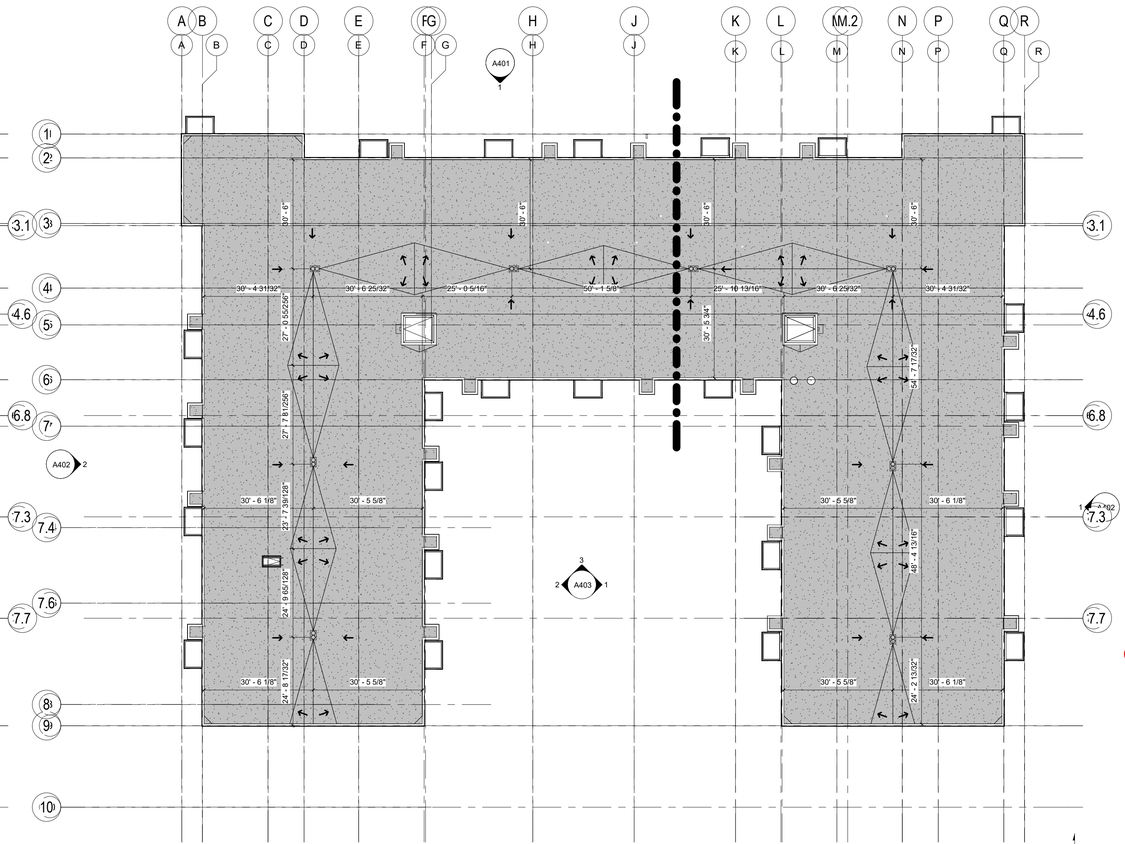
2F (41)

1 A053 4 REFERENCE FOURTH FLOOR
1/16" = 1'-0"



2 A053 REFERENCE ROOF PLAN
1/16" = 1'-0"

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SHEET TITLE

REFERENCE FLOOR PLANS

SHEET NUMBER

A053

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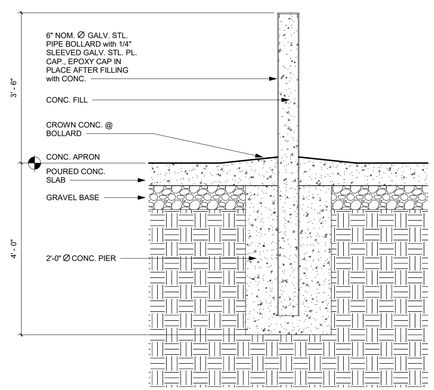
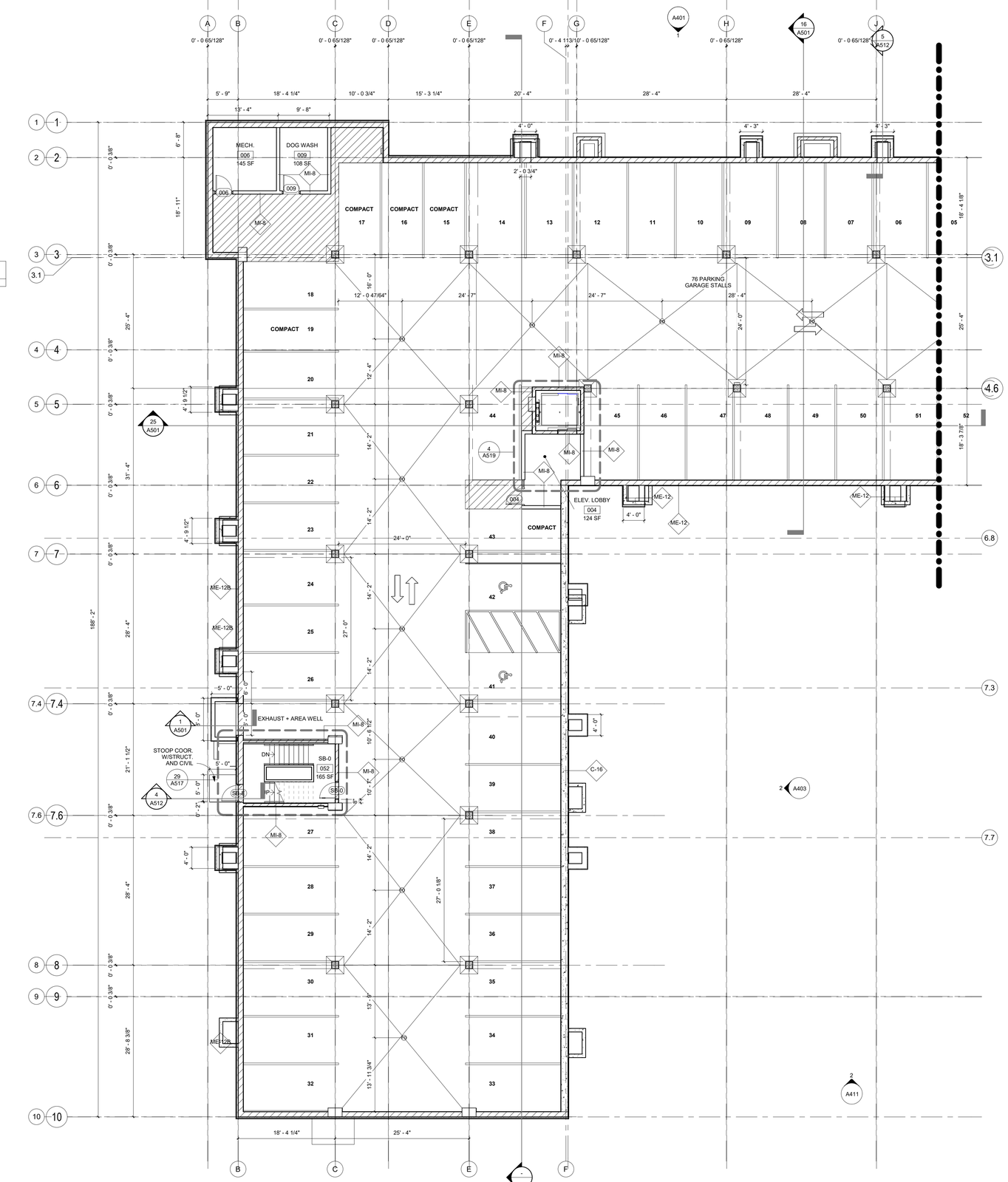
2F (42)

Keynotes- Floor Plan	
Key Value	Keynote Text



2 A100A EXTERIOR BOLLARD DETAIL
3/4" = 1'-0"



1 A100A 0 PARKING GARAGE WEST
1/8" = 1'-0"

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	PUD DEVELOPMENT STAGE PLAN	12.08.2025

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SHEET TITLE

PARKING GARAGE FLOOR PLAN- WEST

SHEET NUMBER

A100A

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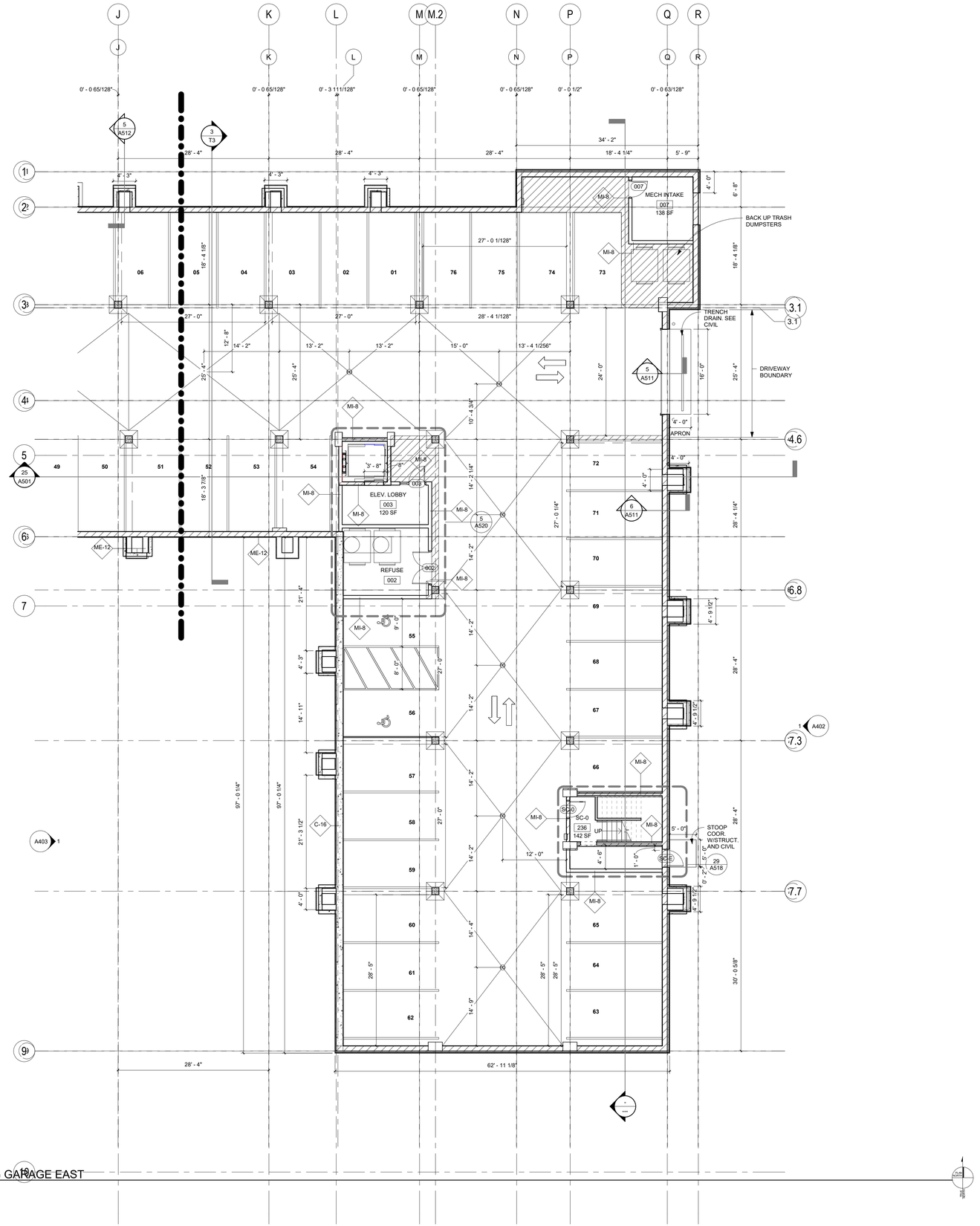
2F (43)



1 A100B 0 PARKING GARAGE EAST
1/8" = 1'-0"

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SHEET TITLE

PARKING GARAGE FLOOR PLAN- EAST

SHEET NUMBER

A100B

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2F (44)

FLOOR PLAN GENERAL NOTES

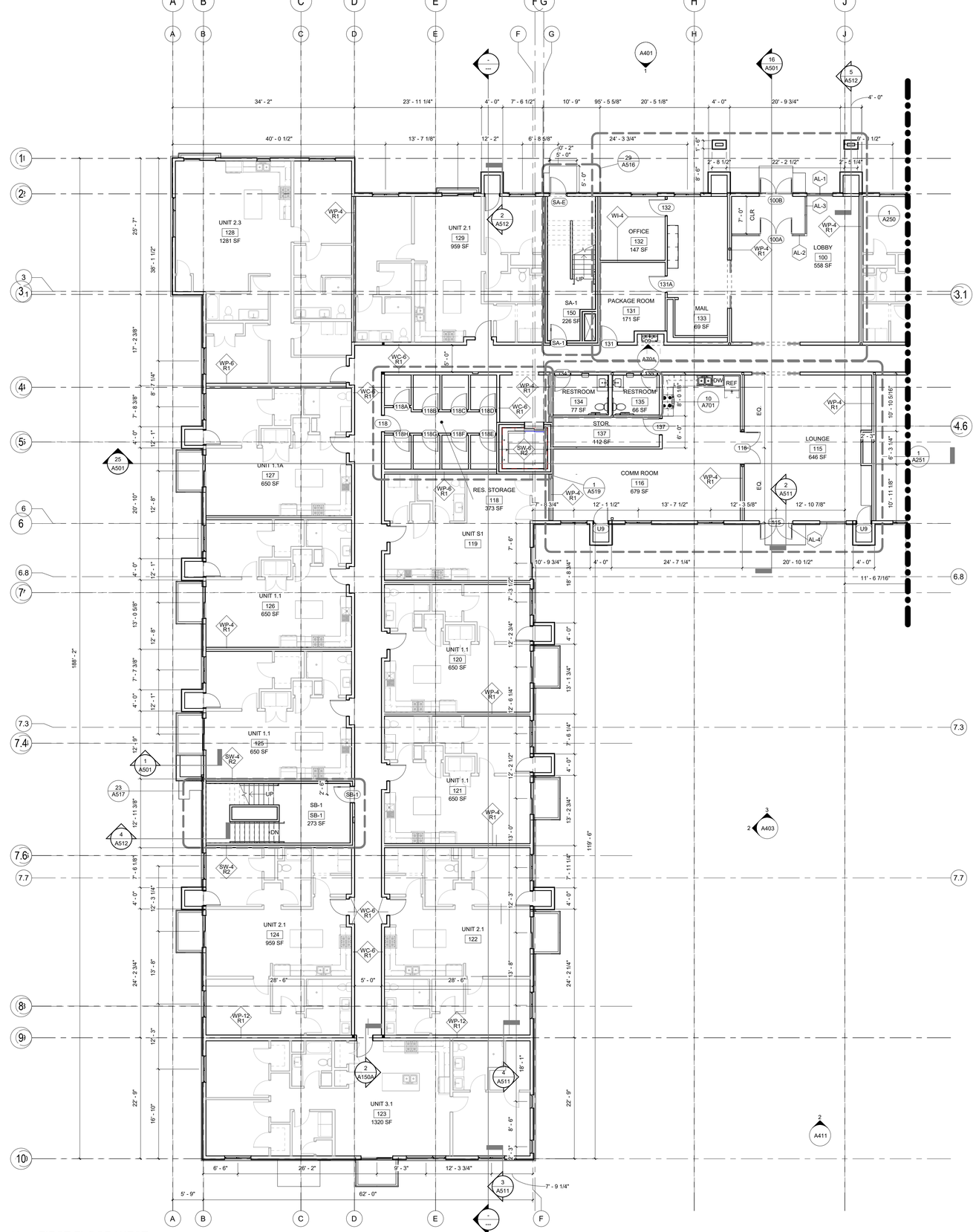
1. PLANS ARE DIMENSIONED FROM EXTERIOR FACE OF STUD/FOUNDATION FOR EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS.
2. TYPICAL GRID LINES ALIGN WITH FACE OF FOUNDATION FOR EXTERIOR WALLS AND CENTERLINES OF INTERIOR WALLS.
3. DOORS 3" OFF ADJACENT WALLS UNLESS OTHERWISE NOTED.
4. ALL NEW WALLS ARE NOT SHADED.
5. ALL NEW DOORS ARE SHOWN OPEN AT 90-DEGREE ANGLE.

FIRM GROUND ARCHITECTS & ENGINEERS - WALL NAMING CONVENTIONS

[WALL TYPE]		[MODIFIER]	[RATING]
ex. W I	-	6 A	R1
[Structural Material] [Location]		[Nominal Size of Stud] [Permutation]	[Hr Rating (if applicable)]

(W)ood (E)xterior
(S)teel (I)nterior
(M)asonry
(F)urring

Keynotes- Floor Plan	
Key Value	Keynote Text



1 FIRST FLOOR WEST
1/8" = 1'-0"

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PROJECT NO.	25.133
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SHEET TITLE
FIRST FLOOR PLAN- WEST

SHEET NUMBER
A101A

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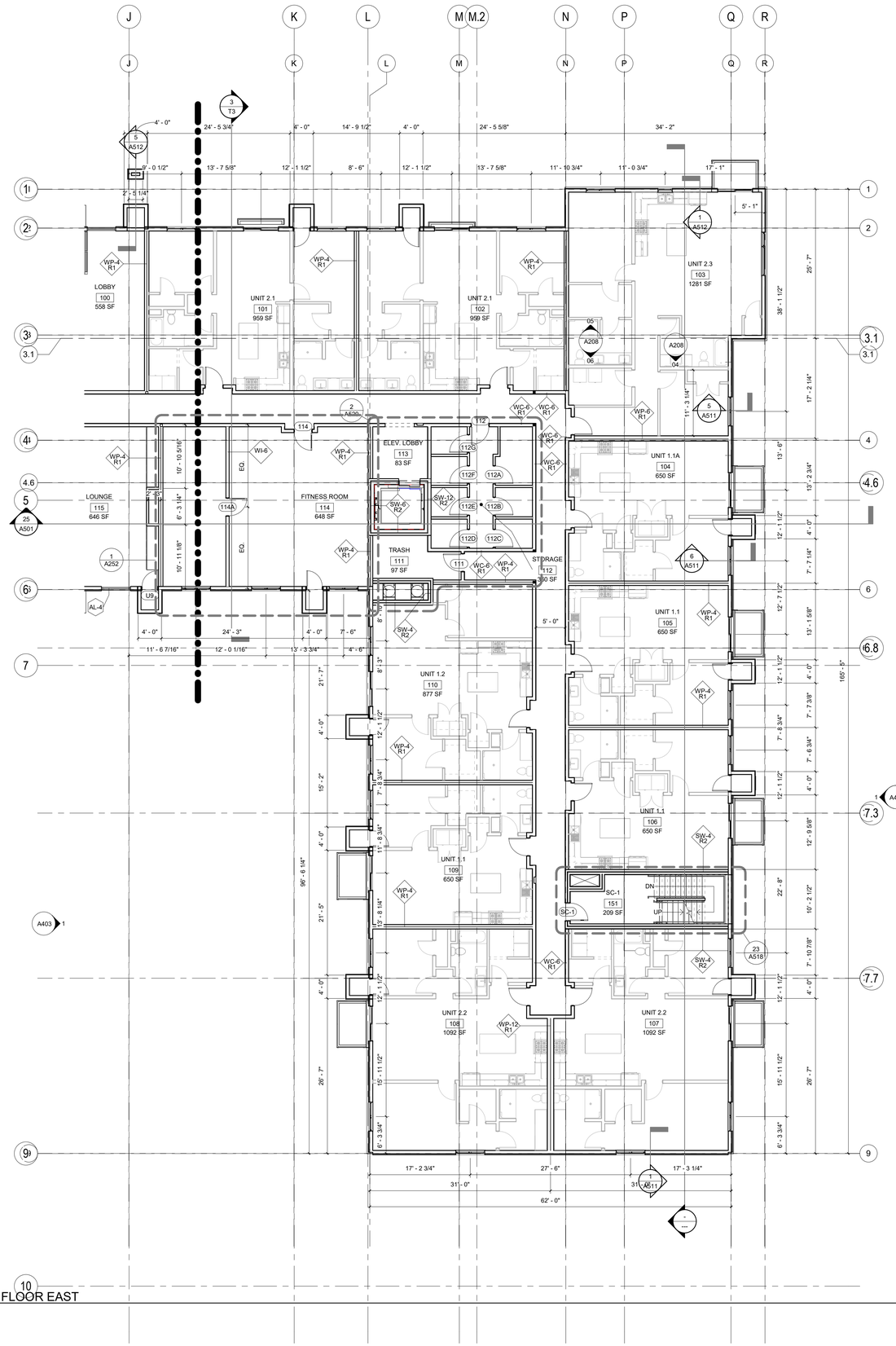

1 FIRST FLOOR EAST
1/8" = 1'-0"

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12/5/2025 — Date Signed
20891 — License No.

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PROJECT NO. 25.133
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	PUD DEVELOPMENT STAGE PLAN	12.08.2025

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SHEET TITLE

FIRST FLOOR PLAN EAST

SHEET NUMBER

A101B

FIRM GROUND
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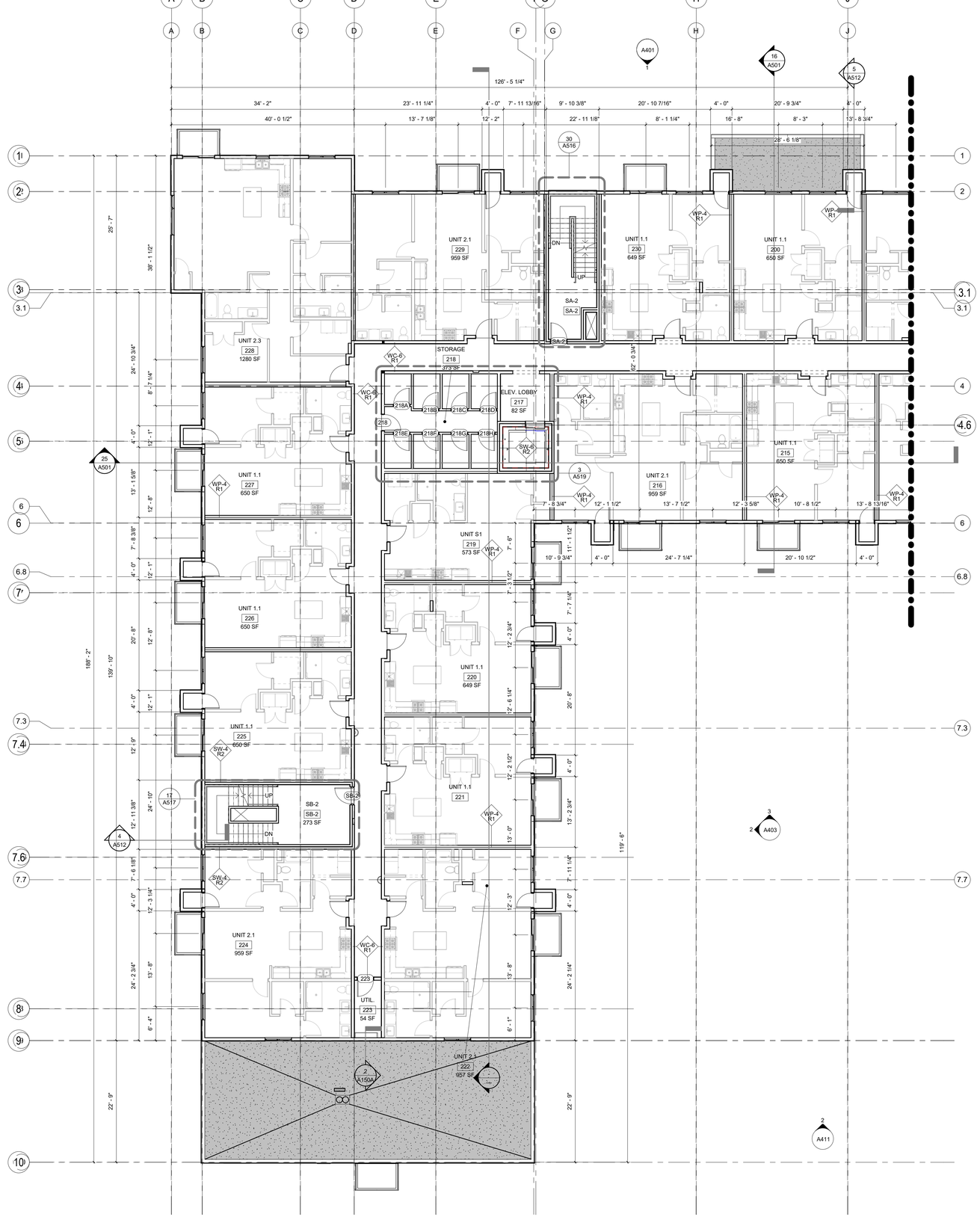
2F (46)

Keynotes- Floor Plan	
Key Value	Keynote Text



1 A102A 2 SECOND FLOOR WEST
1/8" = 1'-0"

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architects & designers
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Minneapolis, MN 55405
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PROJECT OWNER

Brick by Brick, LLC

900 American Blvd East
Suite 300
Bloomington, MN 55420

TWIN PINES APARTMENTS

4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN

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PUD DEVELOPMENT STAGE PLAN

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	PUD CONCEPT PROPOSAL PLANS	11.03.2025
	PUD DEVELOPMENT STAGE PLAN	12.08.2025

NOT FOR CONSTRUCTION

SHEET TITLE

SECOND FLOOR PLAN- WEST

SHEET NUMBER

A102A

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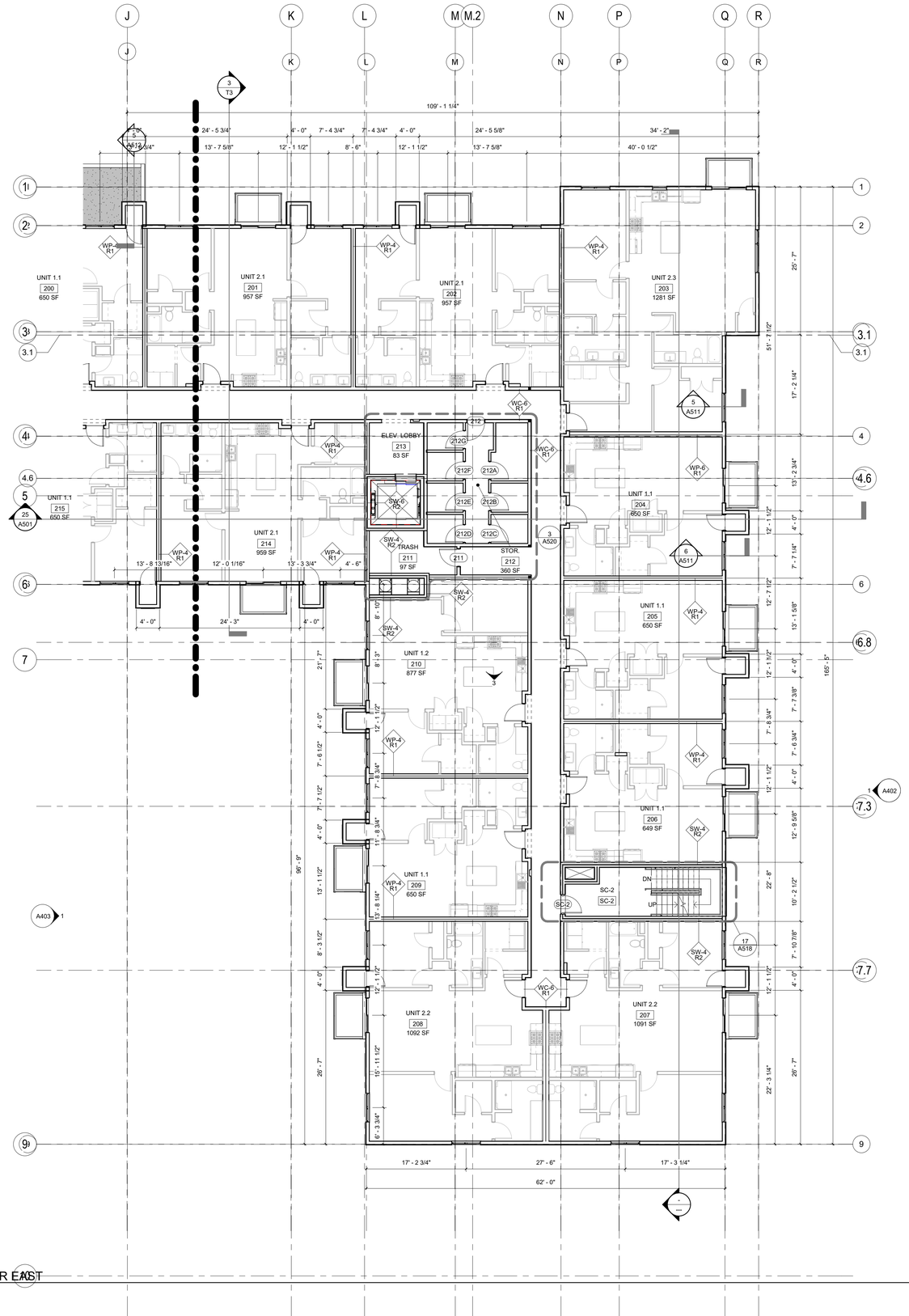
2F (47)



1 A102B 2 SECOND FLOOR EAST
1/8" = 1'-0"

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Minneapolis, MN 55405
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12/5/2025 20891
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SHEET TITLE

SECOND FLOOR PLAN- EAST

SHEET NUMBER

A102B

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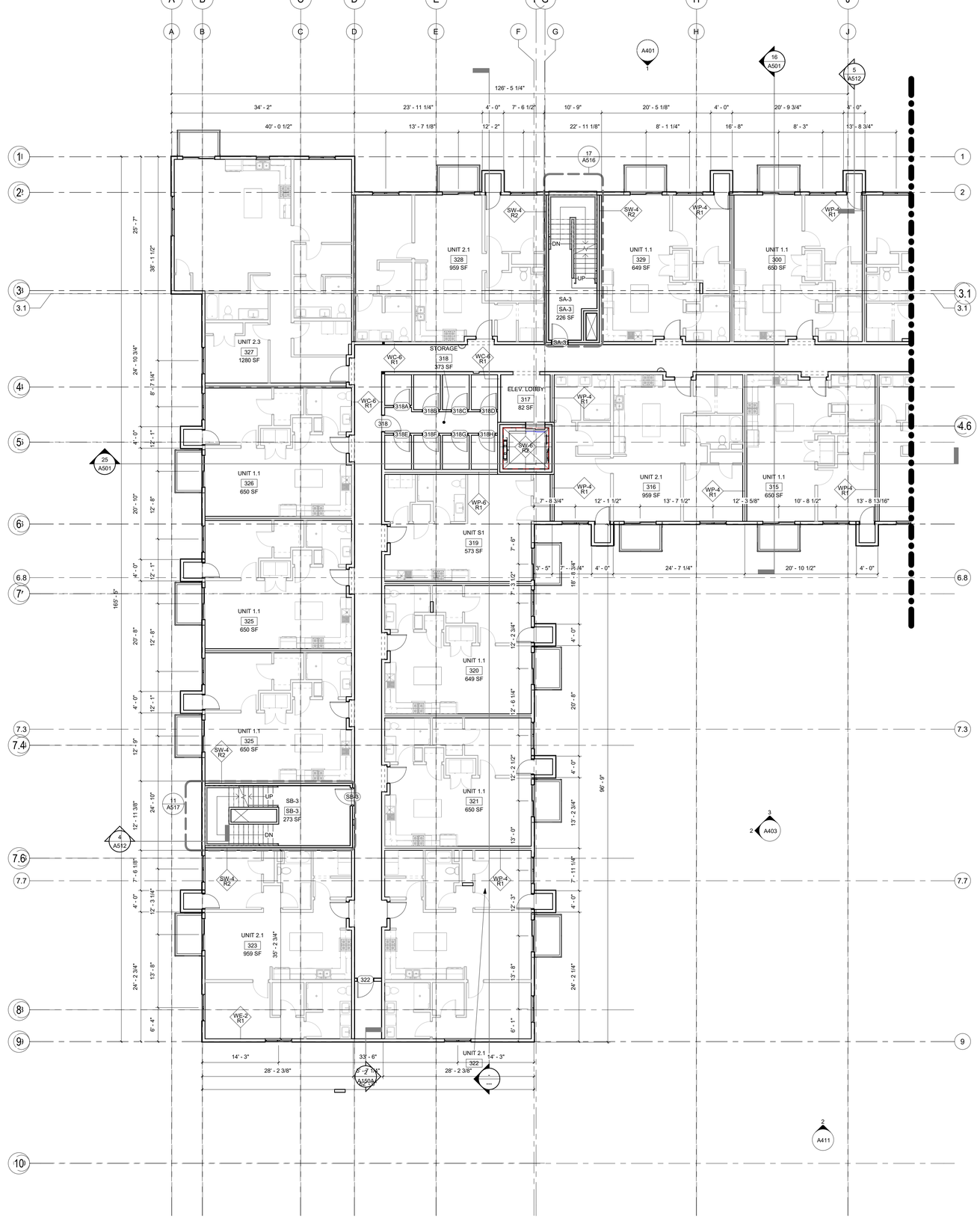
2F (48)



1 A103A THIRD FLOOR WEST
1/8" = 1'-0"

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SHEET TITLE

THIRD FLOOR PLAN- WEST

SHEET NUMBER

A103A

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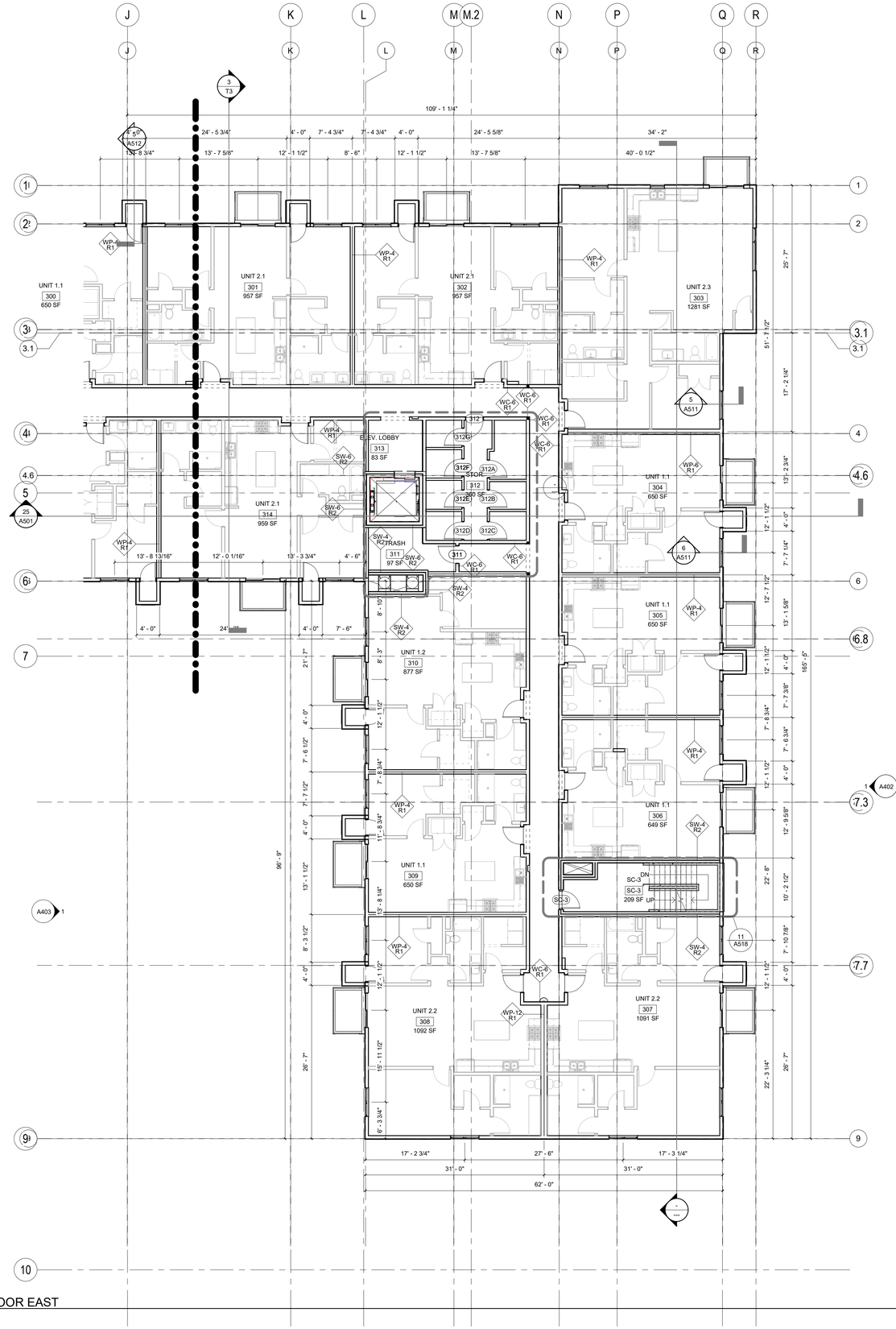
2F (49)



1 A103B THIRD FLOOR EAST
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THIRD FLOOR PLAN- EAST

SHEET NUMBER

A103B

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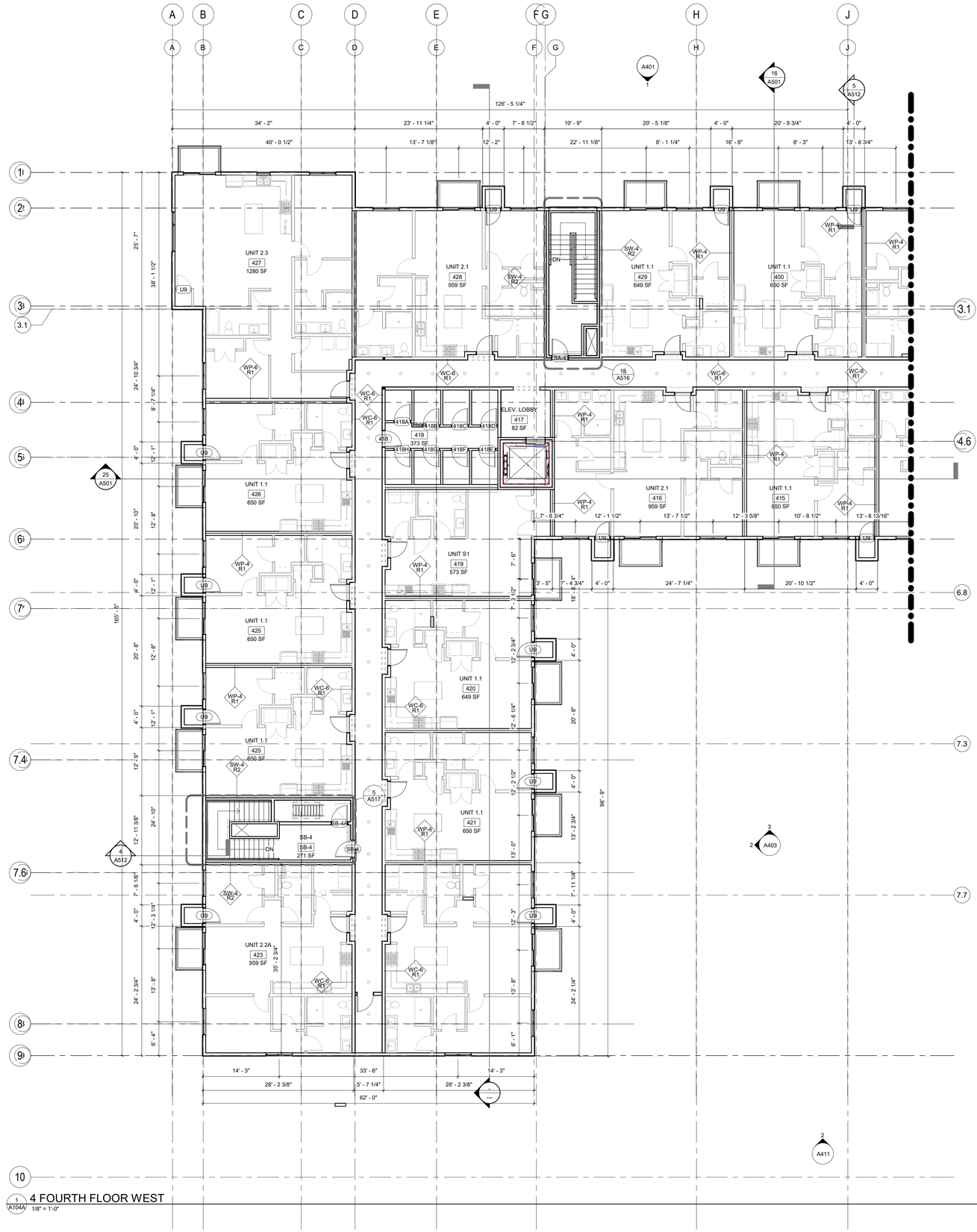

1 A104A 4 FOURTH FLOOR WEST
1/8" = 1'-0"

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PROJECT NO. 25.133
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SHEET TITLE

FOURTH FLOOR PLAN- WEST

SHEET NUMBER

A104A

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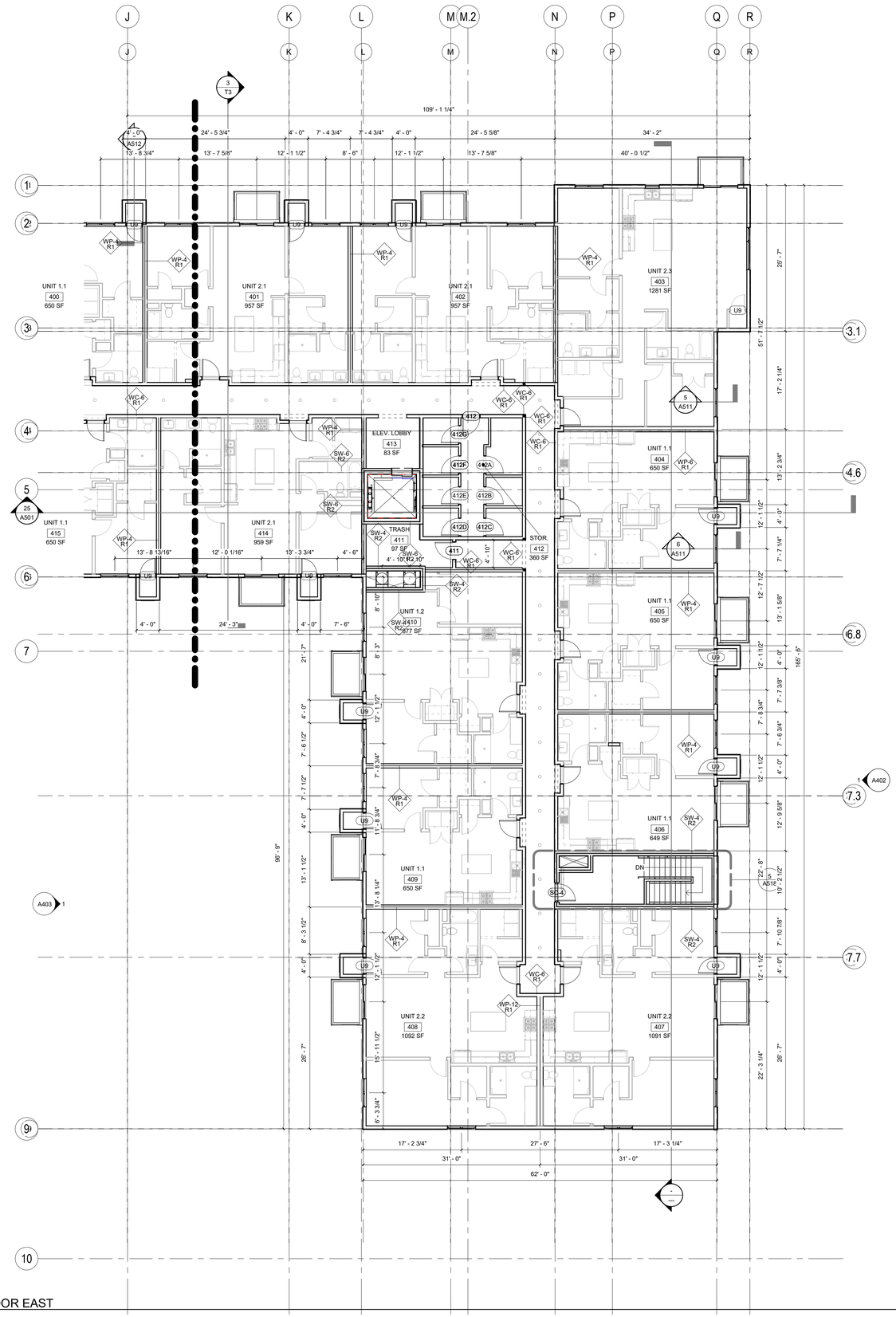

1 A104B 4 FOURTH FLOOR EAST
1/8" = 1'-0"

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SHEET TITLE

FOURTH FLOOR PLAN- EAST

SHEET NUMBER

A104B

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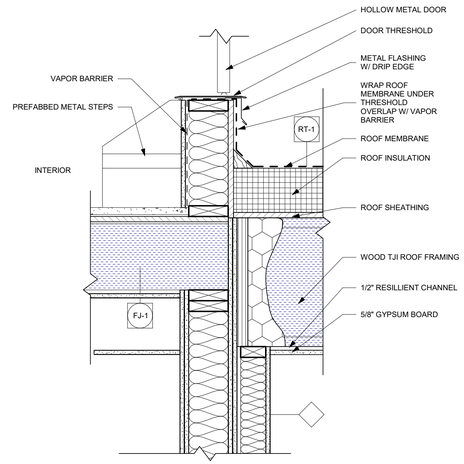
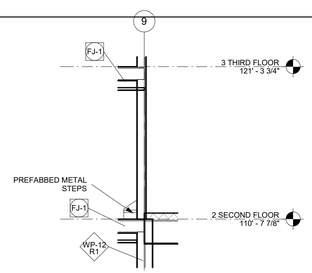
GENERAL ROOF NOTES
1. ALL SHEET METAL FLASHING SHALL BE 22 GA. AND .032" ALUMINUM UNLESS NOTED OTHERWISE.
2. ALL OUTSIDE AIR INTAKE FOR HVAC UNIT TO MAINTAIN MIN. 10'-0" SEPARATION FROM PLUMBING VENTS, FLUES, AND BUILDING EXHAUST.
3. CRICKETS AT ROOFTOP EQUIPMENT SHALL BE FORMED WITH TAPERED INSULATION TO SUCH AN EXTENT AS TO PROVIDE A POSITIVE MIN. 1/2" PER 12" SLOPE.
4. ROOFING MATERIAL INSTALLATION TO OCCUR WITH TEMPERATURES ABOVE 32 DEGREES F.
5. RIDGED FOAM INSULATION SHALL BE AN ACCEPTABLE PRODUCT WITH THE ROOFING SYSTEM TO MEET ROOF MANUFACTURERS GUARANTEE.
6. MECHANICAL CONTRACTOR TO PROVIDE FINAL SIZING OF ROOF DRAINS AND CAPACITIES.
7. VERIFY ROOF TOP UNIT LOCATION WITH MECHANICAL CONTRACTOR.
8. SEE STRUCTURALLY ROOF PLAN FOR ADDITIONAL INFORMATION PERTAINING TO THIS ROOF PLAN.
9. PAINT ALL ROOFTOP EQUIPMENT, PIPING, RAILING, LADDERS, ETC. UNLESS EQUIPMENT IS PREFINISHED SEE ASSEMBLIES PAGE FOR ROOF ASSEMBLY

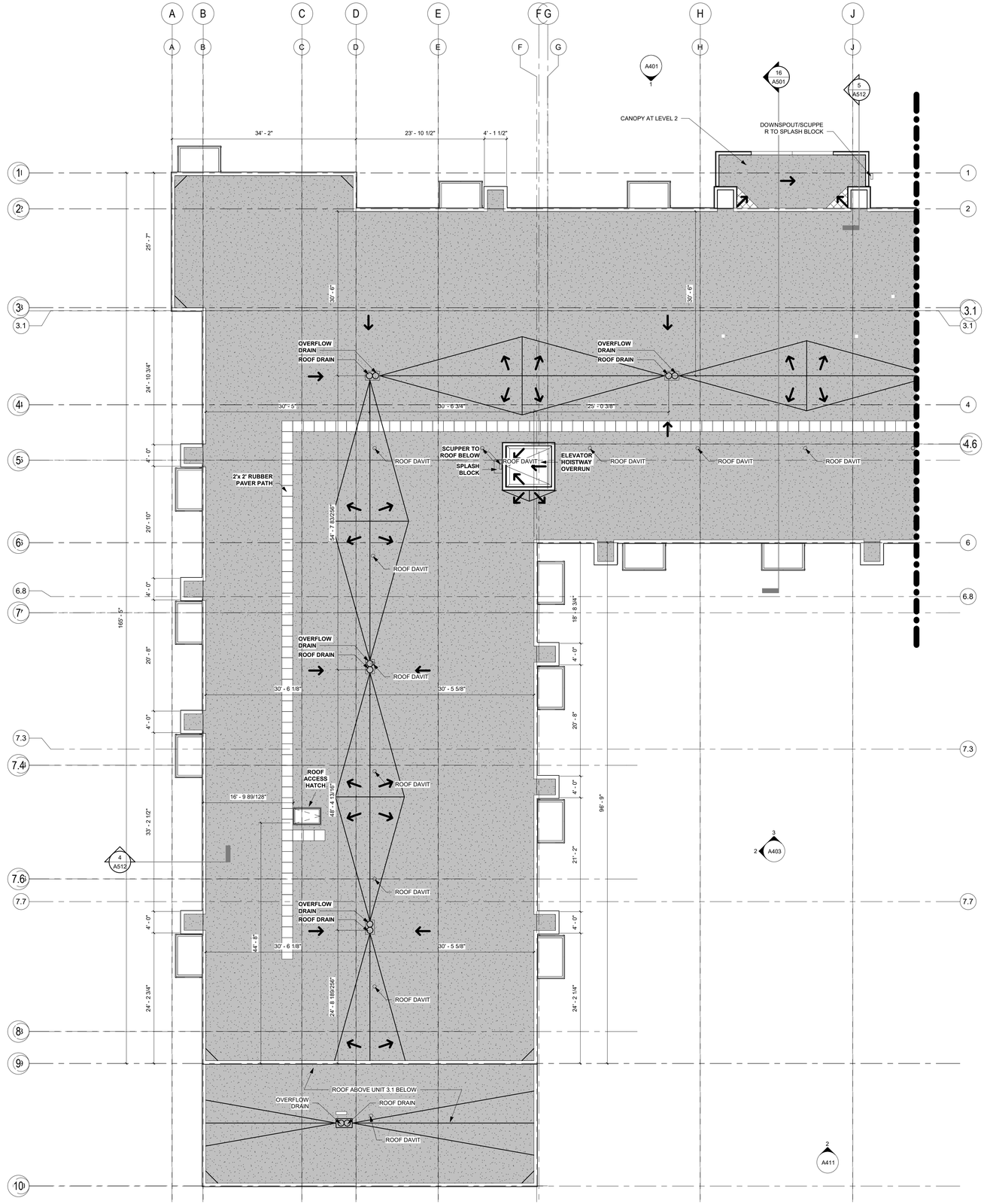
Keynotes- Roof Plan	
Key Value	Keynote Text



3 A150A ROOF ACCESS DOOR @ L2
1 1/2" = 1'-0"



2 A150A SECTION @ 2ND FLOOR ROOF ACCESS
1/4" = 1'-0"



1 A150A ROOF PLAN WEST
1/8" = 1'-0"

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20891 — License No.

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TWIN PINES APARTMENTS
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PROJECT NO.	25.133
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SHEET TITLE
ROOF PLAN WEST

SHEET NUMBER
A150A

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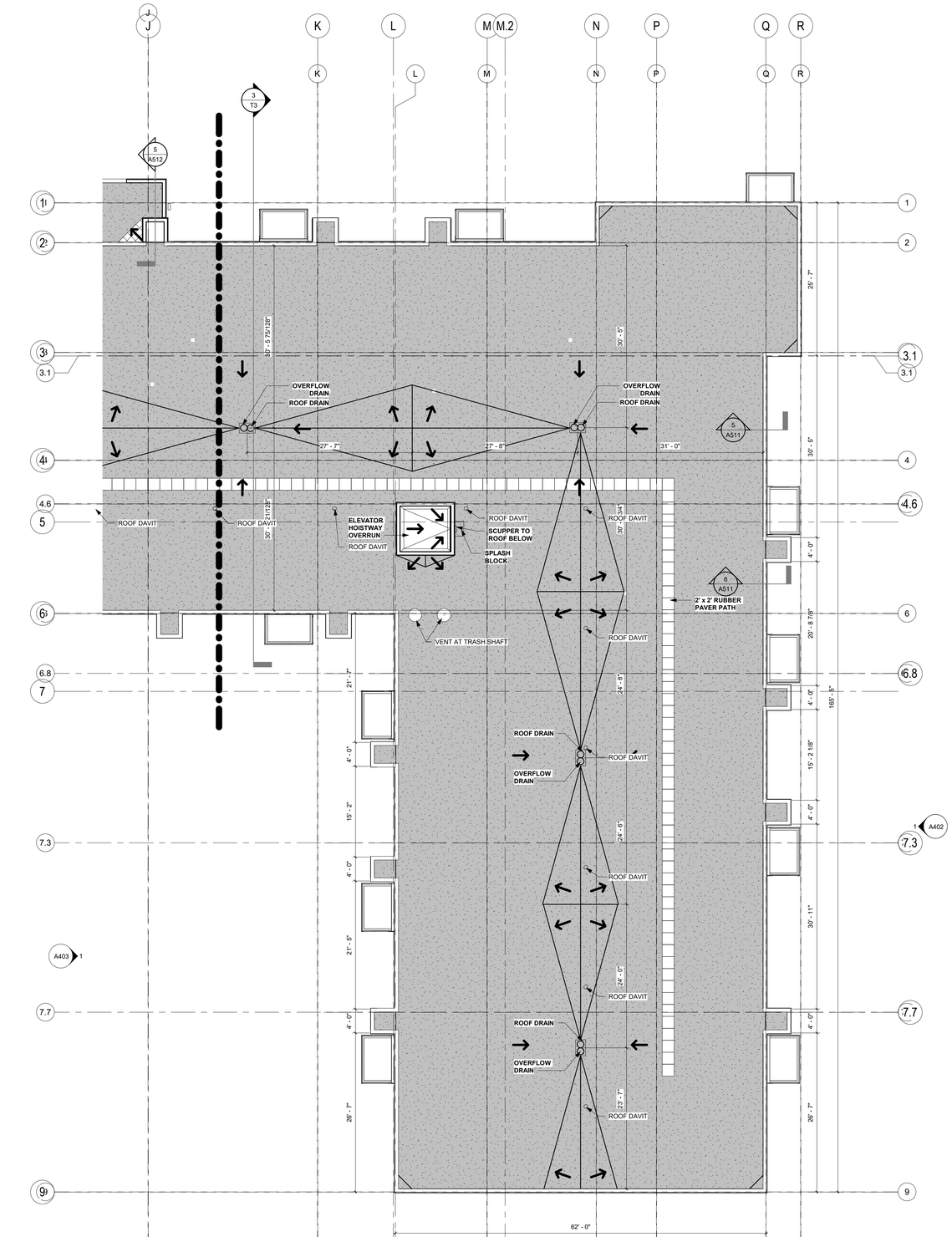

ROOF PLAN EAST

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SHEET TITLE

ROOF PLAN EAST

SHEET NUMBER

A150B

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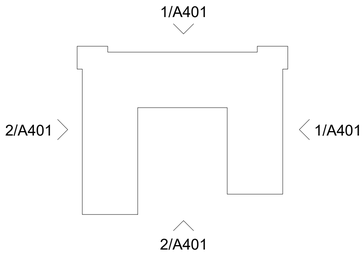
2F (54)

Keynotes- Exterior Elevation	
Key Value	Keynote Text
E01	NICHICHA FIVER CEMENT DIMENSION SERIES-INDIGO RIBBED
E02	BELDEN BRICK- BLACK DIAMOND VELOUR
E03	HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR NIGHT GRAY
E04	HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR ARCTIC WHITE
E05	NICHICHA FIBER CEMENT MASONRY SERIES- SANDSTONE



1 A401 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"

2 A401 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A401

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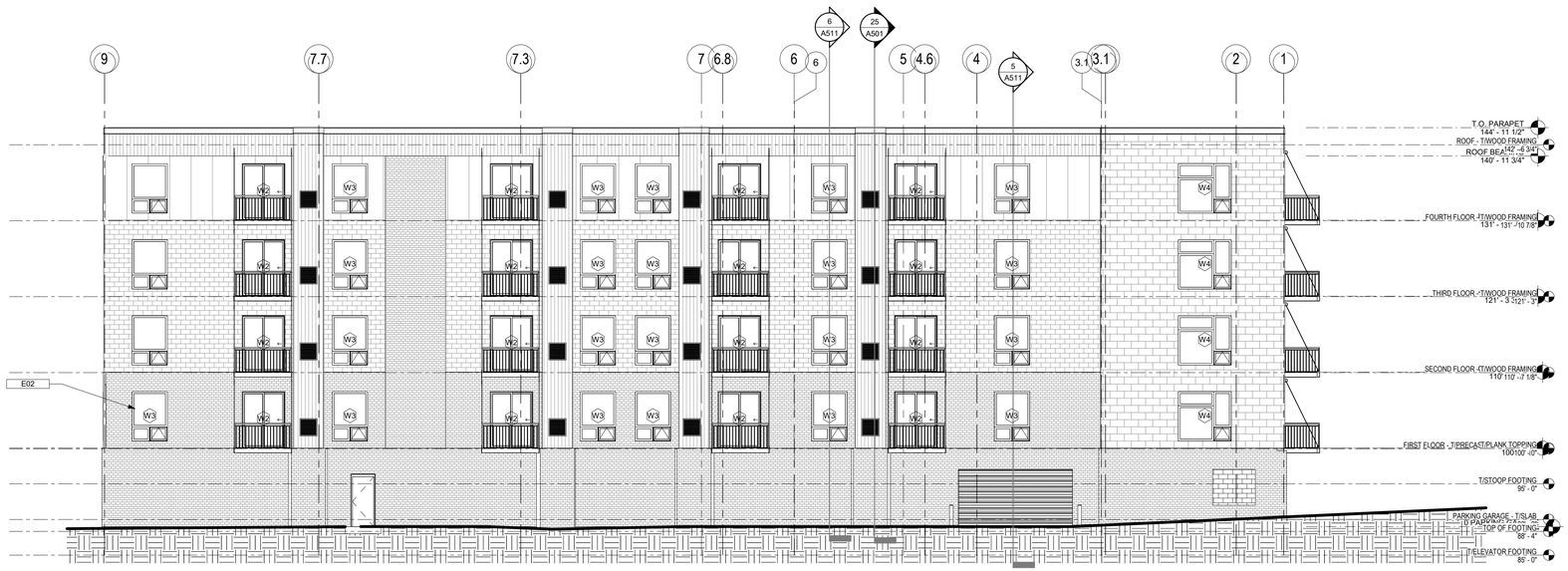
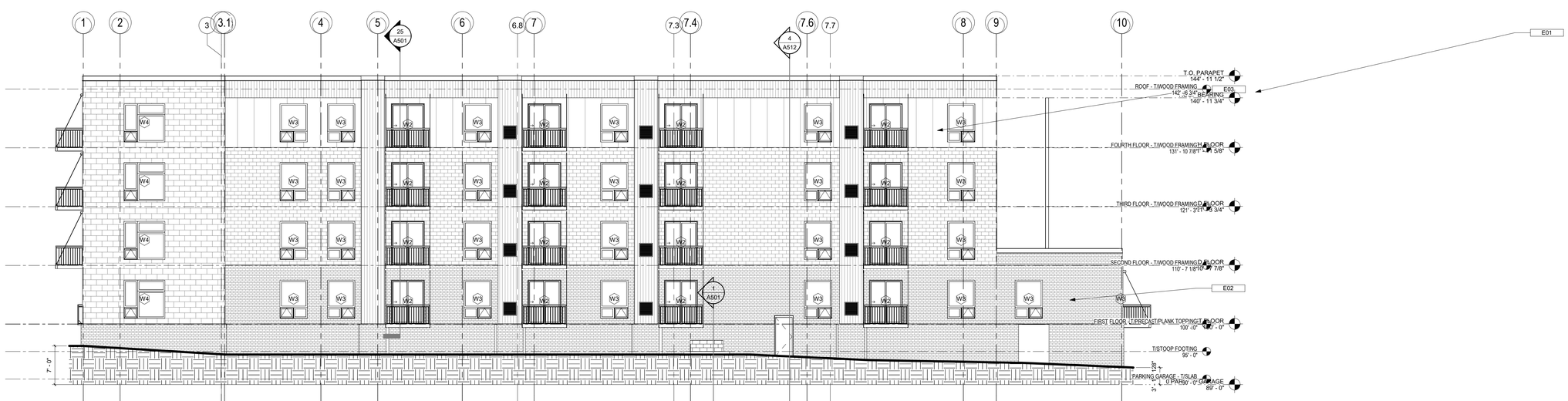
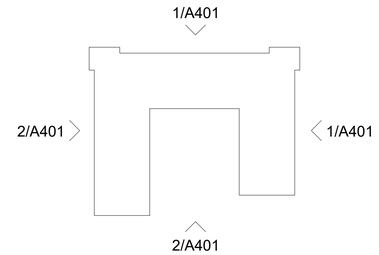
2F (55)



1 A402 EXTERIOR ELEVATION EAST
1/8" = 1'-0"



2 A402 EXTERIOR ELEVATION WEST
1/8" = 1'-0"



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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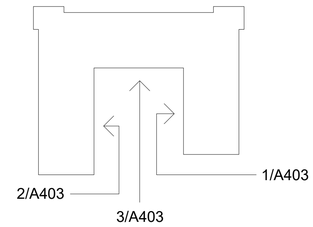
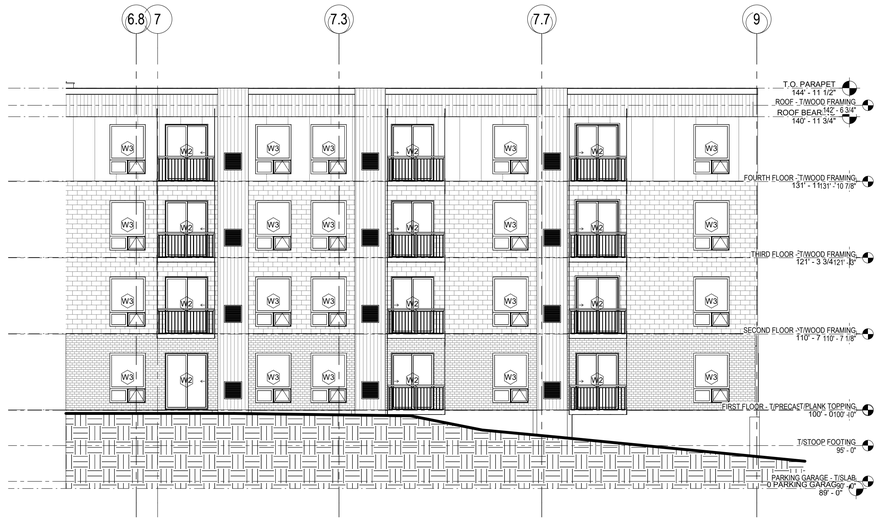
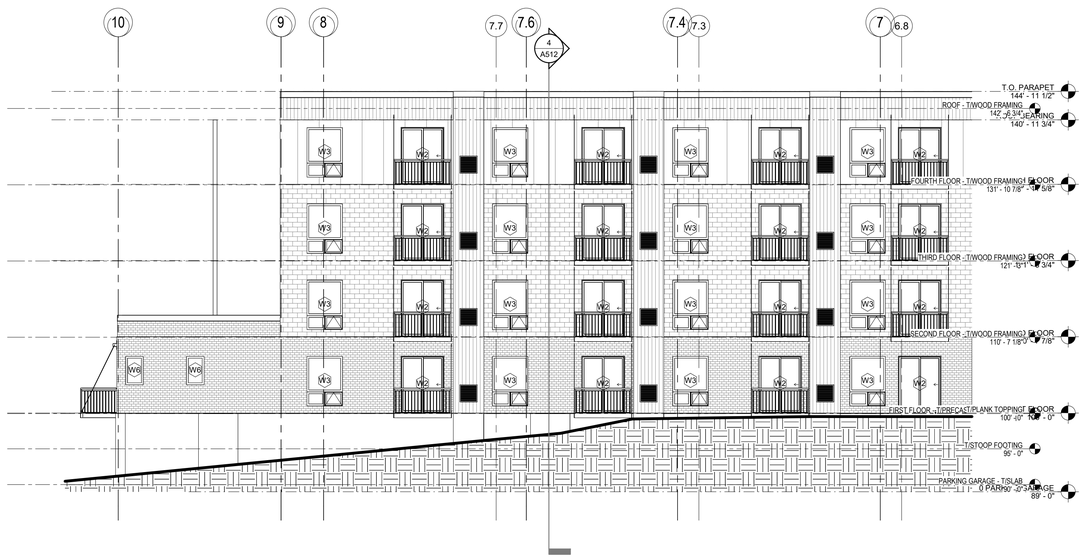
2F (56)





1 A403 COURTYARD WEST EXTERIOR ELEVATION
1/8" = 1'-0"

3 A403 COURTYARD SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 A403 COURTYARD EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

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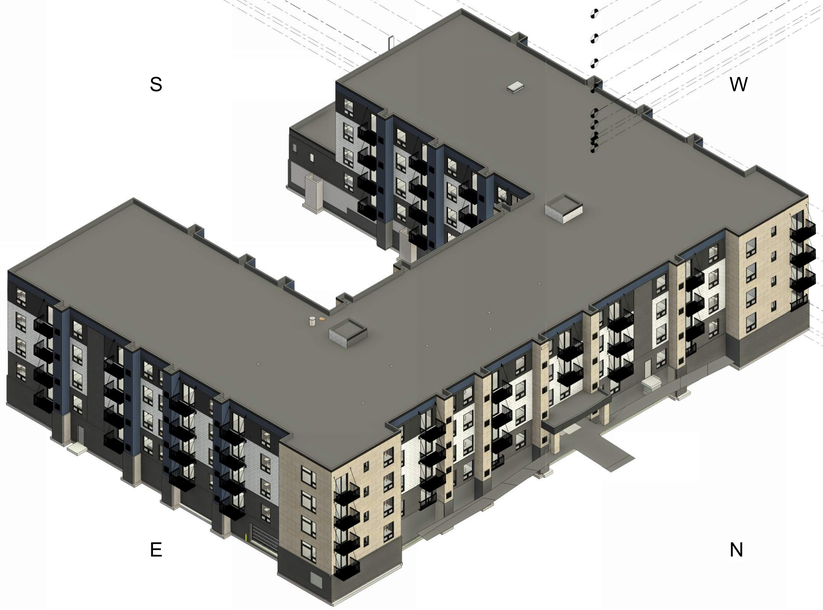
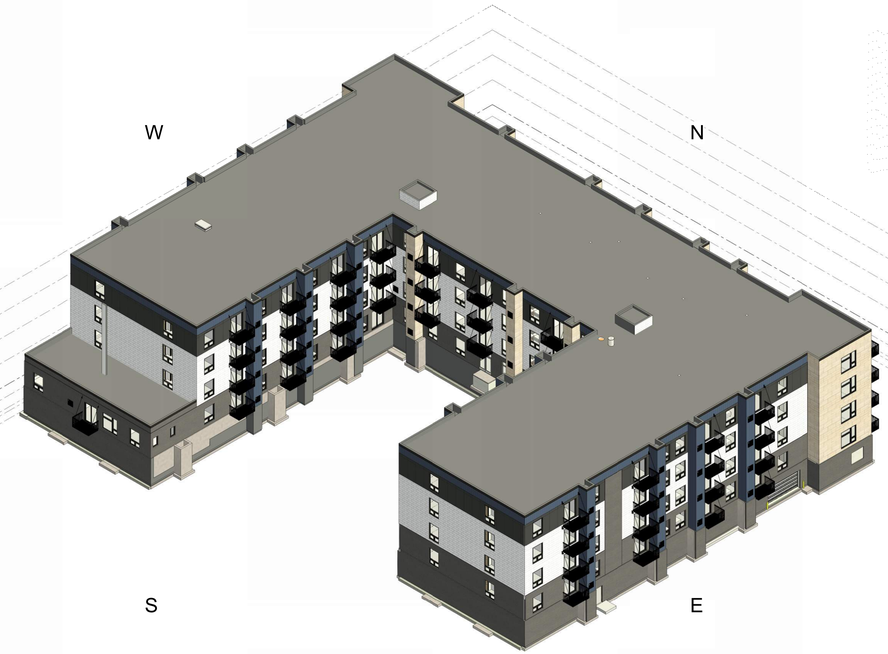


1 A404 ISOMETRIC NE

2 A404 ISOMETRIC NW



3 A404 ISOMETRIC SE

4 A404 ISOMETRIC SW

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BUILDING ISOMETRICS

SHEET NUMBER

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BELDEN BRICK- BLACK DIAMOND VELOUR

NICHICHA FIBER CEMENT MASONRY SERIES- SANDSTONE

HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR NIGHT GRAY

HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR ARCTIC WHITE

NICHICHA FIBER CEMENT DIMENSION SERIES- INDIGO RIBBED

COLOR ELEVATIONS MATERIAL LEGEND

1/4" = 1'-0"

Keynotes- Exterior Elevation	
Key Value	Keynote Text
E01	NICHICHA FIVER CEMENT DIMENSION SERIES-INDIGO RIBBED
E02	BELDEN BRICK- BLACK DIAMOND VELOUR
E03	HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR NIGHT GRAY
E04	HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR ARCTIC WHITE
E05	NICHICHA FIBER CEMENT MASONRY SERIES- SANDSTONE

2 A411 EXTERIOR COLOR ELEVATION SOUTH

1/8" = 1'-0"

1 A411 EXTERIOR COLOR ELEVATION NORTH

1/8" = 1'-0"

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

Thomas P. Wasmoen
12/5/2025 20891
Date Signed License No.

PROJECT OWNER

Brick by Brick, LLC

900 American Blvd East
Suite 300
Bloomington, MN 55420

TWIN PINES APARTMENTS

4220 SCHOOL BLVD
MONTICELLO, MN, 55362

PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
CHECKED BY	T. WASMOEN

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CURRENT RELEASE

PUD DEVELOPMENT STAGE PLAN

#	ISSUE/REVISION	DATE
	PUD CONCEPT PROPOSAL PLANS	11.03.2025
	PUD DEVELOPMENT STAGE PLAN	12.08.2025

NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR COLOR ELEVATIONS

SHEET NUMBER

A411

FIRM GROUND architects & designers

BELDEN BRICK- BLACK DIAMOND VELOUR

HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR ARCTIC WHITE

NICHICHA FIBER CEMENT MASONRY SERIES- SANDSTONE

NICHICHA FIBER CEMENT DIMENSION SERIES- INDIGO RIBBED

HARDIEPANEL VERTICAL SIDING SMOOTH- COLOR NIGHT GRAY

COLOR ELEVATIONS MATERIAL LEGEND

1/4" = 1'-0"

2 / A412 EXTERIOR COLOR ELEVATION WEST

1/8" = 1'-0"

1 / A412 EXTERIOR COLOR ELEVATION EAST

1/8" = 1'-0"

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FIRM GROUND architects & designers
275 Market Street, Ste. 368
Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

SIGNATURE

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12/5/2025 (Date Signed) 20891 (License No.)

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TWIN PINES APARTMENTS

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PROJECT NO.	25.133
DRAWN BY	R. NICHOLS
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SHEET TITLE

EXTERIOR COLOR ELEVATIONS

SHEET NUMBER

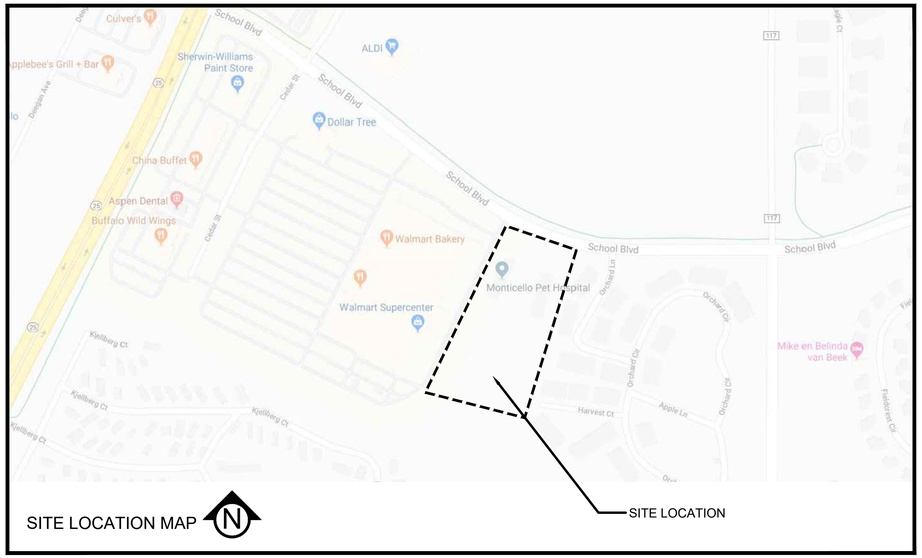
A412

FIRM GROUND architects & designers

MONTICELLO APARTMENTS

MONTICELLO, MINNESOTA

ISSUED FOR: PUD CONCEPT PROPOSAL PLAN



ARCHITECT:

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PHONE: 612-819-1835
WWW.FIRMGROUNDAE.COM

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
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SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
612-615-0060

GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVENUE SOUTH
MINNEAPOLIS, MN 55407

DEVELOPER / PROPERTY OWNER:

Owner of record:

APARTMENTS MONTICELLO, LLC
900 AMERICAN BLVD EAST, SUITE 300
BLOOMINGTON, MN 55240

CONTACT:
VISHAL DUTT
651-206-4087
VISHAL@VENTUREMORTGAGE.COM

811 Know what's **below.** **Call** before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - TEMPORARY DRAINAGE PLAN
SW1.2	SWPPP - PROPOSED CONDITIONS
SW1.3	SWPPP - DETAILS
SW1.4	SWPPP - NARRATIVE
SW1.5	SWPPP - ATTACHMENTS
SW1.6	SWPPP - ATTACHMENTS

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CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

PROJECT
MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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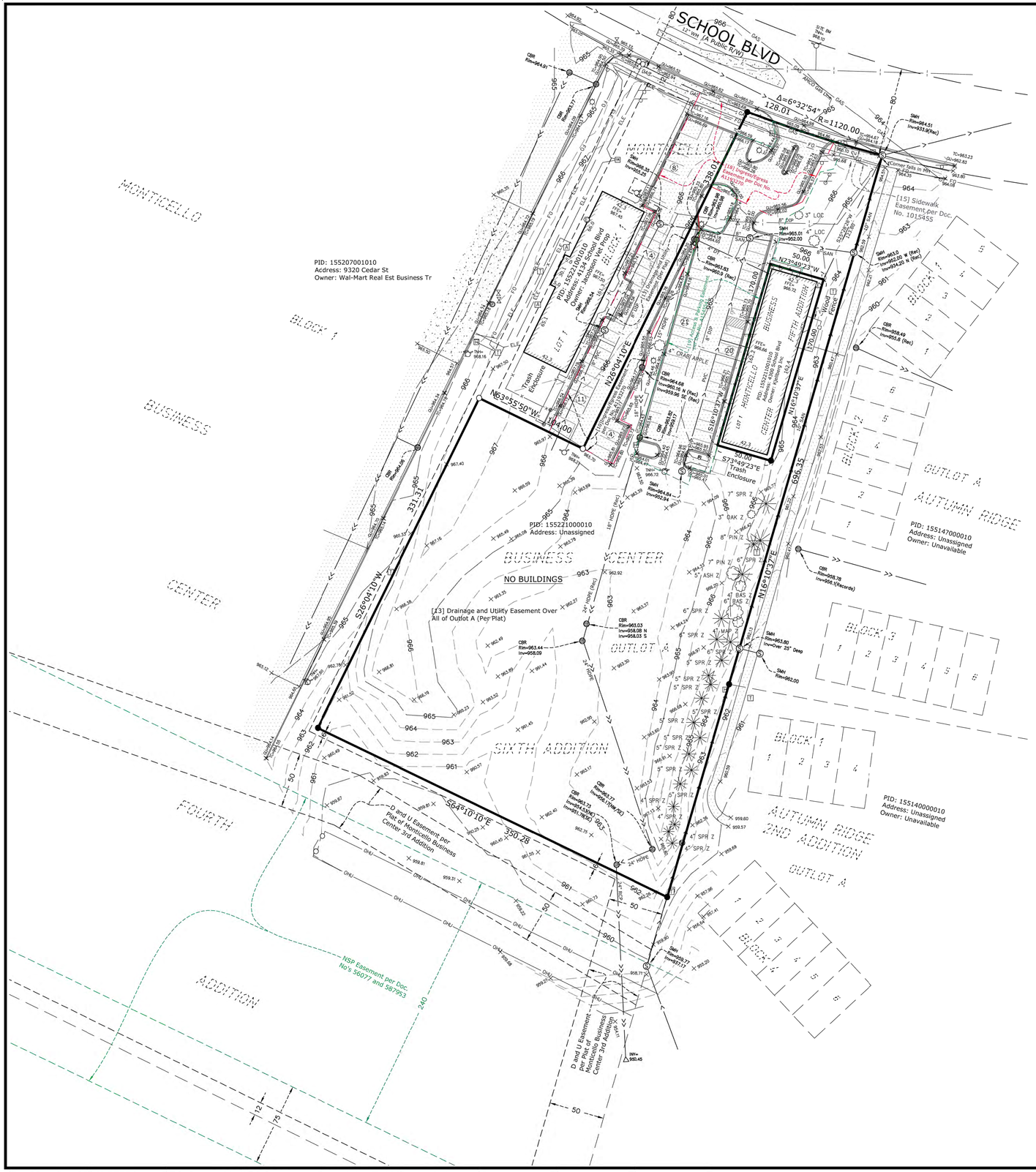

DESCRIPTION OF PROPERTY SURVEYED

Outlot A, Monticello Business Center Sixth Addition, Wright County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES

1. Bearings are based on the Wright County Coordinate System (1985 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located on the north side of School Boulevard, as shown hereon. Elevation = 968.10.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

   Storm information shown in the undeveloped area was taken from a site utility plan prepared by Anderson Engineering of Minnesota, LLC, dayed June 4, 2007.

ALTA/NSPS Land Title Survey Notes

(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Unassigned, School Boulevard, Monticello, Minnesota 55362 (Wright County PID No. 155221000010)
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27171C0170D, effective date of June 20, 2024.
4. The Gross land area is 170,244 +/- square feet or 3.908 +/- acres.
6. The current Zoning for the subject property was not provided.
   Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
   Please note we did not observe any buildings on the subject property while conducting the fieldwork.
9. The number of parking stalls on this site are as follows: 45 Regular + 0 Handicap = 45 Total Parking Stalls.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Wright County Interactive Property Map.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Land Title, Inc., as agent for Old Republic National Title Insurance Company, File No. 723127, dated November 3, 2025. We note the following with regards to Schedule B of the herein referenced Title Commitment:

   a. Item no.'s 1-9, 12, 14, 16 and 17 are not survey related.

   b. The following are numbered per the referenced title Commitment:

   12. Easement in favor of the City of Monticello filed as Document Number 590041.
   Document creates a blanket roadway and utility easement in conjunction with a project involving School Boulevard. Blanket easement lies over the underlying section, township, range description of the subject property. Document states that upon completion of the development of the public improvement project and upon recording of a final plat that contains all necessary easements, and upon request of developer, the city shall execute an appropriate document releasing its easement interest, except as to those portions of property necessary for the public improvements identified on the final plat.
   School Boulevard was dedicated in an underlying plat and is shown hereon adjacent to the north of the subject property.
   [13]. Drainage and utility easements over the subject property as shown on the recorded plat of Monticello Business Center Sixth Addition.
   Drainage and utility easement dedicated over all of Outlot A, as shown hereon.
   [15]. Grant of Permanent Easement in favor of the City of Monticello filed as Document Number A1015455.
   As shown hereon over the Northerly 12 feet of the subject property.
   [18]. Reciprocal Driveway Easement and Maintenance Agreement filed as Document Number A1193270.
   As shown heron over the middle portion of subject property.
   [19]. Easement Agreement dated December 12, 2023, filed January 5, 2024 as Document Number A1545541.
   Document creates an access and parking easement benefitting Lot 1, Block 1 and burdening Outlot A of the proposed plat of Twin Pines First Addition. Said plat has not been recorded at the time of this survey. Said easement is shown hereon over a northeasterly portion of the subject property.

ALTA CERTIFICATION

To: Brick by Brick Development, LLC, a Minnesota limited liability company; Land Title, Inc.; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 11-4-2025.

Dated this 13th day of November, 2025.

Rory L. Synstelien — Minnesota License No. 44565

rory@civilsitegroup.com

N

50 25 0 25 50 100

SCALE IN FEET

Linetype & Symbol Legend

FO	FIBER OPTIC	SIGN		AIR CONDITIONER	
GAS	GASMAIN	UTILITY MANHOLE		BOLLARD	
W	WATERMAIN	SANITARY MANHOLE		ELECTRIC MANHOLE	
>	SANITARY SEWER	STORM MANHOLE		FLAG POLE	
>>	STORM SEWER	CATCH BASIN		FLARED END SECTION	
OHU	OVERHEAD UTILITIES	ROOF DRAIN		GAS VALVE	
TEL	TELEPHONE LINE	TELEPHONE BOX		HANDICAP SYMBOL	
ELE	ELECTRIC LINE	TELEPHONE MANHOLE		HYDRANT	
CTV	CABLE LINE	ELECTRIC TRANSFORMER		WATER MANHOLE	
x	CHAINLINK FENCELINE	TRAFFIC SIGNAL		WATER VALVE	
	WOODEN FENCELINE	CABLE TV BOX		POWER POLE	
	GUARDRAIL	ELECTRICAL METER		GUY WIRE	
	CONCRETE SURFACE	GAS METER		CONIFEROUS TREE	
	PAVER SURFACE	FOUND IRON MONUMENT		DECIDUOUS TREE	
	BITUMINOUS SURFACE	SET IRON MONUMENT			
	GRAVEL/LANDSCAPE SURFACE	CAST IRON MONUMENT			

CivilSite GROUP
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civilsitegroup.com 612-615-0060

PROJECT
Monticello Business Center
Monticello, MN 55362

CLIENT
Firm Ground
275 Market St Ste 368, Minneapolis, MN 55405

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

RORY L. SYNSTELIEN
DATE 11-13-2025 LICENSE NO. 44565

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 19332

ALTA/NSPS LAND TITLE SURVEY

V1.0

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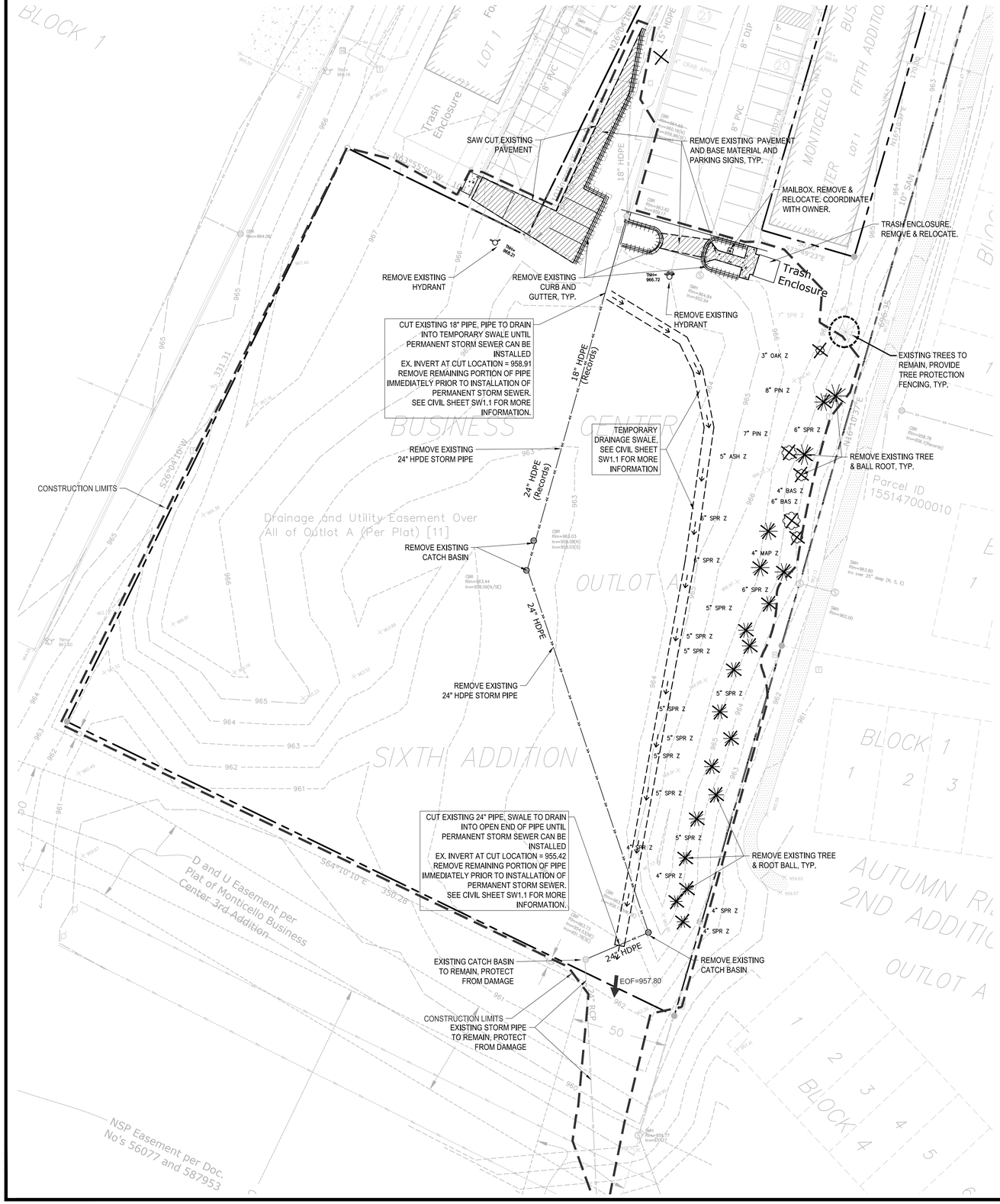

REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF MONTICELLO REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.6

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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1" = 30'-0"
15'-0" 0 30'-0"
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5000 Glenwood Avenue
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FIRM GROUND architects & engineers

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Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

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DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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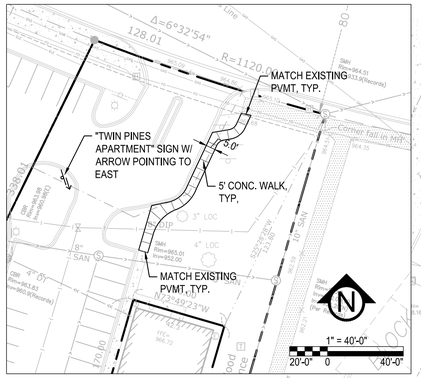


1 NORTH SIDEWALK CONNECTION

SEE DETAIL 1 FOR NORTH WALK CONNECTION VIEW

ALL PARKING AREAS WILL BE COVERED BY ASSUMED CROSS ACCESS PARKING EASEMENT AGREEMENT.

OPERATIONAL NOTES:

SNOW REMOVAL:

ALL SNOW SHALL BE PUSHED TO LANDSCAPED AREA.

TRASH REMOVAL:

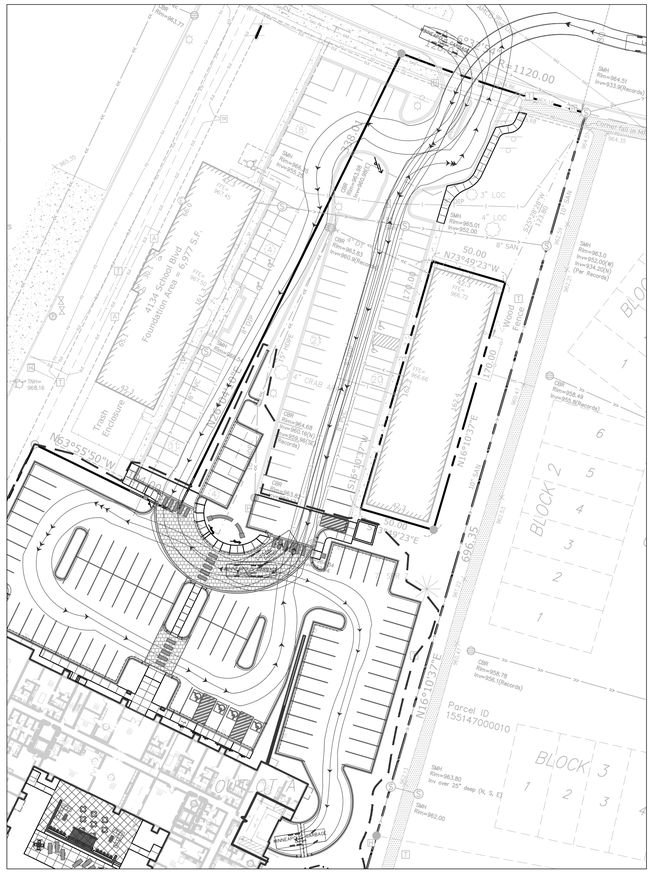
TRASH REMOVAL SHALL OCCUR AT THE EXISTING TRASH ENCLOSURE AREAS, COORDINATE WITH PROPERTY MANAGEMENT.

DELIVERIES:

DELIVERIES SHALL OCCUR AT THE MAILROOM(S), COORDINATE WITH PROPERTY MANAGEMENT.

VEHICLE MANEUVERS:

FIRE TRUCK ACCESS IS MAINTAINED THROUGHOUT THE SITE. IT IS ABLE TO ENTER THE PROPERTY FROM THE STREET, DRIVE THROUGH ALL THE PARKING LOOP, AND RETURN TO THE STREET. TRASH TRUCK IS ABLE TO ENTER FROM STREET, DRIVE INTO NEW PARKING AREA, AND REVERSE DOWN THE DRIVE RAMP TOWARD THE GARAGE.



2 TURNING MOVEMENT

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
  1. STAMPED & COLORED CONCRETE
  2. CONCRETE PAVERS

  MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

SITE GENERAL INFORMATION AND AREA TABLE:

SITE IS LOCATED IN A PUD DISTRICT ADJACENT TO A B4 ZONE

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	13,843 SF	7.1%	42,813 SF	21.8%
ALL PAVEMENTS	40,220 SF	20.5%	80,144 SF	40.9%
ALL NON-PAVEMENTS	141,965 SF	72.4%	73,071 SF	37.3%
TOTAL SITE AREA	196,028 SF	100.0%	196,028 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	54,063 SF	27.6%		
PROPOSED CONDITION	122,957 SF	62.7%		
DIFFERENCE (EX. VS PROP.)	68,894 SF	35.1%		

CITY OF MONTICELLO SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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15'-0" 0 30'-0"
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APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION
02/07/23	ADDED SITE SIGNS

SITE PLAN

C2.0

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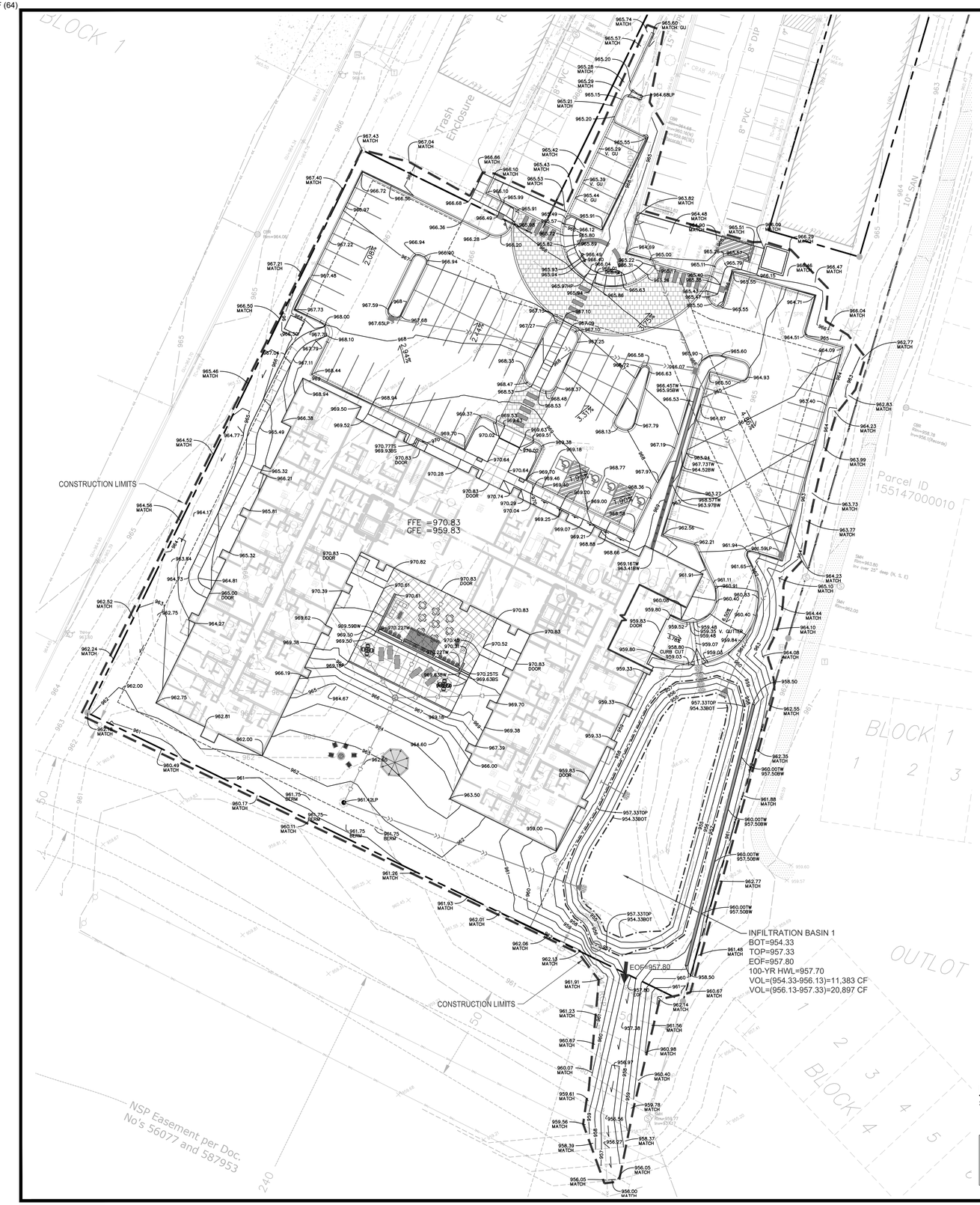

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.6

CITY OF MONTICELLO GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

Know what's **below.** **Call** before you dig.

1" = 30'-0"
15'-0" 0 30'-0"
12/05/2025 12:09:02 PM

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

PROJECT
MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

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GRADING PLAN

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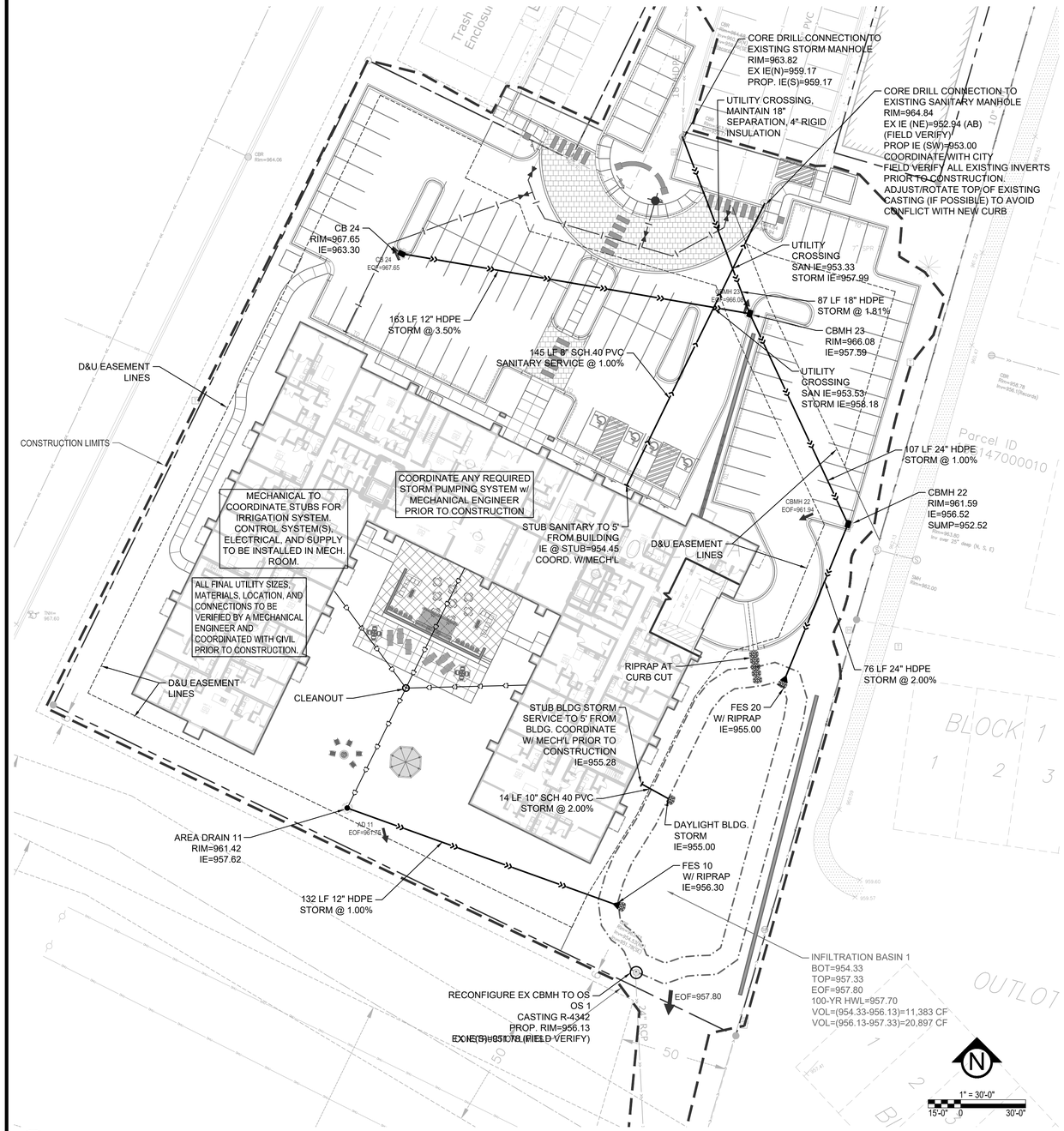
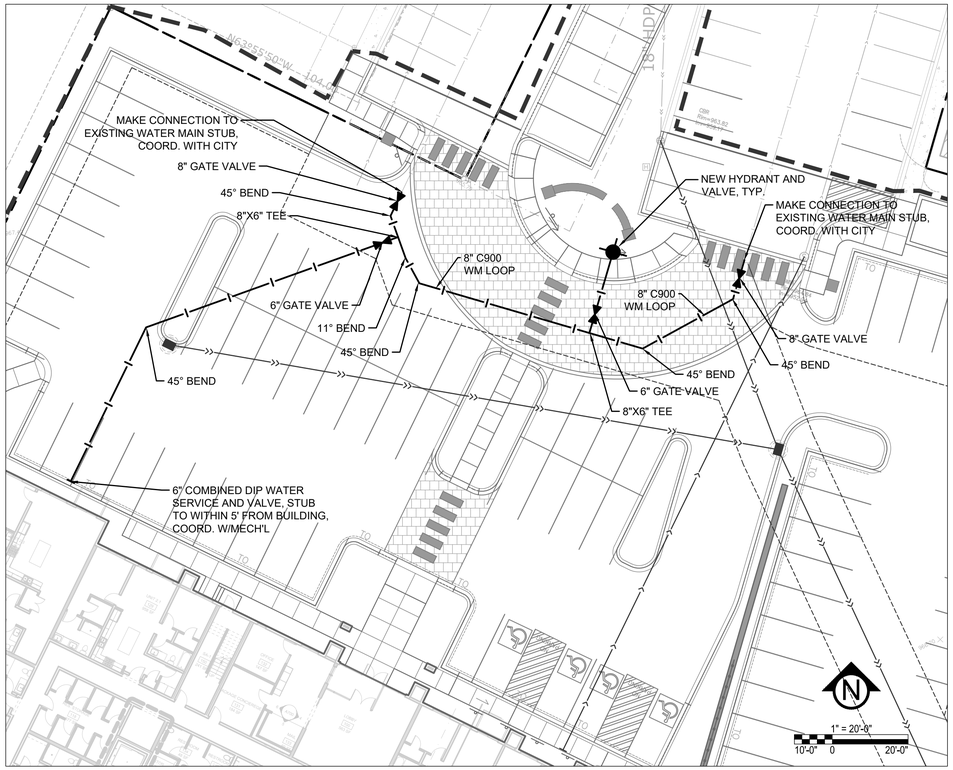


1 SANITARY SEWER AND STORM SEWER PLAN

CITY OF MONTICELLO UTILITY NOTES:

1. THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED THAT IS ASSOCIATED WITH VARIATIONS IN THE UTILITY AS-BUILT ELEVATIONS. ALL UTILITY CONNECTIONS SHALL BE VERIFIED IN THE FIELD.
2. THE CITY, OR AGENTS OF THE CITY, ARE NOT RESPONSIBLE FOR ERRORS AND OMISSIONS ON THE SUBMITTED PLANS. THE OWNER AND ENGINEER OF RECORD ARE FULLY RESPONSIBLE FOR CHANGED OR MODIFICATIONS REQUIRED DURING CONSTRUCTION TO MEET THE CITY'S STANDARDS.
3. ALL WATERMAIN AND SANITARY SEWER TESTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MONITCELLO STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE SUBMITTED TO THE CITY (PUBLIC WORKS DIRECTOR, CITY ENGINEER), THE OWNER, AND THE ENGINEER OF RECORD.
4. WATERMAIN SHALL HAVE A MINIMUM COVER OF 7.5 FEET.
5. THE CITY WILL REQUIRE TELEVISING FOR SANITARY SEWER PIPE INSTALLATIONS PRIOR TO ACCEPTING A WARRANT FOR THE UTILITY SYSTEM PROVIDE REPORT AND VIDEO FILES O THE CITY FOR REVIEW.
6. RIPRAP SHALL BE GROUTED PER CITY SPECIFICATIONS.



2 WATERMAIN LOOP, HYDRANT, & SERVICE

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

UTILITY LEGEND:

- MANHOLE
- CATCH BASIN
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

Know what's **below.** **Call** before you dig.

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CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

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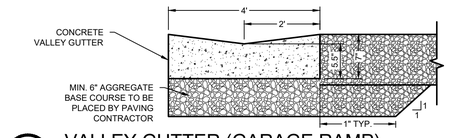
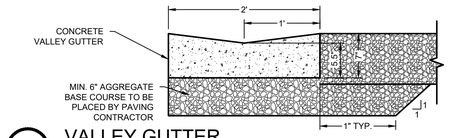
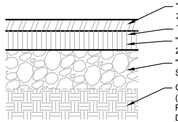


1 VALLEY GUTTER (GARAGE RAMP)
NTS



2 VALLEY GUTTER
NTS

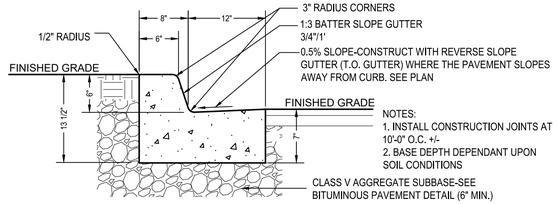


PAVEMENT DESIGN

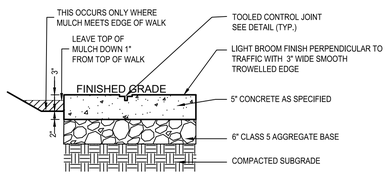
TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	6.0"
HEAVY DUTY	2.0"	2.0"	8.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

3 BITUMINOUS PAVEMENT - ALL TYPES
NTS

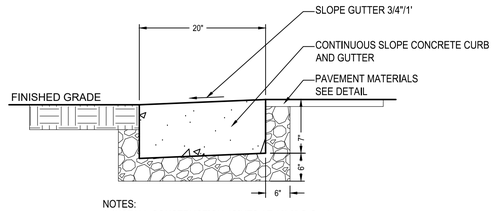


4 B-612 CONCRETE CURB AND GUTTER
NTS



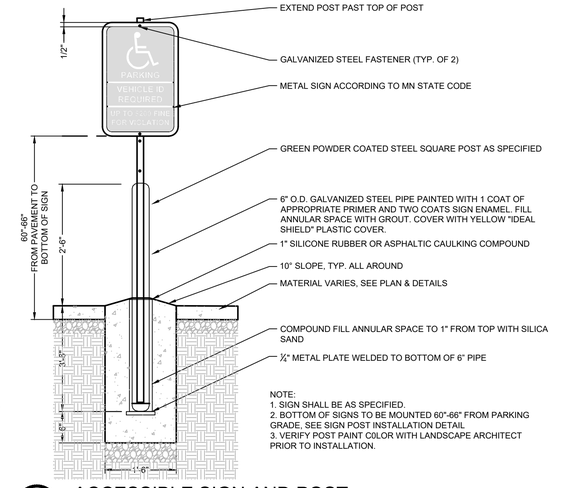
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.

5 CONCRETE WALK/PAD
NTS (PRIVATE PROPERTY)



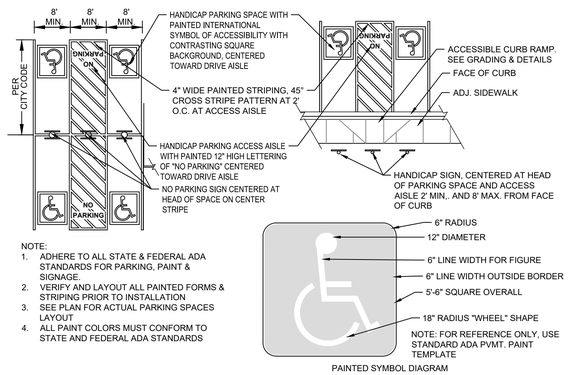
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

6 RIBBON CURB
NTS



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

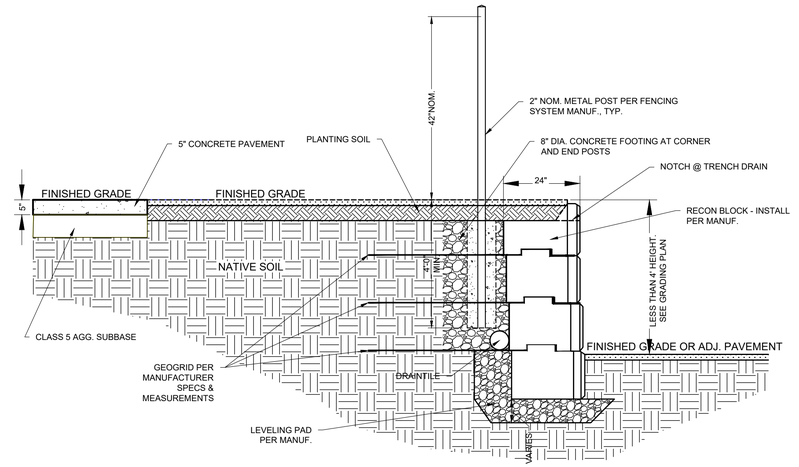
7 ACCESSIBLE SIGN AND POST
NTS



NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

PAINTED SYMBOL DIAGRAM

8 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



NOTES:
1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURE PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.
7. CONTRACTOR TO SUBMIT SAMPLE & CORNER MOCKUP FOR APPROVAL PRIOR TO CONSTRUCTION.
8. SEGMENTAL RETAINING WALL MUST BE 4' OR LESS, IF OVER 4' IT MUST BE SUBMITTED BY CONTRACTOR WITH ENGINEER SHOP DRAWINGS.

9 SEGMENTAL RETAINING WALL
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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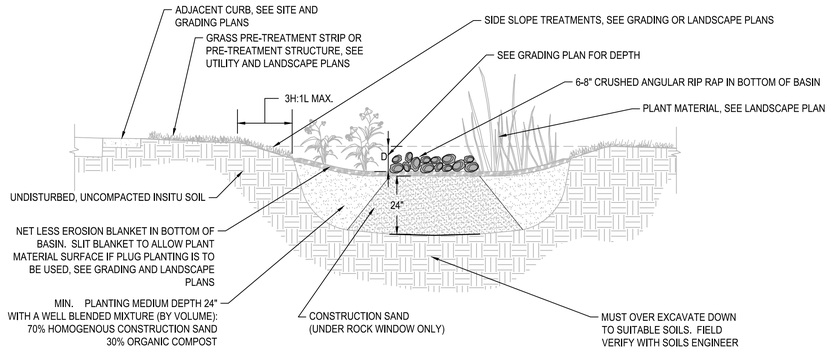


TYPICAL SECTION VIEW

CONSTRUCTION SEQUENCING

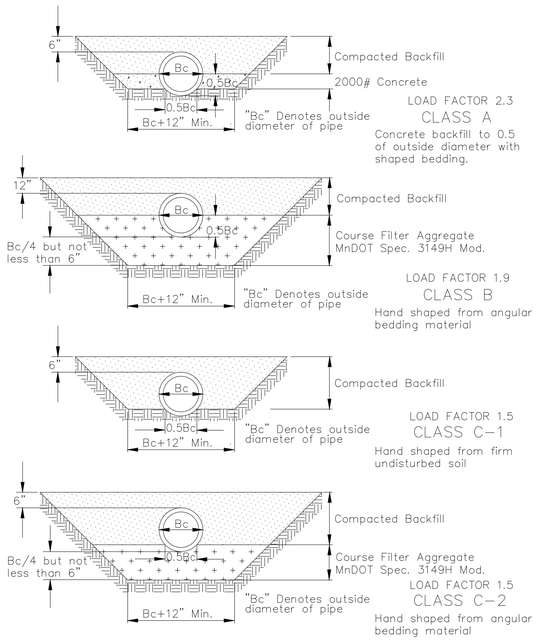
1. INSTALL SILT FENCE AND/OR OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

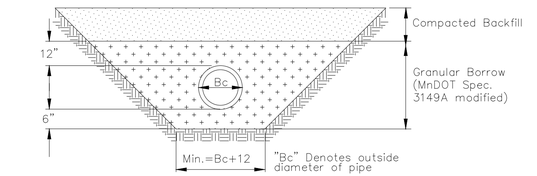
1 BIO-INFILTRATION BASIN (RAIN GARDEN - TYP.)

NTS

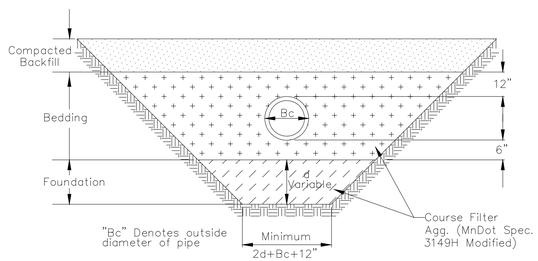


2 PIPE BEDDING - RCP & DIP

NTS



PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC

NTS

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CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

PROJECT
MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

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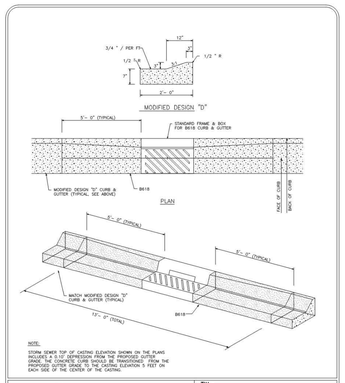
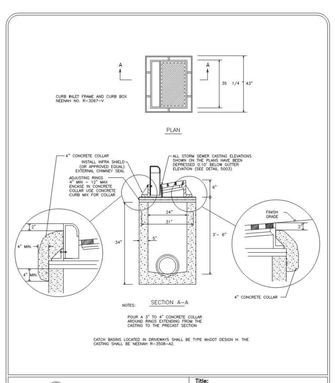


Standard Plate Library City of Monticello

Title: Concrete Curb & Gutter at Catch Basin

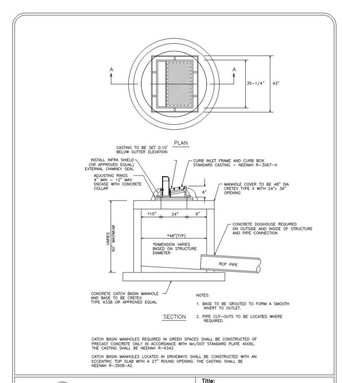
Date:	Plate No.
03–05	5004
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Standard Catch Basin

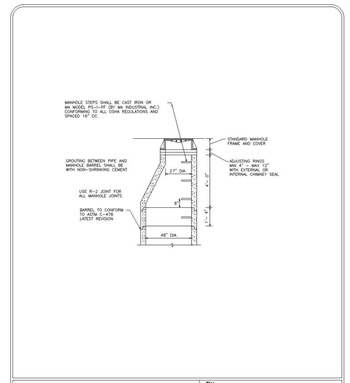
Date:	Plate No.
03–05	4002
Revised: 03–17	



Standard Plate Library City of Monticello

Title: Catch Basin Manhole

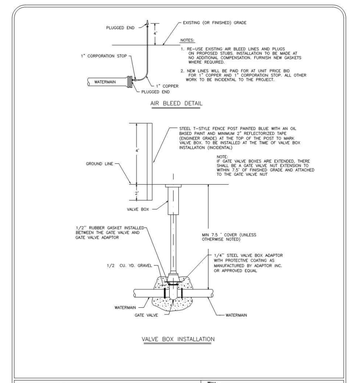
Date:	Plate No.
03–05	4003
Revised: 03–17	



Standard Plate Library City of Monticello

Title: Cone Section, Casting Steps, and Adjusting Rings

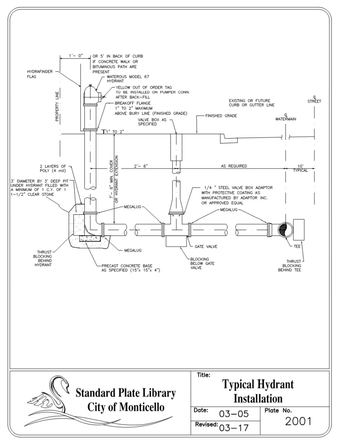
Date:	Plate No.
03–05	1001
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Air Bleed Detail And Valve Box Installation

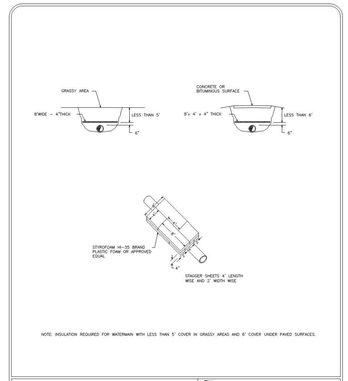
Date:	Plate No.
03–05	2003
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Typical Hydrant Installation

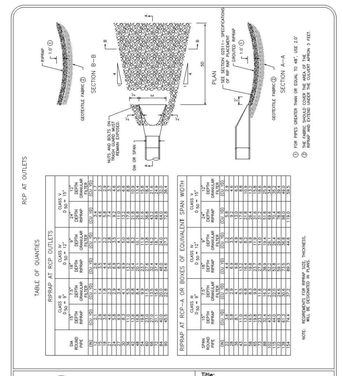
Date:	Plate No.
03–05	2001
Revised: 03–17	



Standard Plate Library City of Monticello

Title: Insulation Detail

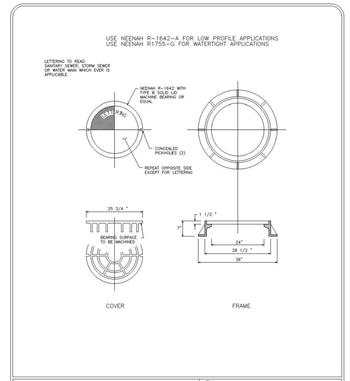
Date:	Plate No.
03–05	2004
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Riprap Detail

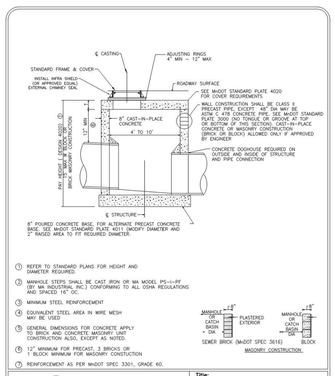
Date:	Plate No.
03–05	4009
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Standard Frame and Cover

Date:	Plate No.
03–05	1002
Revised: 03–15	



Standard Plate Library City of Monticello

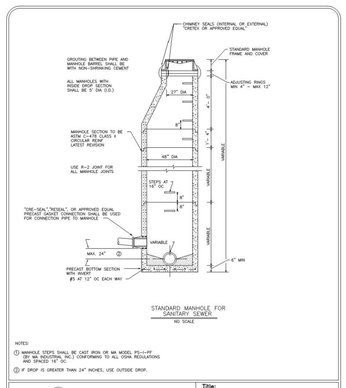
Title: Standard Manhole for Storm Sewer

Date:	Plate No.
03–05	4001
Revised: 03–17	

Standard Plate Library City of Monticello

Title: Trash Guard for End Section

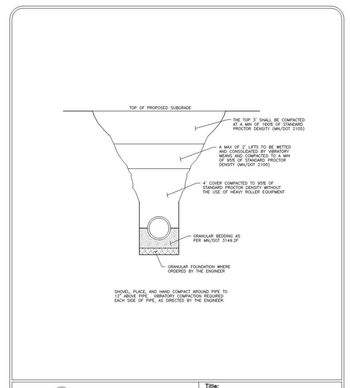
Date:	Plate No.
03–05	4007
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Standard Sanitary Manhole

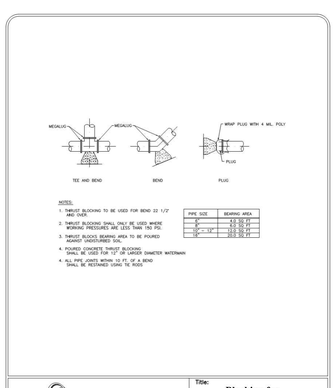
Date:	Plate No.
03–05	3001
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Typical Trench Compaction and Class B Bedding

Date:	Plate No.
03–05	1007
Revised: 03–15	



Standard Plate Library City of Monticello

Title: Blocking for Watermain

Date:	Plate No.
03–05	2002
Revised: 03–17	

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FIRM GROUND architects & engineers

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APARTMENTS MONTICELLO LLC
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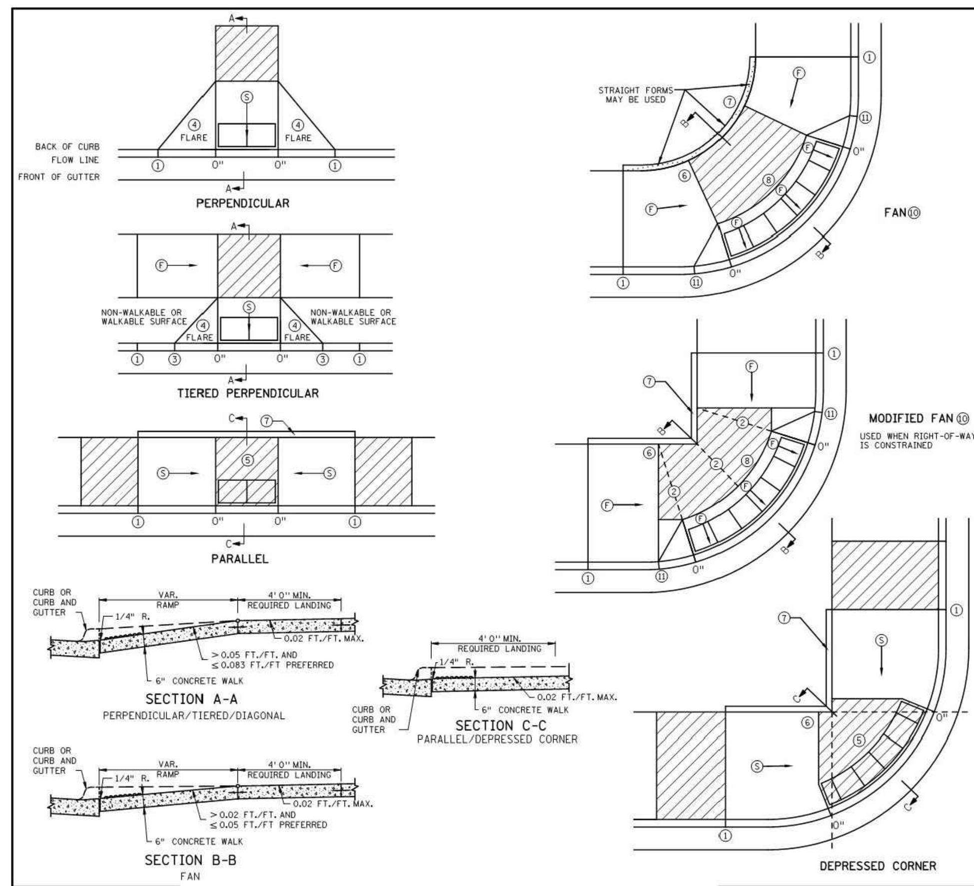
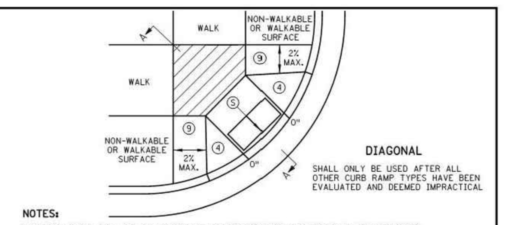




NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

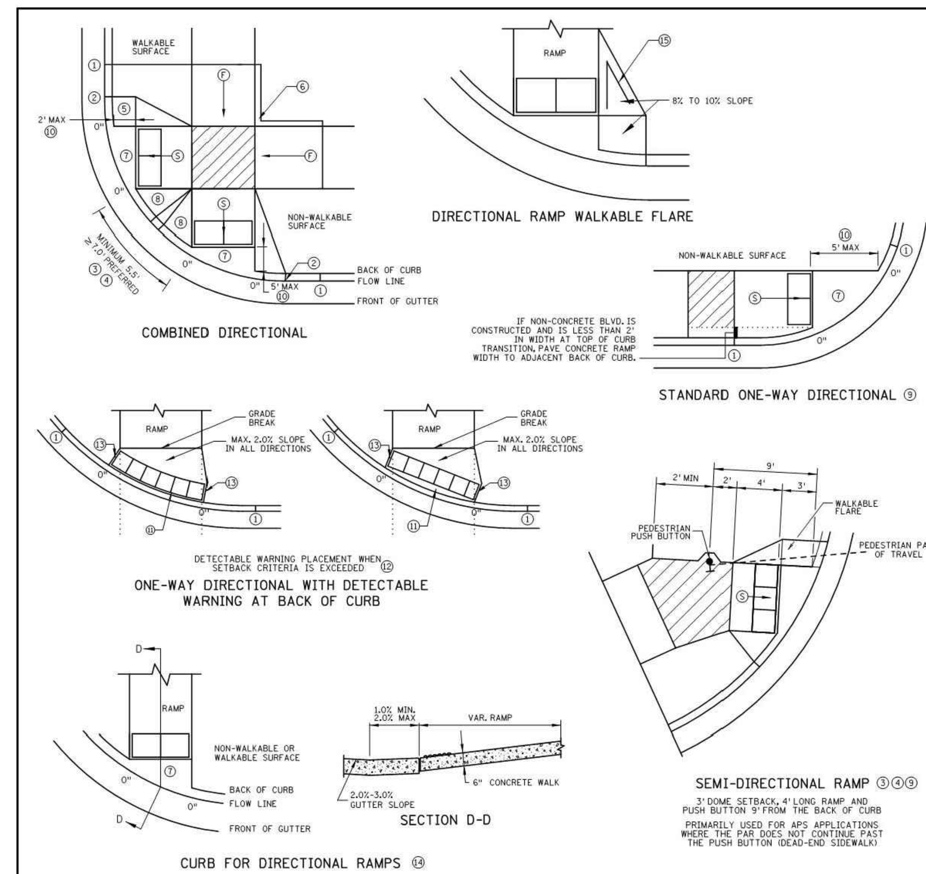
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
▨ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:	MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021 JEFFREY PERKINS OPERATIONS DIVISION	THOMAS STYRBICKI STATE DESIGN ENGINEER	APPROVED: 11-04-2021 REVISED:	STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
▨ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

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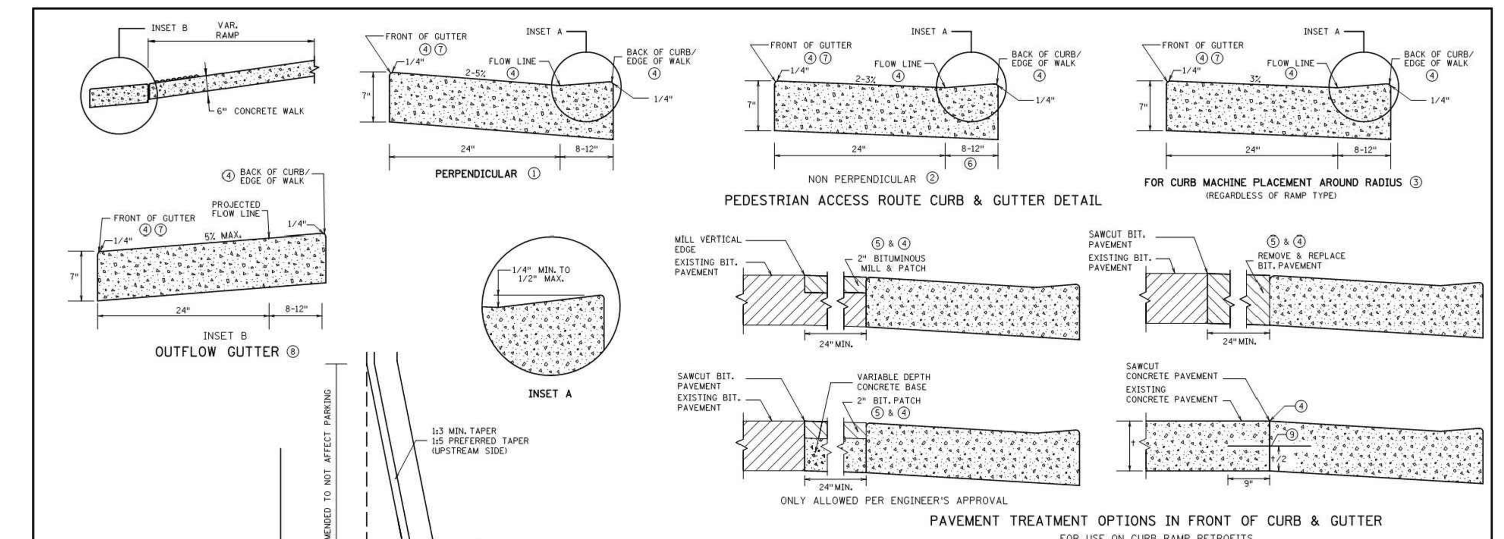

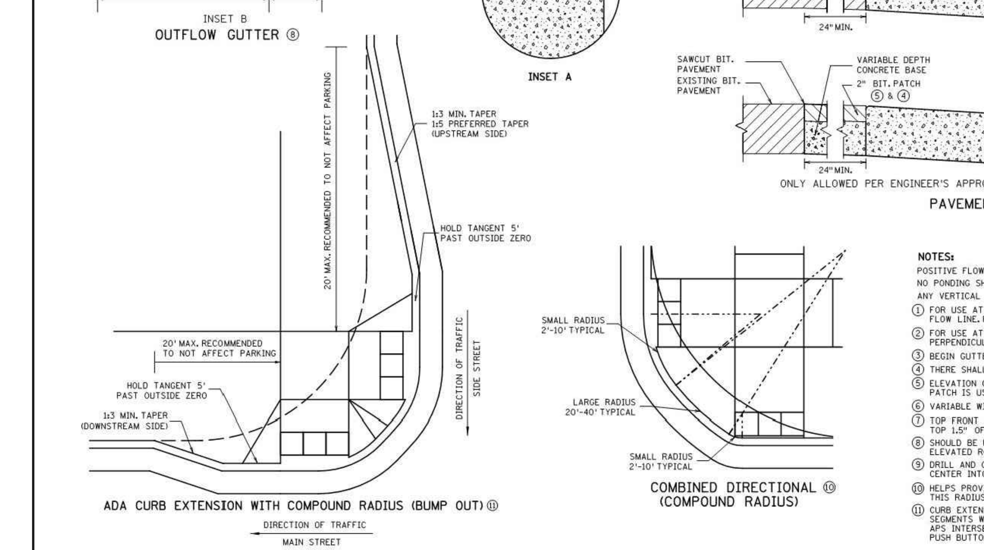

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

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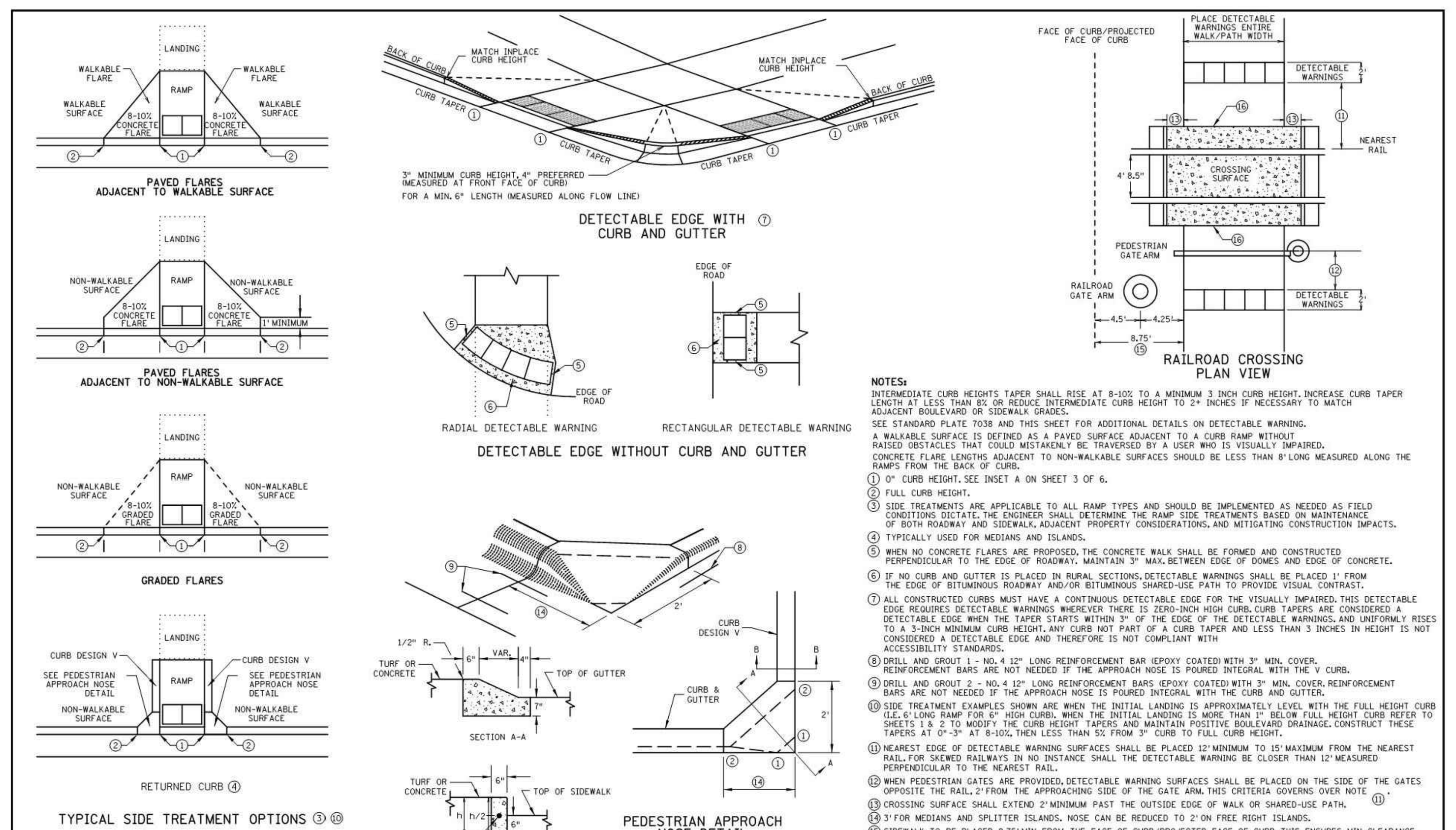

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

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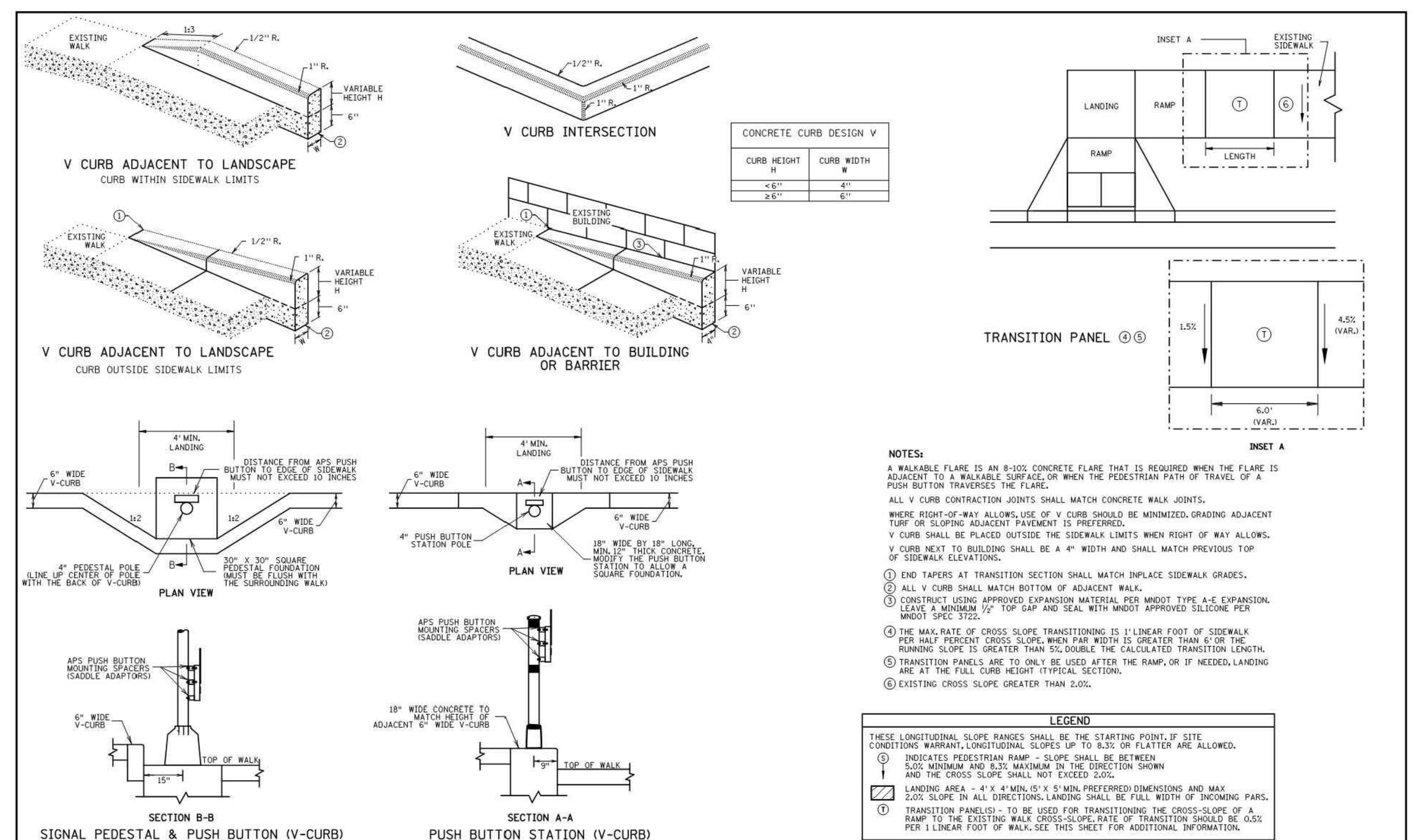

CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
▨ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
Ⓣ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

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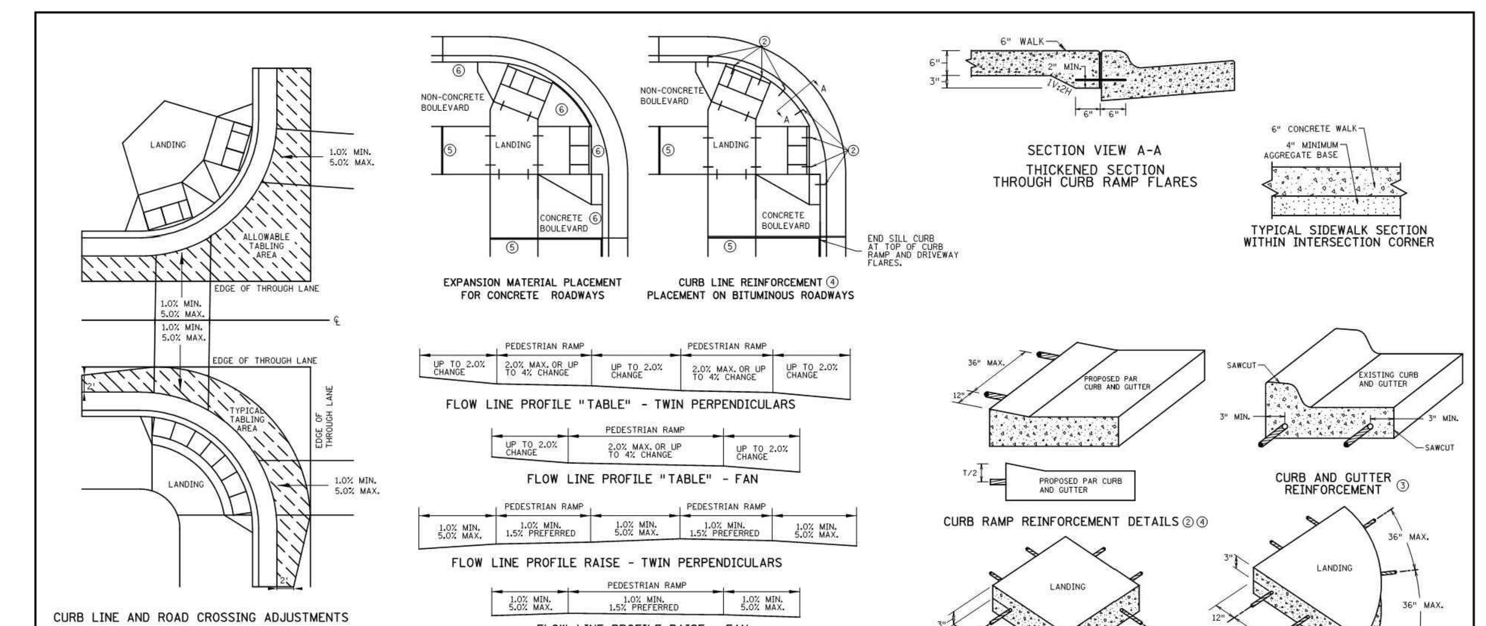

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.
③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

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FIRM GROUND architects & engineers

PROJECT
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SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.3

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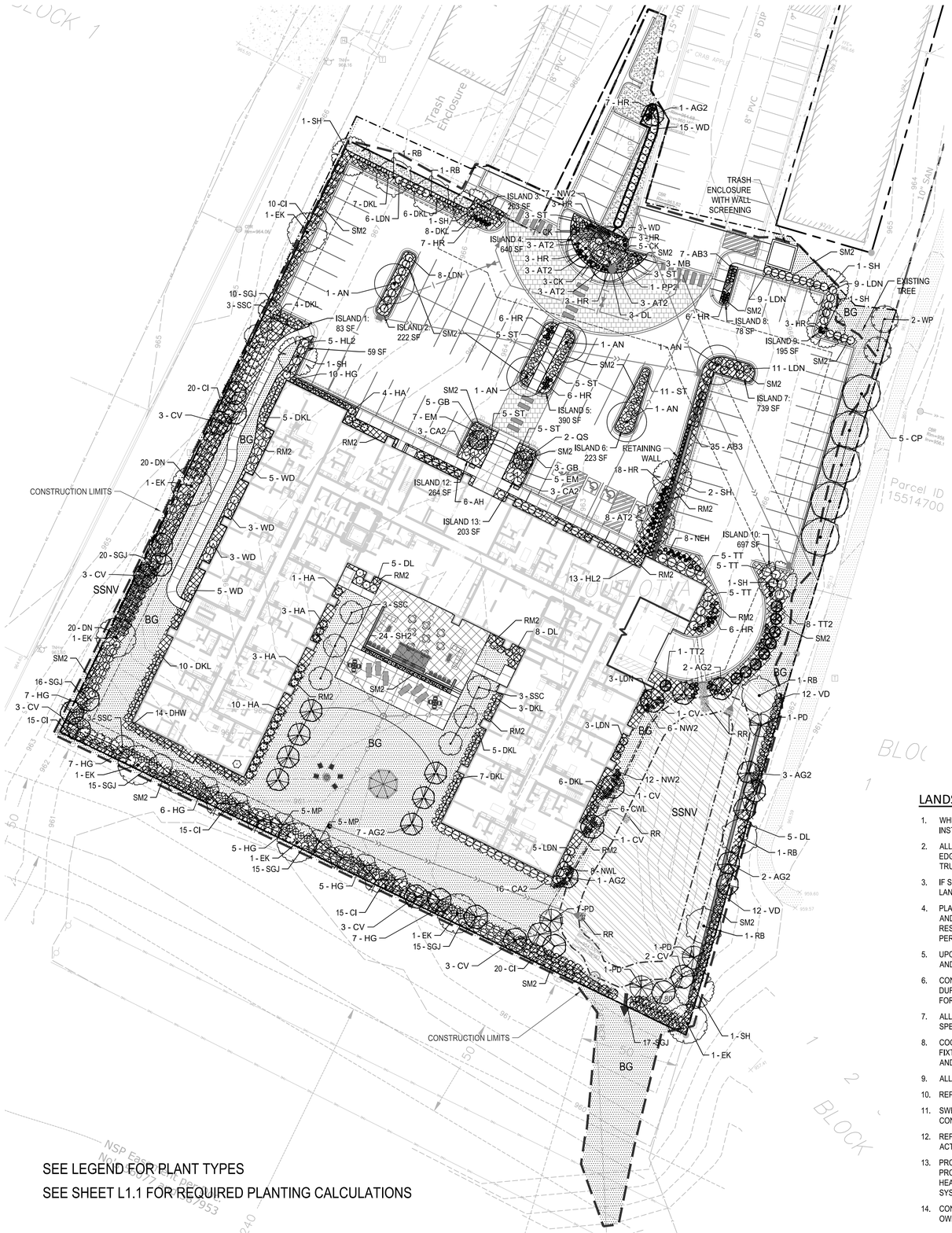

SEE LEGEND FOR PLANT TYPES

SEE SHEET L1.1 FOR REQUIRED PLANTING CALCULATIONS

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
AN	5	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
RB	5	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
CP	5	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
SH	9	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
EK	7	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
QS	2	Crimson Spire Oak / Quercus robur x alba `Crimschmidt` TM	2.5" Cal. B&B	NOT NATIVE	Y

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
WP	2	White Pine / Pinus strobus	6` B&B	NATIVE	
TT2	9	Techny Arborvitae / Thuja occidentalis `Techny`	6` B&B	NOT NATIVE	

ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
AG2	16	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	#20 CLUMP	NATIVE	Y
CA	4	Pagoda Dogwood / Cornus alternifolia	1.5" Cal. B&B	NATIVE	Y
CV	20	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
MP	10	Prairifire Crabapple / Malus x `Prairifire`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
MS	12	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
MB	3	Red Barron Crabapple / Malus x 'Red Barron'	2" CAL. B&B		

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CA2	22	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
CI	115	Isanti Redosier Dogwood / Cornus sericea `Isanti`	#5 CONT	NATIVE CULTIVAR	Y
DL	23	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT	NATIVE	Y
HA	27	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
HL2	18	Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire`	#5 CONT	NOT NATIVE	Y
SGJ	109	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N
LDN	57	Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM	#5 CONT	NATIVE CULTIVAR	Y
DN	20	Diabolo Purple Ninebark / Physocarpus opulifolius 'Monlo' TM	#5 CONT	NATIVE CULTIVAR	Y
PP2	1	Dwarf Globe Spruce / Picea abies `Pumila`	#5 CONT	NOT NATIVE	N
ST	45	Birchleaf Spirea / Spiraea betulifolia `Tor`	#5 CONT	NOT NATIVE	Y
DKL	60	Dwarf Korean Lilac / Syringa meyeri `Palibin`	#7 CONT	NOT NATIVE	Y
TT	15	Taunton`s Yew / Taxus x media `Tauntonii`	#5 CONT	NOT NATIVE	N
VD	24	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	#5 CONT	NATIVE	Y
WD	50	Dark Horse Weigela / Weigela florida 'Dark Horse'	#5 CONT		

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AB3	42	Blackhawks Big Bluestem / Andropogon gerardii 'Blackhawks'	#1 CONT	NATIVE CULTIVAR	Y
CK	15	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
SH2	24	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y

PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AT2	20	Summer Beauty Globe Lily / Allium tanguticum `Summer Beauty`	#1 CONT	NOT NATIVE	Y
EM	14	Magnus Purple Coneflower / Echinacea purpurea `Magnus`	#1 CONT	NATIVE CULTIVAR	Y
GB	8	Beven`s Variety Geranium / Geranium macrorrhizum `Beven`s Variety`	#1 CONT	NOT NATIVE	Y
HR	79	Daylily / Hemerocallis x `Rosy Returns`	#1 CONT	NOT NATIVE	Y
HG	47	Guacamole Plantain Lily / Hosta x `Guacamole`	#1 CONT	NOT NATIVE	Y
NW2	39	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT	NOT NATIVE	Y

PLANT SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE
	RM2	Decorative Rock Mulch / Decorative Rock Mulch 2"-4" decorative, provide samples	Mulch
	SSNV	Lower Basin Native Seed Mix MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)	Seed Mix
	RR	4"-6" Dia. Decorative Rip-Rap / Rip Rap Rock Mulch Over Filter Fabric, Samples Required.	Mulch
	SM2	Shredded Cedar Mulch / Shredded Hardwood Mulch	Mulch
	BG	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

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APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

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Patrick J. Sarver
DATE 12/05/2025 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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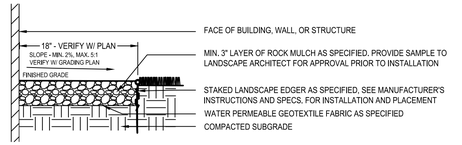
REQUIRED LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE CALCULATIONS (ZONE: PUD-"ALL OTHER RESIDENTIAL")	FORMULAS	TOTAL REQUIRED (ASSUME 2" CAL EA. AT INSTALL)	TOTAL PROVIDED (EA.)	Done - 10-10-2022
SITE LANDSCAPING REQUIREMENTS (MULTI-FAMILY (5+ UNITS))				
REQ'D: 16 ACI CANOPY TREES (3 EVERGREEN) PER 1 ACRE & 2 SHRUBS PER 10' PROPOSED BLDG. PERIMETER				
REQ'D OVERSTORY TREES	2.77 ACRES X 16 ACI = 44 / 2 CAL. IN. EA. = 22 - 8 EVRGRN	*14*	*31*	
REQ'D EVERGREEN TREES	8 REQ'D	*8*	*11*	x
REQ'D SHRUBS (AROUND PROPOSED BLDG. PERIMETER(ADJUSTED))*	885 LF / 10 = 100 X 2	*200*	200	x
*Existing Buildings already include foundation/perimeter plantings; no additional counts				
PERIMETER BUFFER REQUIREMENTS (ALL OTHER RESIDENTIAL) *DOES NOT COUNT TOWARDS TOTAL SITE LANDSCAPING REQUIREMENTS				
NORTH BOUNDARY (B-4): TYPE B, OPTION 2 BUFFER (218 LF) - excludes drive aisles. Other Residential Abutting Commercial Use				
OVERSTORY	218 LF /100 LF = 2.18 X 2 ACI = 4.36 / 2 ACI	*2.18*	2	x
UNDERSTORY	14 ACI X 2.18 = 30.52 ACI = 15.26	*15.26*	15	x
SHRUB	35 X 2.18	*76.3*	76	x
SOUTH BOUNDARY (B-4): TYPE B, OPTION 2 BUFFER (350 LF) Other Residential Abutting				
OVERSTORY	350 LF / 100 LF =3.5 X 2	*3.5*	4	x
UNDERSTORY	14 ACI X 3.50 = 49 ACI / 2 = 24.5	*24.5*	25	x
SHRUB	35 X 3.5	*123*	123	x
WEST BOUNDARY (B-4): TYPE B, OPTION 2 BUFFER (330 LF)				
OVERSTORY	330 / 100 LF = 3.30 X 2 ACI = 6.6 / 2 = 3.3	*3.3*	3	x
UNDERSTORY	14 ACI X 3.30 = 46.2 / 2 ACI = 23.1	*23.1*	23	x
SHRUB	35 X 3.30	*115.5*	116	x
EAST BOUNDARY (R-3): N/A, NO BUFFER REQ'D* (380 LF)				x
*Overflow Perimeter Buffer Plants added to East Boundary from North & West Perimeter				x
TOTAL PERIMETER BUFFER COUNTS (N,E,S,W COMBINED)				
TOTAL OVERSTORY TREES (N, E, S, W)	- see above -	*8.98*	9	
TOTAL UNDERSTORY TREES (N, E, S, W)	- see above -	*62.86*	63	
TOTAL SHRUBS (N, E, S, W)	- see above -	*314.8*	315	
VEHICULAR USE AREA LANDSCAPING (COUNTS TOWARDS TOTAL SITE LANDSCAPING REQUIREMENTS)				
INTERIOR PARKING REQUIREMENTS				
ISLAND TREES	1 PER ISLAND X 14 ISLANDS	14	16	x
ISLAND SHRUBS	25% X TOTAL ISLAND SF = 3996 X 25% = 999 SF REQ'D; ASSUME 3' DIA. SHRUB TYP. = 7 SF; 999 / 7 = 76 (3' DIA. SHRUBS)	143	145	x
PERIMETER VEHICULAR USE REQUIREMENTS				
OVERSTORY TREES	8 ACI PER 100 LF OF LANDSCAPE STRIP = 243 LF / 100 = 2.43 X 8 = 19.44 / 2 ACI = 9.72	9.72	10	x
EXISTING ON-SITE TREES				
EXISTING TREES				
TOTAL TREES EXISITING	25			
TOTAL TREES REMOVED	24			
TOTAL TREES REMAINING (CREDIT)	1		1	

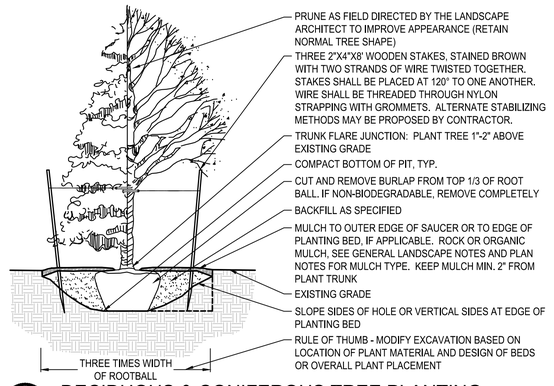
VEHICULAR USE AREA LANDSCAPE CALCS	
INTERIOR PARKING REQUIREMENTS ISLANDS (ISLAND NO.)	SF OF EACH ISLAND
1	83
2	222
3	203
4	640
5	390
6	223
7	739
8	78
9	195
10	697
11	59
12	264
13	203
TOTAL SF OF ISLANDS	**3996**

REQUIRED LANDSCAPE CALCULATIONS TOTALS:

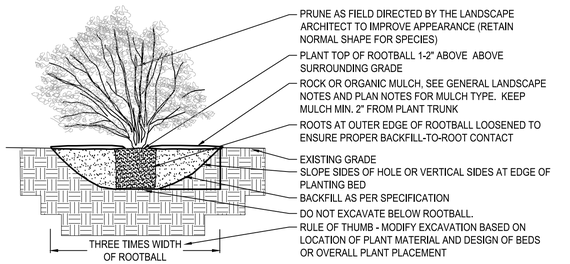
TOTAL SITE COUNTS	REQUIRED	PROVIDED
OVERSTORY TREES (TOTAL SITE REQ'D)	9.72	13
PERIMETER BUFFER OVERSTORY TREES	8.98	9
TOTAL EXISTING TREES (CREDIT)	1	1
TOTAL OVERSTORY TREES REQ'D	**17.7**	33
TOTAL EVERGREEN TREES	**8**	**8**
TOTAL UNDERSTORY TREES	**62.86**	**65**
SHRUBS/GRASSES (SITE REQ'D)	343	300
PERIMETER BUFFER SHRUBS	314.8	315
TOTAL SHRUBS/GRASSES REQ'D	**657.8**	**665**



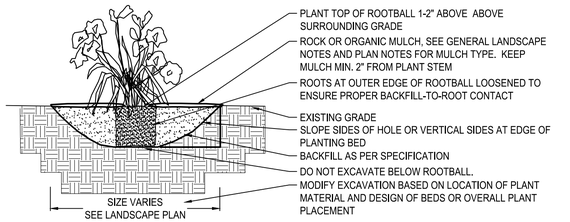
1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 PERENNIAL BED PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

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MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

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Patrick J. Sarver
DATE 12/05/2025 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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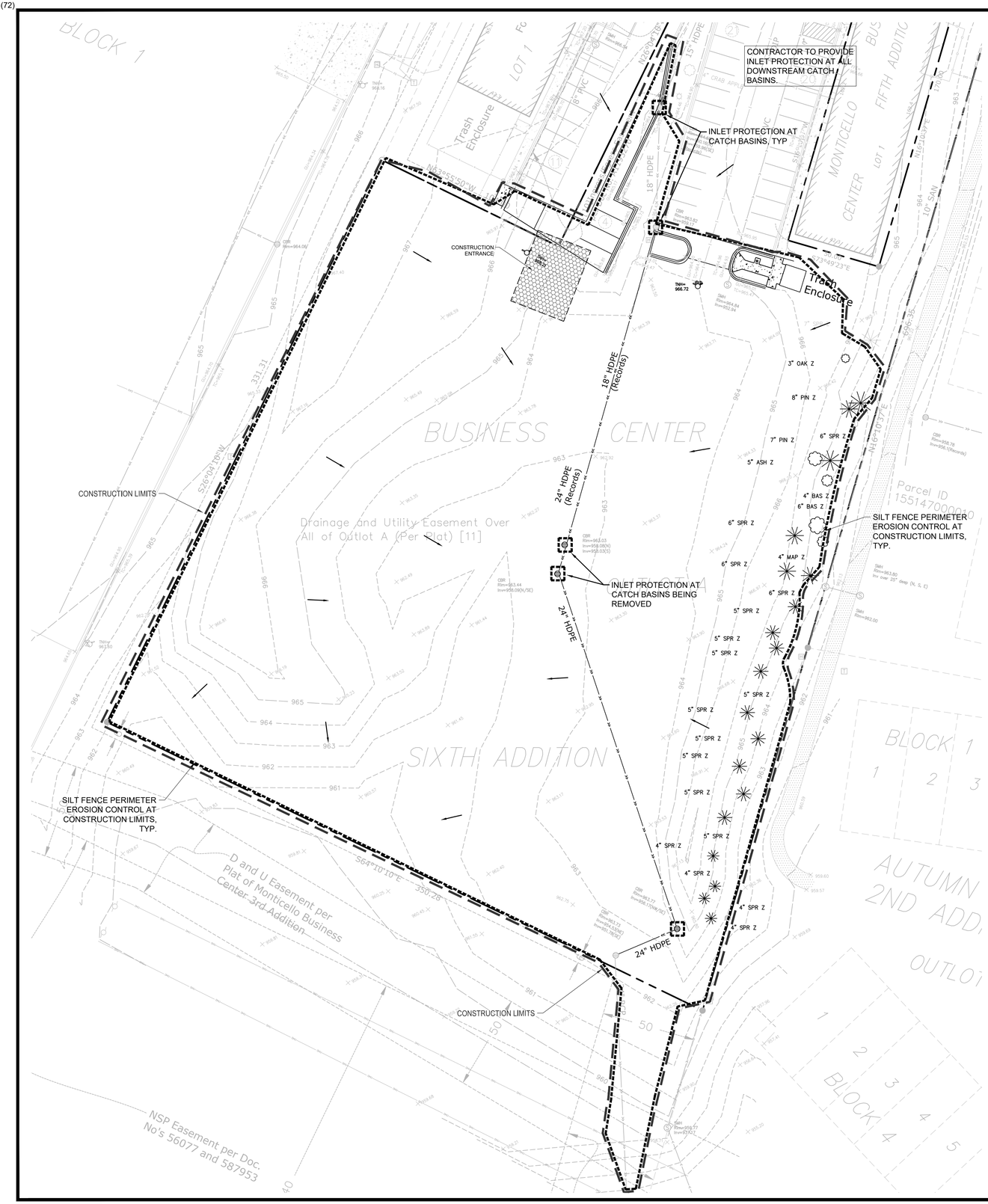

SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.6 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MONTICELLO EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

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Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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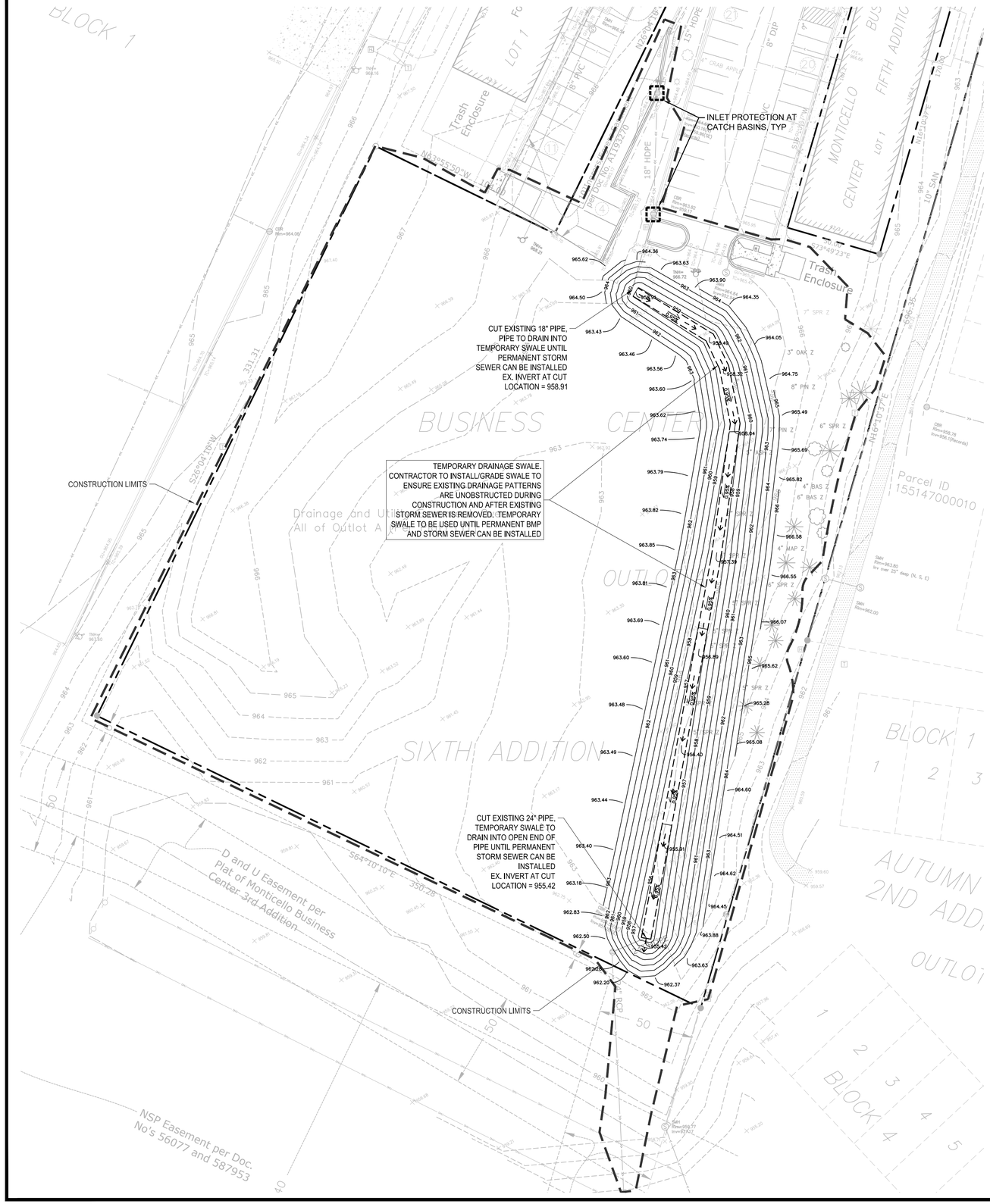

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3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

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REVISION SUMMARY

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SWPPP - TEMPORARY DRAINAGE PLAN

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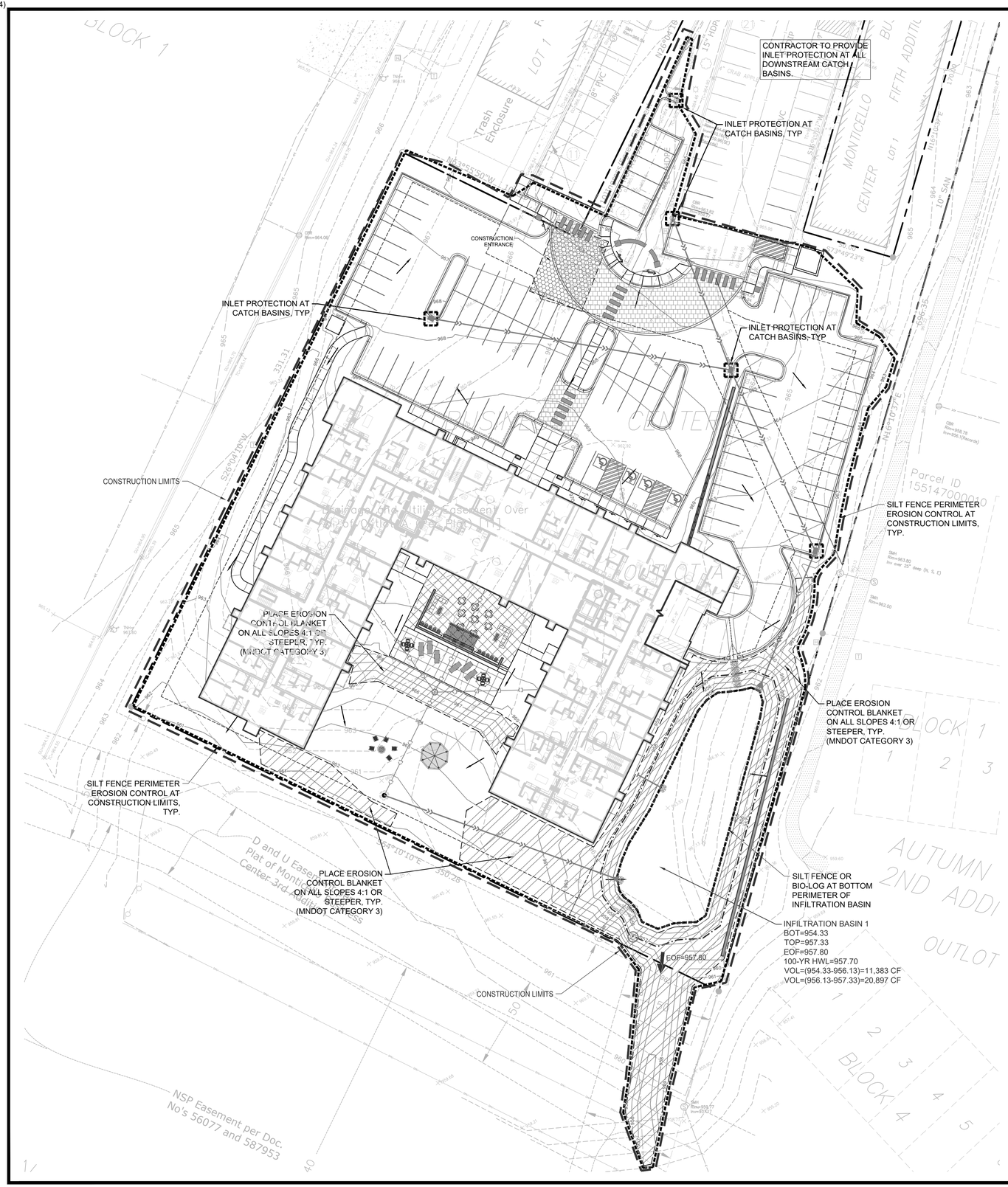

SWPPP NOTES:

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3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

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REVISION SUMMARY

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SWPPP - PROPOSED CONDITIONS

SW1.2

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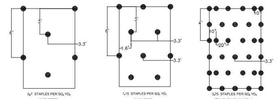
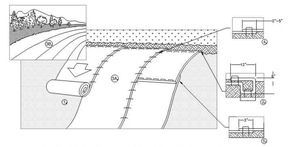




1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEEDS.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (150mm) DEEP X 6" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDED BEYOND THE UPSLOPE TRENCH. FOLD THE TRIMMED BLANKET DOWN OVER THE TRENCH. STAPLE THROUGH THE OVERLAPPED BLANKET. ANCHOR THE BLANKET IN THE BOTTOM OF THE TRENCH WITH STAPLES, APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (300mm) PORTION OF BLANKET BACK OVER SEED. COMPACT THE SOIL WITH ROLLER OR BACK OF SHOVEL. FILL TRENCH WITH SOIL. STAPLE SHINGLE SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKETS.

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM - STAPLES/STAKES SHOULD BE PLACED TWO (2) INCHES TO THE OUTSIDE OF THE DOT AND SPACED AS RECOMMENDED.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROPRIATE STAPLE PATTERN APPROXIMATELY 2" TO 5" (50mm TO 125mm) APART. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BELOW THE EDGE OF THE BOTTOM BLANKET AT THE PRE-SEEDED EDGE. OVERLAP THE EDGES 2" TO 5" (50mm TO 125mm).

5. CONSTRUCTION JOINTS BETWEEN TWO BLANKETS MUST BE PLACED END TO END WITH APPROXIMATELY 3" (75mm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (300mm) APART ACROSS ENTIRE WIDTH OF BLANKET.

NOTE:
"IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 8" (150mm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS."

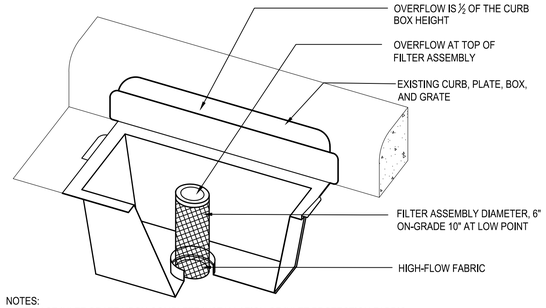
Standard Plate Library
City of Monticello

Title: Erosion Control Blanket Stapling Patterns & Installation
Date: 03-08
Revised: 03-15
Plate No. 6011

SPECIAL NOTE:
SPECIAL ATTENTION SHALL BE PAID WHEN INSTALLING DRIVEWAYS TO NOT UNDERMINE OR DAMAGE EXISTING SIDEWALKS.

Standard Plate Library
City of Monticello

Title: Residential Gravel Construction Entrance
Date: 03-05
Revised: 03-15
Plate No. 6001

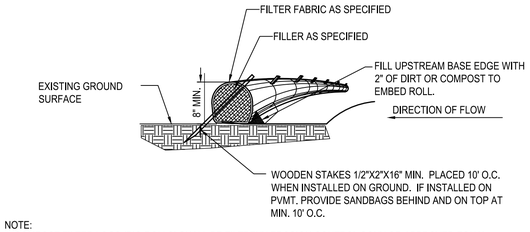


NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
NTS

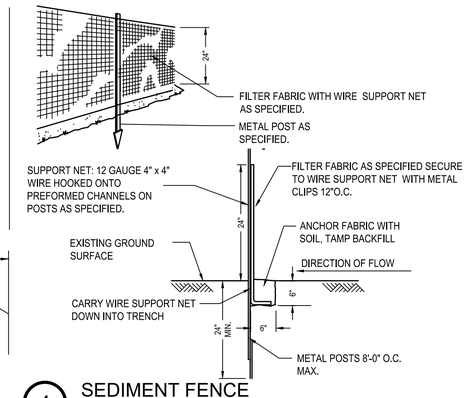
NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

2 STABILIZED CONSTRUCTION ACCESS
NTS



NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



4 SEDIMENT FENCE
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

FIRM GROUND architects & engineers

PROJECT
MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.3

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GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
   - a. DATE AND TIME OF INSPECTIONS; AND
   - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
   - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
   - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
   - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
   - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
   - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

OWNER:
APARTMENTS MONTICELLO, LLC
900 AMERICAN BLVD EAST, SUITE 300
BLOOMINGTON, MN 55240

CONTACT:
VISHAL DUTT
651-206-4087
VISHAL@VENTUREMORTGAGE.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS						
	EXISTING CONDITION			PROPOSED CONDITION		
BUILDING COVERAGE	13,843	SF	7.1%	42,813	SF	21.8%
ALL PAVEMENTS	40,220	SF	20.5%	80,144	SF	40.9%
ALL NON-PAVEMENTS	141,965	SF	72.4%	73,071	SF	37.3%
TOTAL SITE AREA	196,028	SF	100.0%	196,028	SF	100.0%
IMPERVIOUS SURFACE						
EXISTING CONDITION	54,063	SF	27.6%			
PROPOSED CONDITION	122,957	SF	62.7%			
DIFFERENCE (EX. VS PROP.)	68,894	SF	35.1%			
EROSION CONTROL QUANTITIES						
DISTURBED AREA	148,627	SF	3.41			
SILT FENCE/BIO-ROLL	±1850	LF				
EROSION CONTROL BLANKET	9,822	SF				
INLET PROTECTION DEVICES	7	EA				

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A DEVELOPMENT OF AN NEW MULTI RESIDENTIAL APARTMENT BUILDING AND SURFACE PARKING LOT. SITE, UTILITY, GRADING, AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECT'S PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS REPORT HAS BEEN COMPLETED FOR THIS PROJECT AND SOILS HAVE BEEN DEEMED CONDUCIVE FOR INFILTRATION. SOILS HAVE BEEN ASSUMED TO NOT BE CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS NOT WITHIN ONE MILE OF ANY SPECIAL OR IMPAIRED WATER BODIES. IF THE PROJECT WAS LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

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CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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FIRM GROUND
architects & engineers

PROJECT
MONTICELLO APARTMENTS
SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - NARRATIVE

SW1.4

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ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT NAME: MONTICELLO APARTMENTS
PROJECT LOCATION (BRIEFLY DESCRIBE WHERE CONSTRUCTION ACTIVITY OCCURS. INCLUDE ADDRESS IF AVAILABLE.)
ADDRESS: SCHOOLL BLVD
CITY OR TOWNSHIP: MONTICELLO
STATE: MN
ZIP CODE: 55362
LATITUDE/LOGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45.283610 N, -93.800461 E
METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS (ONLINE TOOL) USGS TOPOGRAPHIC
ALL CITIES WHERE CONSTRUCTION WILL OCCUR: MONTICELLO
ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: WRIGHT
ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR: NA

PROJECT SIZE (NUMBER OF ACRES TO BE DISTURBED): 2.77

PROJECT TYPE (CIRCLE ONE): (RESIDENTIAL) COMMERCIAL/INDUSTRIAL ROAD CONSTRUCTION
RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE): XXXXX

CUMULATIVE IMPERVIOUS SURFACE (TO THE NEAREST TENTH ACRE)
EXISTING AREA OF IMPERVIOUS SURFACE : 1.24
POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 2.67
TOTAL NEW AREA OF IMPERVIOUS SURFACE: 1.42

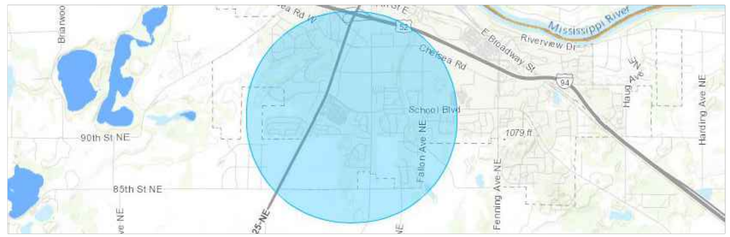
RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPARIED WATER (Y/N)
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.

DATES OF CONSTRUCTION
CONSTRUCTION START DATE: 05/2026
ESTIMATED COMPLETION DATE: 10/2026

GENERAL CONSTRUCTION PROJECT INFORMATION
DESCRIBE THE CONSTRUCTION ACTIVITY (WHAT WILL BE BUILT, GENERAL TIMELINE, ETC): A NEW MULTI RESIDENTIAL APARTMENT BUILDING, SURFACE PARKING LOT, AND STORMWATER BASIN WILL BE CONSTRUCTED.
DESCRIBE SOIL TYPES FOUND AT THE PROJECT: PER WEB SOIL SURVEY, SOILS HAVE BEEN ASSUMED TO HAVE A HYDROLOGIC DESIGNATION OF "B" SOILS.

SITE LOCATION MAP - ATTACH MAPS (U.S. GEOLOGIC SURVEY 7.5 MINUTE QUADRANGLE, NATIONAL WETLAND INVENTORY MAPS OR EQUIVALENT) SHOWING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING WETLANDS, DRAINAGE DITCHES, STORMWATER PONDS, OR BASINS, ETC. THAT WILL RECEIVE RUNOFF FROM THE PROJECT. USE ARROWS SHOWING THE DIRECTION OF FLOW AND DISTANCE TO THE WATER BODY.



GENERAL SITE INFORMATION (III.A)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICIES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (III.A.4.A)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVIDES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILITZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANITITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (III.A.4.B) SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (III.A.3.B-F):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMRWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTRUBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (III.A.6)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY OT PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (III.A.7)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6 B? YES OR NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT. (PART I B.6 AND PART III.A.8)
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPARED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
N/A
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY? NO
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.

IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN APPENDIX A (C.1, C.2, C.3 & (C.4-TROUT STREAM)) MUST BE ADDED TO THE SWPPP AND IMPLEMENTED. (III.A.7). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A

8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (III.D.)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? YES OR NO

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE PART III.D OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN PART III.D.1.J. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF OTHER VOLUME REDUCTION (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT (III.D):

- WET SEDIMENTATION BASIN
- INFILTRATION/FILTRATION
- REGIONAL PONDS
- COMBINATION OF PRACTICES

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE PART III.D OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / FILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASSES SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (III.C)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

N/A

SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
1377B	DORSET-TWO INLETS COMPLEX, 2 TO 6 PERCENT SLOPES
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EROSION PREVENTION PRACTICES (IV.B)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCITON:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT ATHE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED INFILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREAS.

SEDIMENT CONTROL PRACTICIES (IV.C)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART IV.C.10 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART III.C OF THE PERMIT.
N/A

DEWATERING AND BASIN DRAINING (IV.D)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE PART IV. D OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (SEE PART III.D.3. OF THE PERMIT):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (APPENDIX A, PARTS C AND D)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH PART D OF APPENDIX A.
N/A

INSPECTIONS AND MAINTENANCE (IV.E)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (IV.G)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE PROCEDURES FOR COMPLETING FINAL STABILIZATION AND TERMINATING PERMIT COVERAGE (SEE PART IV.G.1-5):
UPON STABILIZATION DESCRIBED ABOVE, THE CONTRCTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.
DOCUMENTATION OF INFEASIBILITY: (IF APPLICABLE)

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FIRM GROUND architects & engineers

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SCHOOL BLVD, MONTICELLO, MN 55362

APARTMENTS MONTICELLO LLC
900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION
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SWPPP - ATTACHMENTS

SW1.5

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL APOLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT ISSUED ON AUGUST 1, 2013. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
FACILITY ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?
IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:
RAINFALL AMOUNT (IF APPLICABLE): _____
IS THE SITE WITHIN ONE AERIAL MILE OF A SPECIAL OR IMPARED WATER?
IF YES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (PART IV.B)

	Y	N	N/A
1. SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. ALL DITCHES STABILIZED 200; BACK FROM POINT OF DISCHARGE WITHIN 24 HOURS? (NOT MULCH)	☐	☐	☐
4. ARE THERE BMP'S FOR ONSITE STOCKPILES?	☐	☐	☐
5. ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
6. DO PIPE OUTLETS HAVE ENERGY DISSIPATION?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENT (PART IV.C)

	Y	N	N/A
1. PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. PERIMETER CONTROL TRENCHED IN WHERE APPROPRIATE?	☐	☐	☐
3. 50 FOOT NATURAL BUFFER MAINTAINED AROUND ALL SURFACE WATERS?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. INLET PROTECTION ON ALL CATCH BASINS AND CULVERT INLETS?	☐	☐	☐
5. VEHICLE TRACKING BEST MANAGEMENT PRACTICES (BMP'S) AT ALL SITE EXITS?	☐	☐	☐
6. ALL TRACKED SEDIMENT REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. ARE ALL INFILTRATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTION?	☐	☐	☐
8. ARE ALL INFILTRATION AREAS PROTECTED WITH A PRETREATMENT DEVICE?	☐	☐	☐
9. DO ALL STOCKPILES HAVE PERIMETER CONTROLS?	☐	☐	☐

COMMENTS:

MAINTENANCE-EROSION AND SEDIMENT CONTROL BMP'S (PART IV.E.)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING 90% GROUND COVER?	☐	☐	☐
2. ANY DITCH EROSION OBSERVED?	☐	☐	☐
3. PERIMETER CONTROL—HAS SEDIMENT REACHED ONE HALF THE HEIGHT OF THE DEVICE?	☐	☐	☐
4. ARE INLET PROTECTION DEVICES MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. ARE ALL MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER?	☐	☐	☐
2. HAS ACCESS BEEN RESTRICTED TO ONSITE HAZARDOUS MATERIALS?	☐	☐	☐
3. DOES ON-SITE FUELING ONLY OCCUR IN A CONTAINED AREA?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY DISPOSED OF?	☐	☐	☐
5. IS THE CONCRETE WASHOUT AREA COMPLETELY CONTAINED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH SIGN?	☐	☐	☐

COMMENTS:

	Y	N	N/A
7. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION, SEDIMENT, WATER, OR OTHERWISE?	☐	☐	☐

7.1. IF YES, STATE THE EXACT LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH THE DISCHARGE AND DESCRIBE THE DISCHARGE (COLOR, ODOR, FOAM, OIL SHEEN, ETC). HOW WILL IT BE REMOVED? HOW DID THE DISCHARGE HAPPEN? HOW MUCH WAS DISCHARGED? HOW WILL IT BE STOPPED, AND HOW LONG WILL IT TAKE TO STOP? IS THE DISCHARGE GOING INTO AN ADJACENT SITE? WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN 7 DAYS?

8. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE UTILIZED IN THIS PROJECT AS REQUIRED AND IN ACCORDANCE WITH PART III.D OF THE PERMIT? DESCRIBE:

	Y	N	N/A
9. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐

9.1. IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE IS THE WATER BEING DISCHARGED TO?

	Y	N	N/A
10. IS A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?	☐	☐	☐
11. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE?	☐	☐	☐
12. IS A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?	☐	☐	☐
12.1. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?	☐	☐	☐
13. IS THE TOPSOIL ON THIS PROJECT BEING PRESERVED?	☐	☐	☐

13.1. IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED. IF NO, EXPLAIN WHY IT WAS INFEASIBLE.

	Y	N	N/A
14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?	☐	☐	☐
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?	☐	☐	☐

15. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS

DISCLOSURES:
- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND IN THIS CHECKLIST BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THIS INSPECTION CHECKLIST IS AN OPTION FOR SMALL CONSTRUCTION SITES. LARGE CONSTRUCTION SITES AND LINEAR PROJECTS REQUIRE MORE EXTENSIVE/MORE LOCATION SPECIFIC INSPECTION REQUIREMENTS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO PART II.B.5., OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND
FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

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900 AMERICAN BLVD EAST, SUITE 300, BLOOMINGTON, MN 55240

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 12/05/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/03/25	CITY SUBMITTAL
12/05/25	CITY SUBMITTAL

DRAWN BY: WB, JS REVIEWED BY: MP
PROJECT NUMBER: 19332

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.6

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12/4/2025 12:09:08 PM

Stormwater Management Report

Project:
Monticello Apartments

Developer:
Kirk Kjellberg

All plans and supporting Documentation contained in this report have been reviewed and approved by the Registered Engineer listed below and it is hereby certified that the plans comply with the requirements of the ordinance.

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Matthew R. Pavek P.E.

Registration Number: 44263

Date:
11/04/19
Revised 12/12/19
Revised 01/17/20
Revised 01/22/20
REV: 02/04/2022
REV: 01/05/2026

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Rate/Volume Control Summary Table:

Drainage Area	Discharge Flow (cfs)		
	2-YR [2.85"]	10-YR [4.23"]	100-YR [6.89"]
EX1	0.40	1.68	5.04
EX2	4.18	8.85	18.83
EX3	0.46	1.35	3.50
EX4	0.24	0.45	0.88
EX5	0.28	0.52	1.00
TOTAL	5.56	12.85	29.25

Drainage Area	Discharge Flow (cfs)		
	2-YR [2.85"]	10-YR [4.23"]	100-YR [6.89"]
PR1	0.01	0.02	0.07
PR2	0.15	0.50	1.38
PR3 (INFIL. BASIN)	0.40	8.32	17.38
PR4	0.38	0.99	2.49
PR5	0.24	0.45	0.88
PR6	0.28	0.52	1.00
TOTAL	1.06	9.71	21.95

Rate/Volume Control Summary:

Runoff discharge volume requirements are met by the proposed infiltration basin BMP on site. Per the table and above and below, the proposed conditions for runoff volume during the 2-YR, 10-YR, and 100-YR storms are all less than the existing volumes.

The calculations are shown below:

Overall Stormwater Rate Summary		
	Existing Conditions Flow (cfs)	Proposed Conditions Flow (cfs)
2-Year Event	5.56	1.06
10-Year Event	12.85	9.71
100-Year Event	29.25	21.95

As shown in the tables above, the proposed runoff volume is less than existing for all storm events

REQUIREMENT SATISFIED

Water Quality Control Provided

Using MIDS calculations, we determined the existing pollutant loading for the existing site. After incorporating the BMP for the site, we also analyzed the removal percentages and remaining loading left on the site after BMP was incorporated. The results concluded that the pollutant loading in the proposed condition is less than the pollutant loading in the existing condition. See the table below.

Pollutant Loading on site after BMP treatment			
	TSS (lbs/year)	Dissolved TP (lbs/year)	Particulate TP (lbs/year)
Existing Conditions	594.10	1.47	1.80
Proposed Conditions	47.30	0.12	0.14

REQUIREMENT SATISFIED

Conclusions:

This project is proposing to utilize an aboveground infiltration basin to meet the requirements of the City of Monticello and the MPCA. The aboveground infiltration basin will be designed to provide the required volume reduction and water quality control. Use of the downstream regional pond IS NOT required to meet rate control for the site.

MONTICELLO APARTMENTS
Civil Site Group - Stormwater Calculations

Existing Conditions

Drainage Area	Impervious Area		Pervious Area		Total Area	
	Area [SF]	CN Value	Area [SF]	CN Value	Area [SF]	CN Value
EX1	0	98	46733	61	46733	61
EX2	44338	98	67830	61	112168	76
EX3	3965	98	23343	61	27308	66
EX4	2632	98	2003	61	4635	82
EX5	3128	98	2057	61	5185	83

Proposed Conditions

Drainage Area	Impervious Area		Pervious Area		Total Area	
	Area [SF]	CN Value	Area [SF]	CN Value	Area [SF]	CN Value
PR1	0	98	618	61	618	61
PR2	926	98	10528	61	11454	64
PR3 (INFIL. BASIN)	112384	98	44708	61	157092	87
PR4	3908	98	13138	61	17046	69
PR5	2632	98	2002	61	4634	82
PR6	3107	98	2078	61	5185	83
	122957	98	73072	61	196029	84

Site Area Summary

	Impervious [SF]	Impervious [AC]	Pervious [SF]	Pervious [AC]	Total [SF]	Total [AC]
Existing Site	54063	1.24	141966	3.26	196029	4.50
Proposed Site	122957	2.82	73072	1.68	196029	4.50

Stormwater Rate Summary

Drainage Area	Discharge Flow (cfs)		
	2-YR [2.85"]	10-YR [4.23"]	100-YR [6.89"]
EX1	0.40	1.68	5.04
EX2	4.18	8.85	18.83
EX3	0.46	1.35	3.50
EX4	0.24	0.45	0.88
EX5	0.28	0.52	1.00
TOTAL	5.56	12.85	29.25

Drainage Area	Discharge Flow (cfs)		
	2-YR [2.85"]	10-YR [4.23"]	100-YR [6.89"]
PR1	0.01	0.02	0.07
PR2	0.15	0.50	1.38
PR3 (INFIL. BASIN)	0.40	8.32	17.38
PR4	0.38	0.99	2.49
PR5	0.24	0.45	0.88
PR6	0.28	0.52	1.00
TOTAL	1.06	9.71	21.95

Overall Stormwater Rate Summary

	Existing Conditions Flow (cfs)	Proposed Conditions Flow (cfs)
2-Year Event	5.56	1.06
10-Year Event	12.85	9.71
100-Year Event	29.25	21.95

	Pollutant Loading on site after BMP treatment		
	TSS (lbs/year)	Dissolved TP (lbs/year)	Particulate TP (lbs/year)
Existing Conditions	594.10	1.47	1.80
Proposed Conditions	47.30	0.12	0.14

Stormwater Water Quality and Volume Summary (MPCA)

Drainage Area	Required Abstraction Vol. Summary	
	New Impv. Area (sf)	Required Volume (cf)
PR1	0	0
PR2	926	85
PR3 (INF BASIN)	112384	10302
PR4	3908	358
PR5	2632	241
PR6	3107	285
TOTAL	122957	11271

Infiltration Volume = 1.1"*Dist. Impv. Area

Proposed BMP Area	Provided Vol (cf)	
Infiltration Basin 1 (954.33-956.13)	11383	WQ Volume
Infiltration Basin 1 (956.13-957.33)	20897	WQ+RATE Volume

Project Information

Calculator Version:	Version 3: January 2017
Project Name:	MONTICELLO APARTMENTS - PROPOSED CONDITIONS
User Name / Company Name:	Civil Site Group
Date:	11/04/19
Project Description:	Apartment Building. Grading and landscape improvements will occur.
Construction Permit?:	No

Site Information

Retention Requirement (inches):	1.1
Site's Zip Code:	55362
Annual Rainfall (inches):	29.2
Phosphorus EMC (mg/l):	0.3
TSS EMC (mg/l):	54.5

Total Site Area

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.751			1.751
			Impervious Area (acres)		2.746
				Total Area (acres)	4.497

Site Areas Routed to BMPs

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.164			1.164
			Impervious Area (acres)		2.549
				Total Area (acres)	3.713

Summary Information

Performance Goal Requirement

Performance goal volume retention requirement:	10965	ft3
Volume removed by BMPs towards performance goal:	10178	ft^3
Percent volume removed towards performance goal	**93**	**%**

Annual Volume and Pollutant Load Reductions

Post development annual runoff volume	6.48	acre-ft
Annual runoff volume removed by BMPs:	5.5392	acre-ft
Percent annual runoff volume removed:	**85**	**%**
Post development annual particulate P load:	2.908	lbs
Annual particulate P removed by BMPs:	2.486	lbs
Post development annual dissolved P load:	2.38	lbs
Annual dissolved P removed by BMPs:	2.034	lbs
Percent annual total phosphorus removed:	**85**	**%**
Post development annual TSS load:	960.6	lbs
Annual TSS removed by BMPs:	821.1	lbs
Percent annual TSS removed:	**85**	**%**

BMP Summary

Performance Goal Summary

BMP Name	BMP Volume Capacity (ft3)	Volume Recieved (ft3)	Volume Retained (ft3)	Volume Outflow (ft3)	Percent Retained (%)
INFILTRATION BASIN 1	12989	10178	10178	0	100

Annual Volume Summary

BMP Name	Volume From Direct Watershed (acre-ft)	Volume From Upstream BMPs (acre-ft)	Volume Retained (acre-ft)	Volume outflow (acre-ft)	Percent Retained (%)
INFILTRATION BASIN 1	5.813	0	5.5391	0.2738999999	95

Particulate Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	2.6089	0	2.486	0.1229	95

Dissolved Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	2.1345	0	2.0339	0.1006	95

TSS Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	861.72	0	821.12	40.6	95

BMP Schematic

Project Information

Calculator Version:	Version 3: January 2017
Project Name:	MONTICELLO APARTMENTS - PROPOSED CONDITIONS
User Name / Company Name:	Civil Site Group
Date:	12/12/19
Project Description:	Apartment Building. Grading and landscape improvements will occur.
Construction Permit?:	No

Site Information

Retention Requirement (inches):	1.1
Site's Zip Code:	55362
Annual Rainfall (inches):	29.2
Phosphorus EMC (mg/l):	0.3
TSS EMC (mg/l):	54.5

Total Site Area

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.829			1.829
			Impervious Area (acres)		2.671
				Total Area (acres)	4.5

Site Areas Routed to BMPs

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.206			1.206
			Impervious Area (acres)		2.449
				Total Area (acres)	3.655

Summary Information

Performance Goal Requirement

Performance goal volume retention requirement:	10665	ft3
Volume removed by BMPs towards performance goal:	9779	ft^3
Percent volume removed towards performance goal	**92**	**%**

Annual Volume and Pollutant Load Reductions

Post development annual runoff volume	6.3581	acre-ft
Annual runoff volume removed by BMPs:	5.3042	acre-ft
Percent annual runoff volume removed:	**83**	**%**
Post development annual particulate P load:	2.854	lbs
Annual particulate P removed by BMPs:	2.381	lbs
Post development annual dissolved P load:	2.335	lbs
Annual dissolved P removed by BMPs:	1.948	lbs
Percent annual total phosphorus removed:	**83**	**%**
Post development annual TSS load:	942.5	lbs
Annual TSS removed by BMPs:	786.3	lbs
Percent annual TSS removed:	**83**	**%**

BMP Summary

Performance Goal Summary

BMP Name	BMP Volume Capacity (ft3)	Volume Recieved (ft3)	Volume Retained (ft3)	Volume Outflow (ft3)	Percent Retained (%)
INFILTRATION BASIN 1	11638	9779	9779	0	100

Annual Volume Summary

BMP Name	Volume From Direct Watershed (acre-ft)	Volume From Upstream BMPs (acre-ft)	Volume Retained (acre-ft)	Volume outflow (acre-ft)	Percent Retained (%)
INFILTRATION BASIN 1	5.6234	0	5.3042	0.3192	94

Particulate Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	2.5238	0	2.3806	0.1432	94

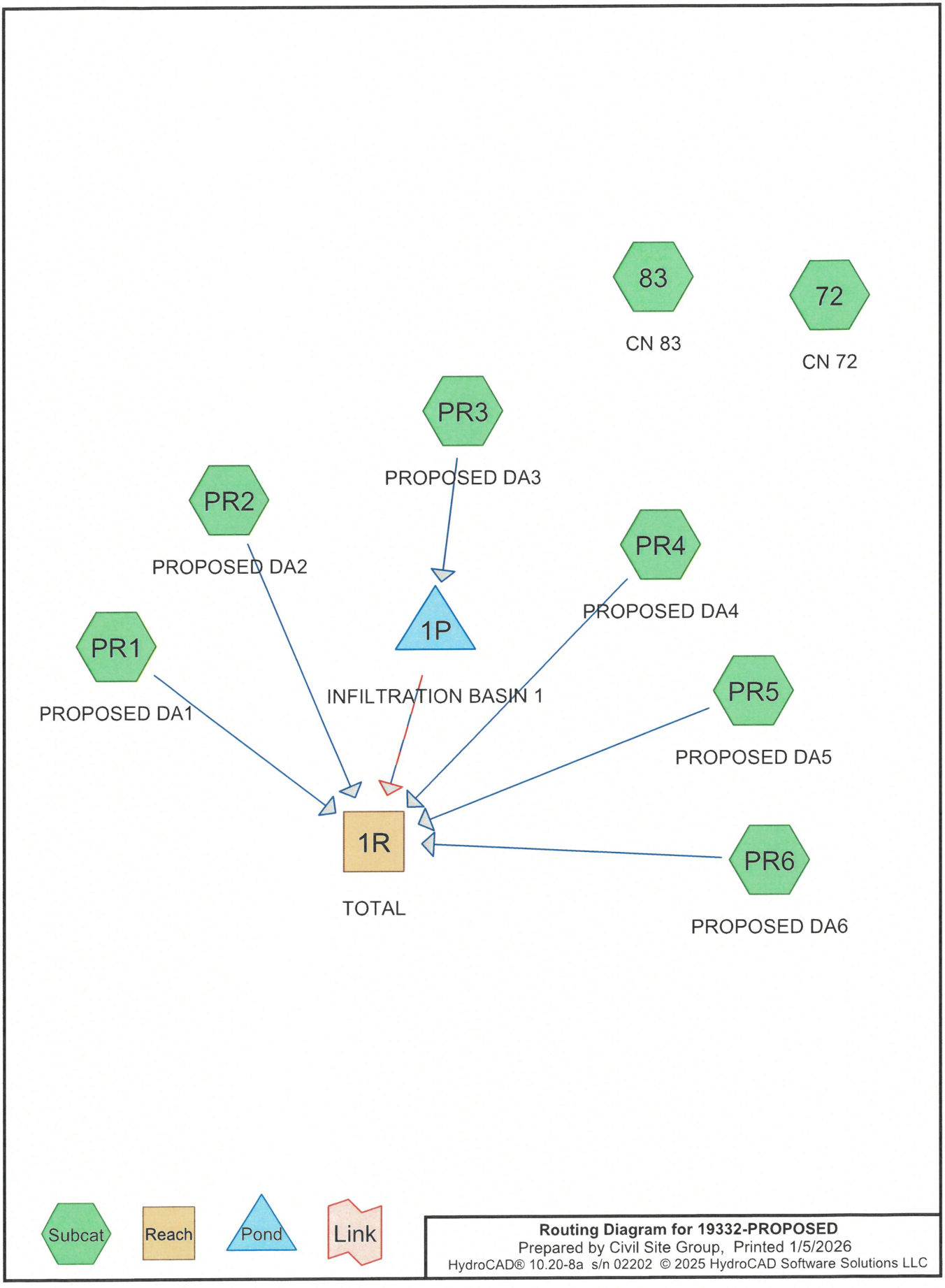
Dissolved Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	2.0649	0	1.9477	0.1172	94

TSS Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
INFILTRATION BASIN 1	833.61	0	786.3	47.310000000	94

BMP Schematic



Routing Diagram for 19332-PROPOSED
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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2y 24hr AT-14	Type II 24-hr		Default	24.00	1	2.85	2
2	10y 24hr AT-14	Type II 24-hr		Default	24.00	1	4.23	2
3	100y 24hr AT-14	Type II 24-hr		Default	24.00	1	6.89	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.000	72	(72)
1.000	83	(83)
1.678	61	>75% Grass cover, Good, HSG B (PR1, PR2, PR3, PR4, PR5, PR6)
2.823	98	Paved parking, HSG B (PR2, PR3, PR4, PR5, PR6)
6.500	**82**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
4.500	HSG B	PR1, PR2, PR3, PR4, PR5, PR6
0.000	HSG C	
0.000	HSG D	
2.000	Other	72, 83
6.500		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	2.000	2.000		72, 83
0.000	1.678	0.000	0.000	0.000	1.678	>75% Grass cover, Good	PR1, PR2, PR3, PR4, PR5, PR6
0.000	2.823	0.000	0.000	0.000	2.823	Paved parking	PR2, PR3, PR4, PR5, PR6
0.000	**4.500**	**0.000**	**0.000**	**2.000**	**6.500**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	951.78	950.45	173.0	0.0077	0.013	0.0	24.0	0.0	

19332-PROPOSED
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Time span=0.00-240.00 hrs, dt=0.01 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment72: CN 72 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=0.72"
Tc=6.0 min CN=72 Runoff=1.24 cfs 0.060 af

Subcatchment83: CN 83 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=1.33"
Tc=6.0 min CN=83 Runoff=2.38 cfs 0.111 af

SubcatchmentPR1: PROPOSED DA1 Runoff Area=618 sf 0.00% Impervious Runoff Depth=0.31"
Tc=6.0 min CN=61 Runoff=0.01 cfs 0.000 af

SubcatchmentPR2: PROPOSED DA2 Runoff Area=11,454 sf 8.08% Impervious Runoff Depth=0.40"
Tc=6.0 min CN=64 Runoff=0.15 cfs 0.009 af

SubcatchmentPR3: PROPOSED DA3 Runoff Area=157,092 sf 71.54% Impervious Runoff Depth=1.61"
Tc=6.0 min CN=87 Runoff=10.28 cfs 0.483 af

SubcatchmentPR4: PROPOSED DA4 Runoff Area=17,046 sf 22.93% Impervious Runoff Depth=0.59"
Tc=6.0 min CN=69 Runoff=0.38 cfs 0.019 af

SubcatchmentPR5: PROPOSED DA5 Runoff Area=4,634 sf 56.80% Impervious Runoff Depth=1.26"
Tc=6.0 min CN=82 Runoff=0.24 cfs 0.011 af

SubcatchmentPR6: PROPOSED DA6 Runoff Area=5,185 sf 59.92% Impervious Runoff Depth=1.33"
Tc=6.0 min CN=83 Runoff=0.28 cfs 0.013 af

Reach 1R: TOTAL Inflow=1.06 cfs 0.130 af
Outflow=1.06 cfs 0.130 af

Pond 1P: INFILTRATIONBASIN 1 Peak Elev=956.20' Storage=11,915 cf Inflow=10.28 cfs 0.483 af
Discarded=0.14 cfs 0.406 af Primary=0.40 cfs 0.077 af Secondary=0.00 cfs 0.000 af Outflow=0.54 cfs 0.483 af

Total Runoff Area = 6.500 ac Runoff Volume = 0.707 af Average Runoff Depth = 1.31"
56.58% Pervious = 3.678 ac 43.42% Impervious = 2.823 ac

19332-PROPOSED
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Summary for Subcatchment 72: CN 72

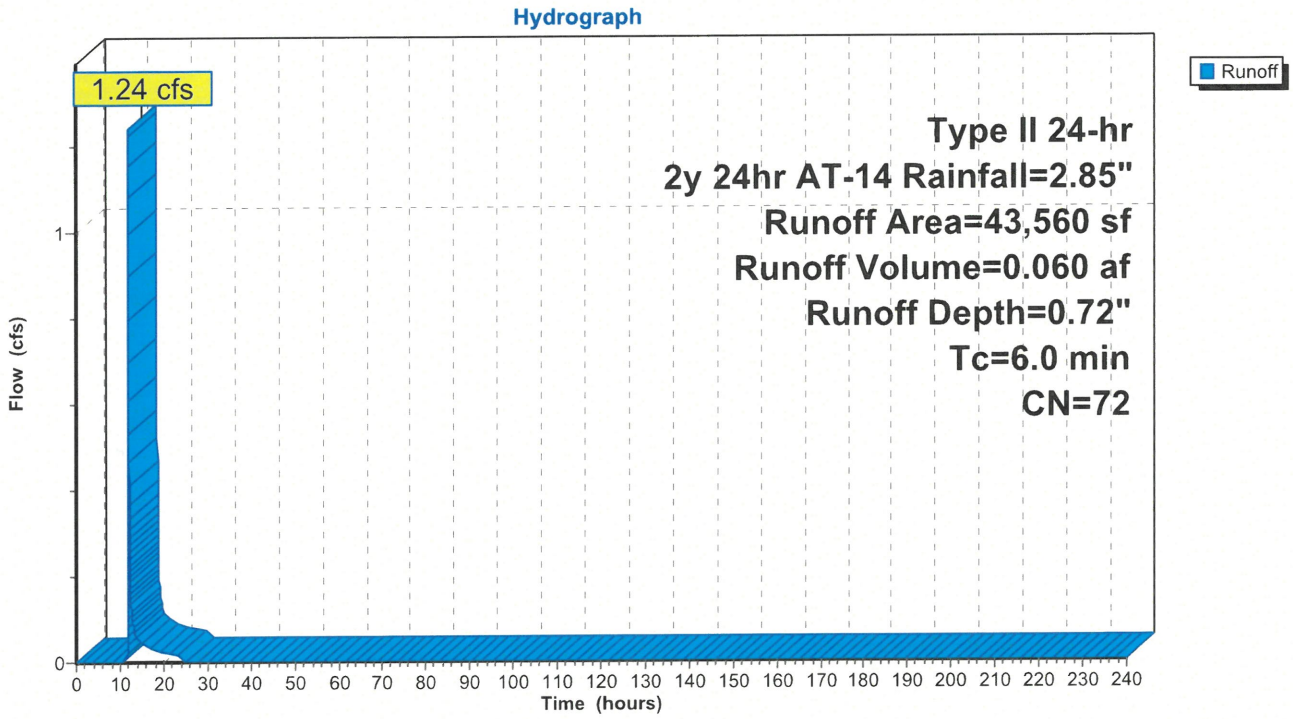
Runoff = 1.24 cfs @ 11.98 hrs, Volume= 0.060 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

	Area (sf)	CN	Description
*	43,560	72	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 72: CN 72



Hydrograph for Subcatchment 72: CN 72

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.00	**0.00**
15.00	2.43	0.49	**0.04**
20.00	**2.71**	**0.64**	0.02
25.00	**2.85**	**0.72**	0.00
30.00	2.85	0.72	0.00
35.00	2.85	0.72	0.00
40.00	2.85	0.72	0.00
45.00	2.85	0.72	0.00
50.00	2.85	0.72	0.00
55.00	2.85	0.72	0.00
60.00	2.85	0.72	0.00
65.00	2.85	0.72	0.00
70.00	2.85	0.72	0.00
75.00	2.85	0.72	0.00
80.00	2.85	0.72	0.00
85.00	2.85	0.72	0.00
90.00	2.85	0.72	0.00
95.00	2.85	0.72	0.00
100.00	2.85	0.72	0.00
105.00	2.85	0.72	0.00
110.00	2.85	0.72	0.00
115.00	2.85	0.72	0.00
120.00	2.85	0.72	0.00
125.00	2.85	0.72	0.00
130.00	2.85	0.72	0.00
135.00	2.85	0.72	0.00
140.00	2.85	0.72	0.00
145.00	2.85	0.72	0.00
150.00	2.85	0.72	0.00
155.00	2.85	0.72	0.00
160.00	2.85	0.72	0.00
165.00	2.85	0.72	0.00
170.00	2.85	0.72	0.00
175.00	2.85	0.72	0.00
180.00	2.85	0.72	0.00
185.00	2.85	0.72	0.00
190.00	2.85	0.72	0.00
195.00	2.85	0.72	0.00
200.00	2.85	0.72	0.00
205.00	2.85	0.72	0.00
210.00	2.85	0.72	0.00
215.00	2.85	0.72	0.00
220.00	2.85	0.72	0.00
225.00	2.85	0.72	0.00
230.00	2.85	0.72	0.00
235.00	2.85	0.72	0.00
240.00	2.85	0.72	0.00

19332-PROPOSED
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Summary for Subcatchment 83: CN 83

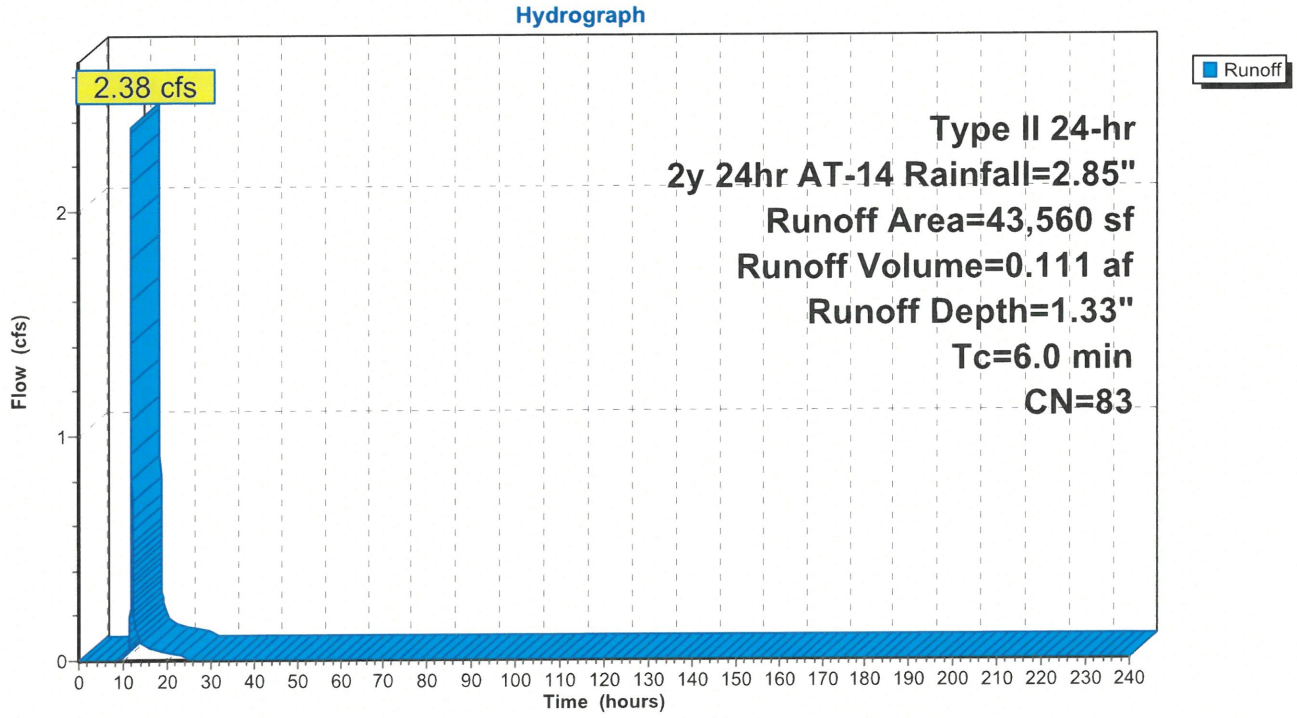
Runoff = 2.38 cfs @ 11.98 hrs, Volume= 0.111 af, Depth= 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

	Area (sf)	CN	Description
*	43,560	83	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 83: CN 83



Hydrograph for Subcatchment 83: CN 83

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.01	**0.01**
15.00	2.43	1.01	**0.07**
20.00	**2.71**	**1.22**	0.03
25.00	**2.85**	**1.33**	0.00
30.00	2.85	1.33	0.00
35.00	2.85	1.33	0.00
40.00	2.85	1.33	0.00
45.00	2.85	1.33	0.00
50.00	2.85	1.33	0.00
55.00	2.85	1.33	0.00
60.00	2.85	1.33	0.00
65.00	2.85	1.33	0.00
70.00	2.85	1.33	0.00
75.00	2.85	1.33	0.00
80.00	2.85	1.33	0.00
85.00	2.85	1.33	0.00
90.00	2.85	1.33	0.00
95.00	2.85	1.33	0.00
100.00	2.85	1.33	0.00
105.00	2.85	1.33	0.00
110.00	2.85	1.33	0.00
115.00	2.85	1.33	0.00
120.00	2.85	1.33	0.00
125.00	2.85	1.33	0.00
130.00	2.85	1.33	0.00
135.00	2.85	1.33	0.00
140.00	2.85	1.33	0.00
145.00	2.85	1.33	0.00
150.00	2.85	1.33	0.00
155.00	2.85	1.33	0.00
160.00	2.85	1.33	0.00
165.00	2.85	1.33	0.00
170.00	2.85	1.33	0.00
175.00	2.85	1.33	0.00
180.00	2.85	1.33	0.00
185.00	2.85	1.33	0.00
190.00	2.85	1.33	0.00
195.00	2.85	1.33	0.00
200.00	2.85	1.33	0.00
205.00	2.85	1.33	0.00
210.00	2.85	1.33	0.00
215.00	2.85	1.33	0.00
220.00	2.85	1.33	0.00
225.00	2.85	1.33	0.00
230.00	2.85	1.33	0.00
235.00	2.85	1.33	0.00
240.00	2.85	1.33	0.00

Summary for Subcatchment PR1: PROPOSED DA1

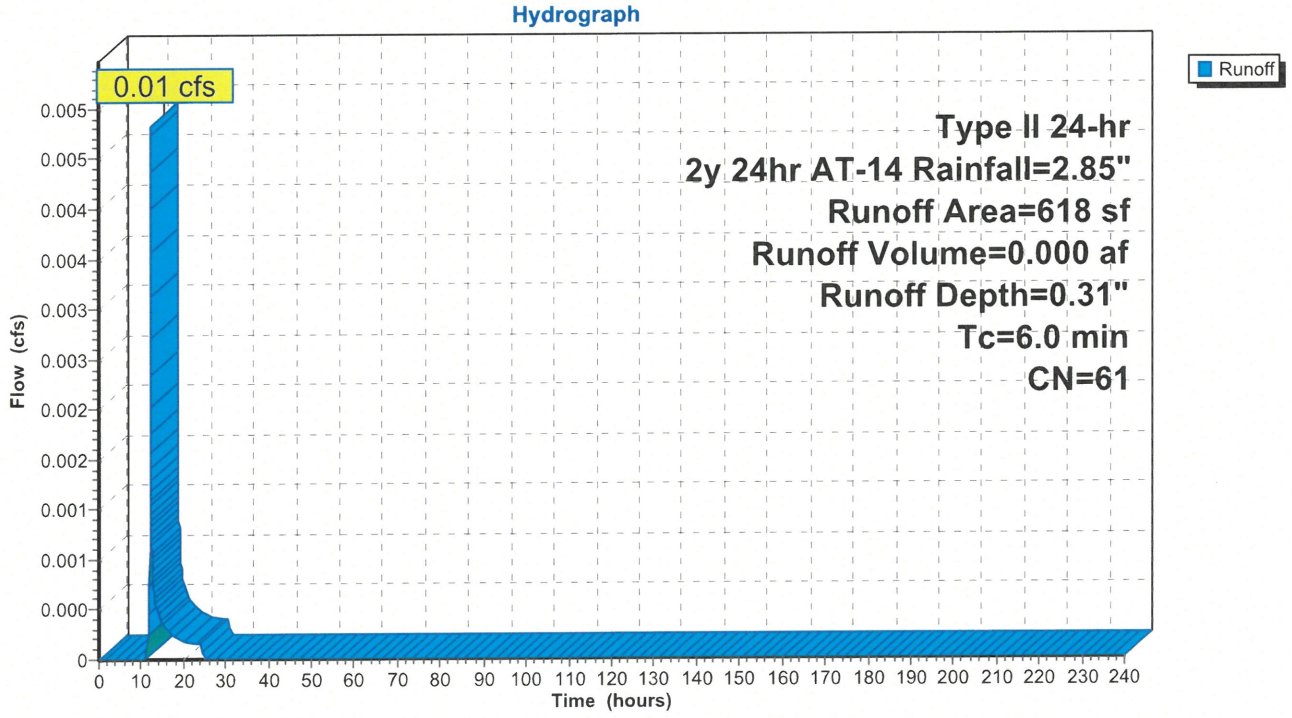
Runoff = 0.01 cfs @ 12.00 hrs, Volume= 0.000 af, Depth= 0.31"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
0	98	Paved parking, HSG B
618	61	>75% Grass cover, Good, HSG B
618	61	Weighted Average
618		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR1: PROPOSED DA1



Hydrograph for Subcatchment PR1: PROPOSED DA1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.00	**0.00**
15.00	2.43	0.18	**0.00**
20.00	**2.71**	**0.26**	0.00
25.00	**2.85**	**0.31**	0.00
30.00	2.85	0.31	0.00
35.00	2.85	0.31	0.00
40.00	2.85	0.31	0.00
45.00	2.85	0.31	0.00
50.00	2.85	0.31	0.00
55.00	2.85	0.31	0.00
60.00	2.85	0.31	0.00
65.00	2.85	0.31	0.00
70.00	2.85	0.31	0.00
75.00	2.85	0.31	0.00
80.00	2.85	0.31	0.00
85.00	2.85	0.31	0.00
90.00	2.85	0.31	0.00
95.00	2.85	0.31	0.00
100.00	2.85	0.31	0.00
105.00	2.85	0.31	0.00
110.00	2.85	0.31	0.00
115.00	2.85	0.31	0.00
120.00	2.85	0.31	0.00
125.00	2.85	0.31	0.00
130.00	2.85	0.31	0.00
135.00	2.85	0.31	0.00
140.00	2.85	0.31	0.00
145.00	2.85	0.31	0.00
150.00	2.85	0.31	0.00
155.00	2.85	0.31	0.00
160.00	2.85	0.31	0.00
165.00	2.85	0.31	0.00
170.00	2.85	0.31	0.00
175.00	2.85	0.31	0.00
180.00	2.85	0.31	0.00
185.00	2.85	0.31	0.00
190.00	2.85	0.31	0.00
195.00	2.85	0.31	0.00
200.00	2.85	0.31	0.00
205.00	2.85	0.31	0.00
210.00	2.85	0.31	0.00
215.00	2.85	0.31	0.00
220.00	2.85	0.31	0.00
225.00	2.85	0.31	0.00
230.00	2.85	0.31	0.00
235.00	2.85	0.31	0.00
240.00	2.85	0.31	0.00

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Summary for Subcatchment PR2: PROPOSED DA2

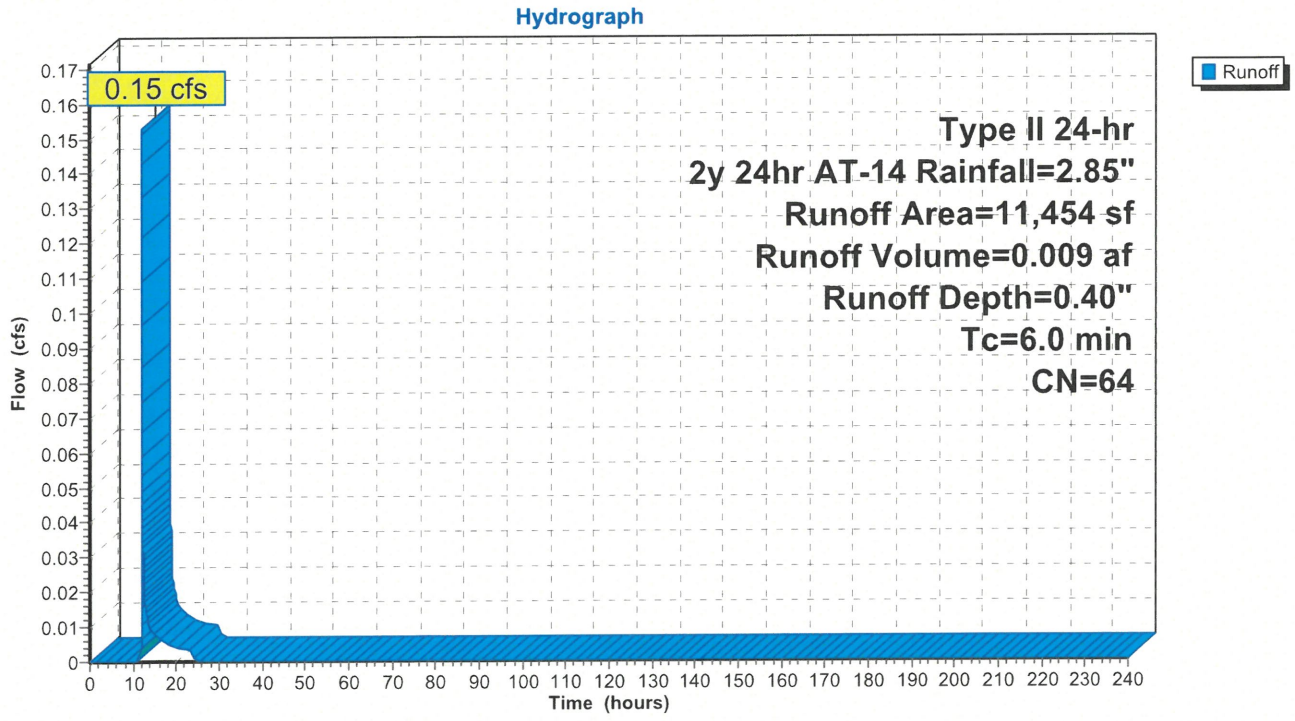
Runoff = 0.15 cfs @ 12.00 hrs, Volume= 0.009 af, Depth= 0.40"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
926	98	Paved parking, HSG B
10,528	61	>75% Grass cover, Good, HSG B
11,454	64	Weighted Average
10,528		91.92% Pervious Area
926		8.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR2: PROPOSED DA2



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Hydrograph for Subcatchment PR2: PROPOSED DA2

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.00	**0.00**
15.00	2.43	0.25	**0.01**
20.00	**2.71**	**0.35**	0.00
25.00	**2.85**	**0.40**	0.00
30.00	2.85	0.40	0.00
35.00	2.85	0.40	0.00
40.00	2.85	0.40	0.00
45.00	2.85	0.40	0.00
50.00	2.85	0.40	0.00
55.00	2.85	0.40	0.00
60.00	2.85	0.40	0.00
65.00	2.85	0.40	0.00
70.00	2.85	0.40	0.00
75.00	2.85	0.40	0.00
80.00	2.85	0.40	0.00
85.00	2.85	0.40	0.00
90.00	2.85	0.40	0.00
95.00	2.85	0.40	0.00
100.00	2.85	0.40	0.00
105.00	2.85	0.40	0.00
110.00	2.85	0.40	0.00
115.00	2.85	0.40	0.00
120.00	2.85	0.40	0.00
125.00	2.85	0.40	0.00
130.00	2.85	0.40	0.00
135.00	2.85	0.40	0.00
140.00	2.85	0.40	0.00
145.00	2.85	0.40	0.00
150.00	2.85	0.40	0.00
155.00	2.85	0.40	0.00
160.00	2.85	0.40	0.00
165.00	2.85	0.40	0.00
170.00	2.85	0.40	0.00
175.00	2.85	0.40	0.00
180.00	2.85	0.40	0.00
185.00	2.85	0.40	0.00
190.00	2.85	0.40	0.00
195.00	2.85	0.40	0.00
200.00	2.85	0.40	0.00
205.00	2.85	0.40	0.00
210.00	2.85	0.40	0.00
215.00	2.85	0.40	0.00
220.00	2.85	0.40	0.00
225.00	2.85	0.40	0.00
230.00	2.85	0.40	0.00
235.00	2.85	0.40	0.00
240.00	2.85	0.40	0.00

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Summary for Subcatchment PR3: PROPOSED DA3

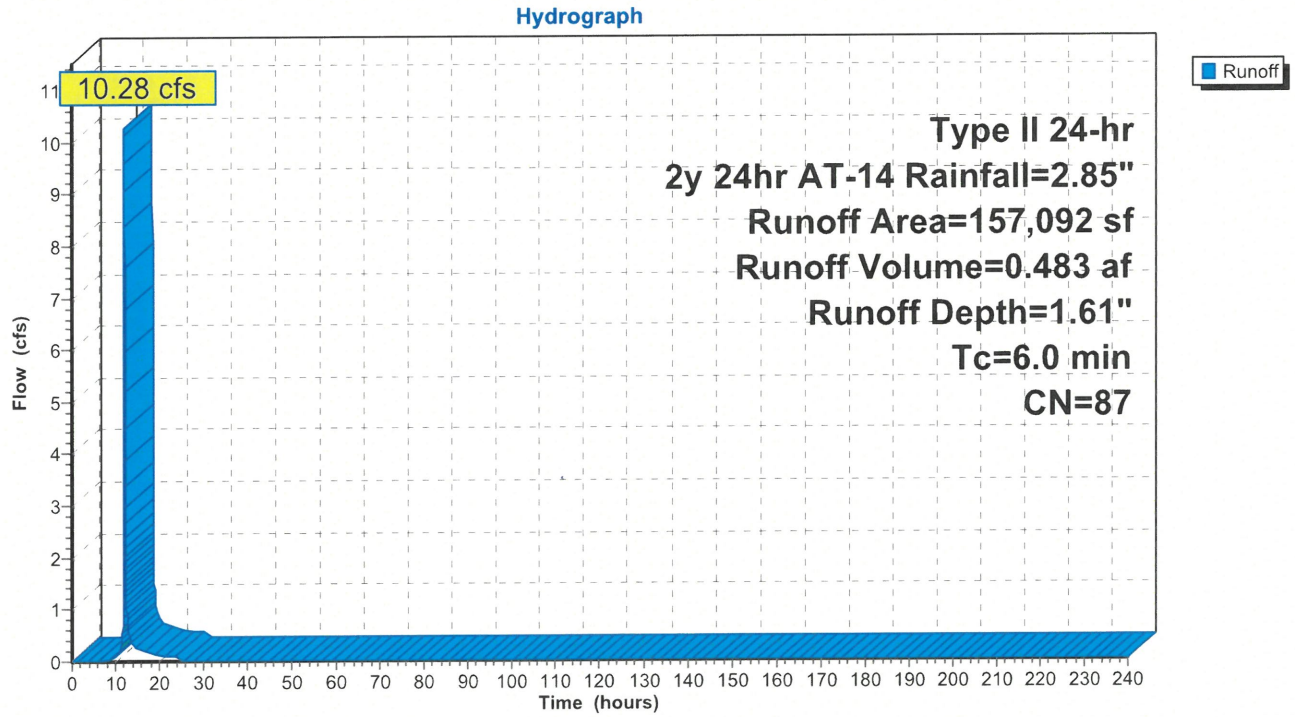
Runoff = 10.28 cfs @ 11.97 hrs, Volume= 0.483 af, Depth= 1.61"
Routed to Pond 1P : INFILTRATION BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
112,384	98	Paved parking, HSG B
44,708	61	>75% Grass cover, Good, HSG B
157,092	87	Weighted Average
44,708		28.46% Pervious Area
112,384		71.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR3: PROPOSED DA3



Hydrograph for Subcatchment PR3: PROPOSED DA3

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.03	**0.09**
15.00	2.43	1.25	**0.26**
20.00	**2.71**	**1.49**	0.12
25.00	**2.85**	**1.61**	0.00
30.00	2.85	1.61	0.00
35.00	2.85	1.61	0.00
40.00	2.85	1.61	0.00
45.00	2.85	1.61	0.00
50.00	2.85	1.61	0.00
55.00	2.85	1.61	0.00
60.00	2.85	1.61	0.00
65.00	2.85	1.61	0.00
70.00	2.85	1.61	0.00
75.00	2.85	1.61	0.00
80.00	2.85	1.61	0.00
85.00	2.85	1.61	0.00
90.00	2.85	1.61	0.00
95.00	2.85	1.61	0.00
100.00	2.85	1.61	0.00
105.00	2.85	1.61	0.00
110.00	2.85	1.61	0.00
115.00	2.85	1.61	0.00
120.00	2.85	1.61	0.00
125.00	2.85	1.61	0.00
130.00	2.85	1.61	0.00
135.00	2.85	1.61	0.00
140.00	2.85	1.61	0.00
145.00	2.85	1.61	0.00
150.00	2.85	1.61	0.00
155.00	2.85	1.61	0.00
160.00	2.85	1.61	0.00
165.00	2.85	1.61	0.00
170.00	2.85	1.61	0.00
175.00	2.85	1.61	0.00
180.00	2.85	1.61	0.00
185.00	2.85	1.61	0.00
190.00	2.85	1.61	0.00
195.00	2.85	1.61	0.00
200.00	2.85	1.61	0.00
205.00	2.85	1.61	0.00
210.00	2.85	1.61	0.00
215.00	2.85	1.61	0.00
220.00	2.85	1.61	0.00
225.00	2.85	1.61	0.00
230.00	2.85	1.61	0.00
235.00	2.85	1.61	0.00
240.00	2.85	1.61	0.00

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Summary for Subcatchment PR4: PROPOSED DA4

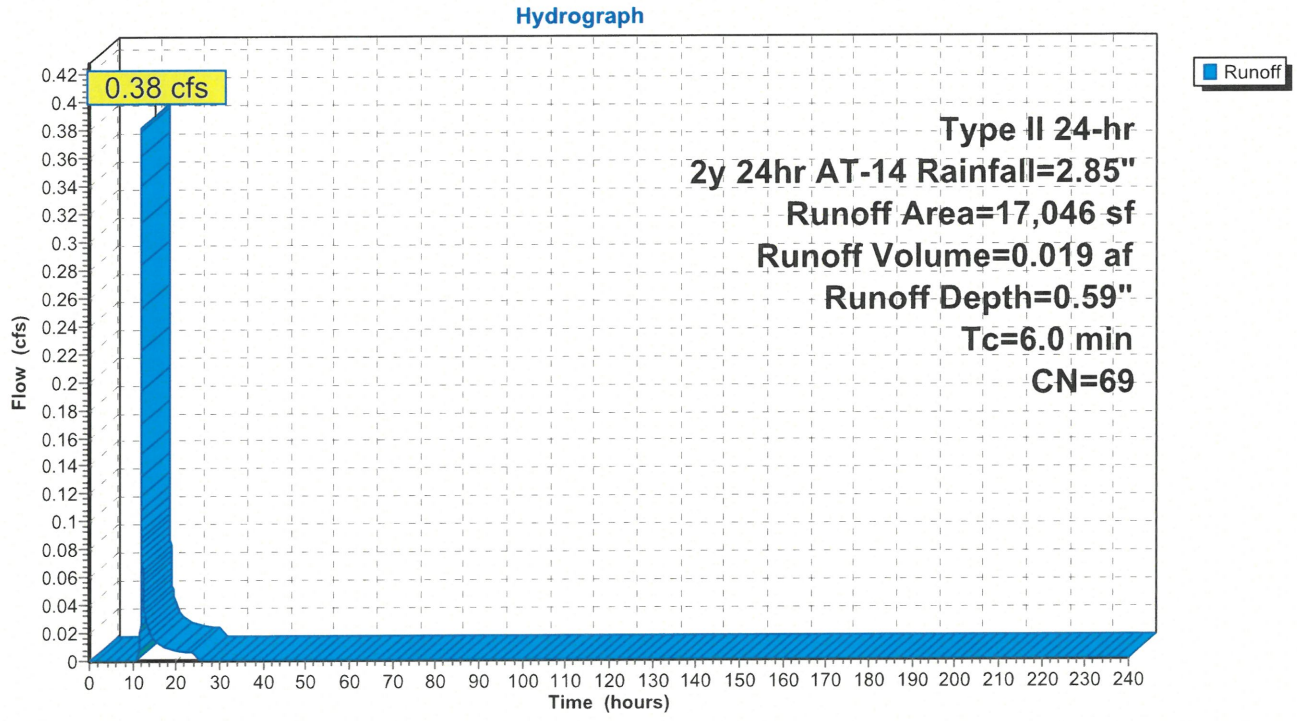
Runoff = 0.38 cfs @ 11.99 hrs, Volume= 0.019 af, Depth= 0.59"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
3,908	98	Paved parking, HSG B
13,138	61	>75% Grass cover, Good, HSG B
17,046	69	Weighted Average
13,138		77.07% Pervious Area
3,908		22.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR4: PROPOSED DA4



Hydrograph for Subcatchment PR4: PROPOSED DA4

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.00	**0.00**
15.00	2.43	0.39	**0.02**
20.00	**2.71**	**0.52**	0.01
25.00	**2.85**	**0.59**	0.00
30.00	2.85	0.59	0.00
35.00	2.85	0.59	0.00
40.00	2.85	0.59	0.00
45.00	2.85	0.59	0.00
50.00	2.85	0.59	0.00
55.00	2.85	0.59	0.00
60.00	2.85	0.59	0.00
65.00	2.85	0.59	0.00
70.00	2.85	0.59	0.00
75.00	2.85	0.59	0.00
80.00	2.85	0.59	0.00
85.00	2.85	0.59	0.00
90.00	2.85	0.59	0.00
95.00	2.85	0.59	0.00
100.00	2.85	0.59	0.00
105.00	2.85	0.59	0.00
110.00	2.85	0.59	0.00
115.00	2.85	0.59	0.00
120.00	2.85	0.59	0.00
125.00	2.85	0.59	0.00
130.00	2.85	0.59	0.00
135.00	2.85	0.59	0.00
140.00	2.85	0.59	0.00
145.00	2.85	0.59	0.00
150.00	2.85	0.59	0.00
155.00	2.85	0.59	0.00
160.00	2.85	0.59	0.00
165.00	2.85	0.59	0.00
170.00	2.85	0.59	0.00
175.00	2.85	0.59	0.00
180.00	2.85	0.59	0.00
185.00	2.85	0.59	0.00
190.00	2.85	0.59	0.00
195.00	2.85	0.59	0.00
200.00	2.85	0.59	0.00
205.00	2.85	0.59	0.00
210.00	2.85	0.59	0.00
215.00	2.85	0.59	0.00
220.00	2.85	0.59	0.00
225.00	2.85	0.59	0.00
230.00	2.85	0.59	0.00
235.00	2.85	0.59	0.00
240.00	2.85	0.59	0.00

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Summary for Subcatchment PR5: PROPOSED DA5

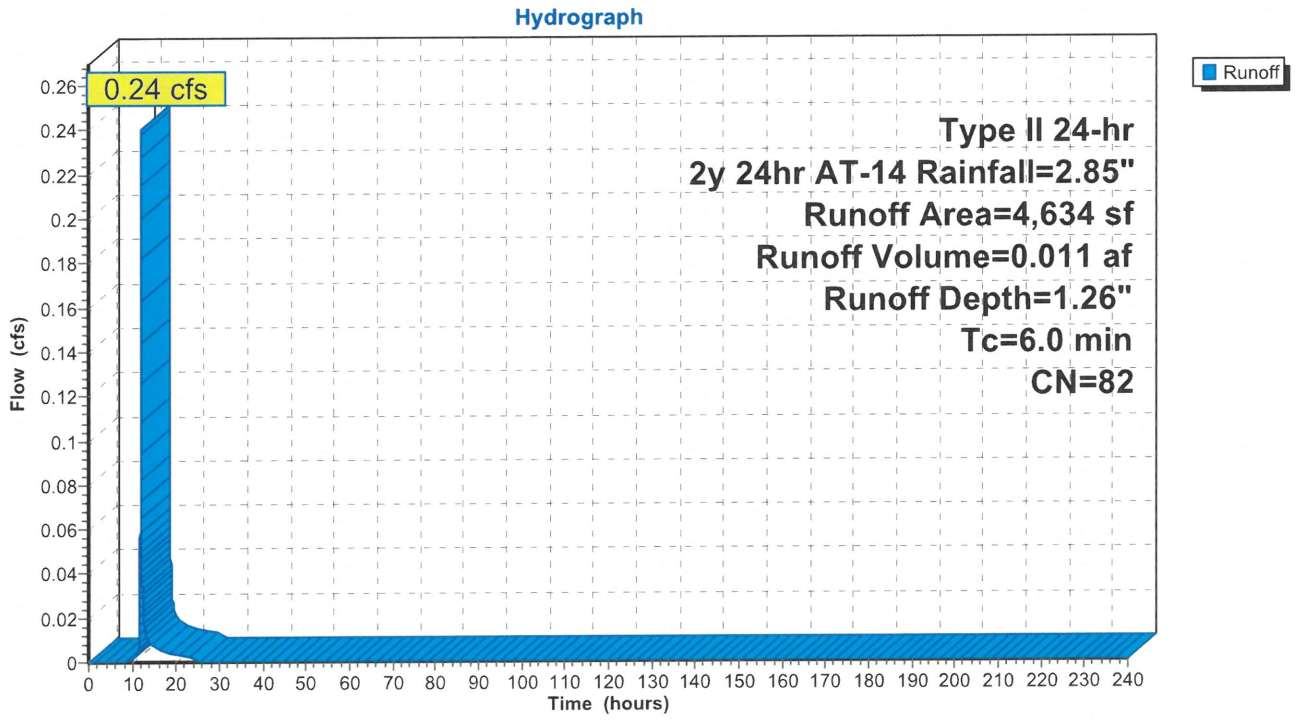
Runoff = 0.24 cfs @ 11.98 hrs, Volume= 0.011 af, Depth= 1.26"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
2,632	98	Paved parking, HSG B
2,002	61	>75% Grass cover, Good, HSG B
4,634	82	Weighted Average
2,002		43.20% Pervious Area
2,632		56.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR5: PROPOSED DA5



Hydrograph for Subcatchment PR5: PROPOSED DA5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.00	**0.00**
15.00	2.43	0.95	**0.01**
20.00	**2.71**	**1.16**	0.00
25.00	**2.85**	**1.26**	0.00
30.00	2.85	1.26	0.00
35.00	2.85	1.26	0.00
40.00	2.85	1.26	0.00
45.00	2.85	1.26	0.00
50.00	2.85	1.26	0.00
55.00	2.85	1.26	0.00
60.00	2.85	1.26	0.00
65.00	2.85	1.26	0.00
70.00	2.85	1.26	0.00
75.00	2.85	1.26	0.00
80.00	2.85	1.26	0.00
85.00	2.85	1.26	0.00
90.00	2.85	1.26	0.00
95.00	2.85	1.26	0.00
100.00	2.85	1.26	0.00
105.00	2.85	1.26	0.00
110.00	2.85	1.26	0.00
115.00	2.85	1.26	0.00
120.00	2.85	1.26	0.00
125.00	2.85	1.26	0.00
130.00	2.85	1.26	0.00
135.00	2.85	1.26	0.00
140.00	2.85	1.26	0.00
145.00	2.85	1.26	0.00
150.00	2.85	1.26	0.00
155.00	2.85	1.26	0.00
160.00	2.85	1.26	0.00
165.00	2.85	1.26	0.00
170.00	2.85	1.26	0.00
175.00	2.85	1.26	0.00
180.00	2.85	1.26	0.00
185.00	2.85	1.26	0.00
190.00	2.85	1.26	0.00
195.00	2.85	1.26	0.00
200.00	2.85	1.26	0.00
205.00	2.85	1.26	0.00
210.00	2.85	1.26	0.00
215.00	2.85	1.26	0.00
220.00	2.85	1.26	0.00
225.00	2.85	1.26	0.00
230.00	2.85	1.26	0.00
235.00	2.85	1.26	0.00
240.00	2.85	1.26	0.00

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Summary for Subcatchment PR6: PROPOSED DA6

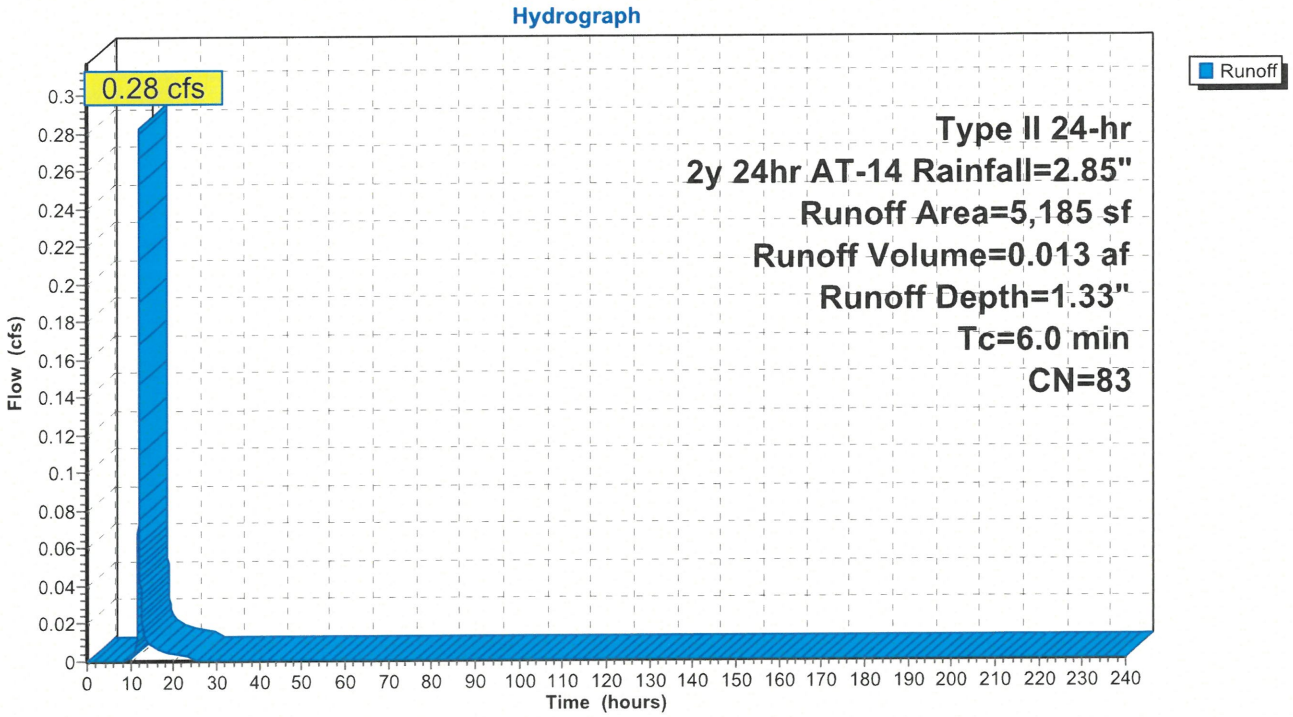
Runoff = 0.28 cfs @ 11.98 hrs, Volume= 0.013 af, Depth= 1.33"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 2y 24hr AT-14 Rainfall=2.85"

Area (sf)	CN	Description
3,107	98	Paved parking, HSG B
2,078	61	>75% Grass cover, Good, HSG B
5,185	83	Weighted Average
2,078		40.08% Pervious Area
3,107		59.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR6: PROPOSED DA6



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Hydrograph for Subcatchment PR6: PROPOSED DA6

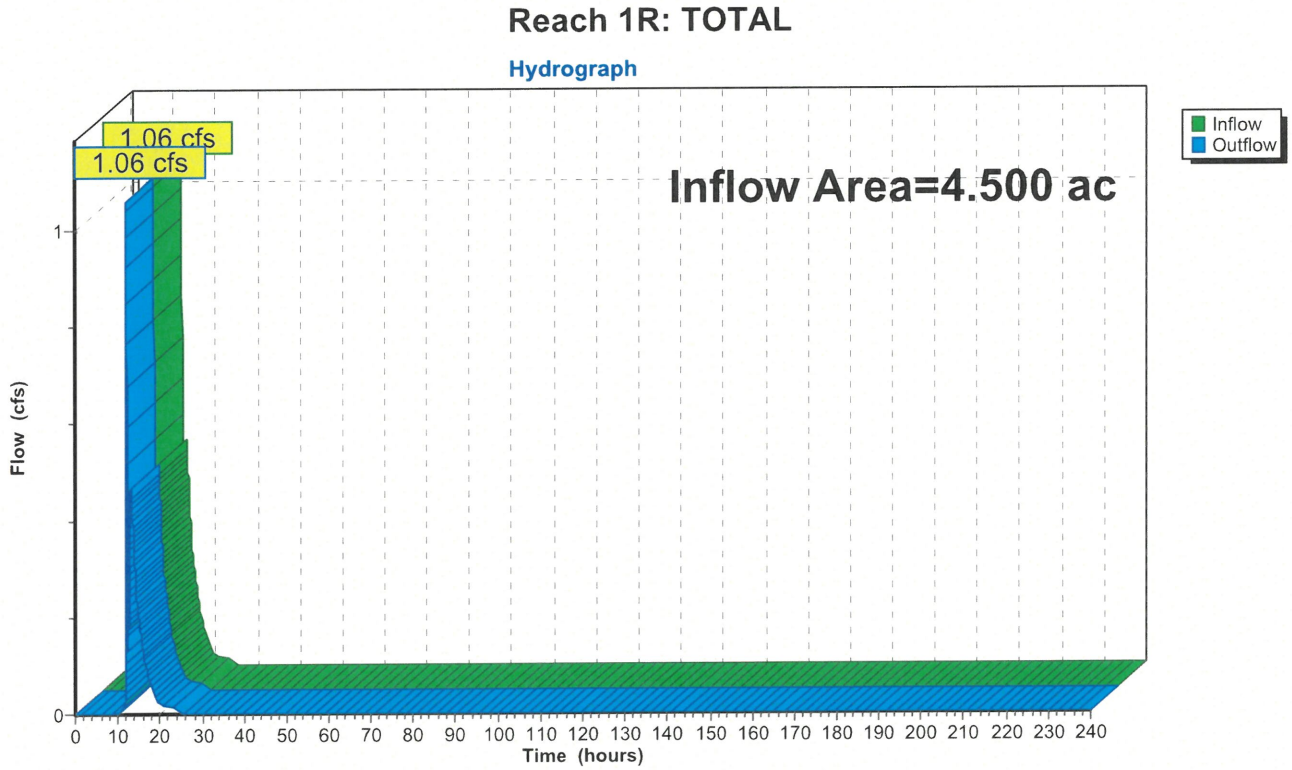
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.18	0.00	0.00
10.00	0.52	0.01	**0.00**
15.00	2.43	1.01	**0.01**
20.00	**2.71**	**1.22**	0.00
25.00	**2.85**	**1.33**	0.00
30.00	2.85	1.33	0.00
35.00	2.85	1.33	0.00
40.00	2.85	1.33	0.00
45.00	2.85	1.33	0.00
50.00	2.85	1.33	0.00
55.00	2.85	1.33	0.00
60.00	2.85	1.33	0.00
65.00	2.85	1.33	0.00
70.00	2.85	1.33	0.00
75.00	2.85	1.33	0.00
80.00	2.85	1.33	0.00
85.00	2.85	1.33	0.00
90.00	2.85	1.33	0.00
95.00	2.85	1.33	0.00
100.00	2.85	1.33	0.00
105.00	2.85	1.33	0.00
110.00	2.85	1.33	0.00
115.00	2.85	1.33	0.00
120.00	2.85	1.33	0.00
125.00	2.85	1.33	0.00
130.00	2.85	1.33	0.00
135.00	2.85	1.33	0.00
140.00	2.85	1.33	0.00
145.00	2.85	1.33	0.00
150.00	2.85	1.33	0.00
155.00	2.85	1.33	0.00
160.00	2.85	1.33	0.00
165.00	2.85	1.33	0.00
170.00	2.85	1.33	0.00
175.00	2.85	1.33	0.00
180.00	2.85	1.33	0.00
185.00	2.85	1.33	0.00
190.00	2.85	1.33	0.00
195.00	2.85	1.33	0.00
200.00	2.85	1.33	0.00
205.00	2.85	1.33	0.00
210.00	2.85	1.33	0.00
215.00	2.85	1.33	0.00
220.00	2.85	1.33	0.00
225.00	2.85	1.33	0.00
230.00	2.85	1.33	0.00
235.00	2.85	1.33	0.00
240.00	2.85	1.33	0.00

Summary for Reach 1R: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.500 ac, 62.72% Impervious, Inflow Depth = 0.35" for 2y 24hr AT-14 event
Inflow = 1.06 cfs @ 11.98 hrs, Volume= 0.130 af
Outflow = 1.06 cfs @ 11.98 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs



Hydrograph for Reach 1R: TOTAL

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00
5.00	0.00		0.00
10.00	**0.00**		**0.00**
15.00	**0.19**		**0.19**
20.00	0.02		0.02
25.00	0.00		0.00
30.00	0.00		0.00
35.00	0.00		0.00
40.00	0.00		0.00
45.00	0.00		0.00
50.00	0.00		0.00
55.00	0.00		0.00
60.00	0.00		0.00
65.00	0.00		0.00
70.00	0.00		0.00
75.00	0.00		0.00
80.00	0.00		0.00
85.00	0.00		0.00
90.00	0.00		0.00
95.00	0.00		0.00
100.00	0.00		0.00
105.00	0.00		0.00
110.00	0.00		0.00
115.00	0.00		0.00
120.00	0.00		0.00
125.00	0.00		0.00
130.00	0.00		0.00
135.00	0.00		0.00
140.00	0.00		0.00
145.00	0.00		0.00
150.00	0.00		0.00
155.00	0.00		0.00
160.00	0.00		0.00
165.00	0.00		0.00
170.00	0.00		0.00
175.00	0.00		0.00
180.00	0.00		0.00
185.00	0.00		0.00
190.00	0.00		0.00
195.00	0.00		0.00
200.00	0.00		0.00
205.00	0.00		0.00
210.00	0.00		0.00
215.00	0.00		0.00
220.00	0.00		0.00
225.00	0.00		0.00
230.00	0.00		0.00
235.00	0.00		0.00
240.00	0.00		0.00

Summary for Pond 1P: INFILTRATION BASIN 1

Inflow Area = 3.606 ac, 71.54% Impervious, Inflow Depth = 1.61" for 2y 24hr AT-14 event
Inflow = 10.28 cfs @ 11.97 hrs, Volume= 0.483 af
Outflow = 0.54 cfs @ 13.03 hrs, Volume= 0.483 af, Atten= 95%, Lag= 63.2 min
Discarded = 0.14 cfs @ 13.03 hrs, Volume= 0.406 af
Primary = 0.40 cfs @ 13.03 hrs, Volume= 0.077 af
Routed to Reach 1R : TOTAL
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : TOTAL

Routing by Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 956.20' @ 13.03 hrs Surf.Area= 7,364 sf Storage= 11,915 cf

Plug-Flow detention time= 786.2 min calculated for 0.483 af (100% of inflow)
Center-of-Mass det. time= 786.2 min (1,606.9 - 820.8)

Volume	Invert	Avail.Storage	Storage Description
#1	954.33'	40,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
954.33	5,362	0	0
957.33	8,569	20,897	20,897
958.33	9,756	9,163	30,059
959.33	10,905	10,331	40,390

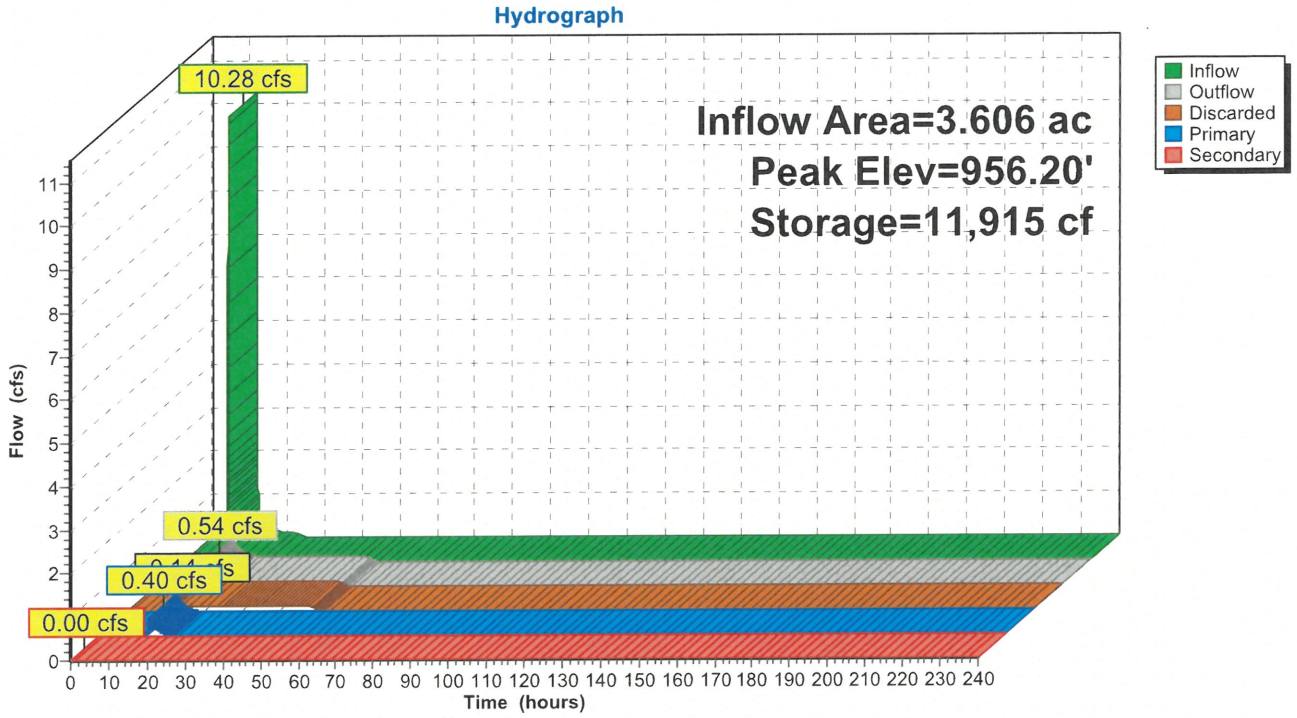
Device	Routing	Invert	Outlet Devices
#1	Primary	951.78'	**24.0" Round Culvert** L= 173.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 951.78' / 950.45' S= 0.0077 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Device 1	956.13'	**23.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	954.33'	**0.800 in/hr Exfiltration over Surface area**
#4	Secondary	957.80'	**5.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=0.14 cfs @ 13.03 hrs HW=956.20' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.14 cfs)

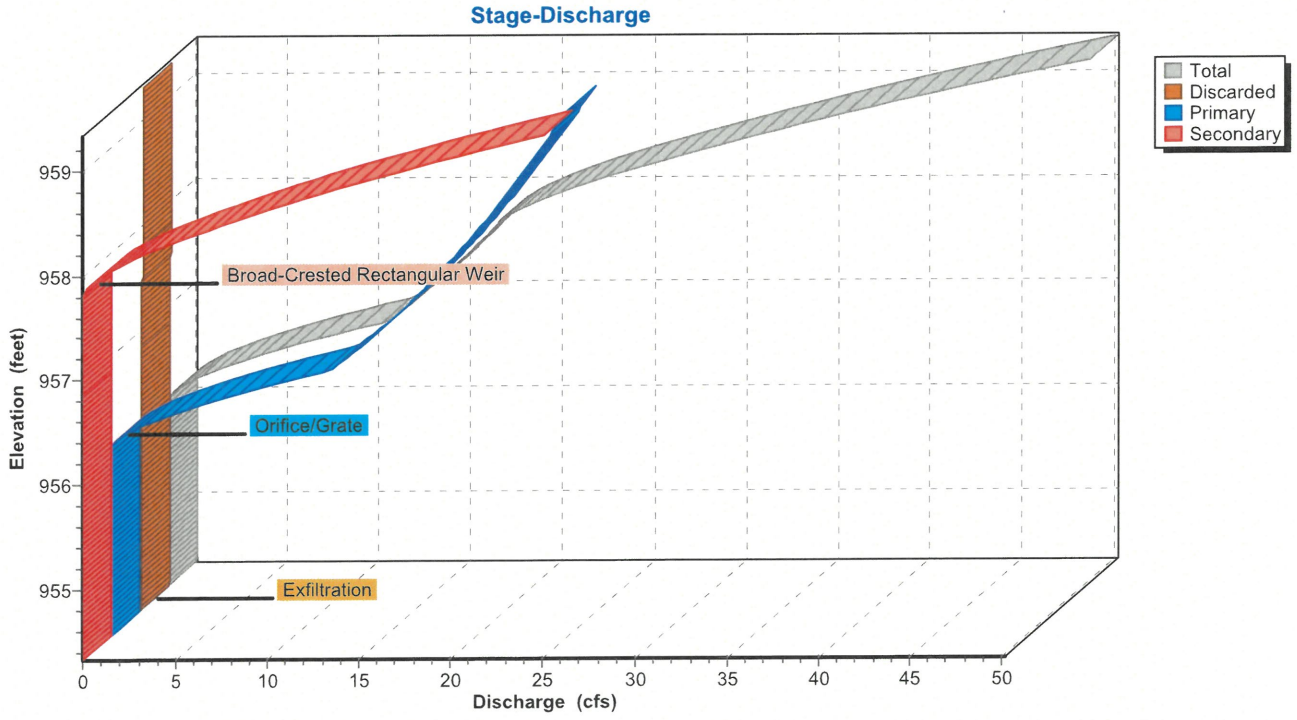
Primary OutFlow Max=0.38 cfs @ 13.03 hrs HW=956.20' (Free Discharge)
└**1=Culvert** (Passes 0.38 cfs of 25.54 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 0.38 cfs @ 0.88 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=954.33' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

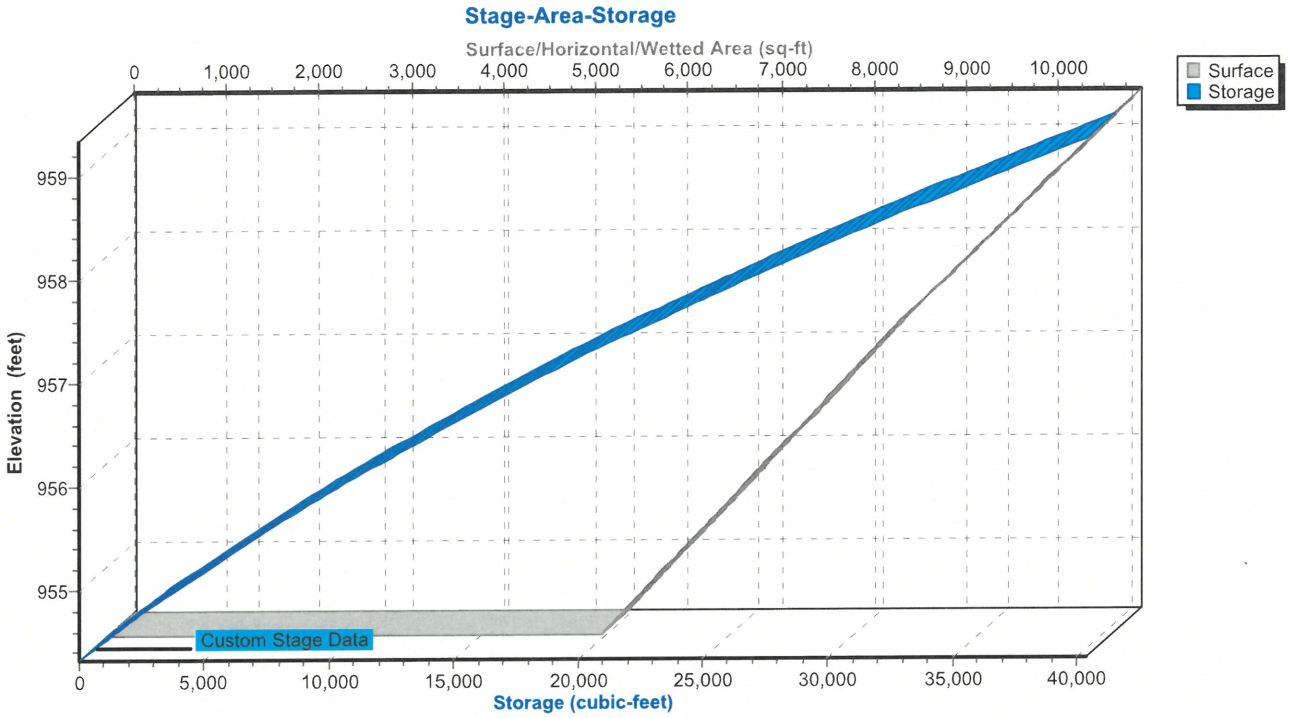
Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



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Hydrograph for Pond 1P: INFILTRATION BASIN 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	954.33	0.00	0.00	0.00	**0.00**
5.00	0.00	0	954.33	0.00	0.00	0.00	0.00
10.00	**0.09**	**150**	**954.36**	**0.06**	**0.06**	**0.00**	0.00
15.00	**0.26**	**11,643**	**956.17**	**0.29**	**0.14**	**0.16**	0.00
20.00	0.12	11,365	956.13	0.13	0.13	0.00	0.00
25.00	0.00	10,527	956.01	0.13	0.13	0.00	0.00
30.00	0.00	8,200	955.68	0.13	0.13	0.00	0.00
35.00	0.00	5,991	955.34	0.12	0.12	0.00	0.00
40.00	0.00	3,902	955.01	0.11	0.11	0.00	0.00
45.00	0.00	1,931	954.68	0.11	0.11	0.00	0.00
50.00	0.00	133	954.35	0.05	0.05	0.00	0.00
55.00	0.00	0	954.33	0.00	0.00	0.00	0.00
60.00	0.00	0	954.33	0.00	0.00	0.00	0.00
65.00	0.00	0	954.33	0.00	0.00	0.00	0.00
70.00	0.00	0	954.33	0.00	0.00	0.00	0.00
75.00	0.00	0	954.33	0.00	0.00	0.00	0.00
80.00	0.00	0	954.33	0.00	0.00	0.00	0.00
85.00	0.00	0	954.33	0.00	0.00	0.00	0.00
90.00	0.00	0	954.33	0.00	0.00	0.00	0.00
95.00	0.00	0	954.33	0.00	0.00	0.00	0.00
100.00	0.00	0	954.33	0.00	0.00	0.00	0.00
105.00	0.00	0	954.33	0.00	0.00	0.00	0.00
110.00	0.00	0	954.33	0.00	0.00	0.00	0.00
115.00	0.00	0	954.33	0.00	0.00	0.00	0.00
120.00	0.00	0	954.33	0.00	0.00	0.00	0.00
125.00	0.00	0	954.33	0.00	0.00	0.00	0.00
130.00	0.00	0	954.33	0.00	0.00	0.00	0.00
135.00	0.00	0	954.33	0.00	0.00	0.00	0.00
140.00	0.00	0	954.33	0.00	0.00	0.00	0.00
145.00	0.00	0	954.33	0.00	0.00	0.00	0.00
150.00	0.00	0	954.33	0.00	0.00	0.00	0.00
155.00	0.00	0	954.33	0.00	0.00	0.00	0.00
160.00	0.00	0	954.33	0.00	0.00	0.00	0.00
165.00	0.00	0	954.33	0.00	0.00	0.00	0.00
170.00	0.00	0	954.33	0.00	0.00	0.00	0.00
175.00	0.00	0	954.33	0.00	0.00	0.00	0.00
180.00	0.00	0	954.33	0.00	0.00	0.00	0.00
185.00	0.00	0	954.33	0.00	0.00	0.00	0.00
190.00	0.00	0	954.33	0.00	0.00	0.00	0.00
195.00	0.00	0	954.33	0.00	0.00	0.00	0.00
200.00	0.00	0	954.33	0.00	0.00	0.00	0.00
205.00	0.00	0	954.33	0.00	0.00	0.00	0.00
210.00	0.00	0	954.33	0.00	0.00	0.00	0.00
215.00	0.00	0	954.33	0.00	0.00	0.00	0.00
220.00	0.00	0	954.33	0.00	0.00	0.00	0.00
225.00	0.00	0	954.33	0.00	0.00	0.00	0.00
230.00	0.00	0	954.33	0.00	0.00	0.00	0.00
235.00	0.00	0	954.33	0.00	0.00	0.00	0.00
240.00	0.00	0	954.33	0.00	0.00	0.00	0.00

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Stage-Discharge for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
954.33	0.00	0.00	0.00	0.00
954.43	0.10	0.10	0.00	0.00
954.53	0.10	0.10	0.00	0.00
954.63	0.11	0.11	0.00	0.00
954.73	0.11	0.11	0.00	0.00
954.83	0.11	0.11	0.00	0.00
954.93	0.11	0.11	0.00	0.00
955.03	0.11	0.11	0.00	0.00
955.13	0.12	0.12	0.00	0.00
955.23	0.12	0.12	0.00	0.00
955.33	0.12	0.12	0.00	0.00
955.43	0.12	0.12	0.00	0.00
955.53	0.12	0.12	0.00	0.00
955.63	0.13	0.13	0.00	0.00
955.73	0.13	0.13	0.00	0.00
955.83	0.13	0.13	0.00	0.00
955.93	0.13	0.13	0.00	0.00
956.03	0.13	0.13	0.00	0.00
956.13	0.13	0.13	0.00	0.00
956.23	0.76	0.14	0.62	0.00
956.33	1.90	0.14	1.76	0.00
956.43	3.38	0.14	3.24	0.00
956.53	5.12	0.14	4.98	0.00
956.63	7.11	0.14	6.96	0.00
956.73	9.30	0.15	9.15	0.00
956.83	11.68	0.15	11.53	0.00
956.93	12.58	0.15	12.43	0.00
957.03	13.33	0.15	13.18	0.00
957.13	14.05	0.15	13.89	0.00
957.23	14.73	0.16	14.57	0.00
957.33	15.38	0.16	15.22	0.00
957.43	16.00	0.16	15.84	0.00
957.53	16.60	0.16	16.44	0.00
957.63	17.18	0.17	17.01	0.00
957.73	17.74	0.17	17.57	0.00
957.83	18.34	0.17	18.11	0.06
957.93	19.37	0.17	18.64	0.56
958.03	20.65	0.17	19.15	1.33
958.13	22.18	0.18	19.65	2.35
958.23	23.92	0.18	20.13	3.61
958.33	25.87	0.18	20.61	5.09
958.43	27.97	0.18	21.07	6.72
958.53	30.08	0.18	21.52	8.37
958.63	32.28	0.19	21.97	10.13
958.73	34.58	0.19	22.40	11.99
958.83	36.97	0.19	22.83	13.96
958.93	39.48	0.19	23.25	16.04
959.03	42.04	0.20	23.66	18.19
959.13	44.64	0.20	24.06	20.38
959.23	47.33	0.20	24.46	22.67
959.33	**50.19**	**0.20**	**24.85**	**25.14**

Stage-Area-Storage for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
954.33	5,362	0
954.38	5,415	269
954.43	5,469	542
954.48	5,522	816
954.53	5,576	1,094
954.58	5,629	1,374
954.63	5,683	1,657
954.68	5,736	1,942
954.73	5,790	2,230
954.78	5,843	2,521
954.83	5,897	2,815
954.88	5,950	3,111
954.93	6,003	3,410
954.98	6,057	3,711
955.03	6,110	4,015
955.08	6,164	4,322
955.13	6,217	4,632
955.18	6,271	4,944
955.23	6,324	5,259
955.28	6,378	5,576
955.33	6,431	5,897
955.38	6,484	6,219
955.43	6,538	6,545
955.48	6,591	6,873
955.53	6,645	7,204
955.58	6,698	7,538
955.63	6,752	7,874
955.68	6,805	8,213
955.73	6,859	8,554
955.78	6,912	8,899
955.83	6,966	9,246
955.88	7,019	9,595
955.93	7,072	9,948
955.98	7,126	10,302
956.03	7,179	10,660
956.08	7,233	11,020
956.13	7,286	11,383
956.18	7,340	11,749
956.23	7,393	12,117
956.28	7,447	12,488
956.33	7,500	12,862
956.38	7,553	13,238
956.43	7,607	13,617
956.48	7,660	13,999
956.53	7,714	14,383
956.58	7,767	14,770
956.63	7,821	15,160
956.68	7,874	15,552
956.73	7,928	15,948
956.78	7,981	16,345
956.83	8,035	16,746
956.88	8,088	17,149
956.93	8,141	17,554
956.98	8,195	17,963
957.03	8,248	18,374
957.08	8,302	18,788
957.13	8,355	19,204
957.18	8,409	19,623
957.23	8,462	20,045
957.28	8,516	20,469
957.33	8,569	20,897
957.38	8,628	21,326
957.43	8,688	21,759
957.48	8,747	22,195
957.53	8,806	22,634
957.58	8,866	23,076
957.63	8,925	23,521
957.68	8,984	23,968
957.73	9,044	24,419
957.78	9,103	24,873
957.83	9,163	25,329
957.88	9,222	25,789
957.93	9,281	26,252
957.98	9,341	26,717
958.03	9,400	27,186
958.08	9,459	27,657
958.13	9,519	28,132
958.18	9,578	28,609
958.23	9,637	29,089
958.28	9,697	29,573
958.33	9,756	30,059
958.38	9,813	30,548
958.43	9,871	31,040
958.48	9,928	31,535
958.53	9,986	32,033
958.58	10,043	32,534
958.63	10,101	33,038
958.68	10,158	33,544
958.73	10,216	34,053
958.78	10,273	34,566
958.83	10,331	35,081
958.88	10,388	35,599
958.93	10,445	36,119
958.98	10,503	36,643
959.03	10,560	37,170
959.08	10,618	37,699
959.13	10,675	38,231
959.18	10,733	38,767
959.23	10,790	39,305
959.28	10,848	39,846
959.33	**10,905**	**40,390**

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Time span=0.00-240.00 hrs, dt=0.01 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment72: CN 72 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=1.62"
Tc=6.0 min CN=72 Runoff=2.91 cfs 0.135 af

Subcatchment83: CN 83 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=2.49"
Tc=6.0 min CN=83 Runoff=4.39 cfs 0.207 af

SubcatchmentPR1: PROPOSED DA1 Runoff Area=618 sf 0.00% Impervious Runoff Depth=0.93"
Tc=6.0 min CN=61 Runoff=0.02 cfs 0.001 af

SubcatchmentPR2: PROPOSED DA2 Runoff Area=11,454 sf 8.08% Impervious Runoff Depth=1.10"
Tc=6.0 min CN=64 Runoff=0.50 cfs 0.024 af

SubcatchmentPR3: PROPOSED DA3 Runoff Area=157,092 sf 71.54% Impervious Runoff Depth=2.85"
Tc=6.0 min CN=87 Runoff=17.74 cfs 0.856 af

SubcatchmentPR4: PROPOSED DA4 Runoff Area=17,046 sf 22.93% Impervious Runoff Depth=1.42"
Tc=6.0 min CN=69 Runoff=0.99 cfs 0.046 af

SubcatchmentPR5: PROPOSED DA5 Runoff Area=4,634 sf 56.80% Impervious Runoff Depth=2.40"
Tc=6.0 min CN=82 Runoff=0.45 cfs 0.021 af

SubcatchmentPR6: PROPOSED DA6 Runoff Area=5,185 sf 59.92% Impervious Runoff Depth=2.49"
Tc=6.0 min CN=83 Runoff=0.52 cfs 0.025 af

Reach 1R: TOTAL Inflow=9.71 cfs 0.539 af
Outflow=9.71 cfs 0.539 af

Pond 1P: INFILTRATIONBASIN 1 Peak Elev=956.69' Storage=15,652 cf Inflow=17.74 cfs 0.856 af
Discarded=0.15 cfs 0.434 af Primary=8.32 cfs 0.422 af Secondary=0.00 cfs 0.000 af Outflow=8.46 cfs 0.856 af

Total Runoff Area = 6.500 ac Runoff Volume = 1.316 af Average Runoff Depth = 2.43"
56.58% Pervious = 3.678 ac 43.42% Impervious = 2.823 ac

Summary for Subcatchment 72: CN 72

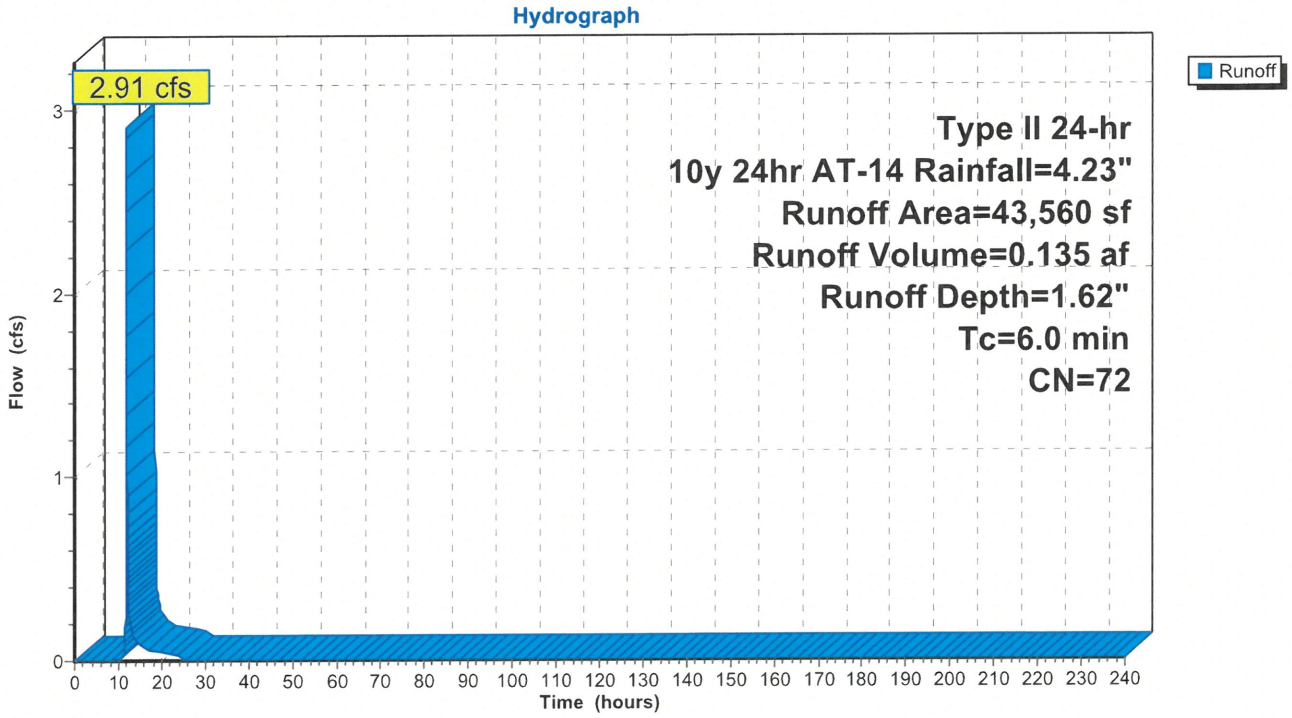
Runoff = 2.91 cfs @ 11.98 hrs, Volume= 0.135 af, Depth= 1.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

	Area (sf)	CN	Description
*	43,560	72	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 72: CN 72



Hydrograph for Subcatchment 72: CN 72

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.00	**0.00**
15.00	3.61	1.19	**0.09**
20.00	**4.03**	**1.48**	0.04
25.00	**4.23**	**1.62**	0.00
30.00	4.23	1.62	0.00
35.00	4.23	1.62	0.00
40.00	4.23	1.62	0.00
45.00	4.23	1.62	0.00
50.00	4.23	1.62	0.00
55.00	4.23	1.62	0.00
60.00	4.23	1.62	0.00
65.00	4.23	1.62	0.00
70.00	4.23	1.62	0.00
75.00	4.23	1.62	0.00
80.00	4.23	1.62	0.00
85.00	4.23	1.62	0.00
90.00	4.23	1.62	0.00
95.00	4.23	1.62	0.00
100.00	4.23	1.62	0.00
105.00	4.23	1.62	0.00
110.00	4.23	1.62	0.00
115.00	4.23	1.62	0.00
120.00	4.23	1.62	0.00
125.00	4.23	1.62	0.00
130.00	4.23	1.62	0.00
135.00	4.23	1.62	0.00
140.00	4.23	1.62	0.00
145.00	4.23	1.62	0.00
150.00	4.23	1.62	0.00
155.00	4.23	1.62	0.00
160.00	4.23	1.62	0.00
165.00	4.23	1.62	0.00
170.00	4.23	1.62	0.00
175.00	4.23	1.62	0.00
180.00	4.23	1.62	0.00
185.00	4.23	1.62	0.00
190.00	4.23	1.62	0.00
195.00	4.23	1.62	0.00
200.00	4.23	1.62	0.00
205.00	4.23	1.62	0.00
210.00	4.23	1.62	0.00
215.00	4.23	1.62	0.00
220.00	4.23	1.62	0.00
225.00	4.23	1.62	0.00
230.00	4.23	1.62	0.00
235.00	4.23	1.62	0.00
240.00	4.23	1.62	0.00

Summary for Subcatchment 83: CN 83

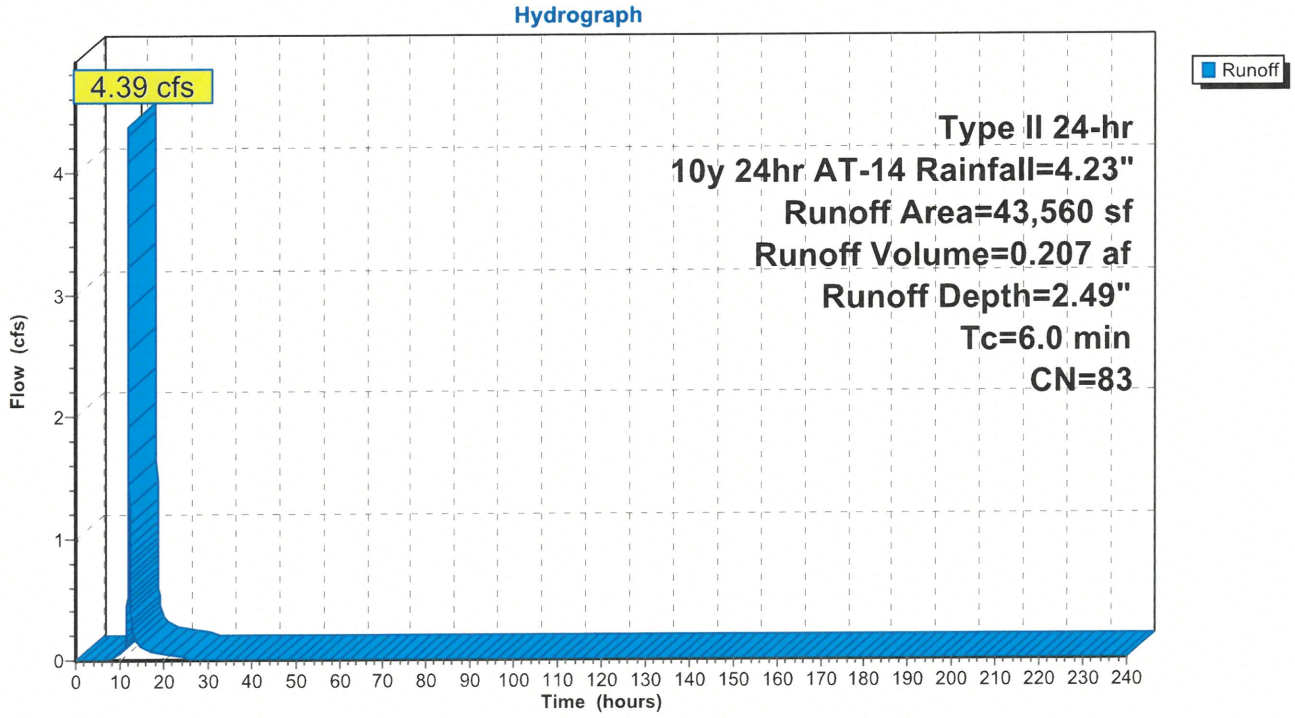
Runoff = 4.39 cfs @ 11.97 hrs, Volume= 0.207 af, Depth= 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

	Area (sf)	CN	Description
*	43,560	83	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 83: CN 83



Hydrograph for Subcatchment 83: CN 83

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.05	**0.04**
15.00	3.61	1.95	**0.11**
20.00	**4.03**	**2.31**	0.05
25.00	**4.23**	**2.49**	0.00
30.00	4.23	2.49	0.00
35.00	4.23	2.49	0.00
40.00	4.23	2.49	0.00
45.00	4.23	2.49	0.00
50.00	4.23	2.49	0.00
55.00	4.23	2.49	0.00
60.00	4.23	2.49	0.00
65.00	4.23	2.49	0.00
70.00	4.23	2.49	0.00
75.00	4.23	2.49	0.00
80.00	4.23	2.49	0.00
85.00	4.23	2.49	0.00
90.00	4.23	2.49	0.00
95.00	4.23	2.49	0.00
100.00	4.23	2.49	0.00
105.00	4.23	2.49	0.00
110.00	4.23	2.49	0.00
115.00	4.23	2.49	0.00
120.00	4.23	2.49	0.00
125.00	4.23	2.49	0.00
130.00	4.23	2.49	0.00
135.00	4.23	2.49	0.00
140.00	4.23	2.49	0.00
145.00	4.23	2.49	0.00
150.00	4.23	2.49	0.00
155.00	4.23	2.49	0.00
160.00	4.23	2.49	0.00
165.00	4.23	2.49	0.00
170.00	4.23	2.49	0.00
175.00	4.23	2.49	0.00
180.00	4.23	2.49	0.00
185.00	4.23	2.49	0.00
190.00	4.23	2.49	0.00
195.00	4.23	2.49	0.00
200.00	4.23	2.49	0.00
205.00	4.23	2.49	0.00
210.00	4.23	2.49	0.00
215.00	4.23	2.49	0.00
220.00	4.23	2.49	0.00
225.00	4.23	2.49	0.00
230.00	4.23	2.49	0.00
235.00	4.23	2.49	0.00
240.00	4.23	2.49	0.00

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Summary for Subcatchment PR1: PROPOSED DA1

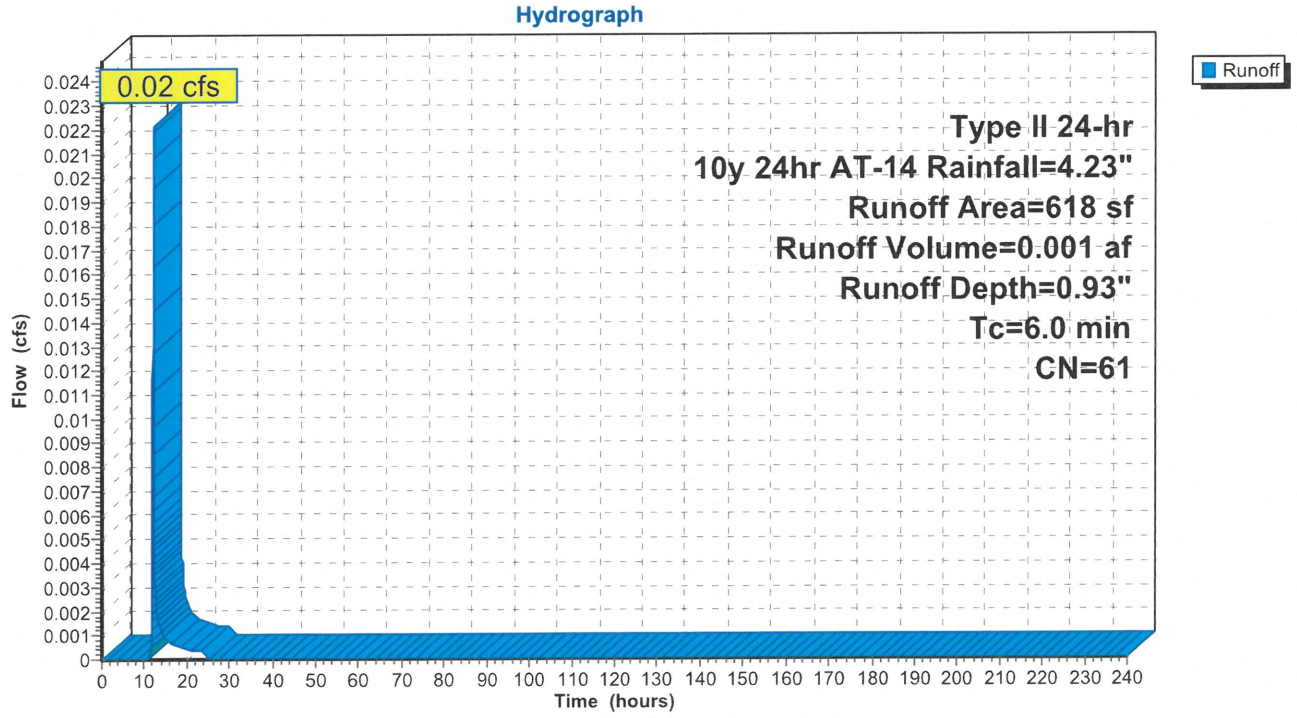
Runoff = 0.02 cfs @ 11.99 hrs, Volume= 0.001 af, Depth= 0.93"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
0	98	Paved parking, HSG B
618	61	>75% Grass cover, Good, HSG B
618	61	Weighted Average
618		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR1: PROPOSED DA1



Hydrograph for Subcatchment PR1: PROPOSED DA1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.00	**0.00**
15.00	3.61	0.62	**0.00**
20.00	**4.03**	**0.83**	0.00
25.00	**4.23**	**0.93**	0.00
30.00	4.23	0.93	0.00
35.00	4.23	0.93	0.00
40.00	4.23	0.93	0.00
45.00	4.23	0.93	0.00
50.00	4.23	0.93	0.00
55.00	4.23	0.93	0.00
60.00	4.23	0.93	0.00
65.00	4.23	0.93	0.00
70.00	4.23	0.93	0.00
75.00	4.23	0.93	0.00
80.00	4.23	0.93	0.00
85.00	4.23	0.93	0.00
90.00	4.23	0.93	0.00
95.00	4.23	0.93	0.00
100.00	4.23	0.93	0.00
105.00	4.23	0.93	0.00
110.00	4.23	0.93	0.00
115.00	4.23	0.93	0.00
120.00	4.23	0.93	0.00
125.00	4.23	0.93	0.00
130.00	4.23	0.93	0.00
135.00	4.23	0.93	0.00
140.00	4.23	0.93	0.00
145.00	4.23	0.93	0.00
150.00	4.23	0.93	0.00
155.00	4.23	0.93	0.00
160.00	4.23	0.93	0.00
165.00	4.23	0.93	0.00
170.00	4.23	0.93	0.00
175.00	4.23	0.93	0.00
180.00	4.23	0.93	0.00
185.00	4.23	0.93	0.00
190.00	4.23	0.93	0.00
195.00	4.23	0.93	0.00
200.00	4.23	0.93	0.00
205.00	4.23	0.93	0.00
210.00	4.23	0.93	0.00
215.00	4.23	0.93	0.00
220.00	4.23	0.93	0.00
225.00	4.23	0.93	0.00
230.00	4.23	0.93	0.00
235.00	4.23	0.93	0.00
240.00	4.23	0.93	0.00

Summary for Subcatchment PR2: PROPOSED DA2

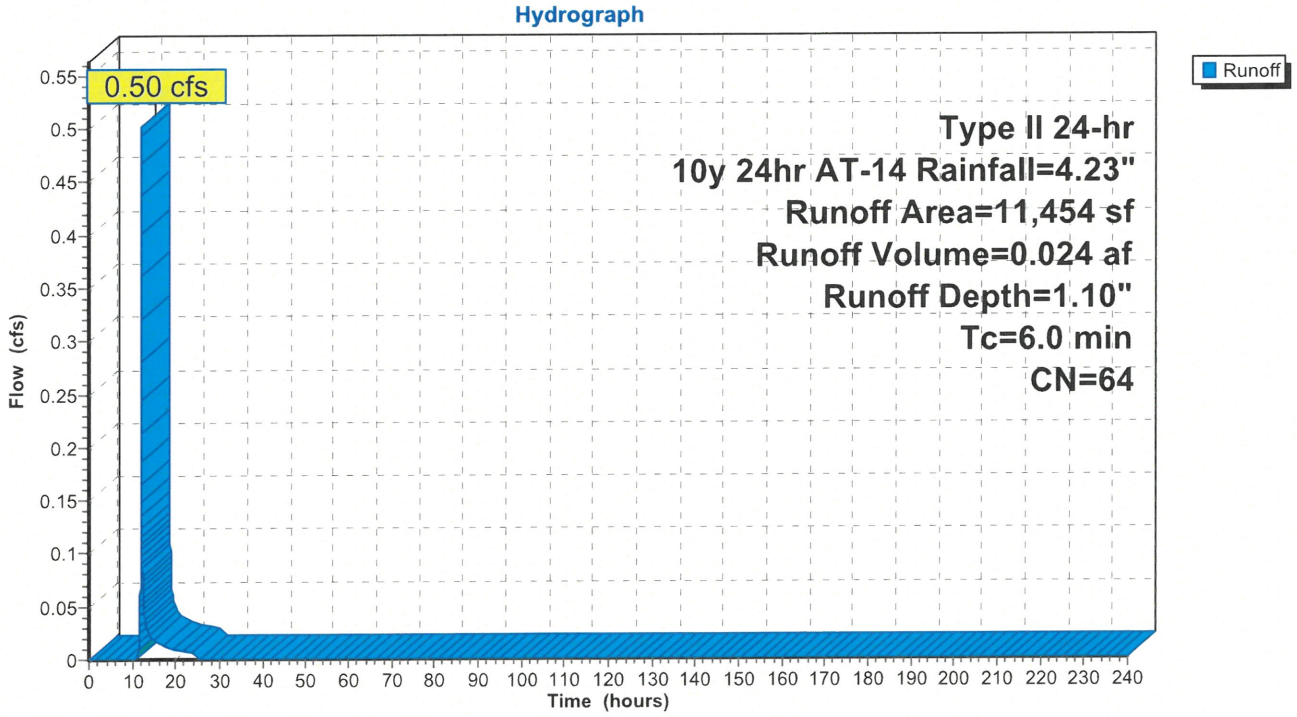
Runoff = 0.50 cfs @ 11.98 hrs, Volume= 0.024 af, Depth= 1.10"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
926	98	Paved parking, HSG B
10,528	61	>75% Grass cover, Good, HSG B
11,454	64	Weighted Average
10,528		91.92% Pervious Area
926		8.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR2: PROPOSED DA2



Hydrograph for Subcatchment PR2: PROPOSED DA2

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.00	**0.00**
15.00	3.61	0.76	**0.02**
20.00	**4.03**	**0.99**	0.01
25.00	**4.23**	**1.10**	0.00
30.00	4.23	1.10	0.00
35.00	4.23	1.10	0.00
40.00	4.23	1.10	0.00
45.00	4.23	1.10	0.00
50.00	4.23	1.10	0.00
55.00	4.23	1.10	0.00
60.00	4.23	1.10	0.00
65.00	4.23	1.10	0.00
70.00	4.23	1.10	0.00
75.00	4.23	1.10	0.00
80.00	4.23	1.10	0.00
85.00	4.23	1.10	0.00
90.00	4.23	1.10	0.00
95.00	4.23	1.10	0.00
100.00	4.23	1.10	0.00
105.00	4.23	1.10	0.00
110.00	4.23	1.10	0.00
115.00	4.23	1.10	0.00
120.00	4.23	1.10	0.00
125.00	4.23	1.10	0.00
130.00	4.23	1.10	0.00
135.00	4.23	1.10	0.00
140.00	4.23	1.10	0.00
145.00	4.23	1.10	0.00
150.00	4.23	1.10	0.00
155.00	4.23	1.10	0.00
160.00	4.23	1.10	0.00
165.00	4.23	1.10	0.00
170.00	4.23	1.10	0.00
175.00	4.23	1.10	0.00
180.00	4.23	1.10	0.00
185.00	4.23	1.10	0.00
190.00	4.23	1.10	0.00
195.00	4.23	1.10	0.00
200.00	4.23	1.10	0.00
205.00	4.23	1.10	0.00
210.00	4.23	1.10	0.00
215.00	4.23	1.10	0.00
220.00	4.23	1.10	0.00
225.00	4.23	1.10	0.00
230.00	4.23	1.10	0.00
235.00	4.23	1.10	0.00
240.00	4.23	1.10	0.00

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Summary for Subcatchment PR3: PROPOSED DA3

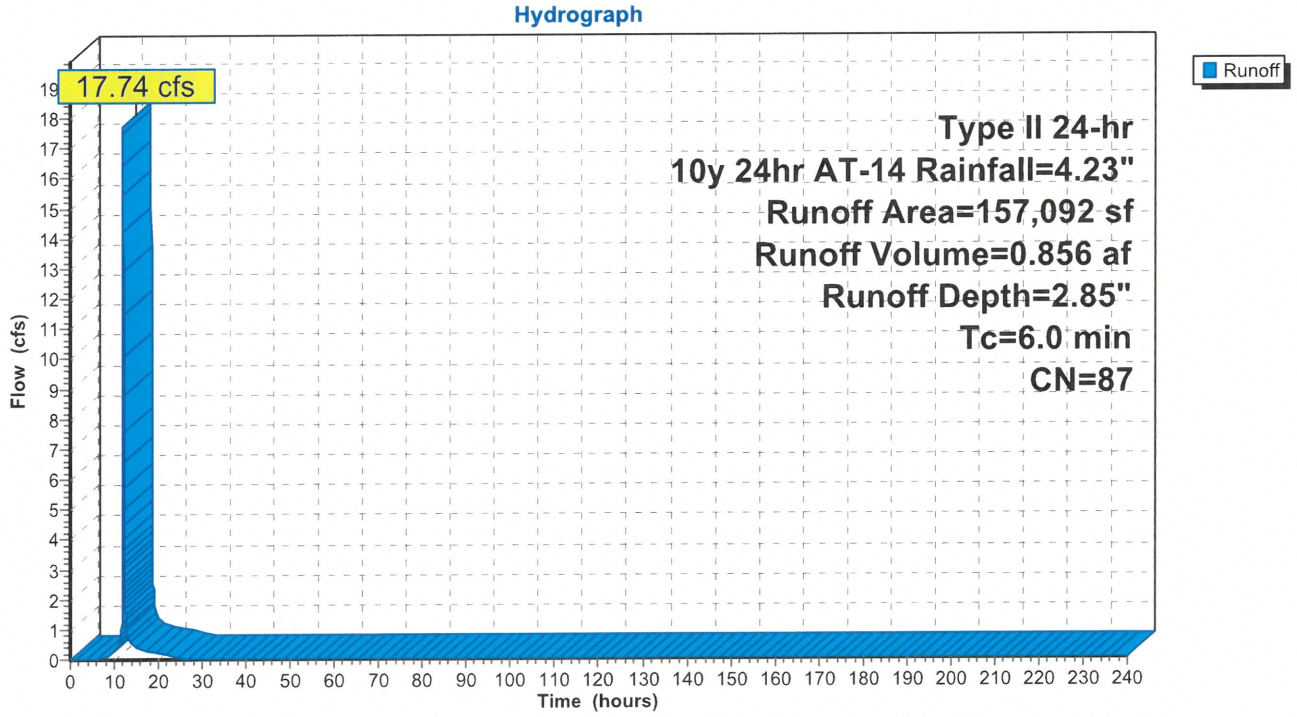
Runoff = 17.74 cfs @ 11.97 hrs, Volume= 0.856 af, Depth= 2.85"
Routed to Pond 1P : INFILTRATION BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
112,384	98	Paved parking, HSG B
44,708	61	>75% Grass cover, Good, HSG B
157,092	87	Weighted Average
44,708		28.46% Pervious Area
112,384		71.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR3: PROPOSED DA3



Hydrograph for Subcatchment PR3: PROPOSED DA3

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.11	**0.24**
15.00	3.61	2.28	**0.43**
20.00	**4.03**	**2.66**	0.19
25.00	**4.23**	**2.85**	0.00
30.00	4.23	2.85	0.00
35.00	4.23	2.85	0.00
40.00	4.23	2.85	0.00
45.00	4.23	2.85	0.00
50.00	4.23	2.85	0.00
55.00	4.23	2.85	0.00
60.00	4.23	2.85	0.00
65.00	4.23	2.85	0.00
70.00	4.23	2.85	0.00
75.00	4.23	2.85	0.00
80.00	4.23	2.85	0.00
85.00	4.23	2.85	0.00
90.00	4.23	2.85	0.00
95.00	4.23	2.85	0.00
100.00	4.23	2.85	0.00
105.00	4.23	2.85	0.00
110.00	4.23	2.85	0.00
115.00	4.23	2.85	0.00
120.00	4.23	2.85	0.00
125.00	4.23	2.85	0.00
130.00	4.23	2.85	0.00
135.00	4.23	2.85	0.00
140.00	4.23	2.85	0.00
145.00	4.23	2.85	0.00
150.00	4.23	2.85	0.00
155.00	4.23	2.85	0.00
160.00	4.23	2.85	0.00
165.00	4.23	2.85	0.00
170.00	4.23	2.85	0.00
175.00	4.23	2.85	0.00
180.00	4.23	2.85	0.00
185.00	4.23	2.85	0.00
190.00	4.23	2.85	0.00
195.00	4.23	2.85	0.00
200.00	4.23	2.85	0.00
205.00	4.23	2.85	0.00
210.00	4.23	2.85	0.00
215.00	4.23	2.85	0.00
220.00	4.23	2.85	0.00
225.00	4.23	2.85	0.00
230.00	4.23	2.85	0.00
235.00	4.23	2.85	0.00
240.00	4.23	2.85	0.00

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Summary for Subcatchment PR4: PROPOSED DA4

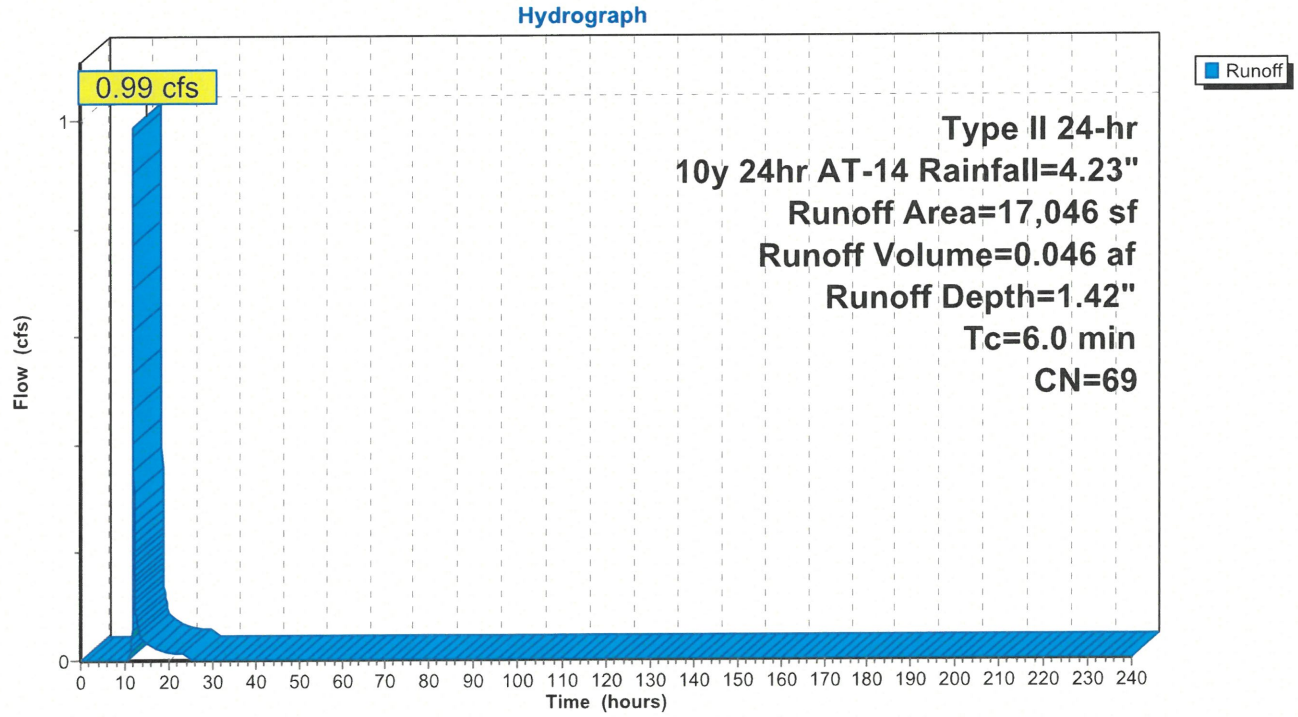
Runoff = 0.99 cfs @ 11.98 hrs, Volume= 0.046 af, Depth= 1.42"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
3,908	98	Paved parking, HSG B
13,138	61	>75% Grass cover, Good, HSG B
17,046	69	Weighted Average
13,138		77.07% Pervious Area
3,908		22.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR4: PROPOSED DA4



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Hydrograph for Subcatchment PR4: PROPOSED DA4

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.00	**0.00**
15.00	3.61	1.02	**0.03**
20.00	**4.03**	**1.28**	0.01
25.00	**4.23**	**1.42**	0.00
30.00	4.23	1.42	0.00
35.00	4.23	1.42	0.00
40.00	4.23	1.42	0.00
45.00	4.23	1.42	0.00
50.00	4.23	1.42	0.00
55.00	4.23	1.42	0.00
60.00	4.23	1.42	0.00
65.00	4.23	1.42	0.00
70.00	4.23	1.42	0.00
75.00	4.23	1.42	0.00
80.00	4.23	1.42	0.00
85.00	4.23	1.42	0.00
90.00	4.23	1.42	0.00
95.00	4.23	1.42	0.00
100.00	4.23	1.42	0.00
105.00	4.23	1.42	0.00
110.00	4.23	1.42	0.00
115.00	4.23	1.42	0.00
120.00	4.23	1.42	0.00
125.00	4.23	1.42	0.00
130.00	4.23	1.42	0.00
135.00	4.23	1.42	0.00
140.00	4.23	1.42	0.00
145.00	4.23	1.42	0.00
150.00	4.23	1.42	0.00
155.00	4.23	1.42	0.00
160.00	4.23	1.42	0.00
165.00	4.23	1.42	0.00
170.00	4.23	1.42	0.00
175.00	4.23	1.42	0.00
180.00	4.23	1.42	0.00
185.00	4.23	1.42	0.00
190.00	4.23	1.42	0.00
195.00	4.23	1.42	0.00
200.00	4.23	1.42	0.00
205.00	4.23	1.42	0.00
210.00	4.23	1.42	0.00
215.00	4.23	1.42	0.00
220.00	4.23	1.42	0.00
225.00	4.23	1.42	0.00
230.00	4.23	1.42	0.00
235.00	4.23	1.42	0.00
240.00	4.23	1.42	0.00

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Summary for Subcatchment PR5: PROPOSED DA5

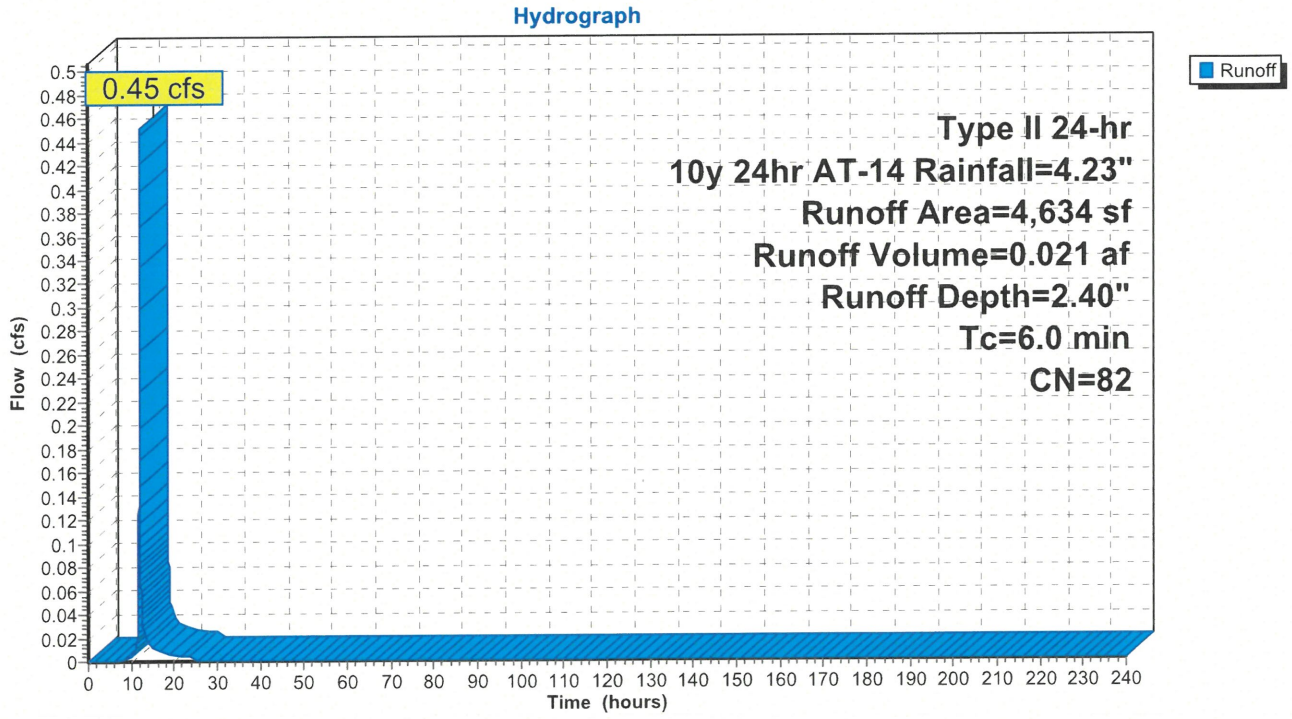
Runoff = 0.45 cfs @ 11.97 hrs, Volume= 0.021 af, Depth= 2.40"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
2,632	98	Paved parking, HSG B
2,002	61	>75% Grass cover, Good, HSG B
4,634	82	Weighted Average
2,002		43.20% Pervious Area
2,632		56.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR5: PROPOSED DA5



Hydrograph for Subcatchment PR5: PROPOSED DA5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.04	**0.00**
15.00	3.61	1.87	**0.01**
20.00	**4.03**	**2.23**	0.01
25.00	**4.23**	**2.40**	0.00
30.00	4.23	2.40	0.00
35.00	4.23	2.40	0.00
40.00	4.23	2.40	0.00
45.00	4.23	2.40	0.00
50.00	4.23	2.40	0.00
55.00	4.23	2.40	0.00
60.00	4.23	2.40	0.00
65.00	4.23	2.40	0.00
70.00	4.23	2.40	0.00
75.00	4.23	2.40	0.00
80.00	4.23	2.40	0.00
85.00	4.23	2.40	0.00
90.00	4.23	2.40	0.00
95.00	4.23	2.40	0.00
100.00	4.23	2.40	0.00
105.00	4.23	2.40	0.00
110.00	4.23	2.40	0.00
115.00	4.23	2.40	0.00
120.00	4.23	2.40	0.00
125.00	4.23	2.40	0.00
130.00	4.23	2.40	0.00
135.00	4.23	2.40	0.00
140.00	4.23	2.40	0.00
145.00	4.23	2.40	0.00
150.00	4.23	2.40	0.00
155.00	4.23	2.40	0.00
160.00	4.23	2.40	0.00
165.00	4.23	2.40	0.00
170.00	4.23	2.40	0.00
175.00	4.23	2.40	0.00
180.00	4.23	2.40	0.00
185.00	4.23	2.40	0.00
190.00	4.23	2.40	0.00
195.00	4.23	2.40	0.00
200.00	4.23	2.40	0.00
205.00	4.23	2.40	0.00
210.00	4.23	2.40	0.00
215.00	4.23	2.40	0.00
220.00	4.23	2.40	0.00
225.00	4.23	2.40	0.00
230.00	4.23	2.40	0.00
235.00	4.23	2.40	0.00
240.00	4.23	2.40	0.00

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Summary for Subcatchment PR6: PROPOSED DA6

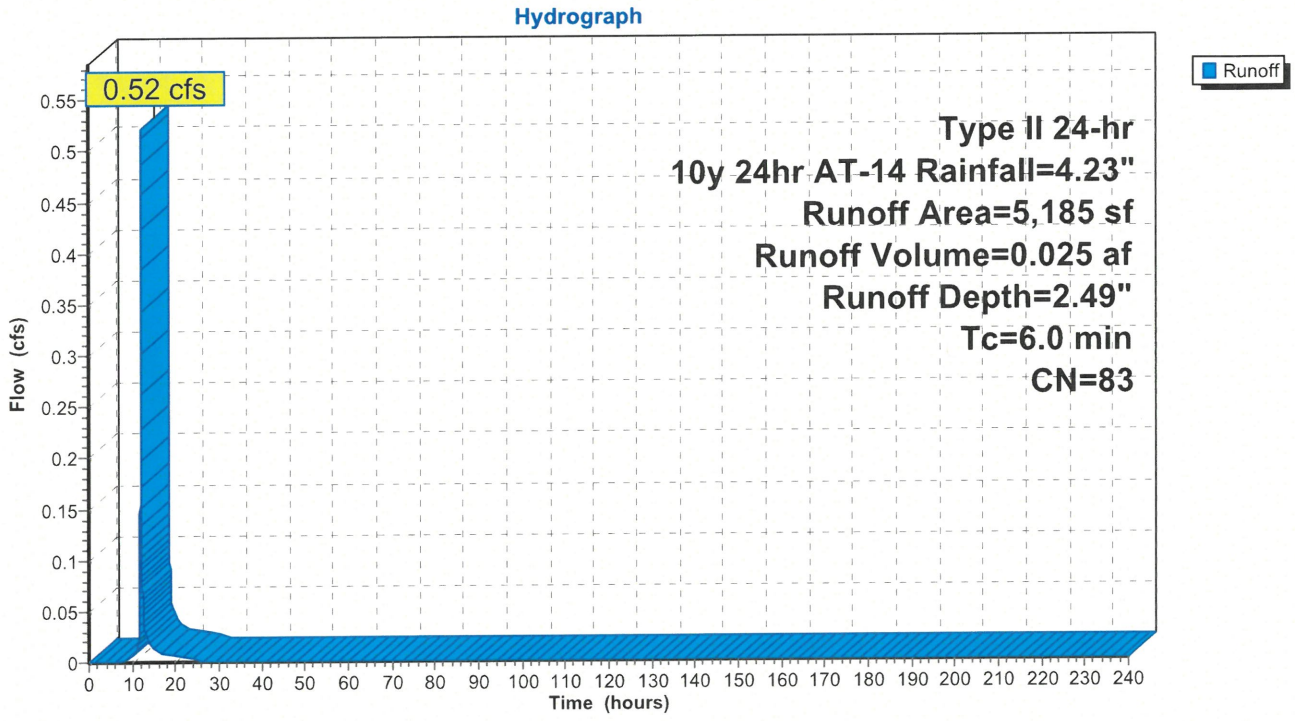
Runoff = 0.52 cfs @ 11.97 hrs, Volume= 0.025 af, Depth= 2.49"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 10y 24hr AT-14 Rainfall=4.23"

Area (sf)	CN	Description
3,107	98	Paved parking, HSG B
2,078	61	>75% Grass cover, Good, HSG B
5,185	83	Weighted Average
2,078		40.08% Pervious Area
3,107		59.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR6: PROPOSED DA6



Hydrograph for Subcatchment PR6: PROPOSED DA6

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.27	0.00	0.00
10.00	0.77	0.05	**0.01**
15.00	3.61	1.95	**0.01**
20.00	**4.03**	**2.31**	0.01
25.00	**4.23**	**2.49**	0.00
30.00	4.23	2.49	0.00
35.00	4.23	2.49	0.00
40.00	4.23	2.49	0.00
45.00	4.23	2.49	0.00
50.00	4.23	2.49	0.00
55.00	4.23	2.49	0.00
60.00	4.23	2.49	0.00
65.00	4.23	2.49	0.00
70.00	4.23	2.49	0.00
75.00	4.23	2.49	0.00
80.00	4.23	2.49	0.00
85.00	4.23	2.49	0.00
90.00	4.23	2.49	0.00
95.00	4.23	2.49	0.00
100.00	4.23	2.49	0.00
105.00	4.23	2.49	0.00
110.00	4.23	2.49	0.00
115.00	4.23	2.49	0.00
120.00	4.23	2.49	0.00
125.00	4.23	2.49	0.00
130.00	4.23	2.49	0.00
135.00	4.23	2.49	0.00
140.00	4.23	2.49	0.00
145.00	4.23	2.49	0.00
150.00	4.23	2.49	0.00
155.00	4.23	2.49	0.00
160.00	4.23	2.49	0.00
165.00	4.23	2.49	0.00
170.00	4.23	2.49	0.00
175.00	4.23	2.49	0.00
180.00	4.23	2.49	0.00
185.00	4.23	2.49	0.00
190.00	4.23	2.49	0.00
195.00	4.23	2.49	0.00
200.00	4.23	2.49	0.00
205.00	4.23	2.49	0.00
210.00	4.23	2.49	0.00
215.00	4.23	2.49	0.00
220.00	4.23	2.49	0.00
225.00	4.23	2.49	0.00
230.00	4.23	2.49	0.00
235.00	4.23	2.49	0.00
240.00	4.23	2.49	0.00

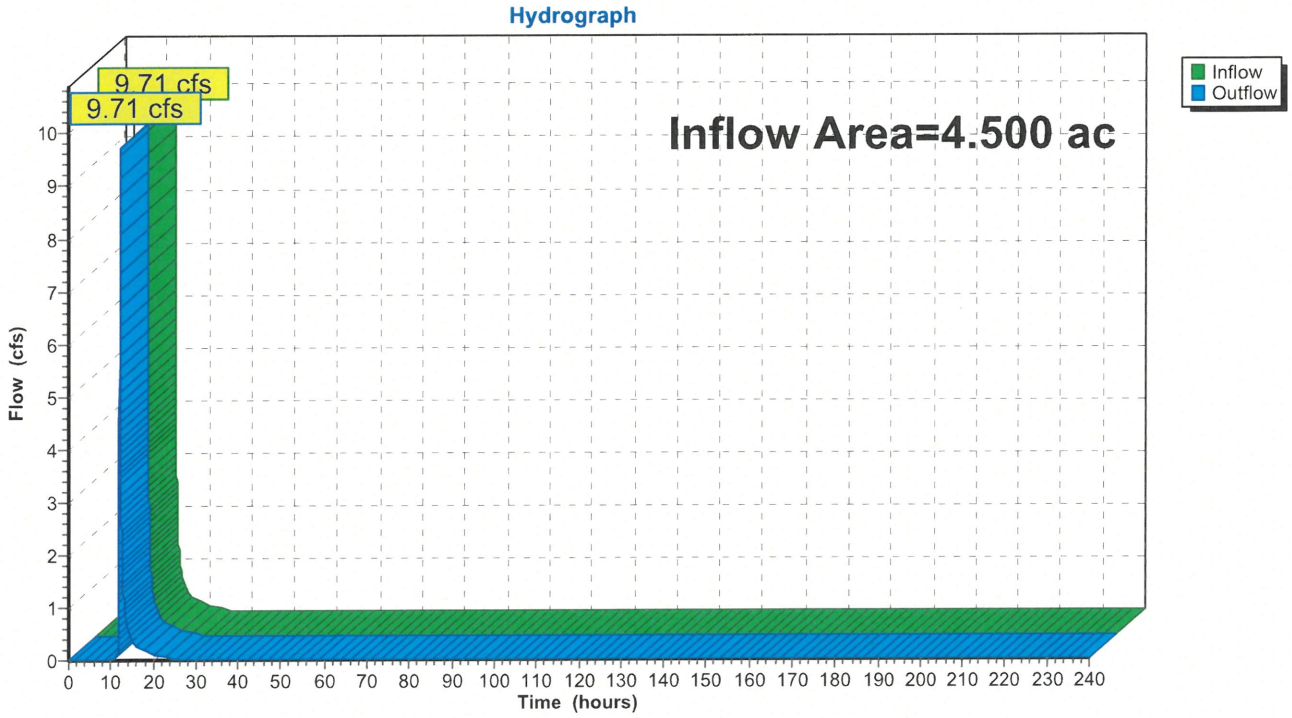
Summary for Reach 1R: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.500 ac, 62.72% Impervious, Inflow Depth = 1.44" for 10y 24hr AT-14 event
Inflow = 9.71 cfs @ 12.05 hrs, Volume= 0.539 af
Outflow = 9.71 cfs @ 12.05 hrs, Volume= 0.539 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs

Reach 1R: TOTAL



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Hydrograph for Reach 1R: TOTAL

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00
5.00	0.00		0.00
10.00	**0.01**		**0.01**
15.00	**0.39**		**0.39**
20.00	0.10		0.10
25.00	0.00		0.00
30.00	0.00		0.00
35.00	0.00		0.00
40.00	0.00		0.00
45.00	0.00		0.00
50.00	0.00		0.00
55.00	0.00		0.00
60.00	0.00		0.00
65.00	0.00		0.00
70.00	0.00		0.00
75.00	0.00		0.00
80.00	0.00		0.00
85.00	0.00		0.00
90.00	0.00		0.00
95.00	0.00		0.00
100.00	0.00		0.00
105.00	0.00		0.00
110.00	0.00		0.00
115.00	0.00		0.00
120.00	0.00		0.00
125.00	0.00		0.00
130.00	0.00		0.00
135.00	0.00		0.00
140.00	0.00		0.00
145.00	0.00		0.00
150.00	0.00		0.00
155.00	0.00		0.00
160.00	0.00		0.00
165.00	0.00		0.00
170.00	0.00		0.00
175.00	0.00		0.00
180.00	0.00		0.00
185.00	0.00		0.00
190.00	0.00		0.00
195.00	0.00		0.00
200.00	0.00		0.00
205.00	0.00		0.00
210.00	0.00		0.00
215.00	0.00		0.00
220.00	0.00		0.00
225.00	0.00		0.00
230.00	0.00		0.00
235.00	0.00		0.00
240.00	0.00		0.00

Summary for Pond 1P: INFILTRATION BASIN 1

Inflow Area = 3.606 ac, 71.54% Impervious, Inflow Depth = 2.85" for 10y 24hr AT-14 event
Inflow = 17.74 cfs @ 11.97 hrs, Volume= 0.856 af
Outflow = 8.46 cfs @ 12.06 hrs, Volume= 0.856 af, Atten= 52%, Lag= 5.5 min
Discarded = 0.15 cfs @ 12.06 hrs, Volume= 0.434 af
Primary = 8.32 cfs @ 12.06 hrs, Volume= 0.422 af
Routed to Reach 1R : TOTAL
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : TOTAL

Routing by Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 956.69' @ 12.06 hrs Surf.Area= 7,888 sf Storage= 15,652 cf

Plug-Flow detention time= 474.9 min calculated for 0.856 af (100% of inflow)
Center-of-Mass det. time= 474.9 min (1,279.4 - 804.5)

Volume	Invert	Avail.Storage	Storage Description
#1	954.33'	40,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
954.33	5,362	0	0
957.33	8,569	20,897	20,897
958.33	9,756	9,163	30,059
959.33	10,905	10,331	40,390

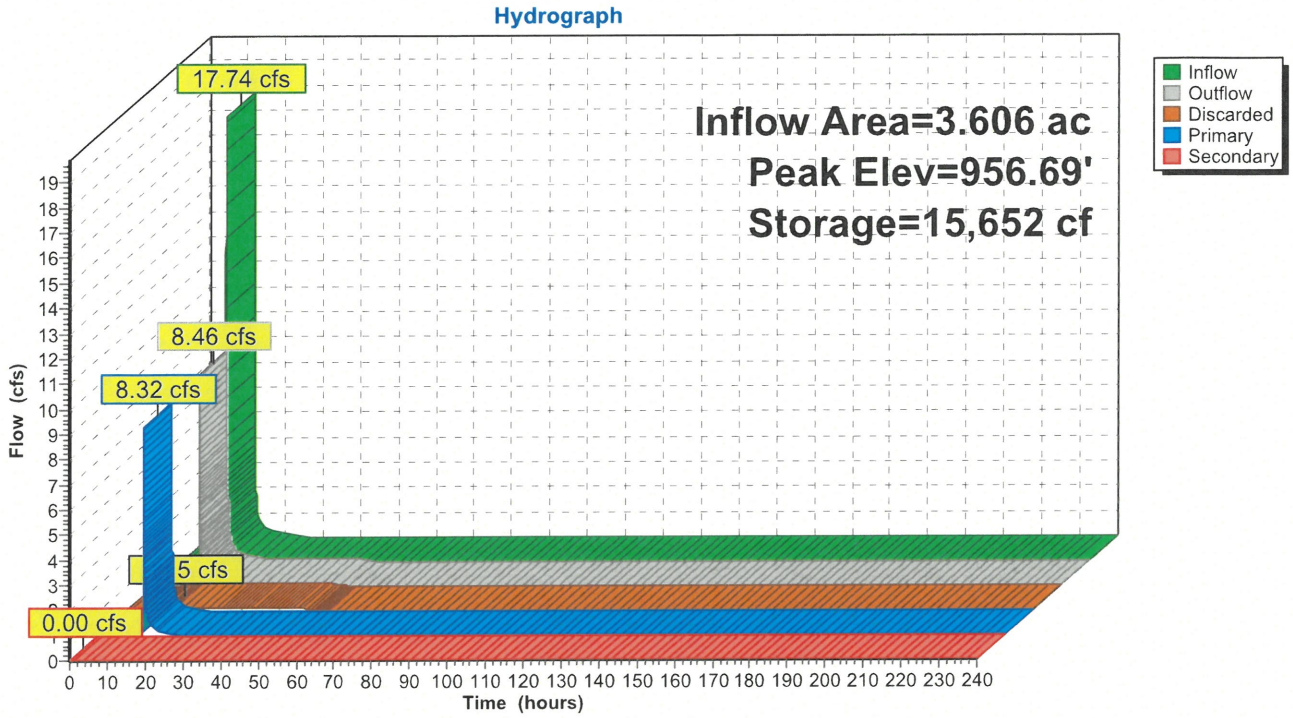
Device	Routing	Invert	Outlet Devices
#1	Primary	951.78'	**24.0" Round Culvert** L= 173.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 951.78' / 950.45' S= 0.0077 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Device 1	956.13'	**23.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	954.33'	**0.800 in/hr Exfiltration over Surface area**
#4	Secondary	957.80'	**5.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=0.15 cfs @ 12.06 hrs HW=956.69' (Free Discharge)
↑—**3=Exfiltration** (Exfiltration Controls 0.15 cfs)

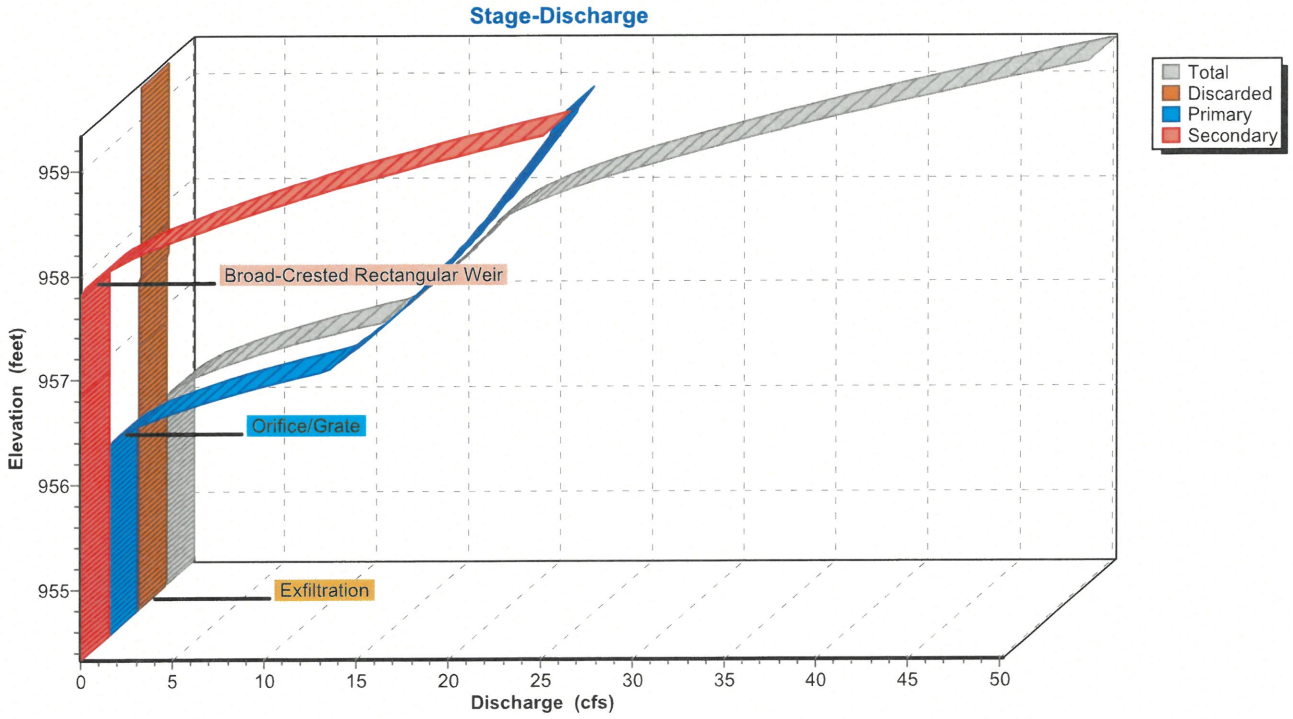
Primary OutFlow Max=8.30 cfs @ 12.06 hrs HW=956.69' (Free Discharge)
↑—**1=Culvert** (Passes 8.30 cfs of 27.16 cfs potential flow)
↑—**2=Orifice/Grate** (Weir Controls 8.30 cfs @ 2.45 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=954.33' (Free Discharge)
↑—**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

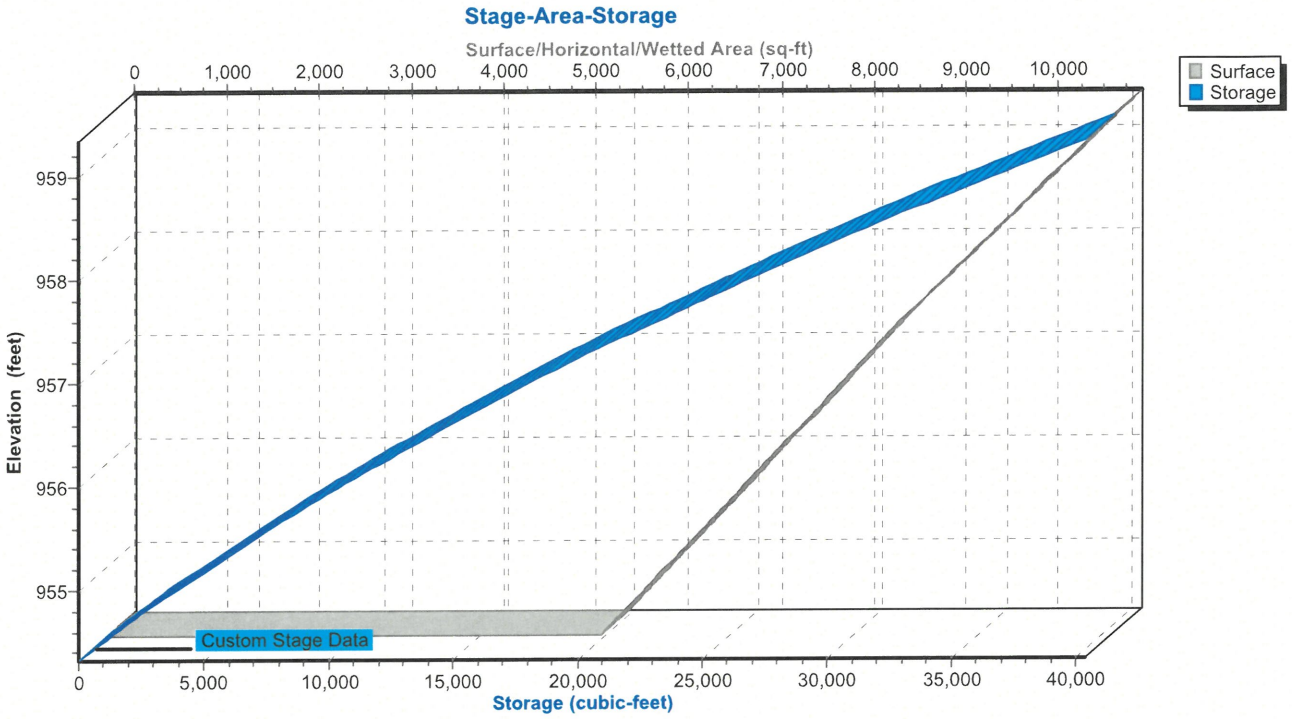
Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



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Hydrograph for Pond 1P: INFILTRATION BASIN 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	954.33	0.00	0.00	0.00	**0.00**
5.00	0.00	0	954.33	0.00	0.00	0.00	0.00
10.00	**0.24**	**576**	**954.44**	**0.10**	**0.10**	**0.00**	0.00
15.00	**0.43**	**11,836**	**956.19**	**0.45**	**0.14**	**0.31**	0.00
20.00	0.19	11,496	956.15	0.20	0.14	0.07	0.00
25.00	0.00	10,983	956.07	0.13	0.13	0.00	0.00
30.00	0.00	8,633	955.74	0.13	0.13	0.00	0.00
35.00	0.00	6,402	955.41	0.12	0.12	0.00	0.00
40.00	0.00	4,290	955.07	0.11	0.11	0.00	0.00
45.00	0.00	2,297	954.74	0.11	0.11	0.00	0.00
50.00	0.00	422	954.41	0.10	0.10	0.00	0.00
55.00	0.00	1	954.33	0.00	0.00	0.00	0.00
60.00	0.00	0	954.33	0.00	0.00	0.00	0.00
65.00	0.00	0	954.33	0.00	0.00	0.00	0.00
70.00	0.00	0	954.33	0.00	0.00	0.00	0.00
75.00	0.00	0	954.33	0.00	0.00	0.00	0.00
80.00	0.00	0	954.33	0.00	0.00	0.00	0.00
85.00	0.00	0	954.33	0.00	0.00	0.00	0.00
90.00	0.00	0	954.33	0.00	0.00	0.00	0.00
95.00	0.00	0	954.33	0.00	0.00	0.00	0.00
100.00	0.00	0	954.33	0.00	0.00	0.00	0.00
105.00	0.00	0	954.33	0.00	0.00	0.00	0.00
110.00	0.00	0	954.33	0.00	0.00	0.00	0.00
115.00	0.00	0	954.33	0.00	0.00	0.00	0.00
120.00	0.00	0	954.33	0.00	0.00	0.00	0.00
125.00	0.00	0	954.33	0.00	0.00	0.00	0.00
130.00	0.00	0	954.33	0.00	0.00	0.00	0.00
135.00	0.00	0	954.33	0.00	0.00	0.00	0.00
140.00	0.00	0	954.33	0.00	0.00	0.00	0.00
145.00	0.00	0	954.33	0.00	0.00	0.00	0.00
150.00	0.00	0	954.33	0.00	0.00	0.00	0.00
155.00	0.00	0	954.33	0.00	0.00	0.00	0.00
160.00	0.00	0	954.33	0.00	0.00	0.00	0.00
165.00	0.00	0	954.33	0.00	0.00	0.00	0.00
170.00	0.00	0	954.33	0.00	0.00	0.00	0.00
175.00	0.00	0	954.33	0.00	0.00	0.00	0.00
180.00	0.00	0	954.33	0.00	0.00	0.00	0.00
185.00	0.00	0	954.33	0.00	0.00	0.00	0.00
190.00	0.00	0	954.33	0.00	0.00	0.00	0.00
195.00	0.00	0	954.33	0.00	0.00	0.00	0.00
200.00	0.00	0	954.33	0.00	0.00	0.00	0.00
205.00	0.00	0	954.33	0.00	0.00	0.00	0.00
210.00	0.00	0	954.33	0.00	0.00	0.00	0.00
215.00	0.00	0	954.33	0.00	0.00	0.00	0.00
220.00	0.00	0	954.33	0.00	0.00	0.00	0.00
225.00	0.00	0	954.33	0.00	0.00	0.00	0.00
230.00	0.00	0	954.33	0.00	0.00	0.00	0.00
235.00	0.00	0	954.33	0.00	0.00	0.00	0.00
240.00	0.00	0	954.33	0.00	0.00	0.00	0.00

Stage-Discharge for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
954.33	0.00	0.00	0.00	0.00
954.43	0.10	0.10	0.00	0.00
954.53	0.10	0.10	0.00	0.00
954.63	0.11	0.11	0.00	0.00
954.73	0.11	0.11	0.00	0.00
954.83	0.11	0.11	0.00	0.00
954.93	0.11	0.11	0.00	0.00
955.03	0.11	0.11	0.00	0.00
955.13	0.12	0.12	0.00	0.00
955.23	0.12	0.12	0.00	0.00
955.33	0.12	0.12	0.00	0.00
955.43	0.12	0.12	0.00	0.00
955.53	0.12	0.12	0.00	0.00
955.63	0.13	0.13	0.00	0.00
955.73	0.13	0.13	0.00	0.00
955.83	0.13	0.13	0.00	0.00
955.93	0.13	0.13	0.00	0.00
956.03	0.13	0.13	0.00	0.00
956.13	0.13	0.13	0.00	0.00
956.23	0.76	0.14	0.62	0.00
956.33	1.90	0.14	1.76	0.00
956.43	3.38	0.14	3.24	0.00
956.53	5.12	0.14	4.98	0.00
956.63	7.11	0.14	6.96	0.00
956.73	9.30	0.15	9.15	0.00
956.83	11.68	0.15	11.53	0.00
956.93	12.58	0.15	12.43	0.00
957.03	13.33	0.15	13.18	0.00
957.13	14.05	0.15	13.89	0.00
957.23	14.73	0.16	14.57	0.00
957.33	15.38	0.16	15.22	0.00
957.43	16.00	0.16	15.84	0.00
957.53	16.60	0.16	16.44	0.00
957.63	17.18	0.17	17.01	0.00
957.73	17.74	0.17	17.57	0.00
957.83	18.34	0.17	18.11	0.06
957.93	19.37	0.17	18.64	0.56
958.03	20.65	0.17	19.15	1.33
958.13	22.18	0.18	19.65	2.35
958.23	23.92	0.18	20.13	3.61
958.33	25.87	0.18	20.61	5.09
958.43	27.97	0.18	21.07	6.72
958.53	30.08	0.18	21.52	8.37
958.63	32.28	0.19	21.97	10.13
958.73	34.58	0.19	22.40	11.99
958.83	36.97	0.19	22.83	13.96
958.93	39.48	0.19	23.25	16.04
959.03	42.04	0.20	23.66	18.19
959.13	44.64	0.20	24.06	20.38
959.23	47.33	0.20	24.46	22.67
959.33	**50.19**	**0.20**	**24.85**	**25.14**

Stage-Area-Storage for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
954.33	5,362	0
954.38	5,415	269
954.43	5,469	542
954.48	5,522	816
954.53	5,576	1,094
954.58	5,629	1,374
954.63	5,683	1,657
954.68	5,736	1,942
954.73	5,790	2,230
954.78	5,843	2,521
954.83	5,897	2,815
954.88	5,950	3,111
954.93	6,003	3,410
954.98	6,057	3,711
955.03	6,110	4,015
955.08	6,164	4,322
955.13	6,217	4,632
955.18	6,271	4,944
955.23	6,324	5,259
955.28	6,378	5,576
955.33	6,431	5,897
955.38	6,484	6,219
955.43	6,538	6,545
955.48	6,591	6,873
955.53	6,645	7,204
955.58	6,698	7,538
955.63	6,752	7,874
955.68	6,805	8,213
955.73	6,859	8,554
955.78	6,912	8,899
955.83	6,966	9,246
955.88	7,019	9,595
955.93	7,072	9,948
955.98	7,126	10,302
956.03	7,179	10,660
956.08	7,233	11,020
956.13	7,286	11,383
956.18	7,340	11,749
956.23	7,393	12,117
956.28	7,447	12,488
956.33	7,500	12,862
956.38	7,553	13,238
956.43	7,607	13,617
956.48	7,660	13,999
956.53	7,714	14,383
956.58	7,767	14,770
956.63	7,821	15,160
956.68	7,874	15,552
956.73	7,928	15,948
956.78	7,981	16,345
956.83	8,035	16,746
956.88	8,088	17,149
956.93	8,141	17,554
956.98	8,195	17,963
957.03	8,248	18,374
957.08	8,302	18,788
957.13	8,355	19,204
957.18	8,409	19,623
957.23	8,462	20,045
957.28	8,516	20,469
957.33	8,569	20,897
957.38	8,628	21,326
957.43	8,688	21,759
957.48	8,747	22,195
957.53	8,806	22,634
957.58	8,866	23,076
957.63	8,925	23,521
957.68	8,984	23,968
957.73	9,044	24,419
957.78	9,103	24,873
957.83	9,163	25,329
957.88	9,222	25,789
957.93	9,281	26,252
957.98	9,341	26,717
958.03	9,400	27,186
958.08	9,459	27,657
958.13	9,519	28,132
958.18	9,578	28,609
958.23	9,637	29,089
958.28	9,697	29,573
958.33	9,756	30,059
958.38	9,813	30,548
958.43	9,871	31,040
958.48	9,928	31,535
958.53	9,986	32,033
958.58	10,043	32,534
958.63	10,101	33,038
958.68	10,158	33,544
958.73	10,216	34,053
958.78	10,273	34,566
958.83	10,331	35,081
958.88	10,388	35,599
958.93	10,445	36,119
958.98	10,503	36,643
959.03	10,560	37,170
959.08	10,618	37,699
959.13	10,675	38,231
959.18	10,733	38,767
959.23	10,790	39,305
959.28	10,848	39,846
959.33	**10,905**	**40,390**

Time span=0.00-240.00 hrs, dt=0.01 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment72: CN 72 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=3.74"
Tc=6.0 min CN=72 Runoff=6.64 cfs 0.311 af

Subcatchment83: CN 83 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=83 Runoff=8.39 cfs 0.410 af

SubcatchmentPR1: PROPOSED DA1 Runoff Area=618 sf 0.00% Impervious Runoff Depth=2.62"
Tc=6.0 min CN=61 Runoff=0.07 cfs 0.003 af

SubcatchmentPR2: PROPOSED DA2 Runoff Area=11,454 sf 8.08% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=64 Runoff=1.38 cfs 0.064 af

SubcatchmentPR3: PROPOSED DA3 Runoff Area=157,092 sf 71.54% Impervious Runoff Depth=5.37"
Tc=6.0 min CN=87 Runoff=32.19 cfs 1.615 af

SubcatchmentPR4: PROPOSED DA4 Runoff Area=17,046 sf 22.93% Impervious Runoff Depth=3.42"
Tc=6.0 min CN=69 Runoff=2.39 cfs 0.112 af

SubcatchmentPR5: PROPOSED DA5 Runoff Area=4,634 sf 56.80% Impervious Runoff Depth=4.81"
Tc=6.0 min CN=82 Runoff=0.88 cfs 0.043 af

SubcatchmentPR6: PROPOSED DA6 Runoff Area=5,185 sf 59.92% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=83 Runoff=1.00 cfs 0.049 af

Reach 1R: TOTAL Inflow=21.95 cfs 1.424 af
Outflow=21.95 cfs 1.424 af

Pond 1P: INFILTRATIONBASIN 1 Peak Elev=957.70' Storage=24,110 cf Inflow=32.19 cfs 1.615 af
Discarded=0.17 cfs 0.461 af Primary=17.38 cfs 1.154 af Secondary=0.00 cfs 0.000 af Outflow=17.55 cfs 1.615 af

Total Runoff Area = 6.500 ac Runoff Volume = 2.607 af Average Runoff Depth = 4.81"
56.58% Pervious = 3.678 ac 43.42% Impervious = 2.823 ac

Summary for Subcatchment 72: CN 72

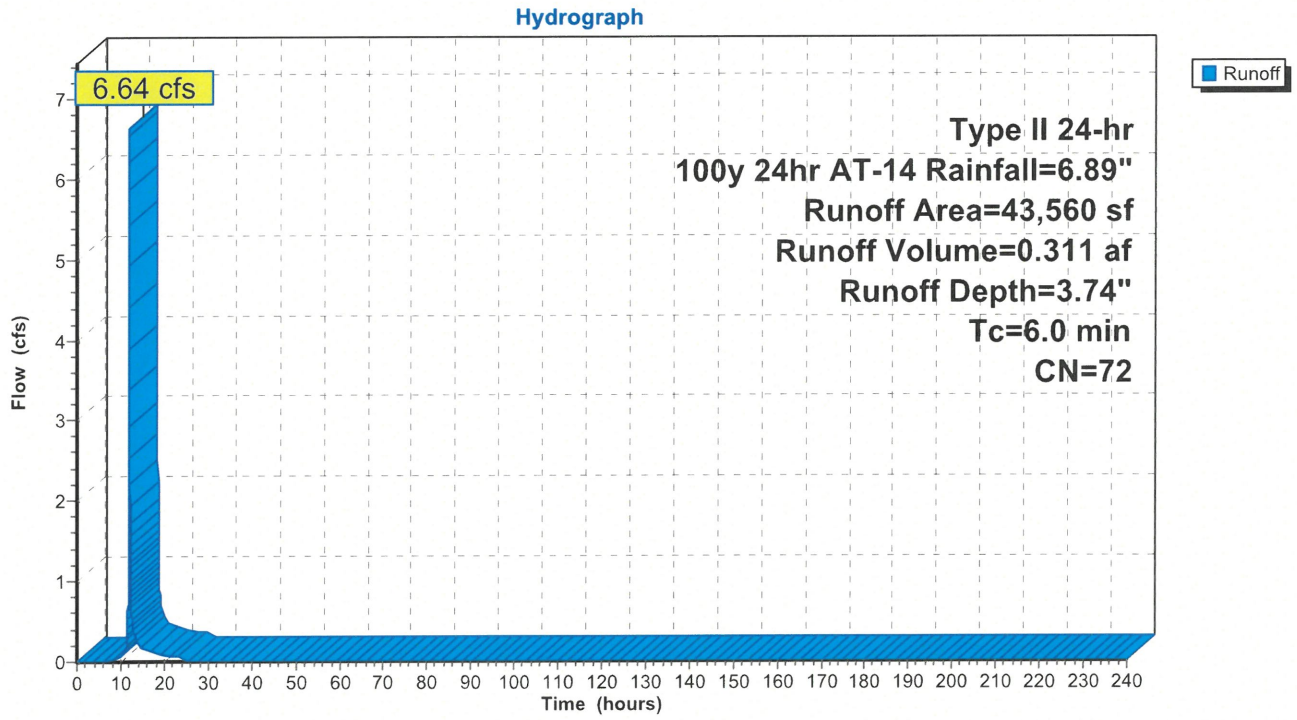
Runoff = 6.64 cfs @ 11.97 hrs, Volume= 0.311 af, Depth= 3.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

	Area (sf)	CN	Description
*	43,560	72	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 72: CN 72



Hydrograph for Subcatchment 72: CN 72

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.05	**0.05**
15.00	5.88	2.90	**0.17**
20.00	**6.56**	**3.46**	0.08
25.00	**6.89**	**3.74**	0.00
30.00	6.89	3.74	0.00
35.00	6.89	3.74	0.00
40.00	6.89	3.74	0.00
45.00	6.89	3.74	0.00
50.00	6.89	3.74	0.00
55.00	6.89	3.74	0.00
60.00	6.89	3.74	0.00
65.00	6.89	3.74	0.00
70.00	6.89	3.74	0.00
75.00	6.89	3.74	0.00
80.00	6.89	3.74	0.00
85.00	6.89	3.74	0.00
90.00	6.89	3.74	0.00
95.00	6.89	3.74	0.00
100.00	6.89	3.74	0.00
105.00	6.89	3.74	0.00
110.00	6.89	3.74	0.00
115.00	6.89	3.74	0.00
120.00	6.89	3.74	0.00
125.00	6.89	3.74	0.00
130.00	6.89	3.74	0.00
135.00	6.89	3.74	0.00
140.00	6.89	3.74	0.00
145.00	6.89	3.74	0.00
150.00	6.89	3.74	0.00
155.00	6.89	3.74	0.00
160.00	6.89	3.74	0.00
165.00	6.89	3.74	0.00
170.00	6.89	3.74	0.00
175.00	6.89	3.74	0.00
180.00	6.89	3.74	0.00
185.00	6.89	3.74	0.00
190.00	6.89	3.74	0.00
195.00	6.89	3.74	0.00
200.00	6.89	3.74	0.00
205.00	6.89	3.74	0.00
210.00	6.89	3.74	0.00
215.00	6.89	3.74	0.00
220.00	6.89	3.74	0.00
225.00	6.89	3.74	0.00
230.00	6.89	3.74	0.00
235.00	6.89	3.74	0.00
240.00	6.89	3.74	0.00

Summary for Subcatchment 83: CN 83

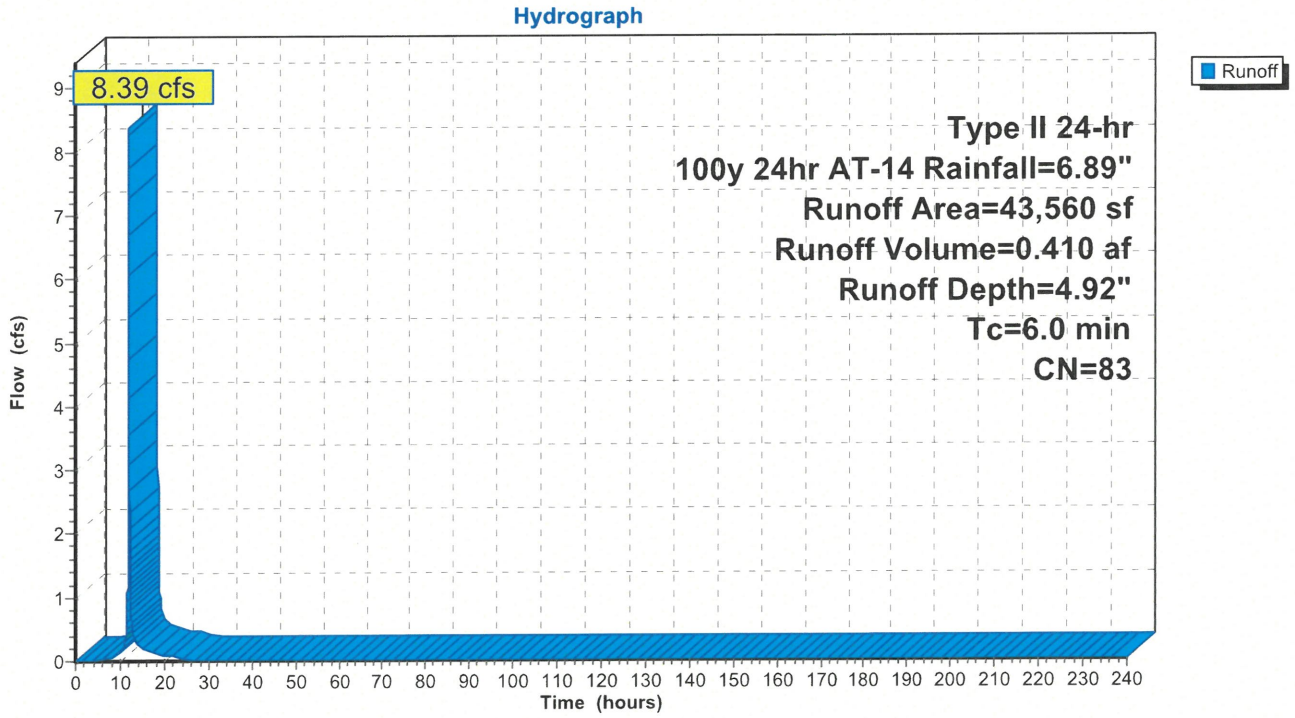
Runoff = 8.39 cfs @ 11.97 hrs, Volume= 0.410 af, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

	Area (sf)	CN	Description
*	43,560	83	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 83: CN 83



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Hydrograph for Subcatchment 83: CN 83

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.24	**0.13**
15.00	5.88	3.98	**0.20**
20.00	**6.56**	**4.61**	0.09
25.00	**6.89**	**4.92**	0.00
30.00	6.89	4.92	0.00
35.00	6.89	4.92	0.00
40.00	6.89	4.92	0.00
45.00	6.89	4.92	0.00
50.00	6.89	4.92	0.00
55.00	6.89	4.92	0.00
60.00	6.89	4.92	0.00
65.00	6.89	4.92	0.00
70.00	6.89	4.92	0.00
75.00	6.89	4.92	0.00
80.00	6.89	4.92	0.00
85.00	6.89	4.92	0.00
90.00	6.89	4.92	0.00
95.00	6.89	4.92	0.00
100.00	6.89	4.92	0.00
105.00	6.89	4.92	0.00
110.00	6.89	4.92	0.00
115.00	6.89	4.92	0.00
120.00	6.89	4.92	0.00
125.00	6.89	4.92	0.00
130.00	6.89	4.92	0.00
135.00	6.89	4.92	0.00
140.00	6.89	4.92	0.00
145.00	6.89	4.92	0.00
150.00	6.89	4.92	0.00
155.00	6.89	4.92	0.00
160.00	6.89	4.92	0.00
165.00	6.89	4.92	0.00
170.00	6.89	4.92	0.00
175.00	6.89	4.92	0.00
180.00	6.89	4.92	0.00
185.00	6.89	4.92	0.00
190.00	6.89	4.92	0.00
195.00	6.89	4.92	0.00
200.00	6.89	4.92	0.00
205.00	6.89	4.92	0.00
210.00	6.89	4.92	0.00
215.00	6.89	4.92	0.00
220.00	6.89	4.92	0.00
225.00	6.89	4.92	0.00
230.00	6.89	4.92	0.00
235.00	6.89	4.92	0.00
240.00	6.89	4.92	0.00

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Summary for Subcatchment PR1: PROPOSED DA1

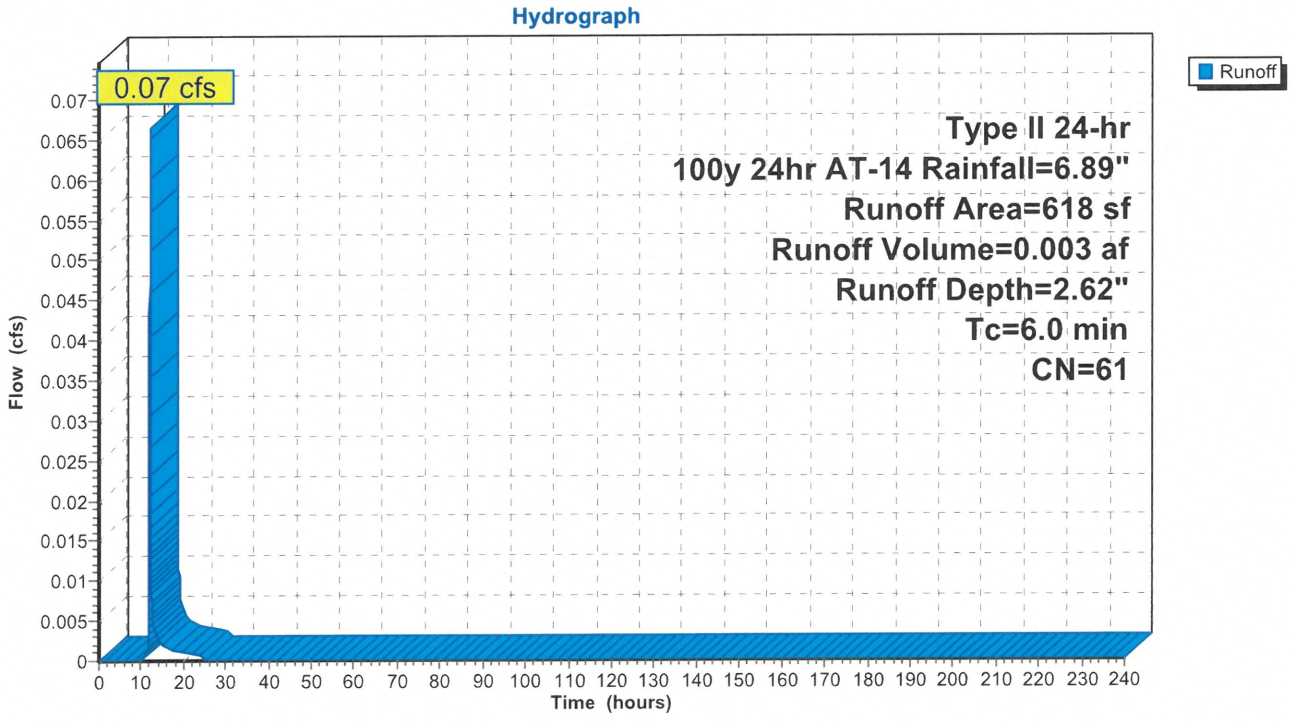
Runoff = 0.07 cfs @ 11.98 hrs, Volume= 0.003 af, Depth= 2.62"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
0	98	Paved parking, HSG B
618	61	>75% Grass cover, Good, HSG B
618	61	Weighted Average
618		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR1: PROPOSED DA1



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Hydrograph for Subcatchment PR1: PROPOSED DA1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.00	**0.00**
15.00	5.88	1.93	**0.00**
20.00	**6.56**	**2.39**	0.00
25.00	**6.89**	**2.62**	0.00
30.00	6.89	2.62	0.00
35.00	6.89	2.62	0.00
40.00	6.89	2.62	0.00
45.00	6.89	2.62	0.00
50.00	6.89	2.62	0.00
55.00	6.89	2.62	0.00
60.00	6.89	2.62	0.00
65.00	6.89	2.62	0.00
70.00	6.89	2.62	0.00
75.00	6.89	2.62	0.00
80.00	6.89	2.62	0.00
85.00	6.89	2.62	0.00
90.00	6.89	2.62	0.00
95.00	6.89	2.62	0.00
100.00	6.89	2.62	0.00
105.00	6.89	2.62	0.00
110.00	6.89	2.62	0.00
115.00	6.89	2.62	0.00
120.00	6.89	2.62	0.00
125.00	6.89	2.62	0.00
130.00	6.89	2.62	0.00
135.00	6.89	2.62	0.00
140.00	6.89	2.62	0.00
145.00	6.89	2.62	0.00
150.00	6.89	2.62	0.00
155.00	6.89	2.62	0.00
160.00	6.89	2.62	0.00
165.00	6.89	2.62	0.00
170.00	6.89	2.62	0.00
175.00	6.89	2.62	0.00
180.00	6.89	2.62	0.00
185.00	6.89	2.62	0.00
190.00	6.89	2.62	0.00
195.00	6.89	2.62	0.00
200.00	6.89	2.62	0.00
205.00	6.89	2.62	0.00
210.00	6.89	2.62	0.00
215.00	6.89	2.62	0.00
220.00	6.89	2.62	0.00
225.00	6.89	2.62	0.00
230.00	6.89	2.62	0.00
235.00	6.89	2.62	0.00
240.00	6.89	2.62	0.00

Summary for Subcatchment PR2: PROPOSED DA2

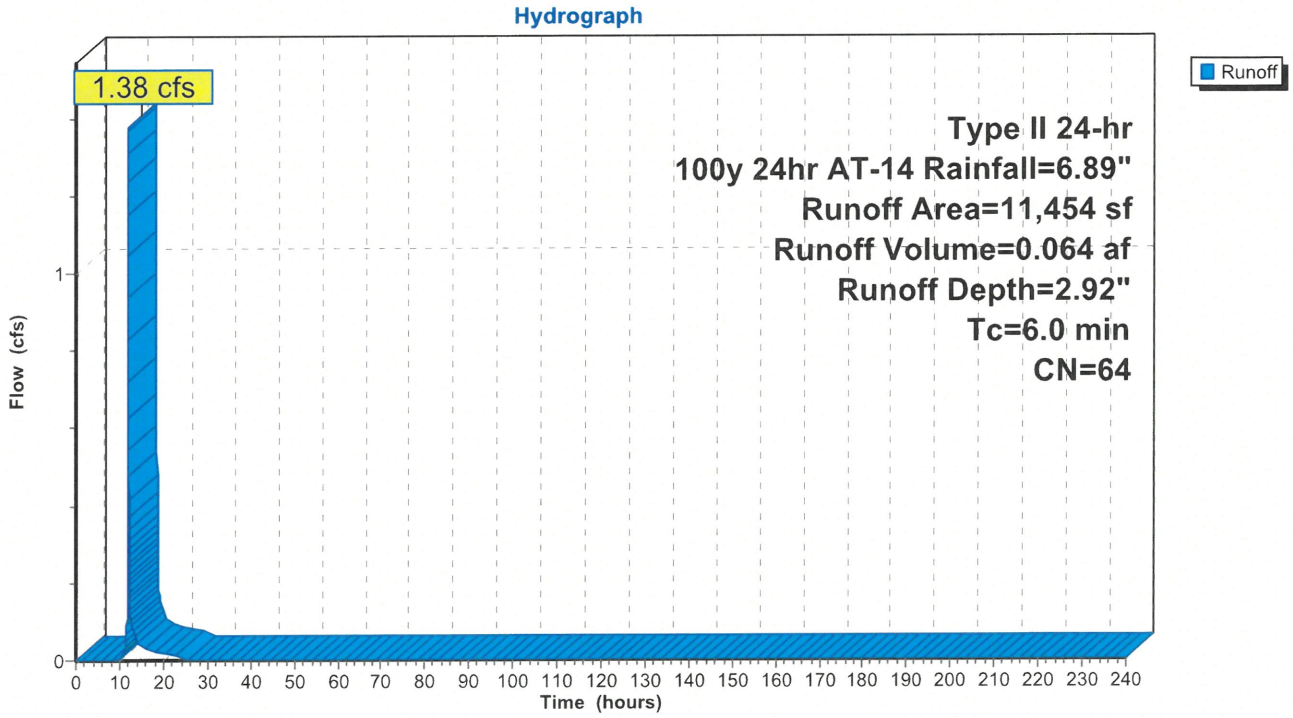
Runoff = 1.38 cfs @ 11.98 hrs, Volume= 0.064 af, Depth= 2.92"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
926	98	Paved parking, HSG B
10,528	61	>75% Grass cover, Good, HSG B
11,454	64	Weighted Average
10,528		91.92% Pervious Area
926		8.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR2: PROPOSED DA2



Hydrograph for Subcatchment PR2: PROPOSED DA2

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.00	**0.00**
15.00	5.88	2.18	**0.04**
20.00	**6.56**	**2.67**	0.02
25.00	**6.89**	**2.92**	0.00
30.00	6.89	2.92	0.00
35.00	6.89	2.92	0.00
40.00	6.89	2.92	0.00
45.00	6.89	2.92	0.00
50.00	6.89	2.92	0.00
55.00	6.89	2.92	0.00
60.00	6.89	2.92	0.00
65.00	6.89	2.92	0.00
70.00	6.89	2.92	0.00
75.00	6.89	2.92	0.00
80.00	6.89	2.92	0.00
85.00	6.89	2.92	0.00
90.00	6.89	2.92	0.00
95.00	6.89	2.92	0.00
100.00	6.89	2.92	0.00
105.00	6.89	2.92	0.00
110.00	6.89	2.92	0.00
115.00	6.89	2.92	0.00
120.00	6.89	2.92	0.00
125.00	6.89	2.92	0.00
130.00	6.89	2.92	0.00
135.00	6.89	2.92	0.00
140.00	6.89	2.92	0.00
145.00	6.89	2.92	0.00
150.00	6.89	2.92	0.00
155.00	6.89	2.92	0.00
160.00	6.89	2.92	0.00
165.00	6.89	2.92	0.00
170.00	6.89	2.92	0.00
175.00	6.89	2.92	0.00
180.00	6.89	2.92	0.00
185.00	6.89	2.92	0.00
190.00	6.89	2.92	0.00
195.00	6.89	2.92	0.00
200.00	6.89	2.92	0.00
205.00	6.89	2.92	0.00
210.00	6.89	2.92	0.00
215.00	6.89	2.92	0.00
220.00	6.89	2.92	0.00
225.00	6.89	2.92	0.00
230.00	6.89	2.92	0.00
235.00	6.89	2.92	0.00
240.00	6.89	2.92	0.00

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Summary for Subcatchment PR3: PROPOSED DA3

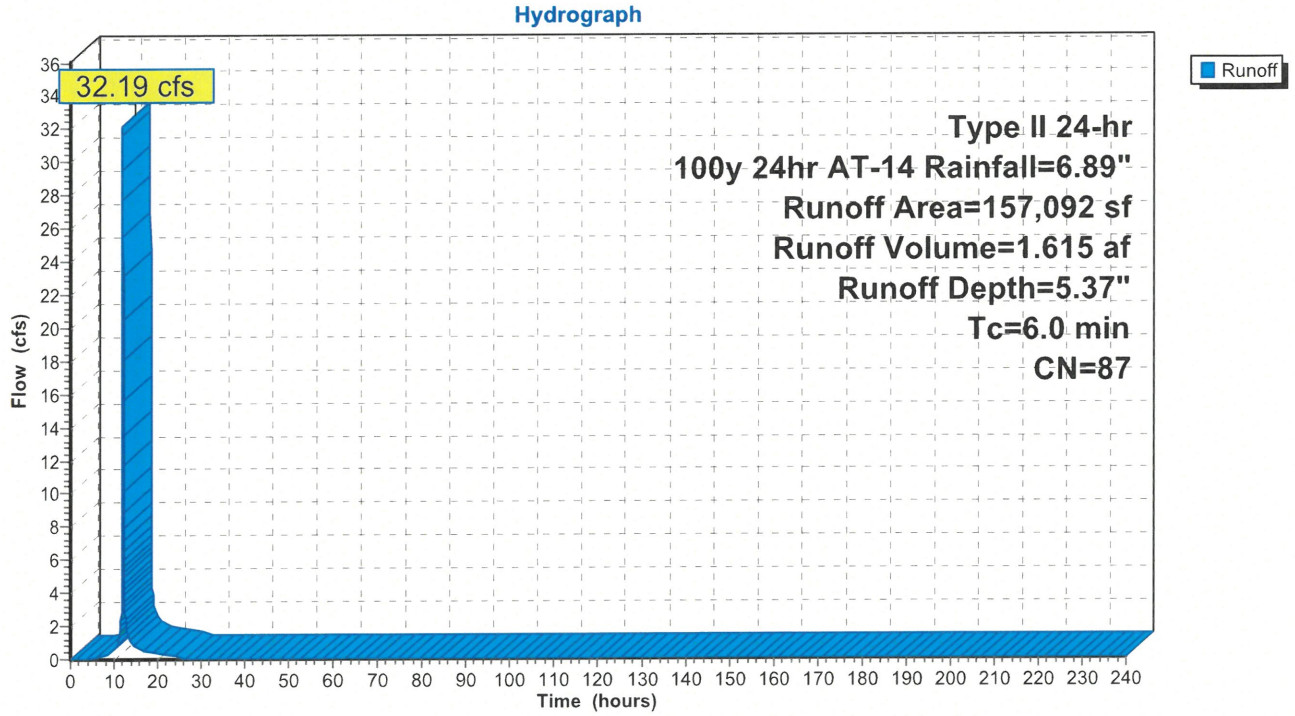
Runoff = 32.19 cfs @ 11.97 hrs, Volume= 1.615 af, Depth= 5.37"
Routed to Pond 1P : INFILTRATION BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
112,384	98	Paved parking, HSG B
44,708	61	>75% Grass cover, Good, HSG B
157,092	87	Weighted Average
44,708		28.46% Pervious Area
112,384		71.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR3: PROPOSED DA3



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Hydrograph for Subcatchment PR3: PROPOSED DA3

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.01	0.06
10.00	1.25	0.37	**0.60**
15.00	5.88	4.40	**0.73**
20.00	**6.56**	**5.05**	0.32
25.00	**6.89**	**5.37**	0.00
30.00	6.89	5.37	0.00
35.00	6.89	5.37	0.00
40.00	6.89	5.37	0.00
45.00	6.89	5.37	0.00
50.00	6.89	5.37	0.00
55.00	6.89	5.37	0.00
60.00	6.89	5.37	0.00
65.00	6.89	5.37	0.00
70.00	6.89	5.37	0.00
75.00	6.89	5.37	0.00
80.00	6.89	5.37	0.00
85.00	6.89	5.37	0.00
90.00	6.89	5.37	0.00
95.00	6.89	5.37	0.00
100.00	6.89	5.37	0.00
105.00	6.89	5.37	0.00
110.00	6.89	5.37	0.00
115.00	6.89	5.37	0.00
120.00	6.89	5.37	0.00
125.00	6.89	5.37	0.00
130.00	6.89	5.37	0.00
135.00	6.89	5.37	0.00
140.00	6.89	5.37	0.00
145.00	6.89	5.37	0.00
150.00	6.89	5.37	0.00
155.00	6.89	5.37	0.00
160.00	6.89	5.37	0.00
165.00	6.89	5.37	0.00
170.00	6.89	5.37	0.00
175.00	6.89	5.37	0.00
180.00	6.89	5.37	0.00
185.00	6.89	5.37	0.00
190.00	6.89	5.37	0.00
195.00	6.89	5.37	0.00
200.00	6.89	5.37	0.00
205.00	6.89	5.37	0.00
210.00	6.89	5.37	0.00
215.00	6.89	5.37	0.00
220.00	6.89	5.37	0.00
225.00	6.89	5.37	0.00
230.00	6.89	5.37	0.00
235.00	6.89	5.37	0.00
240.00	6.89	5.37	0.00

Summary for Subcatchment PR4: PROPOSED DA4

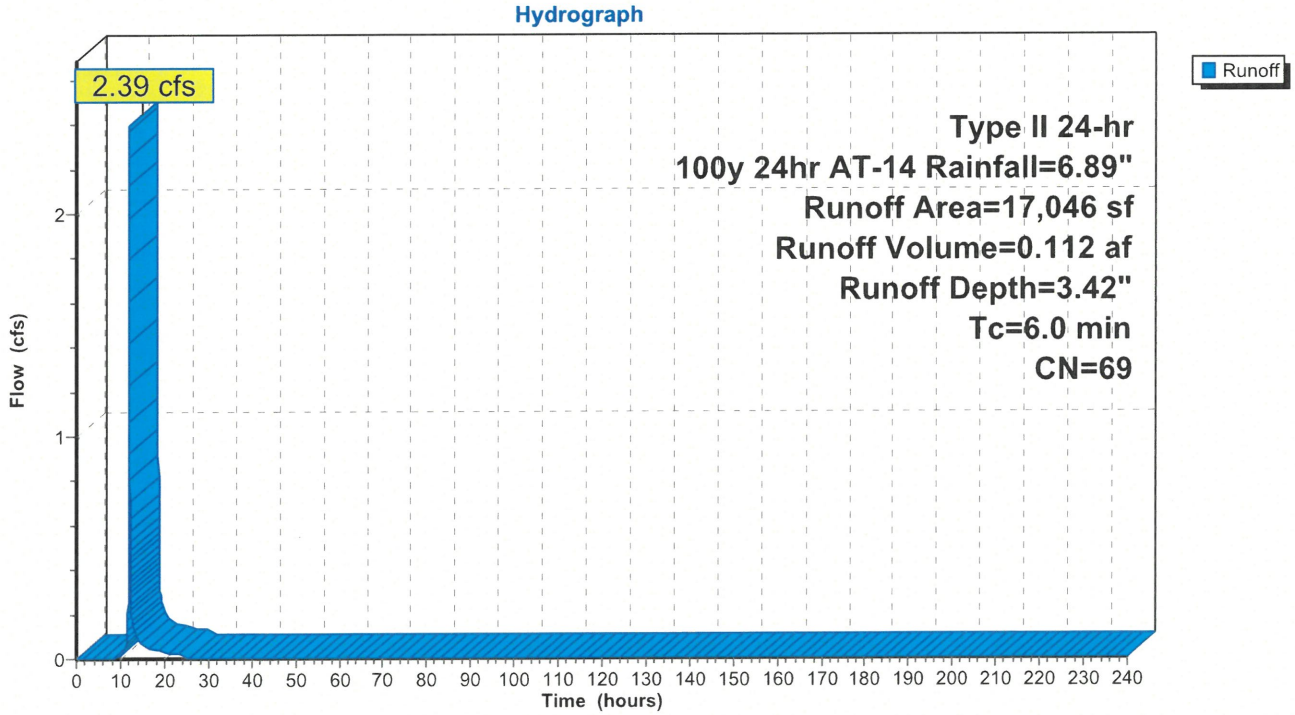
Runoff = 2.39 cfs @ 11.97 hrs, Volume= 0.112 af, Depth= 3.42"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
3,908	98	Paved parking, HSG B
13,138	61	>75% Grass cover, Good, HSG B
17,046	69	Weighted Average
13,138		77.07% Pervious Area
3,908		22.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR4: PROPOSED DA4



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Hydrograph for Subcatchment PR4: PROPOSED DA4

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.03	**0.01**
15.00	5.88	2.62	**0.06**
20.00	**6.56**	**3.16**	0.03
25.00	**6.89**	**3.42**	0.00
30.00	6.89	3.42	0.00
35.00	6.89	3.42	0.00
40.00	6.89	3.42	0.00
45.00	6.89	3.42	0.00
50.00	6.89	3.42	0.00
55.00	6.89	3.42	0.00
60.00	6.89	3.42	0.00
65.00	6.89	3.42	0.00
70.00	6.89	3.42	0.00
75.00	6.89	3.42	0.00
80.00	6.89	3.42	0.00
85.00	6.89	3.42	0.00
90.00	6.89	3.42	0.00
95.00	6.89	3.42	0.00
100.00	6.89	3.42	0.00
105.00	6.89	3.42	0.00
110.00	6.89	3.42	0.00
115.00	6.89	3.42	0.00
120.00	6.89	3.42	0.00
125.00	6.89	3.42	0.00
130.00	6.89	3.42	0.00
135.00	6.89	3.42	0.00
140.00	6.89	3.42	0.00
145.00	6.89	3.42	0.00
150.00	6.89	3.42	0.00
155.00	6.89	3.42	0.00
160.00	6.89	3.42	0.00
165.00	6.89	3.42	0.00
170.00	6.89	3.42	0.00
175.00	6.89	3.42	0.00
180.00	6.89	3.42	0.00
185.00	6.89	3.42	0.00
190.00	6.89	3.42	0.00
195.00	6.89	3.42	0.00
200.00	6.89	3.42	0.00
205.00	6.89	3.42	0.00
210.00	6.89	3.42	0.00
215.00	6.89	3.42	0.00
220.00	6.89	3.42	0.00
225.00	6.89	3.42	0.00
230.00	6.89	3.42	0.00
235.00	6.89	3.42	0.00
240.00	6.89	3.42	0.00

Summary for Subcatchment PR5: PROPOSED DA5

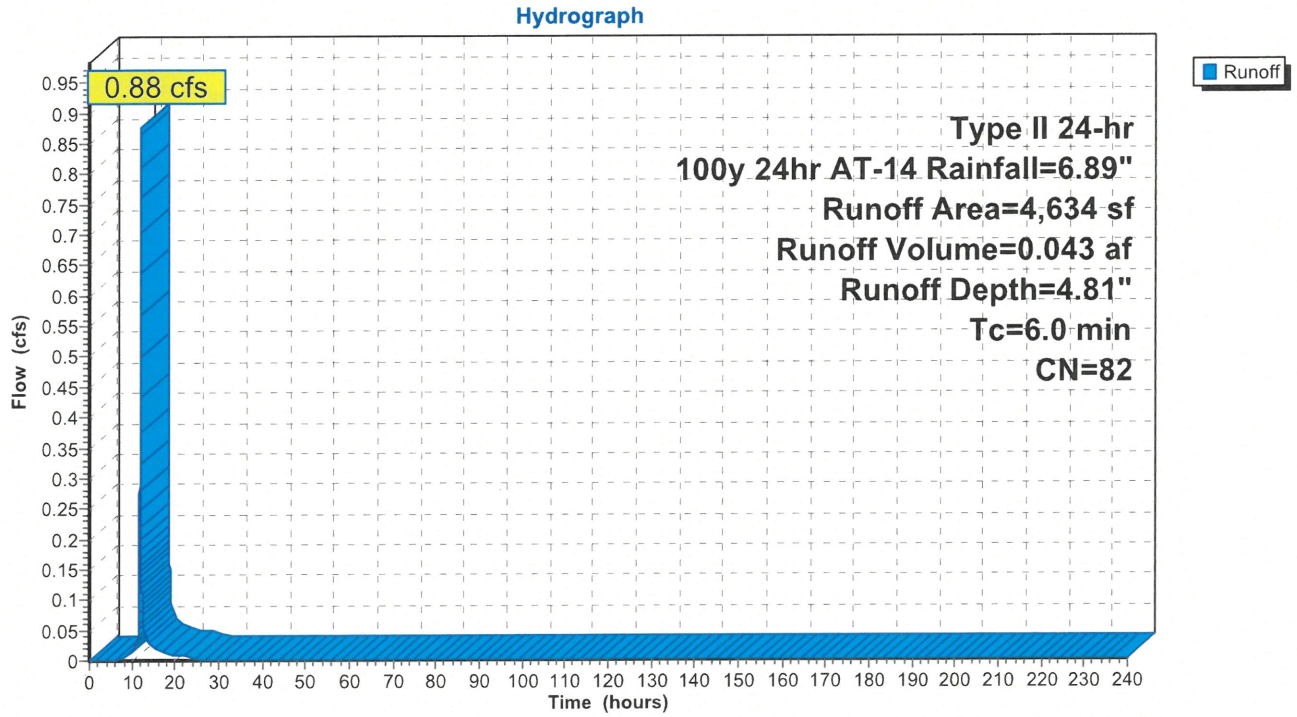
Runoff = 0.88 cfs @ 11.97 hrs, Volume= 0.043 af, Depth= 4.81"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
2,632	98	Paved parking, HSG B
2,002	61	>75% Grass cover, Good, HSG B
4,634	82	Weighted Average
2,002		43.20% Pervious Area
2,632		56.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR5: PROPOSED DA5



Hydrograph for Subcatchment PR5: PROPOSED DA5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.22	**0.01**
15.00	5.88	3.88	**0.02**
20.00	**6.56**	**4.50**	0.01
25.00	**6.89**	**4.81**	0.00
30.00	6.89	4.81	0.00
35.00	6.89	4.81	0.00
40.00	6.89	4.81	0.00
45.00	6.89	4.81	0.00
50.00	6.89	4.81	0.00
55.00	6.89	4.81	0.00
60.00	6.89	4.81	0.00
65.00	6.89	4.81	0.00
70.00	6.89	4.81	0.00
75.00	6.89	4.81	0.00
80.00	6.89	4.81	0.00
85.00	6.89	4.81	0.00
90.00	6.89	4.81	0.00
95.00	6.89	4.81	0.00
100.00	6.89	4.81	0.00
105.00	6.89	4.81	0.00
110.00	6.89	4.81	0.00
115.00	6.89	4.81	0.00
120.00	6.89	4.81	0.00
125.00	6.89	4.81	0.00
130.00	6.89	4.81	0.00
135.00	6.89	4.81	0.00
140.00	6.89	4.81	0.00
145.00	6.89	4.81	0.00
150.00	6.89	4.81	0.00
155.00	6.89	4.81	0.00
160.00	6.89	4.81	0.00
165.00	6.89	4.81	0.00
170.00	6.89	4.81	0.00
175.00	6.89	4.81	0.00
180.00	6.89	4.81	0.00
185.00	6.89	4.81	0.00
190.00	6.89	4.81	0.00
195.00	6.89	4.81	0.00
200.00	6.89	4.81	0.00
205.00	6.89	4.81	0.00
210.00	6.89	4.81	0.00
215.00	6.89	4.81	0.00
220.00	6.89	4.81	0.00
225.00	6.89	4.81	0.00
230.00	6.89	4.81	0.00
235.00	6.89	4.81	0.00
240.00	6.89	4.81	0.00

Summary for Subcatchment PR6: PROPOSED DA6

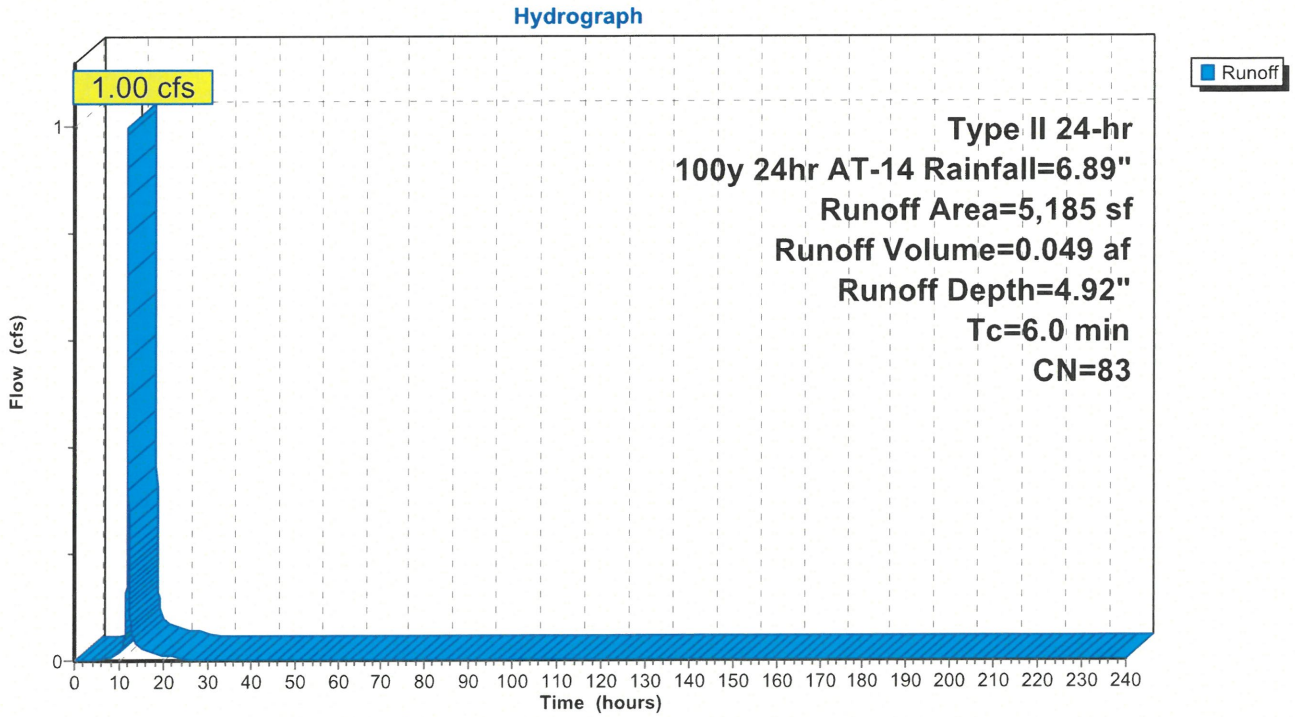
Runoff = 1.00 cfs @ 11.97 hrs, Volume= 0.049 af, Depth= 4.92"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr 100y 24hr AT-14 Rainfall=6.89"

Area (sf)	CN	Description
3,107	98	Paved parking, HSG B
2,078	61	>75% Grass cover, Good, HSG B
5,185	83	Weighted Average
2,078		40.08% Pervious Area
3,107		59.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR6: PROPOSED DA6



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Hydrograph for Subcatchment PR6: PROPOSED DA6

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.43	0.00	0.00
10.00	1.25	0.24	**0.02**
15.00	5.88	3.98	**0.02**
20.00	**6.56**	**4.61**	0.01
25.00	**6.89**	**4.92**	0.00
30.00	6.89	4.92	0.00
35.00	6.89	4.92	0.00
40.00	6.89	4.92	0.00
45.00	6.89	4.92	0.00
50.00	6.89	4.92	0.00
55.00	6.89	4.92	0.00
60.00	6.89	4.92	0.00
65.00	6.89	4.92	0.00
70.00	6.89	4.92	0.00
75.00	6.89	4.92	0.00
80.00	6.89	4.92	0.00
85.00	6.89	4.92	0.00
90.00	6.89	4.92	0.00
95.00	6.89	4.92	0.00
100.00	6.89	4.92	0.00
105.00	6.89	4.92	0.00
110.00	6.89	4.92	0.00
115.00	6.89	4.92	0.00
120.00	6.89	4.92	0.00
125.00	6.89	4.92	0.00
130.00	6.89	4.92	0.00
135.00	6.89	4.92	0.00
140.00	6.89	4.92	0.00
145.00	6.89	4.92	0.00
150.00	6.89	4.92	0.00
155.00	6.89	4.92	0.00
160.00	6.89	4.92	0.00
165.00	6.89	4.92	0.00
170.00	6.89	4.92	0.00
175.00	6.89	4.92	0.00
180.00	6.89	4.92	0.00
185.00	6.89	4.92	0.00
190.00	6.89	4.92	0.00
195.00	6.89	4.92	0.00
200.00	6.89	4.92	0.00
205.00	6.89	4.92	0.00
210.00	6.89	4.92	0.00
215.00	6.89	4.92	0.00
220.00	6.89	4.92	0.00
225.00	6.89	4.92	0.00
230.00	6.89	4.92	0.00
235.00	6.89	4.92	0.00
240.00	6.89	4.92	0.00

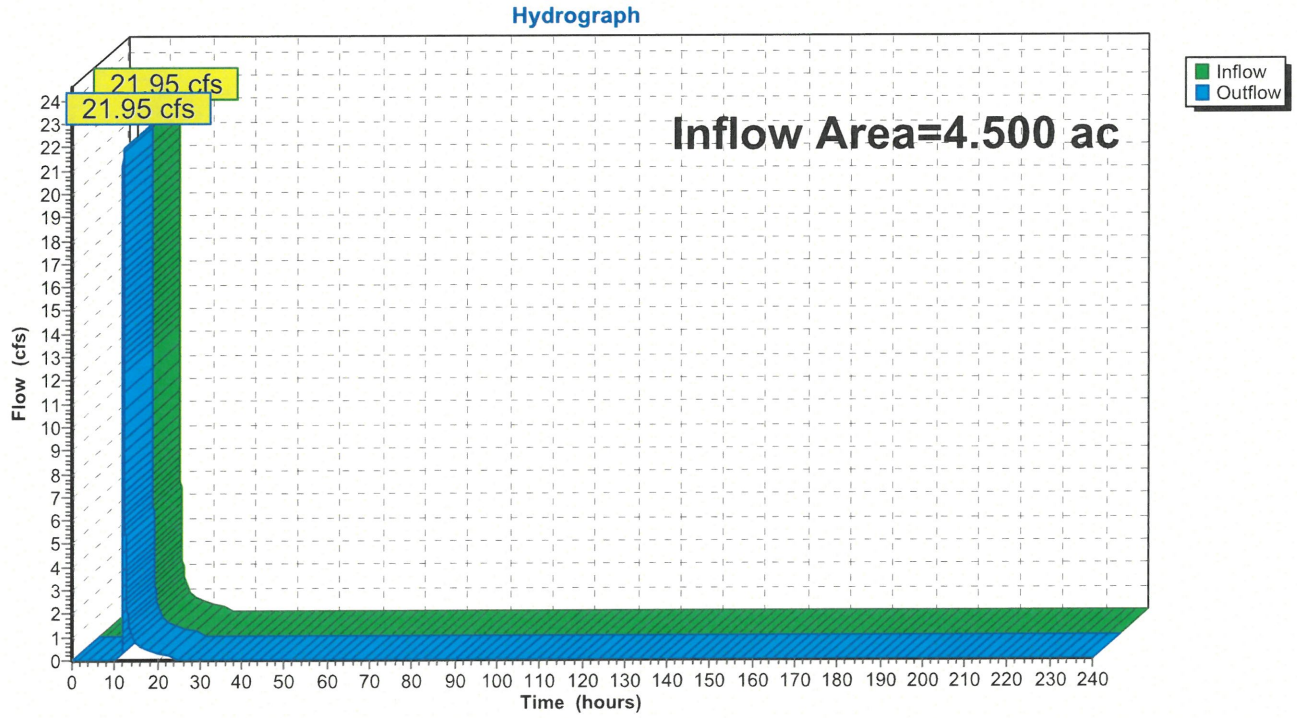
Summary for Reach 1R: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.500 ac, 62.72% Impervious, Inflow Depth = 3.80" for 100y 24hr AT-14 event
Inflow = 21.95 cfs @ 12.00 hrs, Volume= 1.424 af
Outflow = 21.95 cfs @ 12.00 hrs, Volume= 1.424 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs

Reach 1R: TOTAL



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Hydrograph for Reach 1R: TOTAL

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00
5.00	0.00		0.00
10.00	**0.04**		**0.04**
15.00	**0.78**		**0.78**
20.00	0.27		0.27
25.00	0.00		0.00
30.00	0.00		0.00
35.00	0.00		0.00
40.00	0.00		0.00
45.00	0.00		0.00
50.00	0.00		0.00
55.00	0.00		0.00
60.00	0.00		0.00
65.00	0.00		0.00
70.00	0.00		0.00
75.00	0.00		0.00
80.00	0.00		0.00
85.00	0.00		0.00
90.00	0.00		0.00
95.00	0.00		0.00
100.00	0.00		0.00
105.00	0.00		0.00
110.00	0.00		0.00
115.00	0.00		0.00
120.00	0.00		0.00
125.00	0.00		0.00
130.00	0.00		0.00
135.00	0.00		0.00
140.00	0.00		0.00
145.00	0.00		0.00
150.00	0.00		0.00
155.00	0.00		0.00
160.00	0.00		0.00
165.00	0.00		0.00
170.00	0.00		0.00
175.00	0.00		0.00
180.00	0.00		0.00
185.00	0.00		0.00
190.00	0.00		0.00
195.00	0.00		0.00
200.00	0.00		0.00
205.00	0.00		0.00
210.00	0.00		0.00
215.00	0.00		0.00
220.00	0.00		0.00
225.00	0.00		0.00
230.00	0.00		0.00
235.00	0.00		0.00
240.00	0.00		0.00

Summary for Pond 1P: INFILTRATION BASIN 1

Inflow Area = 3.606 ac, 71.54% Impervious, Inflow Depth = 5.37" for 100y 24hr AT-14 event
Inflow = 32.19 cfs @ 11.97 hrs, Volume= 1.615 af
Outflow = 17.55 cfs @ 12.05 hrs, Volume= 1.615 af, Atten= 45%, Lag= 5.0 min
Discarded = 0.17 cfs @ 12.05 hrs, Volume= 0.461 af
Primary = 17.38 cfs @ 12.05 hrs, Volume= 1.154 af
Routed to Reach 1R : TOTAL
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : TOTAL

Routing by Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 957.70' @ 12.05 hrs Surf.Area= 9,003 sf Storage= 24,110 cf

Plug-Flow detention time= 269.4 min calculated for 1.615 af (100% of inflow)
Center-of-Mass det. time= 269.5 min (1,056.2 - 786.7)

Volume	Invert	Avail.Storage	Storage Description
#1	954.33'	40,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
954.33	5,362	0	0
957.33	8,569	20,897	20,897
958.33	9,756	9,163	30,059
959.33	10,905	10,331	40,390

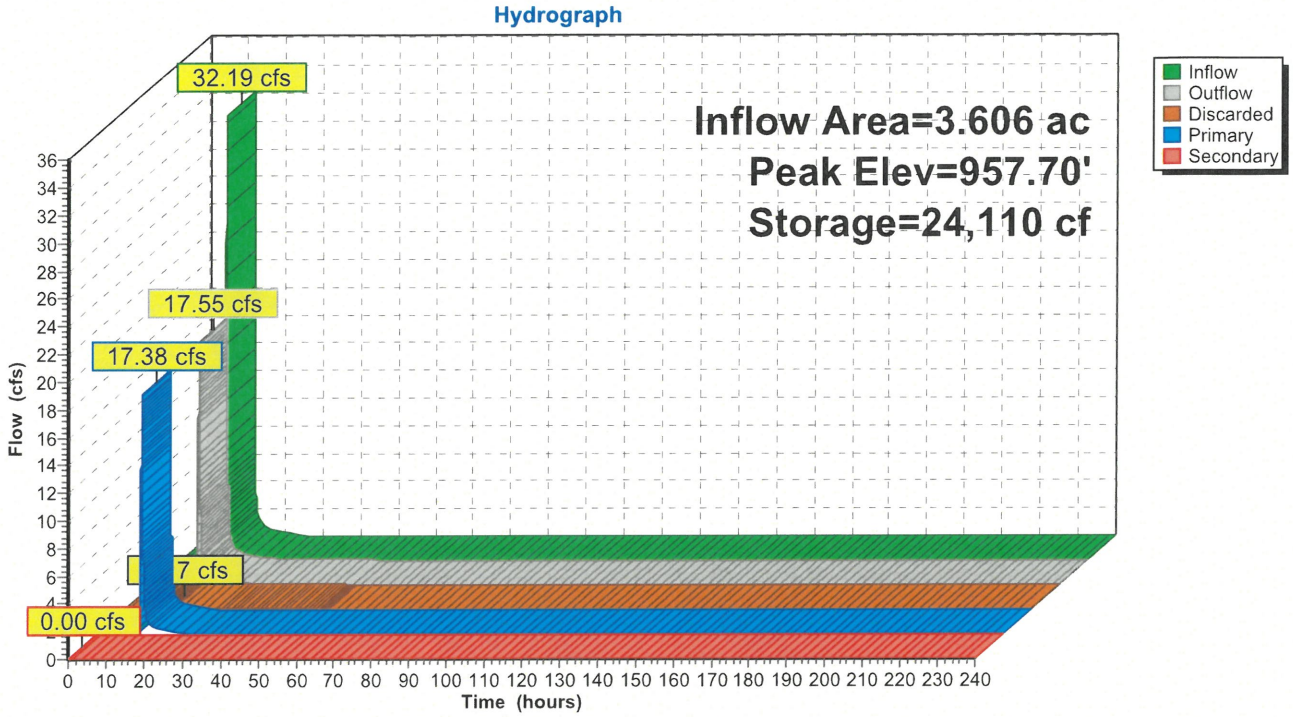
Device	Routing	Invert	Outlet Devices
#1	Primary	951.78'	**24.0" Round Culvert** L= 173.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 951.78' / 950.45' S= 0.0077 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Device 1	956.13'	**23.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	954.33'	**0.800 in/hr Exfiltration over Surface area**
#4	Secondary	957.80'	**5.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=0.17 cfs @ 12.05 hrs HW=957.69' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.17 cfs)

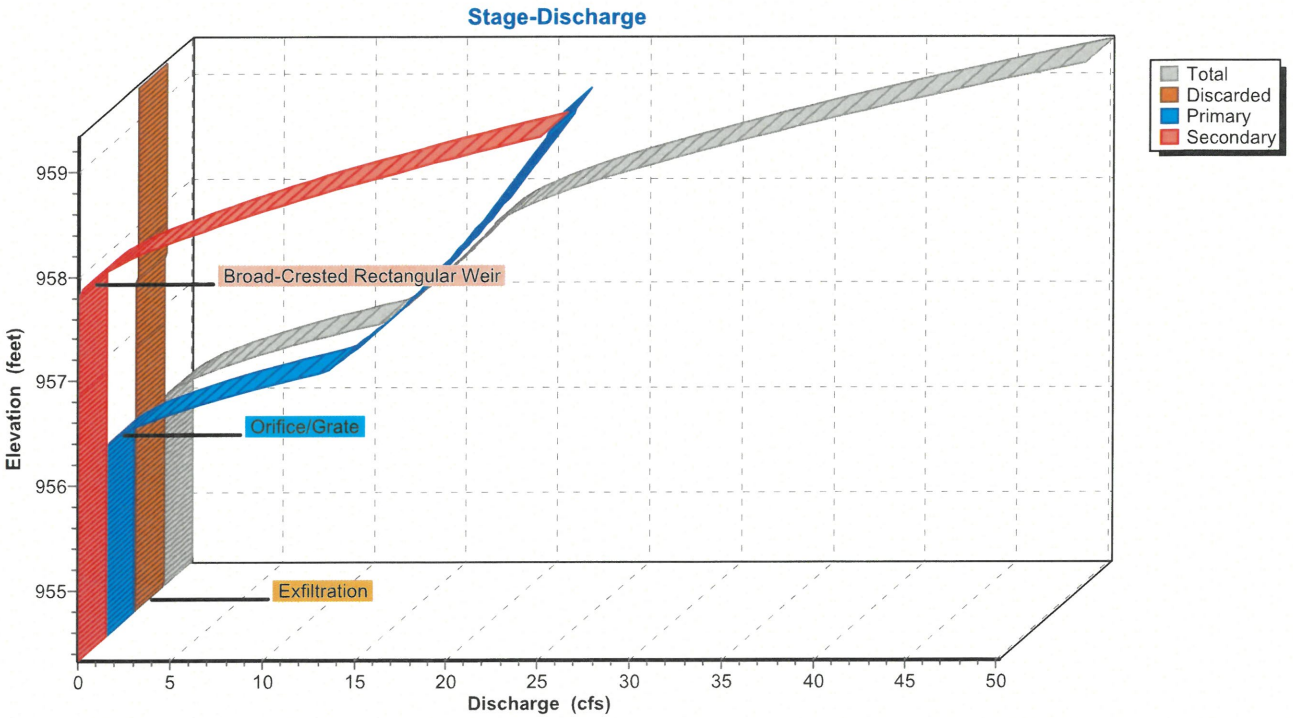
Primary OutFlow Max=17.38 cfs @ 12.05 hrs HW=957.69' (Free Discharge)
└**1=Culvert** (Passes 17.38 cfs of 30.20 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 17.38 cfs @ 6.02 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=954.33' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

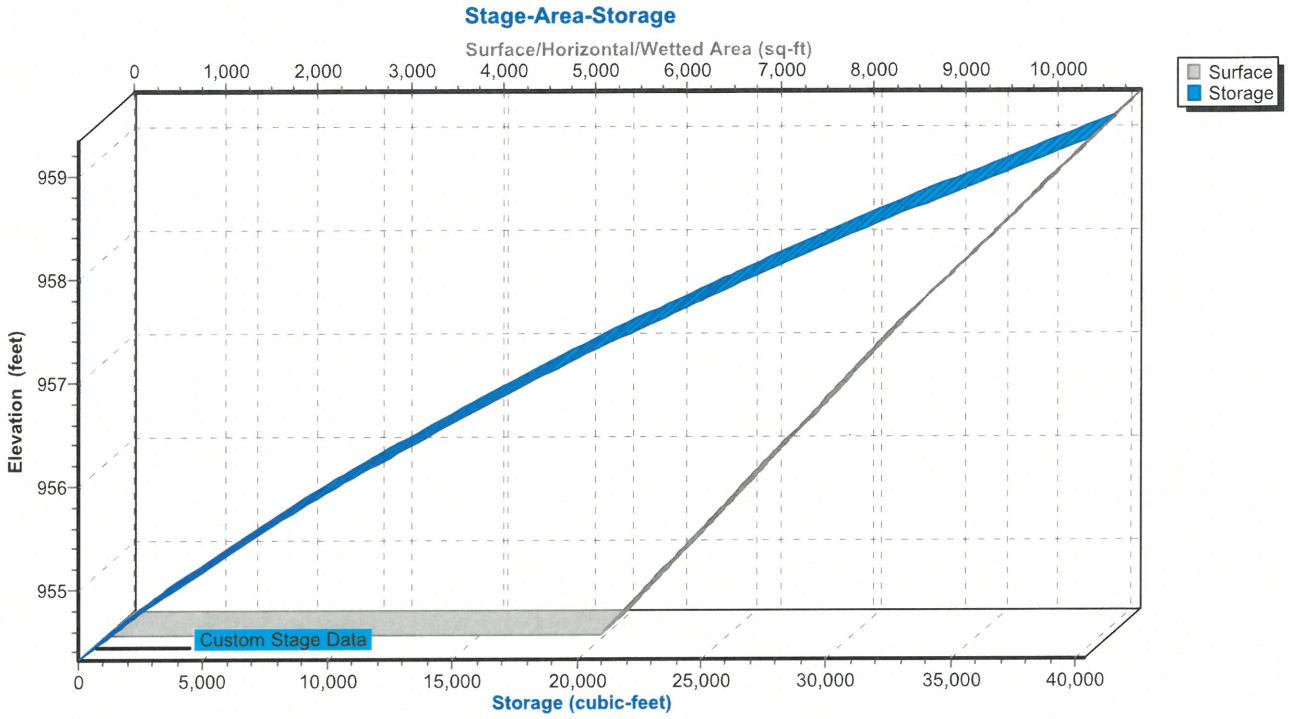
Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



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Hydrograph for Pond 1P: INFILTRATION BASIN 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	954.33	0.00	0.00	0.00	**0.00**
5.00	0.06	79	954.34	0.03	0.03	0.00	0.00
10.00	**0.60**	**2,918**	**954.85**	**0.11**	**0.11**	**0.00**	0.00
15.00	**0.73**	**12,122**	**956.23**	**0.77**	**0.14**	**0.63**	0.00
20.00	0.32	11,724	956.18	0.34	0.14	0.21	0.00
25.00	0.00	11,101	956.09	0.13	0.13	0.00	0.00
30.00	0.00	8,745	955.76	0.13	0.13	0.00	0.00
35.00	0.00	6,509	955.42	0.12	0.12	0.00	0.00
40.00	0.00	4,391	955.09	0.11	0.11	0.00	0.00
45.00	0.00	2,391	954.76	0.11	0.11	0.00	0.00
50.00	0.00	511	954.42	0.10	0.10	0.00	0.00
55.00	0.00	1	954.33	0.00	0.00	0.00	0.00
60.00	0.00	0	954.33	0.00	0.00	0.00	0.00
65.00	0.00	0	954.33	0.00	0.00	0.00	0.00
70.00	0.00	0	954.33	0.00	0.00	0.00	0.00
75.00	0.00	0	954.33	0.00	0.00	0.00	0.00
80.00	0.00	0	954.33	0.00	0.00	0.00	0.00
85.00	0.00	0	954.33	0.00	0.00	0.00	0.00
90.00	0.00	0	954.33	0.00	0.00	0.00	0.00
95.00	0.00	0	954.33	0.00	0.00	0.00	0.00
100.00	0.00	0	954.33	0.00	0.00	0.00	0.00
105.00	0.00	0	954.33	0.00	0.00	0.00	0.00
110.00	0.00	0	954.33	0.00	0.00	0.00	0.00
115.00	0.00	0	954.33	0.00	0.00	0.00	0.00
120.00	0.00	0	954.33	0.00	0.00	0.00	0.00
125.00	0.00	0	954.33	0.00	0.00	0.00	0.00
130.00	0.00	0	954.33	0.00	0.00	0.00	0.00
135.00	0.00	0	954.33	0.00	0.00	0.00	0.00
140.00	0.00	0	954.33	0.00	0.00	0.00	0.00
145.00	0.00	0	954.33	0.00	0.00	0.00	0.00
150.00	0.00	0	954.33	0.00	0.00	0.00	0.00
155.00	0.00	0	954.33	0.00	0.00	0.00	0.00
160.00	0.00	0	954.33	0.00	0.00	0.00	0.00
165.00	0.00	0	954.33	0.00	0.00	0.00	0.00
170.00	0.00	0	954.33	0.00	0.00	0.00	0.00
175.00	0.00	0	954.33	0.00	0.00	0.00	0.00
180.00	0.00	0	954.33	0.00	0.00	0.00	0.00
185.00	0.00	0	954.33	0.00	0.00	0.00	0.00
190.00	0.00	0	954.33	0.00	0.00	0.00	0.00
195.00	0.00	0	954.33	0.00	0.00	0.00	0.00
200.00	0.00	0	954.33	0.00	0.00	0.00	0.00
205.00	0.00	0	954.33	0.00	0.00	0.00	0.00
210.00	0.00	0	954.33	0.00	0.00	0.00	0.00
215.00	0.00	0	954.33	0.00	0.00	0.00	0.00
220.00	0.00	0	954.33	0.00	0.00	0.00	0.00
225.00	0.00	0	954.33	0.00	0.00	0.00	0.00
230.00	0.00	0	954.33	0.00	0.00	0.00	0.00
235.00	0.00	0	954.33	0.00	0.00	0.00	0.00
240.00	0.00	0	954.33	0.00	0.00	0.00	0.00

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Stage-Discharge for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
954.33	0.00	0.00	0.00	0.00
954.43	0.10	0.10	0.00	0.00
954.53	0.10	0.10	0.00	0.00
954.63	0.11	0.11	0.00	0.00
954.73	0.11	0.11	0.00	0.00
954.83	0.11	0.11	0.00	0.00
954.93	0.11	0.11	0.00	0.00
955.03	0.11	0.11	0.00	0.00
955.13	0.12	0.12	0.00	0.00
955.23	0.12	0.12	0.00	0.00
955.33	0.12	0.12	0.00	0.00
955.43	0.12	0.12	0.00	0.00
955.53	0.12	0.12	0.00	0.00
955.63	0.13	0.13	0.00	0.00
955.73	0.13	0.13	0.00	0.00
955.83	0.13	0.13	0.00	0.00
955.93	0.13	0.13	0.00	0.00
956.03	0.13	0.13	0.00	0.00
956.13	0.13	0.13	0.00	0.00
956.23	0.76	0.14	0.62	0.00
956.33	1.90	0.14	1.76	0.00
956.43	3.38	0.14	3.24	0.00
956.53	5.12	0.14	4.98	0.00
956.63	7.11	0.14	6.96	0.00
956.73	9.30	0.15	9.15	0.00
956.83	11.68	0.15	11.53	0.00
956.93	12.58	0.15	12.43	0.00
957.03	13.33	0.15	13.18	0.00
957.13	14.05	0.15	13.89	0.00
957.23	14.73	0.16	14.57	0.00
957.33	15.38	0.16	15.22	0.00
957.43	16.00	0.16	15.84	0.00
957.53	16.60	0.16	16.44	0.00
957.63	17.18	0.17	17.01	0.00
957.73	17.74	0.17	17.57	0.00
957.83	18.34	0.17	18.11	0.06
957.93	19.37	0.17	18.64	0.56
958.03	20.65	0.17	19.15	1.33
958.13	22.18	0.18	19.65	2.35
958.23	23.92	0.18	20.13	3.61
958.33	25.87	0.18	20.61	5.09
958.43	27.97	0.18	21.07	6.72
958.53	30.08	0.18	21.52	8.37
958.63	32.28	0.19	21.97	10.13
958.73	34.58	0.19	22.40	11.99
958.83	36.97	0.19	22.83	13.96
958.93	39.48	0.19	23.25	16.04
959.03	42.04	0.20	23.66	18.19
959.13	44.64	0.20	24.06	20.38
959.23	47.33	0.20	24.46	22.67
959.33	**50.19**	**0.20**	**24.85**	**25.14**

19332-PROPOSED
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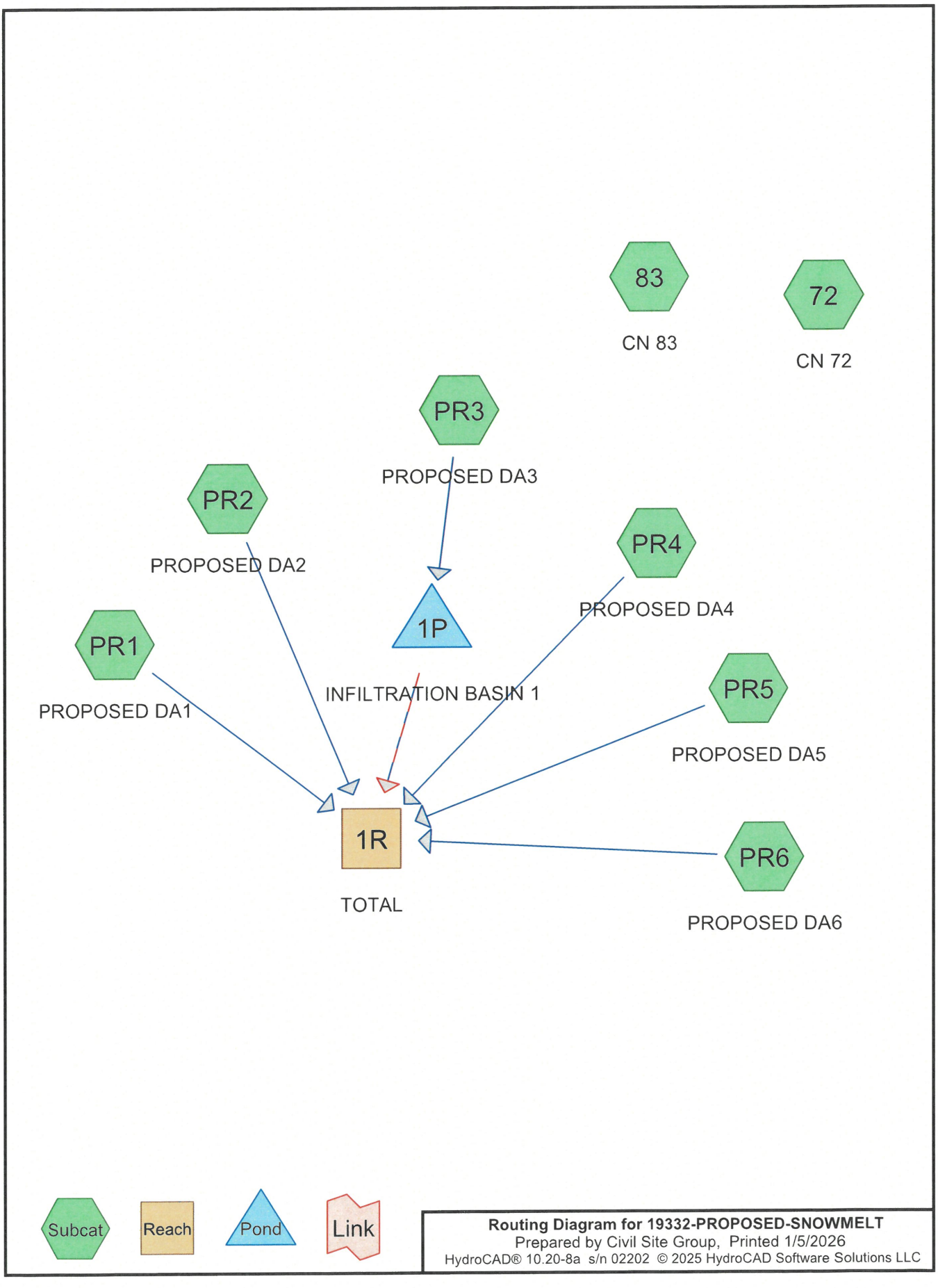
Stage-Area-Storage for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
954.33	5,362	0
954.38	5,415	269
954.43	5,469	542
954.48	5,522	816
954.53	5,576	1,094
954.58	5,629	1,374
954.63	5,683	1,657
954.68	5,736	1,942
954.73	5,790	2,230
954.78	5,843	2,521
954.83	5,897	2,815
954.88	5,950	3,111
954.93	6,003	3,410
954.98	6,057	3,711
955.03	6,110	4,015
955.08	6,164	4,322
955.13	6,217	4,632
955.18	6,271	4,944
955.23	6,324	5,259
955.28	6,378	5,576
955.33	6,431	5,897
955.38	6,484	6,219
955.43	6,538	6,545
955.48	6,591	6,873
955.53	6,645	7,204
955.58	6,698	7,538
955.63	6,752	7,874
955.68	6,805	8,213
955.73	6,859	8,554
955.78	6,912	8,899
955.83	6,966	9,246
955.88	7,019	9,595
955.93	7,072	9,948
955.98	7,126	10,302
956.03	7,179	10,660
956.08	7,233	11,020
956.13	7,286	11,383
956.18	7,340	11,749
956.23	7,393	12,117
956.28	7,447	12,488
956.33	7,500	12,862
956.38	7,553	13,238
956.43	7,607	13,617
956.48	7,660	13,999
956.53	7,714	14,383
956.58	7,767	14,770
956.63	7,821	15,160
956.68	7,874	15,552
956.73	7,928	15,948
956.78	7,981	16,345
956.83	8,035	16,746
956.88	8,088	17,149
956.93	8,141	17,554
956.98	8,195	17,963
957.03	8,248	18,374
957.08	8,302	18,788
957.13	8,355	19,204
957.18	8,409	19,623
957.23	8,462	20,045
957.28	8,516	20,469
957.33	8,569	20,897
957.38	8,628	21,326
957.43	8,688	21,759
957.48	8,747	22,195
957.53	8,806	22,634
957.58	8,866	23,076
957.63	8,925	23,521
957.68	8,984	23,968
957.73	9,044	24,419
957.78	9,103	24,873
957.83	9,163	25,329
957.88	9,222	25,789
957.93	9,281	26,252
957.98	9,341	26,717
958.03	9,400	27,186
958.08	9,459	27,657
958.13	9,519	28,132
958.18	9,578	28,609
958.23	9,637	29,089
958.28	9,697	29,573
958.33	9,756	30,059
958.38	9,813	30,548
958.43	9,871	31,040
958.48	9,928	31,535
958.53	9,986	32,033
958.58	10,043	32,534
958.63	10,101	33,038
958.68	10,158	33,544
958.73	10,216	34,053
958.78	10,273	34,566
958.83	10,331	35,081
958.88	10,388	35,599
958.93	10,445	36,119
958.98	10,503	36,643
959.03	10,560	37,170
959.08	10,618	37,699
959.13	10,675	38,231
959.18	10,733	38,767
959.23	10,790	39,305
959.28	10,848	39,846
959.33	**10,905**	**40,390**


83
CN 83
72
CN 72
PR3
PROPOSED DA3
PR2
PROPOSED DA2
PR4
PROPOSED DA4
1P
INFILTRATION BASIN 1
PR1
PROPOSED DA1
PR5
PROPOSED DA5
1R
TOTAL
PR6
PROPOSED DA6
Subcat
Reach
Pond
Link
Routing Diagram for 19332-PROPOSED-SNOWMELT
Prepared by Civil Site Group, Printed 1/5/2026
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19332-PROPOSED-SNOWMELT

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	SNOWMELT	Type II 24-hr		Scale	240.00	1	7.20	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.000	72	(72)
1.000	83	(83)
1.678	98	>75% Grass cover, Good, HSG B (PR1, PR2, PR3, PR4, PR5, PR6)
2.823	98	Paved parking, HSG B (PR2, PR3, PR4, PR5, PR6)
6.500	**92**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
4.500	HSG B	PR1, PR2, PR3, PR4, PR5, PR6
0.000	HSG C	
0.000	HSG D	
2.000	Other	72, 83
6.500		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	2.000	2.000		72, 83
0.000	1.678	0.000	0.000	0.000	1.678	>75% Grass cover, Good	PR1, PR2, PR3, PR4, PR5, PR6
0.000	2.823	0.000	0.000	0.000	2.823	Paved parking	PR2, PR3, PR4, PR5, PR6
0.000	**4.500**	**0.000**	**0.000**	**2.000**	**6.500**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	951.78	950.45	173.0	0.0077	0.013	0.0	24.0	0.0	

Time span=0.00-240.00 hrs, dt=0.01 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment72: CN 72 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth>4.00"
Tc=6.0 min CN=72 Runoff=0.86 cfs 0.333 af

Subcatchment83: CN 83 Runoff Area=43,560 sf 0.00% Impervious Runoff Depth>5.22"
Tc=6.0 min CN=83 Runoff=1.06 cfs 0.435 af

SubcatchmentPR1: PROPOSED DA1 Runoff Area=618 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=0.02 cfs 0.008 af

SubcatchmentPR2: PROPOSED DA2 Runoff Area=11,454 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=0.32 cfs 0.153 af

SubcatchmentPR3: PROPOSED DA3 Runoff Area=157,092 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=4.39 cfs 2.092 af

SubcatchmentPR4: PROPOSED DA4 Runoff Area=17,046 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=0.48 cfs 0.227 af

SubcatchmentPR5: PROPOSED DA5 Runoff Area=4,634 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=0.13 cfs 0.062 af

SubcatchmentPR6: PROPOSED DA6 Runoff Area=5,185 sf 100.00% Impervious Runoff Depth>6.96"
Tc=6.0 min CN=98 Runoff=0.14 cfs 0.069 af

Reach 1R: TOTAL Inflow=5.17 cfs 1.243 af
Outflow=5.17 cfs 1.243 af

Pond 1P: INFILTRATIONBASIN 1 Peak Elev=956.48' Storage=14,011 cf Inflow=4.39 cfs 2.092 af
Discarded=0.14 cfs 1.365 af Primary=4.10 cfs 0.725 af Secondary=0.00 cfs 0.000 af Outflow=4.25 cfs 2.090 af

Total Runoff Area = 6.500 ac Runoff Volume = 3.378 af Average Runoff Depth = 6.24"
30.77% Pervious = 2.000 ac 69.23% Impervious = 4.500 ac

Summary for Subcatchment 72: CN 72

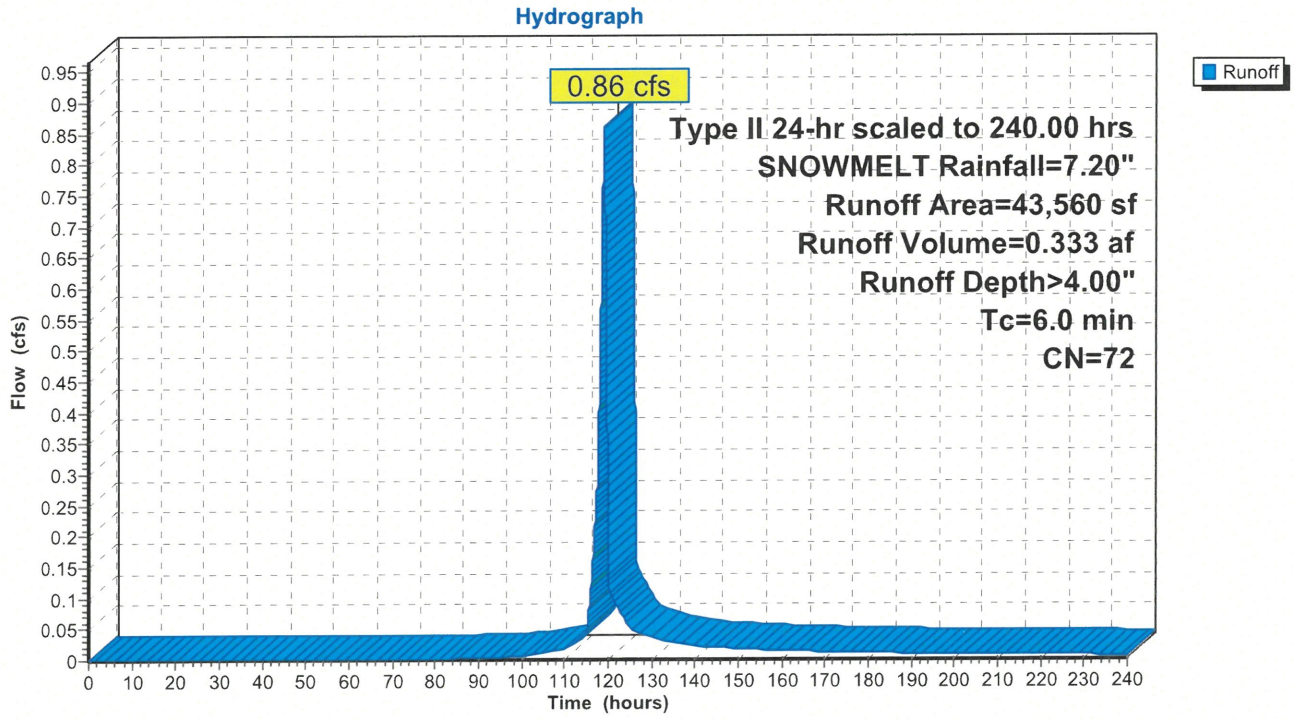
Runoff = 0.86 cfs @ 119.08 hrs, Volume= 0.333 af, Depth> 4.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
*	43,560	72	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 72: CN 72



Hydrograph for Subcatchment 72: CN 72

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.00	0.00
15.00	0.12	0.00	0.00
20.00	0.16	0.00	0.00
25.00	0.20	0.00	0.00
30.00	0.25	0.00	0.00
35.00	0.30	0.00	0.00
40.00	0.35	0.00	0.00
45.00	0.40	0.00	0.00
50.00	0.45	0.00	0.00
55.00	0.51	0.00	0.00
60.00	0.58	0.00	0.00
65.00	0.64	0.00	0.00
70.00	0.71	0.00	0.00
75.00	0.79	0.00	0.00
80.00	0.86	0.00	0.00
85.00	0.95	0.01	0.00
90.00	1.06	0.02	0.00
95.00	1.17	0.04	0.00
100.00	1.30	0.06	0.01
105.00	1.47	0.10	0.01
110.00	1.69	0.17	0.02
115.00	2.04	0.31	**0.04**
120.00	4.77	2.03	**0.19**
125.00	5.29	2.43	0.05
130.00	5.56	2.64	0.04
135.00	5.75	2.79	0.03
140.00	5.90	2.91	0.02
145.00	6.03	3.02	0.02
150.00	6.15	3.11	0.02
155.00	6.25	3.20	0.02
160.00	6.34	3.27	0.01
165.00	6.42	3.34	0.01
170.00	6.49	3.40	0.01
175.00	6.56	3.46	0.01
180.00	6.63	3.52	0.01
185.00	6.69	3.57	0.01
190.00	6.75	3.62	0.01
195.00	6.81	3.66	0.01
200.00	6.85	3.71	0.01
205.00	6.90	3.74	0.01
210.00	6.95	3.78	0.01
215.00	6.99	3.82	0.01
220.00	7.03	3.86	0.01
225.00	7.08	3.89	0.01
230.00	7.12	3.93	0.01
235.00	7.16	3.97	0.01
240.00	**7.20**	**4.00**	0.01

Summary for Subcatchment 83: CN 83

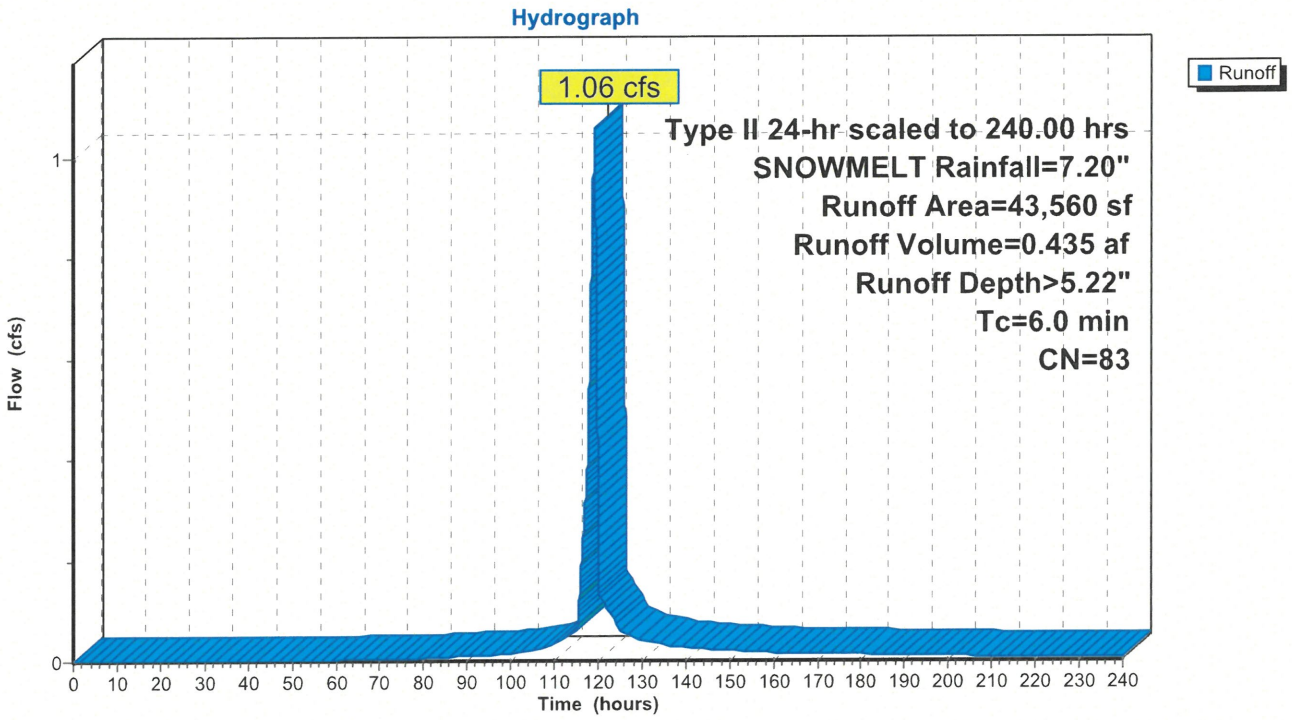
Runoff = 1.06 cfs @ 119.08 hrs, Volume= 0.435 af, Depth> 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
*	43,560	83	
	43,560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 83: CN 83



Hydrograph for Subcatchment 83: CN 83

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.00	0.00
15.00	0.12	0.00	0.00
20.00	0.16	0.00	0.00
25.00	0.20	0.00	0.00
30.00	0.25	0.00	0.00
35.00	0.30	0.00	0.00
40.00	0.35	0.00	0.00
45.00	0.40	0.00	0.00
50.00	0.45	0.00	0.00
55.00	0.51	0.00	0.00
60.00	0.58	0.01	0.00
65.00	0.64	0.02	0.00
70.00	0.71	0.04	0.00
75.00	0.79	0.06	0.00
80.00	0.86	0.08	0.01
85.00	0.95	0.11	0.01
90.00	1.06	0.16	0.01
95.00	1.17	0.21	0.01
100.00	1.30	0.27	0.01
105.00	1.47	0.36	0.02
110.00	1.69	0.49	0.03
115.00	2.04	0.72	**0.06**
120.00	4.77	2.97	**0.22**
125.00	5.29	3.44	0.06
130.00	5.56	3.68	0.04
135.00	5.75	3.86	0.03
140.00	5.90	4.00	0.02
145.00	6.03	4.12	0.02
150.00	6.15	4.23	0.02
155.00	6.25	4.32	0.02
160.00	6.34	4.40	0.02
165.00	6.42	4.48	0.01
170.00	6.49	4.55	0.01
175.00	6.56	4.62	0.01
180.00	6.63	4.68	0.01
185.00	6.69	4.74	0.01
190.00	6.75	4.79	0.01
195.00	6.81	4.84	0.01
200.00	6.85	4.89	0.01
205.00	6.90	4.93	0.01
210.00	6.95	4.98	0.01
215.00	6.99	5.02	0.01
220.00	7.03	5.06	0.01
225.00	7.08	5.10	0.01
230.00	7.12	5.14	0.01
235.00	7.16	5.18	0.01
240.00	**7.20**	**5.22**	0.01

Summary for Subcatchment PR1: PROPOSED DA1

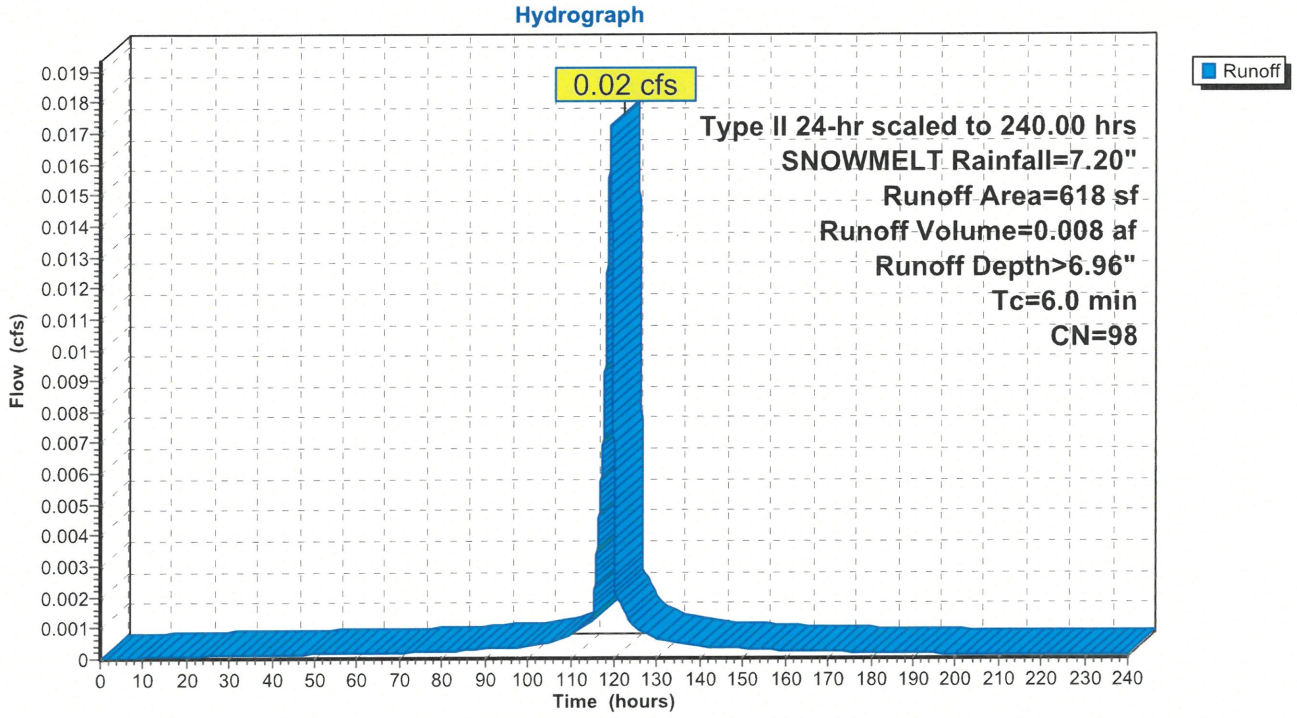
Runoff = 0.02 cfs @ 119.07 hrs, Volume= 0.008 af, Depth> 6.96"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	0	98	Paved parking, HSG B
*	618	98	>75% Grass cover, Good, HSG B
	618	98	Weighted Average
	618		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR1: PROPOSED DA1



Hydrograph for Subcatchment PR1: PROPOSED DA1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.00
15.00	0.12	0.02	0.00
20.00	0.16	0.04	0.00
25.00	0.20	0.07	0.00
30.00	0.25	0.10	0.00
35.00	0.30	0.14	0.00
40.00	0.35	0.18	0.00
45.00	0.40	0.23	0.00
50.00	0.45	0.28	0.00
55.00	0.51	0.33	0.00
60.00	0.58	0.39	0.00
65.00	0.64	0.45	0.00
70.00	0.71	0.52	0.00
75.00	0.79	0.59	0.00
80.00	0.86	0.66	0.00
85.00	0.95	0.74	0.00
90.00	1.06	0.85	0.00
95.00	1.17	0.96	0.00
100.00	1.30	1.09	0.00
105.00	1.47	1.25	0.00
110.00	1.69	1.47	0.00
115.00	2.04	1.81	**0.00**
120.00	4.77	4.54	**0.00**
125.00	5.29	5.05	0.00
130.00	5.56	5.32	0.00
135.00	5.75	5.51	0.00
140.00	5.90	5.67	0.00
145.00	6.03	5.79	0.00
150.00	6.15	5.91	0.00
155.00	6.25	6.01	0.00
160.00	6.34	6.10	0.00
165.00	6.42	6.18	0.00
170.00	6.49	6.25	0.00
175.00	6.56	6.33	0.00
180.00	6.63	6.39	0.00
185.00	6.69	6.45	0.00
190.00	6.75	6.51	0.00
195.00	6.81	6.57	0.00
200.00	6.85	6.62	0.00
205.00	6.90	6.66	0.00
210.00	6.95	6.71	0.00
215.00	6.99	6.75	0.00
220.00	7.03	6.80	0.00
225.00	7.08	6.84	0.00
230.00	7.12	6.88	0.00
235.00	7.16	6.92	0.00
240.00	**7.20**	**6.96**	0.00

Summary for Subcatchment PR2: PROPOSED DA2

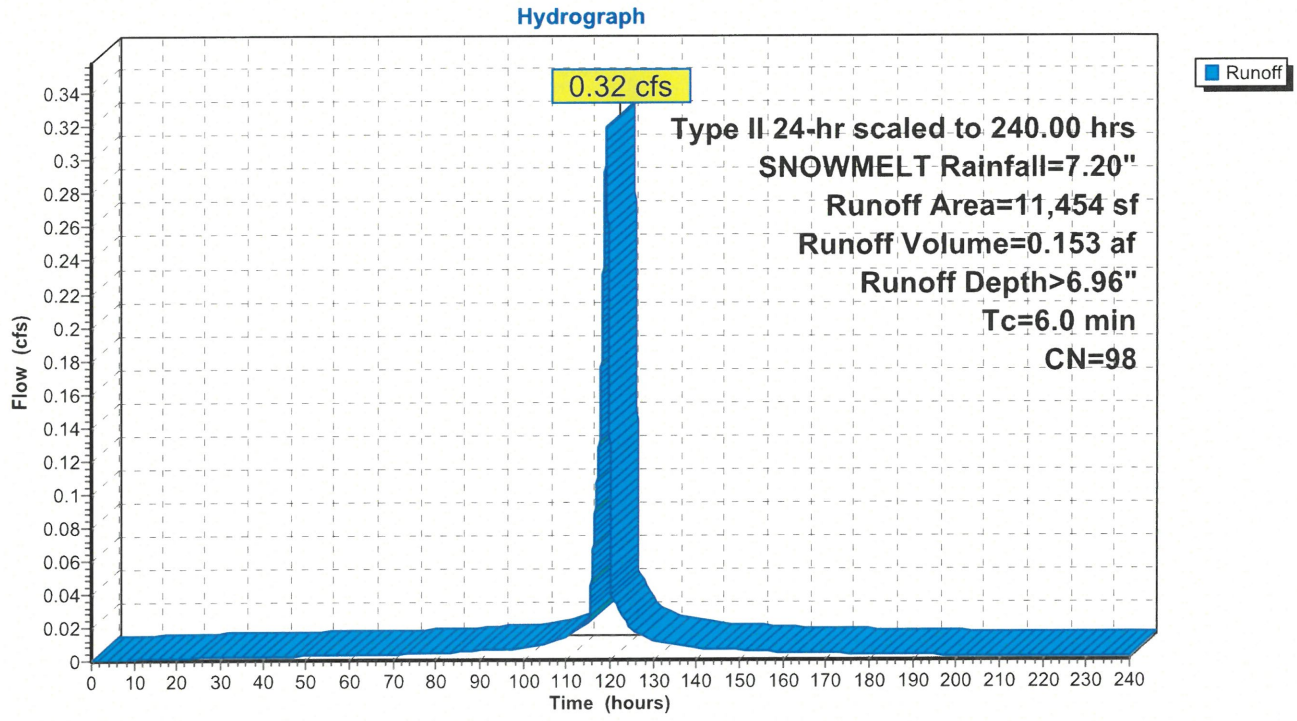
Runoff = 0.32 cfs @ 119.07 hrs, Volume= 0.153 af, Depth> 6.96"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	926	98	Paved parking, HSG B
*	10,528	98	>75% Grass cover, Good, HSG B
	11,454	98	Weighted Average
	11,454		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR2: PROPOSED DA2



Hydrograph for Subcatchment PR2: PROPOSED DA2

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.00
15.00	0.12	0.02	0.00
20.00	0.16	0.04	0.00
25.00	0.20	0.07	0.00
30.00	0.25	0.10	0.00
35.00	0.30	0.14	0.00
40.00	0.35	0.18	0.00
45.00	0.40	0.23	0.00
50.00	0.45	0.28	0.00
55.00	0.51	0.33	0.00
60.00	0.58	0.39	0.00
65.00	0.64	0.45	0.00
70.00	0.71	0.52	0.00
75.00	0.79	0.59	0.00
80.00	0.86	0.66	0.00
85.00	0.95	0.74	0.00
90.00	1.06	0.85	0.01
95.00	1.17	0.96	0.01
100.00	1.30	1.09	0.01
105.00	1.47	1.25	0.01
110.00	1.69	1.47	0.01
115.00	2.04	1.81	**0.02**
120.00	4.77	4.54	**0.06**
125.00	5.29	5.05	0.02
130.00	5.56	5.32	0.01
135.00	5.75	5.51	0.01
140.00	5.90	5.67	0.01
145.00	6.03	5.79	0.01
150.00	6.15	5.91	0.01
155.00	6.25	6.01	0.01
160.00	6.34	6.10	0.00
165.00	6.42	6.18	0.00
170.00	6.49	6.25	0.00
175.00	6.56	6.33	0.00
180.00	6.63	6.39	0.00
185.00	6.69	6.45	0.00
190.00	6.75	6.51	0.00
195.00	6.81	6.57	0.00
200.00	6.85	6.62	0.00
205.00	6.90	6.66	0.00
210.00	6.95	6.71	0.00
215.00	6.99	6.75	0.00
220.00	7.03	6.80	0.00
225.00	7.08	6.84	0.00
230.00	7.12	6.88	0.00
235.00	7.16	6.92	0.00
240.00	**7.20**	**6.96**	0.00

Summary for Subcatchment PR3: PROPOSED DA3

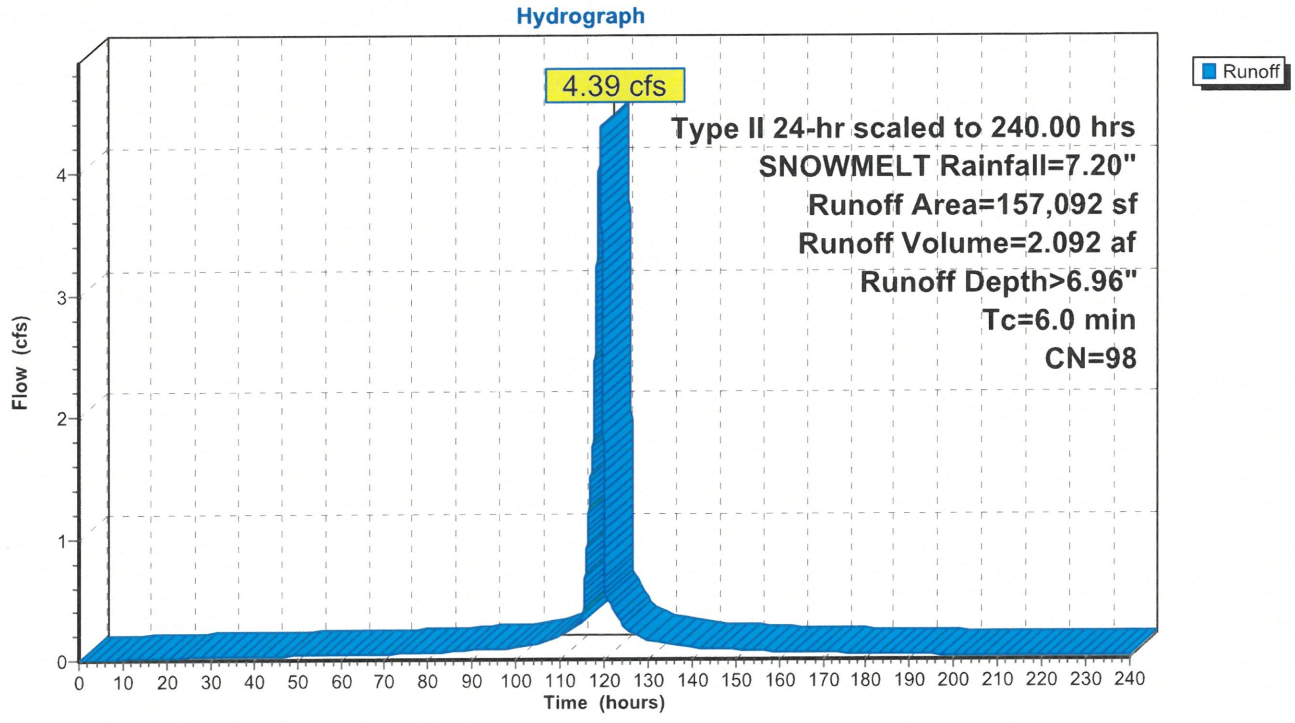
Runoff = 4.39 cfs @ 119.07 hrs, Volume= 2.092 af, Depth> 6.96"
Routed to Pond 1P : INFILTRATION BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	112,384	98	Paved parking, HSG B
*	44,708	98	>75% Grass cover, Good, HSG B
	157,092	98	Weighted Average
	157,092		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR3: PROPOSED DA3



Hydrograph for Subcatchment PR3: PROPOSED DA3

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.01
15.00	0.12	0.02	0.01
20.00	0.16	0.04	0.02
25.00	0.20	0.07	0.02
30.00	0.25	0.10	0.03
35.00	0.30	0.14	0.03
40.00	0.35	0.18	0.03
45.00	0.40	0.23	0.03
50.00	0.45	0.28	0.04
55.00	0.51	0.33	0.04
60.00	0.58	0.39	0.04
65.00	0.64	0.45	0.05
70.00	0.71	0.52	0.05
75.00	0.79	0.59	0.05
80.00	0.86	0.66	0.06
85.00	0.95	0.74	0.07
90.00	1.06	0.85	0.08
95.00	1.17	0.96	0.08
100.00	1.30	1.09	0.10
105.00	1.47	1.25	0.13
110.00	1.69	1.47	0.19
115.00	2.04	1.81	**0.31**
120.00	4.77	4.54	**0.89**
125.00	5.29	5.05	0.23
130.00	5.56	5.32	0.16
135.00	5.75	5.51	0.12
140.00	5.90	5.67	0.10
145.00	6.03	5.79	0.09
150.00	6.15	5.91	0.08
155.00	6.25	6.01	0.07
160.00	6.34	6.10	0.06
165.00	6.42	6.18	0.06
170.00	6.49	6.25	0.05
175.00	6.56	6.33	0.05
180.00	6.63	6.39	0.05
185.00	6.69	6.45	0.04
190.00	6.75	6.51	0.04
195.00	6.81	6.57	0.04
200.00	6.85	6.62	0.03
205.00	6.90	6.66	0.03
210.00	6.95	6.71	0.03
215.00	6.99	6.75	0.03
220.00	7.03	6.80	0.03
225.00	7.08	6.84	0.03
230.00	7.12	6.88	0.03
235.00	7.16	6.92	0.03
240.00	**7.20**	**6.96**	0.03

Summary for Subcatchment PR4: PROPOSED DA4

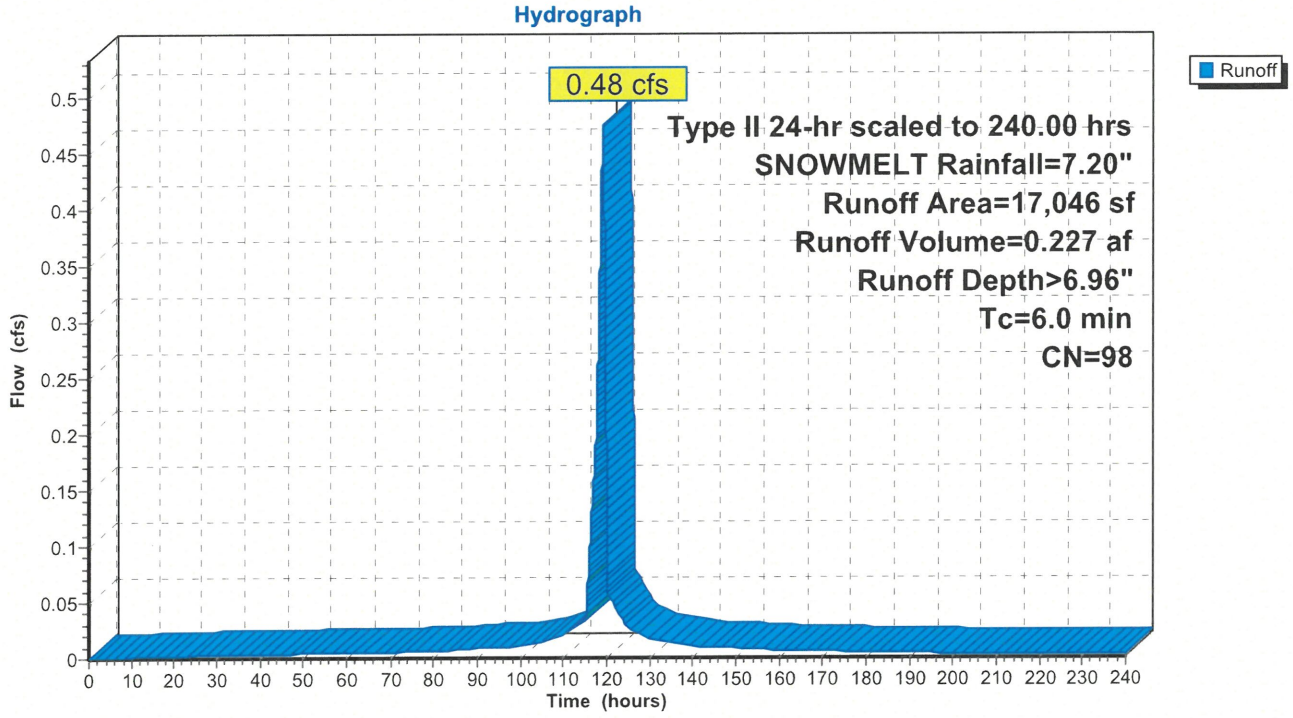
Runoff = 0.48 cfs @ 119.07 hrs, Volume= 0.227 af, Depth> 6.96"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	3,908	98	Paved parking, HSG B
*	13,138	98	>75% Grass cover, Good, HSG B
	17,046	98	Weighted Average
	17,046		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR4: PROPOSED DA4



Hydrograph for Subcatchment PR4: PROPOSED DA4

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.00
15.00	0.12	0.02	0.00
20.00	0.16	0.04	0.00
25.00	0.20	0.07	0.00
30.00	0.25	0.10	0.00
35.00	0.30	0.14	0.00
40.00	0.35	0.18	0.00
45.00	0.40	0.23	0.00
50.00	0.45	0.28	0.00
55.00	0.51	0.33	0.00
60.00	0.58	0.39	0.00
65.00	0.64	0.45	0.01
70.00	0.71	0.52	0.01
75.00	0.79	0.59	0.01
80.00	0.86	0.66	0.01
85.00	0.95	0.74	0.01
90.00	1.06	0.85	0.01
95.00	1.17	0.96	0.01
100.00	1.30	1.09	0.01
105.00	1.47	1.25	0.01
110.00	1.69	1.47	0.02
115.00	2.04	1.81	**0.03**
120.00	4.77	4.54	**0.10**
125.00	5.29	5.05	0.03
130.00	5.56	5.32	0.02
135.00	5.75	5.51	0.01
140.00	5.90	5.67	0.01
145.00	6.03	5.79	0.01
150.00	6.15	5.91	0.01
155.00	6.25	6.01	0.01
160.00	6.34	6.10	0.01
165.00	6.42	6.18	0.01
170.00	6.49	6.25	0.01
175.00	6.56	6.33	0.01
180.00	6.63	6.39	0.01
185.00	6.69	6.45	0.00
190.00	6.75	6.51	0.00
195.00	6.81	6.57	0.00
200.00	6.85	6.62	0.00
205.00	6.90	6.66	0.00
210.00	6.95	6.71	0.00
215.00	6.99	6.75	0.00
220.00	7.03	6.80	0.00
225.00	7.08	6.84	0.00
230.00	7.12	6.88	0.00
235.00	7.16	6.92	0.00
240.00	**7.20**	**6.96**	0.00

Summary for Subcatchment PR5: PROPOSED DA5

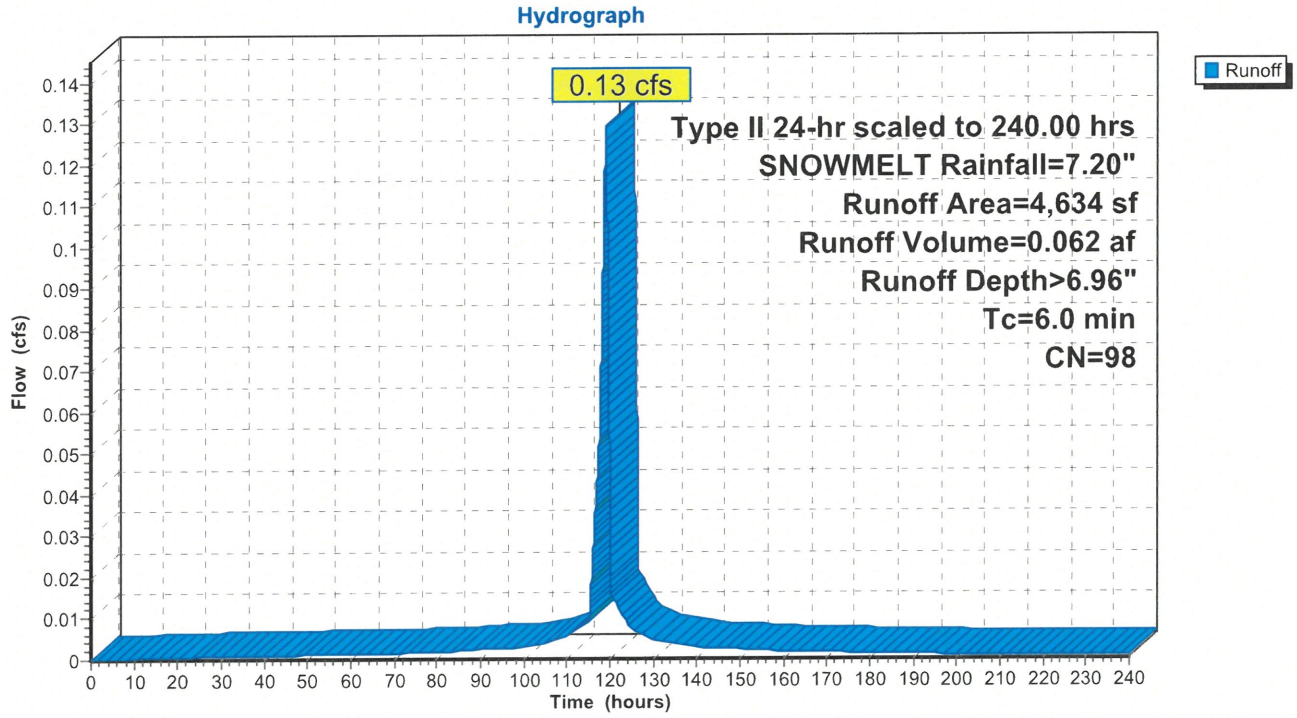
Runoff = 0.13 cfs @ 119.07 hrs, Volume= 0.062 af, Depth> 6.96"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	2,632	98	Paved parking, HSG B
*	2,002	98	>75% Grass cover, Good, HSG B
	4,634	98	Weighted Average
	4,634		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR5: PROPOSED DA5



Hydrograph for Subcatchment PR5: PROPOSED DA5

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.00
15.00	0.12	0.02	0.00
20.00	0.16	0.04	0.00
25.00	0.20	0.07	0.00
30.00	0.25	0.10	0.00
35.00	0.30	0.14	0.00
40.00	0.35	0.18	0.00
45.00	0.40	0.23	0.00
50.00	0.45	0.28	0.00
55.00	0.51	0.33	0.00
60.00	0.58	0.39	0.00
65.00	0.64	0.45	0.00
70.00	0.71	0.52	0.00
75.00	0.79	0.59	0.00
80.00	0.86	0.66	0.00
85.00	0.95	0.74	0.00
90.00	1.06	0.85	0.00
95.00	1.17	0.96	0.00
100.00	1.30	1.09	0.00
105.00	1.47	1.25	0.00
110.00	1.69	1.47	0.01
115.00	2.04	1.81	**0.01**
120.00	4.77	4.54	**0.03**
125.00	5.29	5.05	0.01
130.00	5.56	5.32	0.00
135.00	5.75	5.51	0.00
140.00	5.90	5.67	0.00
145.00	6.03	5.79	0.00
150.00	6.15	5.91	0.00
155.00	6.25	6.01	0.00
160.00	6.34	6.10	0.00
165.00	6.42	6.18	0.00
170.00	6.49	6.25	0.00
175.00	6.56	6.33	0.00
180.00	6.63	6.39	0.00
185.00	6.69	6.45	0.00
190.00	6.75	6.51	0.00
195.00	6.81	6.57	0.00
200.00	6.85	6.62	0.00
205.00	6.90	6.66	0.00
210.00	6.95	6.71	0.00
215.00	6.99	6.75	0.00
220.00	7.03	6.80	0.00
225.00	7.08	6.84	0.00
230.00	7.12	6.88	0.00
235.00	7.16	6.92	0.00
240.00	**7.20**	**6.96**	0.00

Summary for Subcatchment PR6: PROPOSED DA6

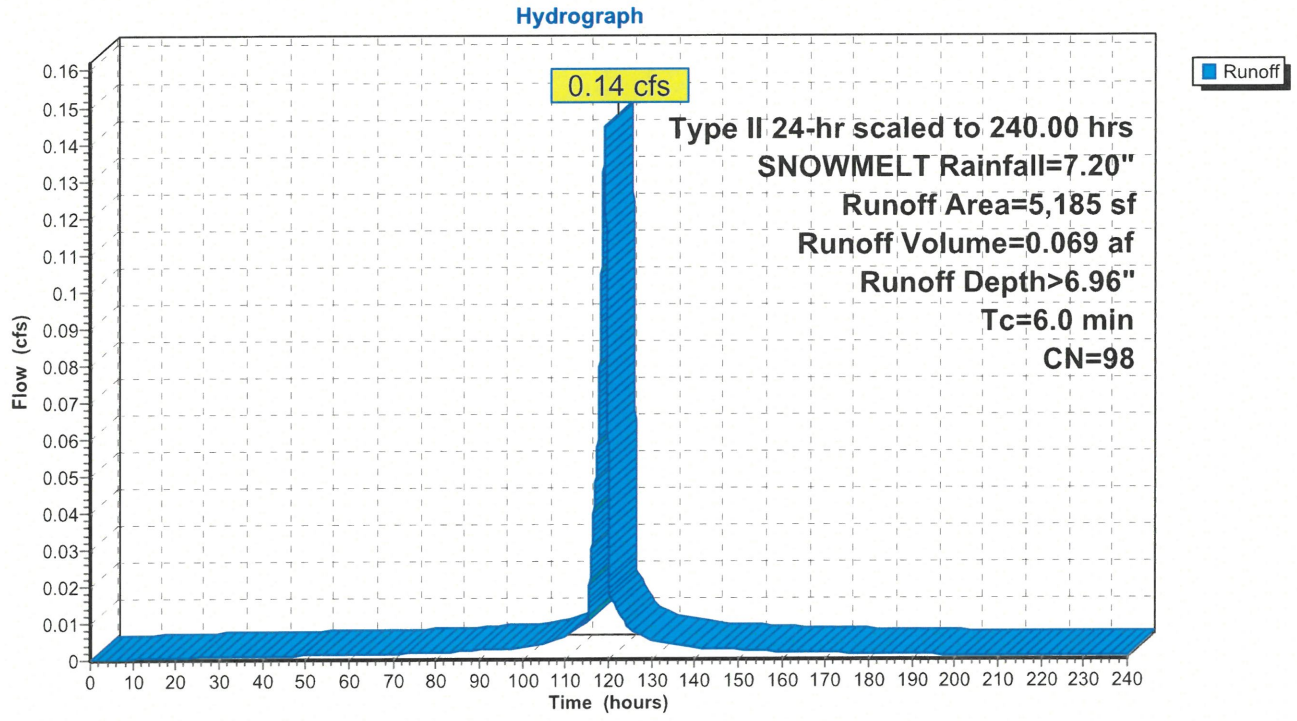
Runoff = 0.14 cfs @ 119.07 hrs, Volume= 0.069 af, Depth> 6.96"
Routed to Reach 1R : TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 24-hr scaled to 240.00 hrs SNOWMELT Rainfall=7.20"

	Area (sf)	CN	Description
	3,107	98	Paved parking, HSG B
*	2,078	98	>75% Grass cover, Good, HSG B
	5,185	98	Weighted Average
	5,185		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PR6: PROPOSED DA6



Hydrograph for Subcatchment PR6: PROPOSED DA6

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.04	0.00	0.00
10.00	0.08	0.01	0.00
15.00	0.12	0.02	0.00
20.00	0.16	0.04	0.00
25.00	0.20	0.07	0.00
30.00	0.25	0.10	0.00
35.00	0.30	0.14	0.00
40.00	0.35	0.18	0.00
45.00	0.40	0.23	0.00
50.00	0.45	0.28	0.00
55.00	0.51	0.33	0.00
60.00	0.58	0.39	0.00
65.00	0.64	0.45	0.00
70.00	0.71	0.52	0.00
75.00	0.79	0.59	0.00
80.00	0.86	0.66	0.00
85.00	0.95	0.74	0.00
90.00	1.06	0.85	0.00
95.00	1.17	0.96	0.00
100.00	1.30	1.09	0.00
105.00	1.47	1.25	0.00
110.00	1.69	1.47	0.01
115.00	2.04	1.81	**0.01**
120.00	4.77	4.54	**0.03**
125.00	5.29	5.05	0.01
130.00	5.56	5.32	0.01
135.00	5.75	5.51	0.00
140.00	5.90	5.67	0.00
145.00	6.03	5.79	0.00
150.00	6.15	5.91	0.00
155.00	6.25	6.01	0.00
160.00	6.34	6.10	0.00
165.00	6.42	6.18	0.00
170.00	6.49	6.25	0.00
175.00	6.56	6.33	0.00
180.00	6.63	6.39	0.00
185.00	6.69	6.45	0.00
190.00	6.75	6.51	0.00
195.00	6.81	6.57	0.00
200.00	6.85	6.62	0.00
205.00	6.90	6.66	0.00
210.00	6.95	6.71	0.00
215.00	6.99	6.75	0.00
220.00	7.03	6.80	0.00
225.00	7.08	6.84	0.00
230.00	7.12	6.88	0.00
235.00	7.16	6.92	0.00
240.00	**7.20**	**6.96**	0.00

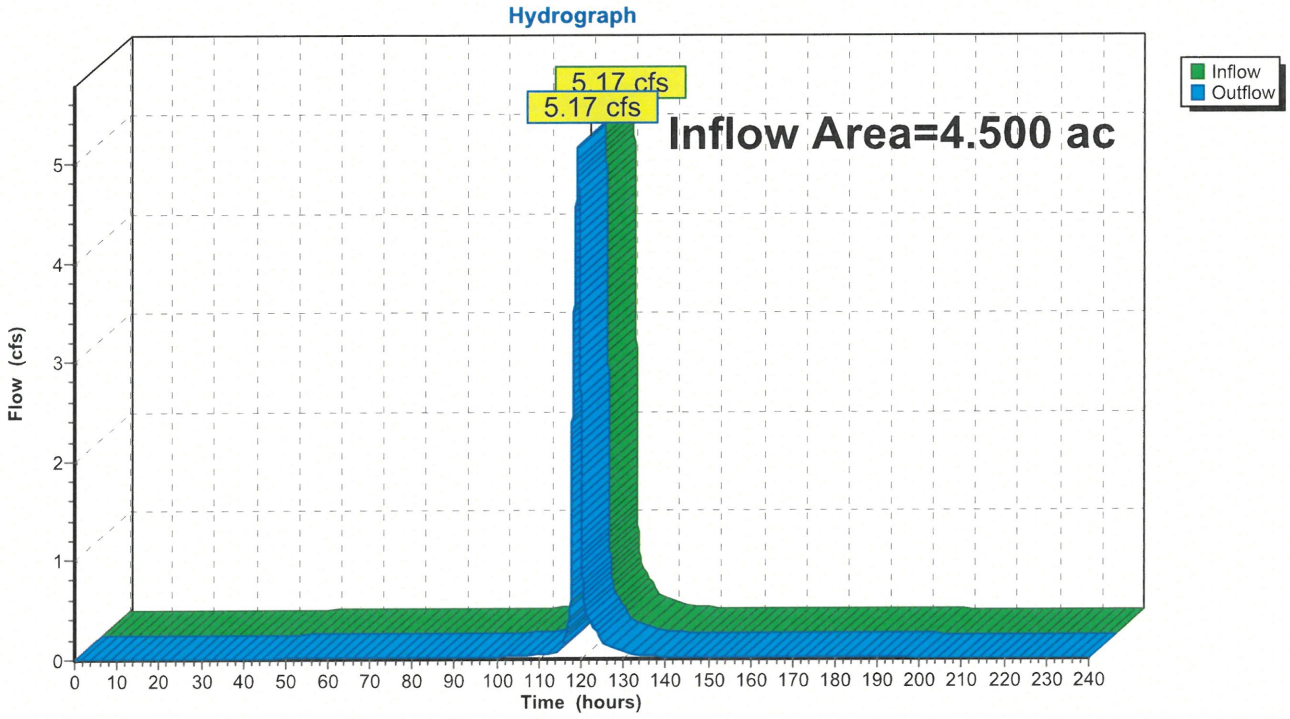
Summary for Reach 1R: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.500 ac,100.00% Impervious, Inflow Depth > 3.32" for SNOWMELT event
Inflow = 5.17 cfs @ 119.11 hrs, Volume= 1.243 af
Outflow = 5.17 cfs @ 119.11 hrs, Volume= 1.243 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs

Reach 1R: TOTAL



Hydrograph for Reach 1R: TOTAL

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00
5.00	0.00		0.00
10.00	0.00		0.00
15.00	0.00		0.00
20.00	0.00		0.00
25.00	0.01		0.01
30.00	0.01		0.01
35.00	0.01		0.01
40.00	0.01		0.01
45.00	0.01		0.01
50.00	0.01		0.01
55.00	0.01		0.01
60.00	0.01		0.01
65.00	0.01		0.01
70.00	0.01		0.01
75.00	0.01		0.01
80.00	0.01		0.01
85.00	0.02		0.02
90.00	0.02		0.02
95.00	0.02		0.02
100.00	0.03		0.03
105.00	0.03		0.03
110.00	0.05		0.05
115.00	**0.08**		**0.08**
120.00	**1.58**		**1.58**
125.00	0.18		0.18
130.00	0.07		0.07
135.00	0.03		0.03
140.00	0.02		0.02
145.00	0.02		0.02
150.00	0.02		0.02
155.00	0.02		0.02
160.00	0.01		0.01
165.00	0.01		0.01
170.00	0.01		0.01
175.00	0.01		0.01
180.00	0.01		0.01
185.00	0.01		0.01
190.00	0.01		0.01
195.00	0.01		0.01
200.00	0.01		0.01
205.00	0.01		0.01
210.00	0.01		0.01
215.00	0.01		0.01
220.00	0.01		0.01
225.00	0.01		0.01
230.00	0.01		0.01
235.00	0.01		0.01
240.00	0.01		0.01

Summary for Pond 1P: INFILTRATION BASIN 1

Inflow Area = 3.606 ac,100.00% Impervious, Inflow Depth > 6.96" for SNOWMELT event
Inflow = 4.39 cfs @ 119.07 hrs, Volume= 2.092 af
Outflow = 4.25 cfs @ 119.14 hrs, Volume= 2.090 af, Atten= 3%, Lag= 3.9 min
Discarded = 0.14 cfs @ 119.14 hrs, Volume= 1.365 af
Primary = 4.10 cfs @ 119.14 hrs, Volume= 0.725 af
Routed to Reach 1R : TOTAL
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : TOTAL

Routing by Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 956.48' @ 119.14 hrs Surf.Area= 7,662 sf Storage= 14,011 cf

Plug-Flow detention time= 407.6 min calculated for 2.090 af (100% of inflow)
Center-of-Mass det. time= 401.6 min (7,734.5 - 7,332.9)

Volume	Invert	Avail.Storage	Storage Description
#1	954.33'	40,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
954.33	5,362	0	0
957.33	8,569	20,897	20,897
958.33	9,756	9,163	30,059
959.33	10,905	10,331	40,390

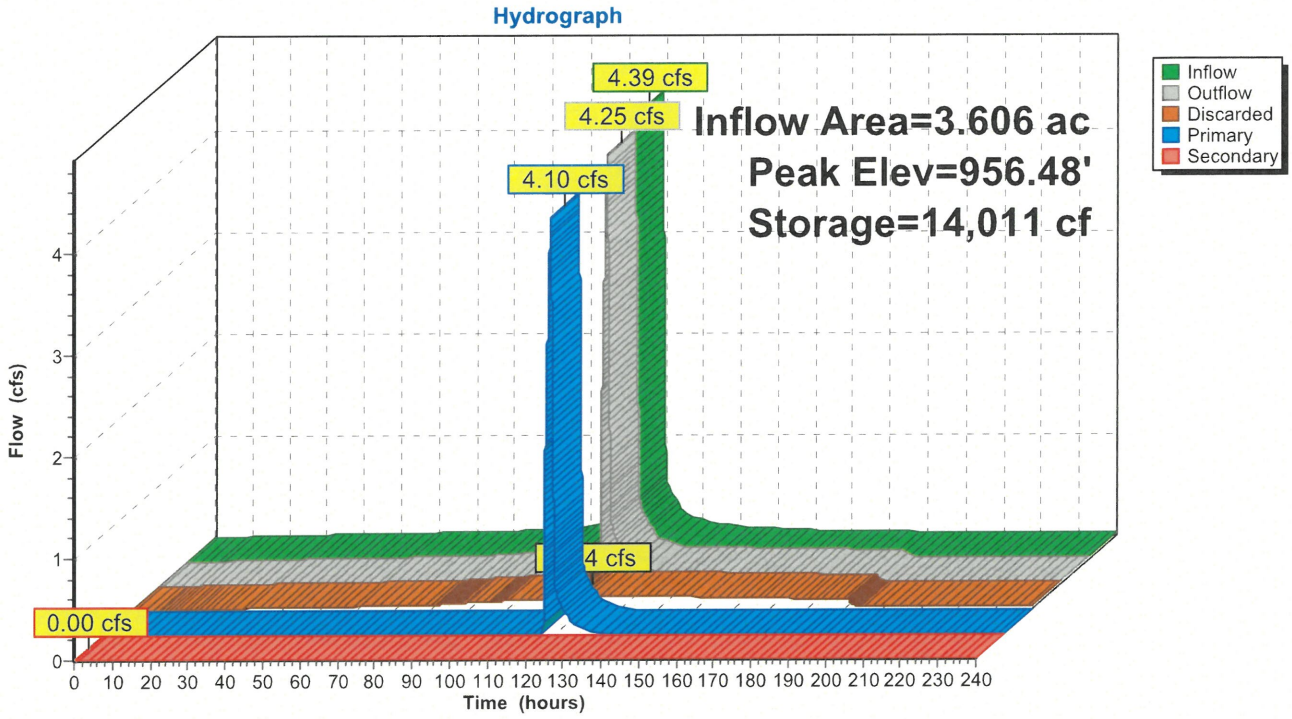
Device	Routing	Invert	Outlet Devices
#1	Primary	951.78'	**24.0" Round Culvert** L= 173.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 951.78' / 950.45' S= 0.0077 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Device 1	956.13'	**23.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	954.33'	**0.800 in/hr Exfiltration over Surface area**
#4	Secondary	957.80'	**5.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Discarded OutFlow Max=0.14 cfs @ 119.14 hrs HW=956.48' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.14 cfs)

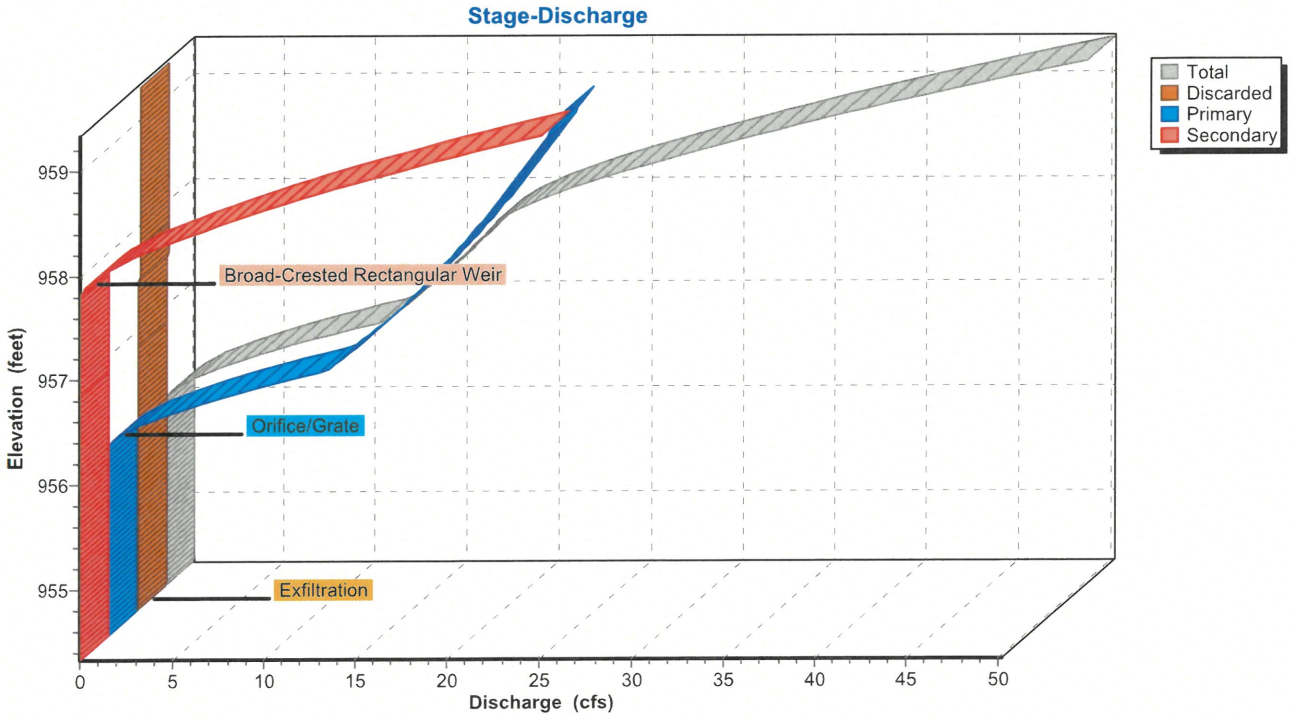
Primary OutFlow Max=4.10 cfs @ 119.14 hrs HW=956.48' (Free Discharge)
└**1=Culvert** (Passes 4.10 cfs of 26.47 cfs potential flow)
└**2=Orifice/Grate** (Weir Controls 4.10 cfs @ 1.94 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=954.33' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

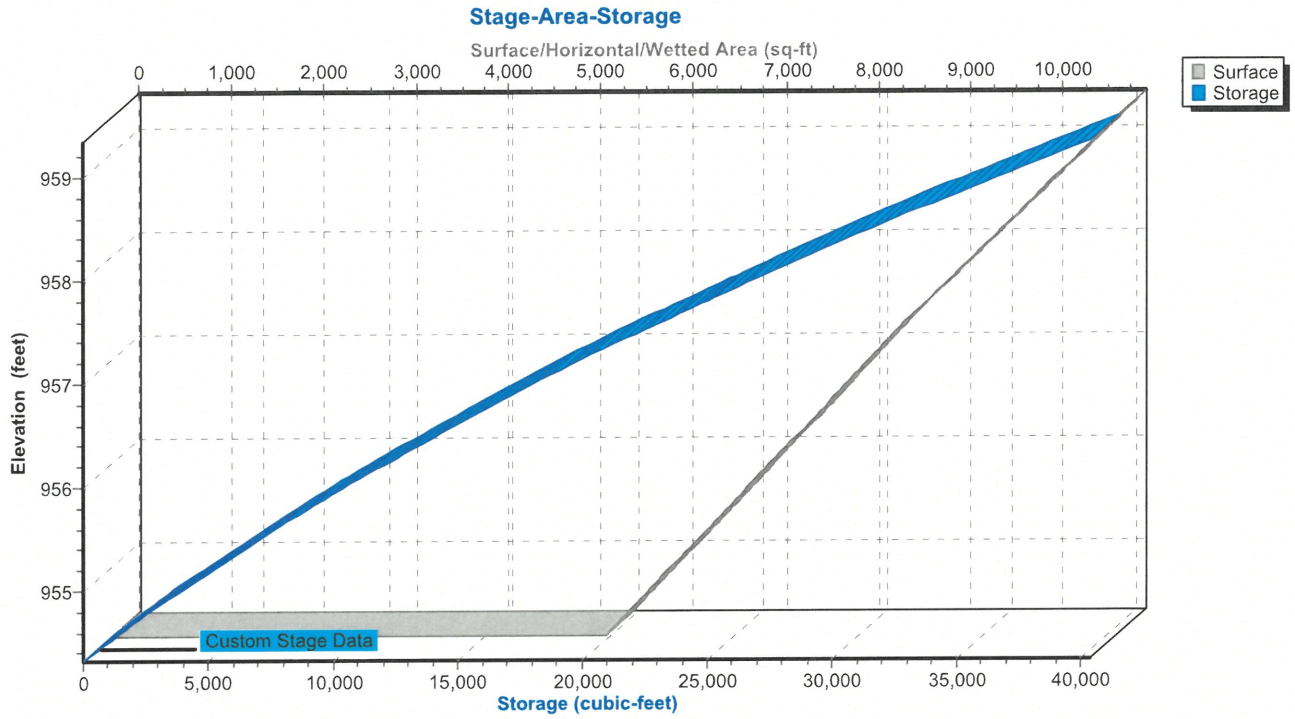
Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



Pond 1P: INFILTRATION BASIN 1



Hydrograph for Pond 1P: INFILTRATION BASIN 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	954.33	0.00	0.00	0.00	**0.00**
5.00	0.00	0	954.33	0.00	0.00	0.00	0.00
10.00	0.01	17	954.33	0.01	0.01	0.00	0.00
15.00	0.01	35	954.34	0.01	0.01	0.00	0.00
20.00	0.02	48	954.34	0.02	0.02	0.00	0.00
25.00	0.02	59	954.34	0.02	0.02	0.00	0.00
30.00	0.03	68	954.34	0.03	0.03	0.00	0.00
35.00	0.03	75	954.34	0.03	0.03	0.00	0.00
40.00	0.03	82	954.35	0.03	0.03	0.00	0.00
45.00	0.03	90	954.35	0.03	0.03	0.00	0.00
50.00	0.04	99	954.35	0.04	0.04	0.00	0.00
55.00	0.04	107	954.35	0.04	0.04	0.00	0.00
60.00	0.04	116	954.35	0.04	0.04	0.00	0.00
65.00	0.05	124	954.35	0.05	0.05	0.00	0.00
70.00	0.05	132	954.35	0.05	0.05	0.00	0.00
75.00	0.05	140	954.36	0.05	0.05	0.00	0.00
80.00	0.06	147	954.36	0.05	0.05	0.00	0.00
85.00	0.07	178	954.36	0.07	0.07	0.00	0.00
90.00	0.08	213	954.37	0.08	0.08	0.00	0.00
95.00	0.08	220	954.37	0.08	0.08	0.00	0.00
100.00	0.10	267	954.38	0.10	0.10	0.00	0.00
105.00	0.13	575	954.44	0.10	0.10	0.00	0.00
110.00	0.19	1,586	954.62	0.10	0.10	0.00	0.00
115.00	**0.31**	**4,067**	**955.04**	**0.11**	**0.11**	**0.00**	0.00
120.00	**0.89**	**12,620**	**956.30**	**1.50**	**0.14**	**1.36**	0.00
125.00	0.23	11,590	956.16	0.26	0.14	0.12	0.00
130.00	0.16	11,436	956.14	0.17	0.14	0.03	0.00
135.00	0.12	11,355	956.13	0.13	0.13	0.00	0.00
140.00	0.10	10,922	956.07	0.13	0.13	0.00	0.00
145.00	0.09	10,196	955.96	0.13	0.13	0.00	0.00
150.00	0.08	9,345	955.84	0.13	0.13	0.00	0.00
155.00	0.07	8,375	955.70	0.13	0.13	0.00	0.00
160.00	0.06	7,295	955.54	0.12	0.12	0.00	0.00
165.00	0.06	6,160	955.37	0.12	0.12	0.00	0.00
170.00	0.05	5,029	955.19	0.12	0.12	0.00	0.00
175.00	0.05	3,903	955.01	0.11	0.11	0.00	0.00
180.00	0.05	2,784	954.82	0.11	0.11	0.00	0.00
185.00	0.04	1,674	954.63	0.11	0.11	0.00	0.00
190.00	0.04	574	954.44	0.10	0.10	0.00	0.00
195.00	0.04	103	954.35	0.04	0.04	0.00	0.00
200.00	0.03	93	954.35	0.03	0.03	0.00	0.00
205.00	0.03	90	954.35	0.03	0.03	0.00	0.00
210.00	0.03	88	954.35	0.03	0.03	0.00	0.00
215.00	0.03	86	954.35	0.03	0.03	0.00	0.00
220.00	0.03	85	954.35	0.03	0.03	0.00	0.00
225.00	0.03	83	954.35	0.03	0.03	0.00	0.00
230.00	0.03	81	954.35	0.03	0.03	0.00	0.00
235.00	0.03	79	954.34	0.03	0.03	0.00	0.00
240.00	0.03	78	954.34	0.03	0.03	0.00	0.00

Stage-Discharge for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
954.33	0.00	0.00	0.00	0.00
954.43	0.10	0.10	0.00	0.00
954.53	0.10	0.10	0.00	0.00
954.63	0.11	0.11	0.00	0.00
954.73	0.11	0.11	0.00	0.00
954.83	0.11	0.11	0.00	0.00
954.93	0.11	0.11	0.00	0.00
955.03	0.11	0.11	0.00	0.00
955.13	0.12	0.12	0.00	0.00
955.23	0.12	0.12	0.00	0.00
955.33	0.12	0.12	0.00	0.00
955.43	0.12	0.12	0.00	0.00
955.53	0.12	0.12	0.00	0.00
955.63	0.13	0.13	0.00	0.00
955.73	0.13	0.13	0.00	0.00
955.83	0.13	0.13	0.00	0.00
955.93	0.13	0.13	0.00	0.00
956.03	0.13	0.13	0.00	0.00
956.13	0.13	0.13	0.00	0.00
956.23	0.76	0.14	0.62	0.00
956.33	1.90	0.14	1.76	0.00
956.43	3.38	0.14	3.24	0.00
956.53	5.12	0.14	4.98	0.00
956.63	7.11	0.14	6.96	0.00
956.73	9.30	0.15	9.15	0.00
956.83	11.68	0.15	11.53	0.00
956.93	12.58	0.15	12.43	0.00
957.03	13.33	0.15	13.18	0.00
957.13	14.05	0.15	13.89	0.00
957.23	14.73	0.16	14.57	0.00
957.33	15.38	0.16	15.22	0.00
957.43	16.00	0.16	15.84	0.00
957.53	16.60	0.16	16.44	0.00
957.63	17.18	0.17	17.01	0.00
957.73	17.74	0.17	17.57	0.00
957.83	18.34	0.17	18.11	0.06
957.93	19.37	0.17	18.64	0.56
958.03	20.65	0.17	19.15	1.33
958.13	22.18	0.18	19.65	2.35
958.23	23.92	0.18	20.13	3.61
958.33	25.87	0.18	20.61	5.09
958.43	27.97	0.18	21.07	6.72
958.53	30.08	0.18	21.52	8.37
958.63	32.28	0.19	21.97	10.13
958.73	34.58	0.19	22.40	11.99
958.83	36.97	0.19	22.83	13.96
958.93	39.48	0.19	23.25	16.04
959.03	42.04	0.20	23.66	18.19
959.13	44.64	0.20	24.06	20.38
959.23	47.33	0.20	24.46	22.67
959.33	**50.19**	**0.20**	**24.85**	**25.14**

Stage-Area-Storage for Pond 1P: INFILTRATION BASIN 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
954.33	5,362	0
954.38	5,415	269
954.43	5,469	542
954.48	5,522	816
954.53	5,576	1,094
954.58	5,629	1,374
954.63	5,683	1,657
954.68	5,736	1,942
954.73	5,790	2,230
954.78	5,843	2,521
954.83	5,897	2,815
954.88	5,950	3,111
954.93	6,003	3,410
954.98	6,057	3,711
955.03	6,110	4,015
955.08	6,164	4,322
955.13	6,217	4,632
955.18	6,271	4,944
955.23	6,324	5,259
955.28	6,378	5,576
955.33	6,431	5,897
955.38	6,484	6,219
955.43	6,538	6,545
955.48	6,591	6,873
955.53	6,645	7,204
955.58	6,698	7,538
955.63	6,752	7,874
955.68	6,805	8,213
955.73	6,859	8,554
955.78	6,912	8,899
955.83	6,966	9,246
955.88	7,019	9,595
955.93	7,072	9,948
955.98	7,126	10,302
956.03	7,179	10,660
956.08	7,233	11,020
956.13	7,286	11,383
956.18	7,340	11,749
956.23	7,393	12,117
956.28	7,447	12,488
956.33	7,500	12,862
956.38	7,553	13,238
956.43	7,607	13,617
956.48	7,660	13,999
956.53	7,714	14,383
956.58	7,767	14,770
956.63	7,821	15,160
956.68	7,874	15,552
956.73	7,928	15,948
956.78	7,981	16,345
956.83	8,035	16,746
956.88	8,088	17,149
956.93	8,141	17,554
956.98	8,195	17,963
957.03	8,248	18,374
957.08	8,302	18,788
957.13	8,355	19,204
957.18	8,409	19,623
957.23	8,462	20,045
957.28	8,516	20,469
957.33	8,569	20,897
957.38	8,628	21,326
957.43	8,688	21,759
957.48	8,747	22,195
957.53	8,806	22,634
957.58	8,866	23,076
957.63	8,925	23,521
957.68	8,984	23,968
957.73	9,044	24,419
957.78	9,103	24,873
957.83	9,163	25,329
957.88	9,222	25,789
957.93	9,281	26,252
957.98	9,341	26,717
958.03	9,400	27,186
958.08	9,459	27,657
958.13	9,519	28,132
958.18	9,578	28,609
958.23	9,637	29,089
958.28	9,697	29,573
958.33	9,756	30,059
958.38	9,813	30,548
958.43	9,871	31,040
958.48	9,928	31,535
958.53	9,986	32,033
958.58	10,043	32,534
958.63	10,101	33,038
958.68	10,158	33,544
958.73	10,216	34,053
958.78	10,273	34,566
958.83	10,331	35,081
958.88	10,388	35,599
958.93	10,445	36,119
958.98	10,503	36,643
959.03	10,560	37,170
959.08	10,618	37,699
959.13	10,675	38,231
959.18	10,733	38,767
959.23	10,790	39,305
959.28	10,848	39,846
959.33	**10,905**	**40,390**

2F (202)

Scale: 1 inch= 30 Ft.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	6	WP9	SINGLE	4053	0.900	LSI WPSLS-04L-40 BZA	37.05	222.3
	2	P1	SINGLE	18931	0.900	LSI SLM-LED-18L-SIL-3- UNV DIM 40-70CRI BRZ	148.5	297
	3	P2	BACK-BACK	17562	0.900	LSI SLM-LED-18L-SIL-5W-UNV DIM 40-70CRI BRZ	148.5	891

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.81	19.9	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.38	5.9	0.7	3.40	8.43

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

36x44

Luma Sales Associates
Lighting and Controls

#	Date	Comments

Revisions

Drawn By: Kathy Frey
Checked By:
Date:12/18/2019
Sales Agent: Steve Hahn
Scale:1" = 30'

Monticello Apartments

Monticello MN

LS952-3561

(reserved for recording information)

DEVELOPMENT CONTRACT AND PLANNED UNIT DEVELOPMENT

(Developer Installed Improvements)

TWIN PINES FIRST ADDITION

PC#_____)

THIS **DEVELOPMENT CONTRACT AND PLANNED UNIT DEVELOPMENT AGREEMENT** ("Contract") dated _____, 2026, by and between the **CITY OF MONTICELLO**, a Minnesota municipal corporation ("City"), and **APARTMENTS MONTICELLO LLC**, a Minnesota limited liability company (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve a plat and Planned Unit Development approval for ***TWIN PINES FIRST ADDITION*** (referred to in this agreement as the "Plat" and the "Development"). The land is located in the County of Wright, State of Minnesota, and is legally described on the attached Exhibit "A" ("Property"). The Developer is developing the Property as a 96-unit multi-family residential project under the Planned Unit Development zoning standards.

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the Plat on condition that the Developer enter into this Contract, furnish the security required by it, and record the Plat with the County Recorder or Registrar of Titles within 365 days after the City Council approves the final Plat or the execution of this Contract, whichever occurs later.

The City hereby grants approval to the Planned Unit Development ("PUD") provided the Development is consistent with the conditions of this Contract and the specific City conditions, requirements and PUD flexibility as set forth in City Resolution _____, adopted by the City Council on _____, and subject to the conditions of Exhibit Z in the staff report of the Planning Commission Agenda dated February 3, 2026, and Exhibit Z of the staff report of the City Council Agenda dated _____.

3. RIGHT TO PROCEED. Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this Contract has been fully executed by both parties and filed with the City Clerk, 2) the necessary security has been received by the City, 3) the Plat has been submitted to the Wright County Recorder's Office/Registrar of Title's Office, and 4) the City has issued a letter that all conditions have been satisfied and that the Developer may proceed.

4. PHASED DEVELOPMENT.

A. Should the Developer convey any lot or lots in the Development to a third party, the City and the owner of that lot or those lots may not amend this Development Contract or other city approvals or agreements for development or use of those lots without the approval or consent of the Developer or other lot owners in the Development. Private agreements between the owners of lots within the Development for shared service or access and related matters necessary for the efficient use of the

Development shall be the responsibility of the lot owners and shall not bind or restrict City authority to approve applications from any lot owner in the Development.

B. The Development is not a phased development. All lots will be constructed in a single phase.

C. Park dedication charges referred to in this Contract are not being imposed on outlots, if any, in the Plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the Plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, no outlots, within three (3) years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved Plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan and official controls.

7. ZONING. Except as otherwise provided herein, the subject property shall be subject to the zoning regulations for the Planned Unit Development District and the requirements and standards of the R-2 District in effect at the time the final Plat is approved. If there is a conflict among these regulations, the conflict shall be resolved in the order listed below with item number one being primary:

(1) Development Contract and Planned Unit Development Agreement [this document].
(2) Planned Unit Development Zoning District Regulations
(3) R-4 Zoning District Regulations

8. CONDITION FOR SUBSEQUENT APPROVALS. No final Plat for changes or amendments to this Contract shall be approved, nor shall construction commence for such additional land uses, until an amendment of the Contract is processed and approved, subject to the requirements of the Monticello Zoning and Subdivision Ordinances, including the submission of site and multi-family building plans, final grading and drainage plans, final utility plans, and final landscaping plans.

9. DEVELOPMENT PLANS. The Plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. With the exception of Plans A and B, the plans may be prepared, subject to City approval, after entering the Contract, but before commencement of any work in the Plat. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A - Plat

Plan B - Final Grading, Drainage, and Erosion Control Plan

Plan C - Sanitary Sewer and Watermain Plan

Plan D – Civil Details Plan

Plan E – Street and Storm Sewer Plan

Plan F – Stormwater Management Plan

Plan G – Utility Plan

Plan H - Street Lighting Plan

Plan I - Landscape and Tree Preservation Plans

Plan J – Building Plans, façade elevations and typical architectural design plans

Plan K – Sidewalk and Trail Plan

Plan L – Sign Plan

10. IMPROVEMENTS. The Developer shall install and pay for the following:

A. Sanitary Sewer System

B. Water System

C. Storm Sewer System

D. Streets

E. Concrete Curb and Gutter

F. Street Lights

G. Site Grading, Ponding, and Erosion Control

H. Underground Utilities

I. Setting of Iron Monuments

J. Surveying and Staking

K. Sidewalks and Trails

L. Retaining Walls

M. Mailboxes: All developers must meet with the City of Monticello Street Superintendent and USPS to determine the type of mail boxes installed and the location of all mail boxes. Initial costs of the mail boxes and their installation are the responsibility of the developer. All residential developments (other than standard single family homes) must install locking cluster mail boxes.

The improvements shall be installed in accordance with the City subdivision ordinance; City standard specifications for utilities and street construction; and any other ordinances. The Developer shall submit plans and specifications which have been prepared by a registered professional engineer to the City for approval by the City Engineer. The City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all written instructions received from the City's inspectors subject to Developer’s plans and specifications. The Developer or his engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City Council chambers with

all parties concerned, including the City staff, to review the program for the construction work. Within thirty (30) days after the completion of the improvements and before the security is released, the Developer shall supply the City with a complete set of reproducible "as constructed" plans, an electronic file of the "as constructed" plans in an auto CAD.DWG file or a .DXF file, and two complete sets of blue line "as constructed" plans, all prepared in accordance with City standards.

In accordance with Minnesota Statutes § 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. The Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed.

11. DESIGN STANDARDS. The applicable Planned Unit Development Zoning District Regulations are equal to those set forth in the PUD Resolution, and the R-4 Zoning District Regulations.

12. PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:

- Wright County for County Road Access and Work in County Rights-of-Way
- Wright County Soil Conservation District
- MnDot for State Highway Access
- Minnesota Department of Health for Watermains
- NPDES Permit for Stormwater Connections
- MPCA for Sanitary Sewer and Hazardous Material Removal and Disposal
- DNR for Dewatering
- City of Monticello for Building Permits

13. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it will be the Developer’s and the Developer’s contractors and subcontractors responsibility to satisfy themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

14. TIME OF PERFORMANCE. The Developer shall install all required public improvements by August 30, of the year following the year of recording of the final Plat with the exception of the final wear course of asphalt on streets. The final wear course on streets shall be installed between August 15th and October 15th of the year following installation of improvements, at the direction and in the discretion of the City Engineer. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date. Paving of the public streets shall be in conformance with the most current City of Monticello General Specifications and Standard Detail Plans.

15. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the platted property to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

16. EROSION CONTROL AND STORM WATER CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City or Wright County Soil and Water Conservation District. The City or Wright County Soil and Water Conservation District may impose additional erosion control and storm water requirements if they would be beneficial. All areas disturbed by the excavation and backfilling operations shall be reseeded within 48 hours after the completion of the work or in an area that is inactive for more than seven (7) days unless authorized and approved by the City Engineer. Except as otherwise provided in the erosion control plan, seed shall be in accordance with the City's current seeding specification which may include certified oat seed to provide a temporary ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the

erosion control plan and schedule or supplementary instructions received from the City or the Wright County Soil and Water Conservation District, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the letter of credit to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the Plat is in full compliance with the approved erosion control plan and storm water control measures are in place.

17. GRADING PLAN AND CERTIFICATION. The Plat shall be graded in accordance with the approved grading plan, stormwater control measures and erosion control plan as set forth in Plan B. The plan shall conform to City of Monticello specifications. Within thirty (30) days after completion of the grading and before the City approves individual building permits (except as permitted by this agreement or the Building Official), the Developer shall provide the City with an "as constructed" grading plan certified by a registered land surveyor or engineer that all ponds, swales, and ditches have been constructed on public easements or land owned by the City. Additionally, the "as constructed" grading plan will include a certification that the grading following construction activities has been undisturbed or has been returned to the state required in the grading plan. The "as constructed" plan shall include field verified elevations of the following: a) cross sections of ponds; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, ditches, locations and dimensions of borrow areas/stockpiles, and installed "conservation area" posts; and c) lot corner elevations, and building pads. The City will withhold issuance of building permits until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. The

Developer certifies to the City that all lots with building footings placed on fill have been monitored and constructed to meet or exceed applicable specifications.

18. CLEAN UP. The Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, home builders, subcontractors, their agents or assigns. Prior to any construction in the Plat, the Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping. The Developer shall pay a penalty of $100.00 a day for each calendar day that the streets are not cleaned in accordance with this paragraph. If the Developer repeatedly fails to clean streets in accordance with this paragraph, the City may, in its discretion, perform the work or contract to have the work completed and bill the costs to the Developer. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days from the date notice of the amount owed to the City is mailed, the City may draw down the Irrevocable Letter of Credit to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the Plat is in full compliance with the requirements of this paragraph.

19. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Contract, the watermain improvements lying within public easements shall become City property without further notice or action. The storm sewer, parking lot lighting and individual water and sanitary sewer services are privately owned and maintained.

20. CITY PLANNING, LEGAL AND ADMINISTRATION.

A**.** The Developer shall submit an escrow deposit for fees for City staff administration and City planning-related expenses associated with processing of the Plat, PUD and associated administration. Fees for this service shall be at standard hourly rates per the City’s adopted fee schedule estimated to be one

percent (1.0%) of the estimated construction cost of the Public Improvements and Grading, assuming normal construction and project scheduling. Developer will provide a $2,000 escrow, which is separate and in addition to any other escrow funds for this Development. This amount is subject to reconciliation based on actual costs at the completion of the project.

B. The Developer shall submit an escrow deposit for fees relating to City legal -related expenses associated with the Plat and PUD development. Fees for this service shall be at standard hourly rates per the City's adopted fee schedule estimated to be one percent (1.0%) of the estimated construction cost of the Public Improvements and Grading, assuming normal construction and project scheduling. Developer will provide a $2,000 escrow, which is separate and in addition to any other escrow funds for this Development. This amount is subject to reconciliation based on actual costs at the completion of the project.

C. The fees owed by the Developer to the City under this Section shall be paid from the escrow amounts. Any amounts not utilized from the escrow account shall be returned to the Developer when all the Development has been completed in accordance with this Contract. If additional escrow amounts are required for such costs incurred beyond the escrow deposit, the Developer shall be billed directly for such costs and there shall be no issuance of occupancy permits until all such obligations have been fully paid.

21. CITY ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION.

A. The Developer shall pay a fee for the City's engineering administration as related to the Public Improvements. City engineering administration will include monitoring of construction observation related to Public Improvements, consultation with Developer and its engineer on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Fees for this service shall be at

standard hourly rates per the City's adopted fee schedule estimated to be four percent (4.0%), of the estimated construction cost of the Public Improvements, assuming normal construction and project scheduling. Developer will provide a $2,000 escrow, which is separate and in addition to any other escrow funds for this Development, to pay the fees owed to the City under this Section. The Developer shall pay for construction observation performed by the City's consulting engineer. Construction observation shall include part or full-time inspection of proposed public utilities and will be billed on standard hourly rates per City's adopted fee schedule. The cost of the construction observation is included in the four (4%) estimate.

B. The Developer shall pay a fee for the City's engineering administration as related to grading and restoration of the subject property. City engineering administration will include monitoring of construction observation related to grading and restoration of the site, consultation with Developer and their engineer on status or problems regarding the project, coordination for final inspection and acceptance, and processing of requests for reduction in security. Fees for this service shall be at standard hourly rates per the City's adopted fee schedule estimated to be three percent (3.0%), of the estimated construction cost of the subject property grading and restoration cost, assuming normal construction and project scheduling. Developer will provide a $6,000 escrow, which is separate and in addition to any other escrow funds for this Development. The Developer shall pay for construction observation performed by the City's consulting engineer. Construction observation shall include part or full-time inspection of proposed public utilities and will be billed on standard hourly rates per City's adopted fee schedule.

C. The fees owed by the Developer to the City under this Section shall be paid from the escrow amounts. Any amounts not utilized from the escrow account shall be returned to the Developer when all the Development has been completed in accordance with this Agreement. If additional escrow amounts are

required for such costs incurred beyond the escrow deposit, the Developer shall be billed directly for such costs and there shall be no issuance of occupancy permits until all such obligations have been fully paid.

22. CLAIMS. In the event that the City receives claims from labor, materialmen, or others that work required by this Contract has been performed, the sums due them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the letters of credit in an amount up to 125 percent of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the letters of credit deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys' fees pursuant to this Contract.

23. STORM SEWER AREA TRUNK AREA CHARGE. The Development is subject to a storm sewer area charge of **$**21,606.20. The area charge is based on the net area of the final Plat less any area credit for pond area, and is calculated as follows:

2.2 acres x $4,851 (Base Fee/Net Acre) = **$10,672.20**

2.2 acres x $4,970 (Alternate Fee/Net Acre) = **$10,934.00**

The total storm sewer area charge for the Development of **$21,606.20** shall be assessed against the property if not paid by the Developer in cash at the time of final Plat approval at Developer's option. If assessed over a term of five (5) years, an interest rate of one and one half (1.5%) percent over prime as published in the Wall Street Journal at the time of assessment per annum on the remaining principal balance each year shall apply.

24. SANITARY SEWER TRUNK AREA CHARGE. The Development is subject to a sanitary sewer area charge of **$**173,856.00. The area charge is based on a per unit basis of the final Plat and is calculated as follows:

96 units x $1,811 per unit = **$173,856.00**

The Developer shall be assessed or shall pay the sanitary sewer area charge in cash at the time of final Plat approval at Developer's option. If assessed over a term of five (5) years, an interest rate of one and one half (1.5%) percent over prime as published in the Wall Street Journal at the time of assessment per annum on the remaining principal balance each year shall apply.

25. WATER MAIN AREA TRUNK CHARGE. The Development is subject to a water main area charge of **$**145,824.00. The area charge is based on a per unit basis of the final Plat and is calculated as follows:

96 units x $1,519 per unit = **$145,824.00**

The Developer shall be assessed or shall pay the sanitary sewer area charge in cash at the time of final Plat approval at Developer's option. If assessed over a term of five (5) years, an interest rate of one and one half (1.5%) percent over prime as published in the Wall Street Journal at the time of assessment per annum on the remaining principal balance each year shall apply.

26. PARK DEDICATION. Developer shall pay a cash payment in lieu of land according to the City's schedule. The Developer shall pay **$**53,801.00 in satisfaction at the time of platting in satisfaction of park dedication requirements. The Developer shall be assessed or shall pay the park dedication in cash at the time of final Plat approval at Developer's option. If assessed over a term of five (5) years, an interest rate of one and one half (1.5%) percent over prime as published in the Wall Street Journal at the time of assessment per annum on the remaining principal balance each year shall apply.

27. LANDSCAPING. The Developer shall follow all requirements of the City's Zoning Ordinance requirements and the City approved Landscape Plan.

28. SPECIAL PROVISIONS. The following special provisions shall apply to Plat development:

A. Implementation of the recommendations listed in the City Engineer's Letter dated January 23, 2026.

B. Implementation of the recommendations listed in the City Building Official's Letter dated January 23, 2026.

C. Implementation of the recommendations of Resolution Nos. _____ including the City Staff's recommendations listed in Exhibit Z.

D. Implementation of the recommendations from the Planning Commission Staff Report and the Planning Commission Minutes dated February 3, 2026.

E. Verification that all easements and association maintenance aspects of the mixed-use Outlot A area are addressed to the satisfaction of the City Attorney.

F. The applicant is required to supply a cross-parking agreement with the adjacent office building over Outlot A. Submittal of association and/or common area easement documents is required. The documents shall be subject to the review and comment of the City Attorney.

G. The applicant executes and records into a PUD and Plat development agreement at the time of final plat.

H. An encroachment agreement for development encroachments within the easterly drainage and utility easement, for the entrance monument area and Outlot A shall be executed and recorded.

I. A stormwater maintenance and easement agreement will also be required as a condition of plat approval and is shall be subject to the review and comment of the city Engineer and City Attorney.

J. The Preliminary and Final plat shall include all easements, including perimeter easements per the direction of the City Engineer.

K. Each of the underground parking spaces are included in the rent set for specific units.

L. Prior to City Council approval of the final Plat, the Developer shall furnish a boundary survey of the proposed property to be platted with all property corner monumentation in place and marked with lath and a flag. Any encroachments on or adjacent to the property shall be noted on the survey. The Developer shall post a $600 security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: 2 units at $300 per unit. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

M. The Developer is required to submit the final Plat in electronic format. The electronic format shall be either AutoCAD.DWG file or a .DXF file. All construction record drawings (e.g., grading, utilities, and streets) shall be in electronic format in accordance with standard City specifications. The Developer shall also submit one complete set of reproducible construction plans on Mylar.

29. SUMMARY OF SECURITY REQUIREMENTS.

A. To guarantee compliance with the terms of this agreement, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public

improvements, and construction of all public improvements, the Developer shall furnish the City with a letter of credit from a bank (security) for **$**12,525.00, plus a cash fee of **$**12,000 for City engineering, expenses and administration. The irrevocable letter of credit or other security deemed acceptable to the City is referred to throughout this Agreement as the "Security". The Security shall be in the form attached hereto as Exhibit "B", from a bank approved by the City. The bank shall be authorized to do business in the State of Minnesota, and shall provide a Minnesota office for presentment of the Letter of Credit or other alternative acceptable to the City. The Security shall extend through completion and acceptance (including the expected warranty period) by the City of the Development Work.

The amount of the Security was calculated as follows:

CONSTRUCTION COSTS:	
Watermain	$ 9,420.00
CONSTRUCTION SUB-TOTAL (ESTIMATED)	**$** 9,420.00
Lot Corners/Iron Monuments	$ 600
TOTAL COSTS	**$10,020.00**
TOTAL SECURITIES: Total Costs X 125%	**$12,525.00**

This breakdown is for historical reference; it is not a restriction on the use of the Security. The bank shall be subject to the approval of the City Administrator. The Security shall be for a term ending when maintenance bond is posted. Individual security instruments may be for shorter terms provided they are automatically renewed on an annual basis until expiration. The City may draw down the Security with 30 days written notice to Developer, for any violation of the terms of this Contract or if the Security is allowed to lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the renewal of the Security, the City may also draw it down. If the Security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been

satisfied, with City approval the Security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the amounts certified by the Developer's engineer shall be retained as Security until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council.

B. To guarantee compliance with the terms of this agreement, the Developer shall furnish the City with another letter of credit, in the form attached hereto, from a bank ("security") for **$**170,000.00 for site landscaping and grading. The amount of the security was calculated as follows:

Landscaping	$162,500.00
Grading	$7,500.00
TOTAL	**$**170,000.00

30. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City prior to the time of final Plat approval:

Legal (1%)	$ 2,000.00*
City Administration and Planning (1%)	$2,000.00*
Engineering and Inspection (3%) Grading/Restoration & Erosion & Sediment Control Inspection Fee (3% of grading)	$ 6,000.00*
Streets and Utilities Review & Inspection (4%)	$ 2,000.00*
Total Cash Requirements	**$ 1**2,000.00*

* Fees reconciled to actual expenses at close of project.

31. WARRANTY. The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for public improvements and underground utilities is two years and shall commence following completion and

acceptance by City Council. The Developer or its Contractors shall post maintenance bonds in the amount of twenty-five percent (25%) of final certified construction costs to secure the warranties. Maintenance Bonds of the prime contractor may be accepted subject to City approval. The City shall retain ten percent (10%) of the security posted by the Developer until the maintenance bonds are furnished the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City standard specifications for utilities construction identify the procedures for final acceptance of utilities.

32. RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all actual costs incurred by it or the City in conjunction with the development of the Plat, including but not limited to Soil and Water Conservation District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the Plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the Plat. The Developer shall deposit with the City the amount set forth in Section 30 to be used for the payment of these fees and enforcement fees. If the amount in the deposit account drops below 15% of the initial amount, the Developer will make additional deposits in amounts set by the City. At the completion of the project and following payment of all expenses related to the project, the City shall return the remaining deposit funds to the Developer.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by it and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including reasonable attorneys' fees and costs.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. The Developer hereby waives all assessment notice and hearing requirements. If the Developer elects to have the charges set forth in this contract assessed to the properties herein, the assessment shall be payable over a five year period, in five equal principal installments, plus interest at one and one half (1.5%) percent over prime as published in the Wall Street Journal at the time of assessment per annum on the remaining principal balance each year. Interest will begin to accrue on the principal balance commencing on the date of final Plat approval by the City of Monticello or the date of this contract, whichever is later.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt Plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate stated in the City Fee Schedule.

F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed such as but not limited to sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

G. If the Developer is dedicating property to the City to satisfy Park Dedication requirements, separate legal descriptions shall be developed for these properties and quitclaim deeds shall be executed for each of the transactions. The Developer agrees to pay all real estate taxes due or payable on outlots transferred to the City for the period up to the time the outlots become tax exempt.

33. DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer

shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than forty-eight (48) hours in advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

34. MISCELLANEOUS.

A. The Developer represents to the City that the Plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the Plat ceases to comply with county, metropolitan, state and federal laws and regulations, the City may, at its option, refuse to allow construction or development work in the Plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Contract.

C. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. If building permits are issued prior to the acceptance of Public Improvements, the Developer assumes all liability and costs resulting in delays in completion of Public Improvements and damage to Public Improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties. No sewer and water connection permits may be issued and no one may occupy a building for which a building permit is issued on either a temporary or permanent basis

until the streets needed for access have been paved with a bituminous surface and the utilities are accepted by the City Engineer.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer is well seized in fee title of the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants. In the event this Contract is filed of record, upon compliance of all terms herein by Developer, the City shall file a termination of record.

H. Developer or its prime contractor shall take out and maintain or cause to be taken out and maintained until one (1) month after the City has accepted the Public Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than $500,000 for one person and $2,000,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $2,000,000 or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate evidencing coverage prior to the City signing the Plat or when any construction commences, whichever

later occurs. The certificate shall provide that the City must be given ten (10) days advance written notice of the cancellation of the insurance.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer may not assign this Contract without the written permission of the City Council, unless such assignment is to a principal of Developer or another entity in which the Developer is a principal. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells part or parts of the platted land, until all conditions of assignment are met.

K. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls, the development plans, or special conditions referred to in this Contract required to be constructed shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

35. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: _____. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City

Administrator at the following address: Monticello City Hall, 505 Walnut Street, Suite 1, Monticello, Minnesota 55362, with a copy to the City Attorney by regular mail at: Campbell Knutson, P.A., Grand Oak Office Center I, 860 Blue Gentian Road, #290, Eagan, Minnesota 55121.

Remainder of page intentionally left blank.
Signatures on the following pages.

CITY OF MONTICELLO

By: _____
Lloyd Hilgart, Mayor

(SEAL)

And _____
Rachel Leonard, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by **Lloyd Hilgart** and by **Rachel Leonard**, respectively the Mayor and City Administrator of the **City of Monticello**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

DRAFTED BY:
Campbell Knutson
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, #290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
JJJ

DEVELOPER:
APARTMENTS MONTICELLO LLC

By: _____
_____
Its _____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of **Apartments Monticello LLC**, a Minnesota limited liability company, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
Campbell Knutson
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, #290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
JJJ/smt

EXHIBIT "A"

Legal description

Outlot A, Monticello Business Center Sixth Addition, Wright County, Minnesota, according to the recorded plat thereof.

EXHIBIT "B"

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Monticello
505 Walnut Street
Monticello, Minnesota 55362

Dear Sir or Madam:

We hereby issue, for the account of ____(Name of Developer)_____ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 2_____, of (Name of Bank)____";

b) Be signed by the Mayor or City Administrator of the City of Monticello.

c) Be presented for payment at ___(Address of Bank)___, on or before 4:00 p.m. on November 30, _____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Monticello City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Monticello City Administrator, Monticello City Hall, 505 Walnut Street, Monticello, MN 55362, and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

Its _____

CERTIFICATE OF INSURANCE

PROJECT:

CERTIFICATE HOLDER: City of Monticello
505 Walnut Street
Monticello, Minnesota 55362

INSURED:

ADDITIONAL INSURED: City of Monticello

AGENT:

WORKERS' COMPENSATION:

Policy No. _____

Effective Date: _____ **Expiration Date: _____**

Insurance Company:

COVERAGE - Workers' Compensation, Statutory.

GENERAL LIABILITY:

Policy No. _____

Effective Date: _____ **Expiration Date: _____**

Insurance Company:

( ) Claims Made **( )** Occurrence

LIMITS: [Minimum]

Bodily Injury and Death:
$500,000 for one person $1,000,000 for each occurrence

Property Damage:
$200,000 for each occurrence

-OR-

Combination Single Limit Policy $1,000,000 or more

COVERAGE PROVIDED:

Operations of Contractor: YES
Operations of Sub-Contractor (Contingent): YES
Does Personal Injury Include Claims Related to Employment? YES

Completed Operations/Products: YES
Contractual Liability (Broad Form): YES
Governmental Immunity is Waived: YES

Property Damage Liability Includes:

Damage Due to Blasting	YES
Damage Due to Collapse	YES
Damage Due to Underground Facilities	YES
Broad Form Property Damage	YES

AUTOMOBILE LIABILITY:

Policy No. _____

Effective Date: _____ **Expiration Date: _____**

Insurance Company:

(X) Any Auto

LIMITS: [Minimum]

Bodily Injury:
$500,000 each person $1,000,000 each occurrence

Property Damage:
$500,000 each occurrence

-OR-

Combined Single Limit Policy: $1,000,000 each occurrence

ARE ANY DEDUCTIBLES APPLICABLE TO BODILY INJURY OR PROPERTY DAMAGE ON ANY OF THE ABOVE COVERAGES:

If so, list: Amount: $_____
[Not to exceed $1,000.00]

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL TEN (10) DAYS WRITTEN NOTICE TO THE PARTIES TO WHOM THIS CERTIFICATE IS ISSUED.

Dated at _____ On _____

BY: _____
Authorized Insurance Representative

SUMMARY OF EXPENSES/FINANCE PLAN

2F (232)

DRAFT

v10 - 12/10/25

The storm sewer trunk fee is charged by the net acre which is defined as developable property minus pond acreage (at high water level) and wetlands at the delineation line, rounded to the nearest tenth (1/10th) of an acre."

Total Acres in Development	**3.512**	**gross**	2.2 **net**
Total Acres in Phase	**3.512**	**gross**	2.2 **net**
Total Units in Development			
		Single Family	
		Townhome	
	96	**Multi-Family**	
Total Units in Phase		**Single Family**	
		Townhome	
	96	**Multi-Family**	

Trunk Area Charges & Park Dedication

	Acreage Charge	Acres or Units	Credits	Net Assessment	Notes
Park & Pathway Dedication					
Park & Pathway Dedication					
Park Dedication Required (11%)		0.276			
Park Dedication Expressed as Value				53,801.00	Based on 2025 assessed value of $489,100
Park Dedication Land Area Provided		0			
Park Dedication Construction cost credit					Paid at prevailing rate at time of platting
Total Park Dedication Required					
Special Assessments					
Lift Station				NA	Paid if applicable
Little Mountain Booster Station				NA	Paid if applicable
Sanitary Sewer (unit)	$1,811	96		173,856.00	Paid at prevailing rate at time of platting
Watermain (unit)	$1,519	96		145,824.00	Paid at prevailing rate at time of platting
Storm Sewer Base (net acres)	$4,851	2.2		10,672.20	Paid at prevailing rate at time of platting
Storm Sewer Alternate	$4,970	2.2		10,934.00	
Total amount due at plat/to Assess				**$395,087.20**	
Per Lot Assessment based on (#) units				$395,087.20	Pay at final plat or assessed by lot

City Review & Inspection Escrows

					Escrows based on public improvement costs
City Planning and Administration	1.00%			$2,000.00	$2,000 minimum; Actual; cost reconciled at project completion
City Legal Review and Administration	1.00%			$2,000.00	$2,000 minimum; Actual; cost reconciled at project completion
Engineering and Inspection					
Grading, Restoration &	3.00%			$6,000.00	$2,000 minimum; Actual; cost reconciled at project completion
Erosion & Sediment Control Inspection					
Streets and Utilities Review & Inspection	4.00%			$2,000.00	$2,000 minimum; Actual; cost reconciled at project completion
Total City Fees				**$12,000.00**	

Improvement Construction Costs (Used to Calculate City Fees/Escrows/Securities)

					Notes
Sanitary Sewer					NA
Watermain				$9,420.00	
Storm Sewer					NA
Roads, Driveways and Sidewalks/Trails					NA
Lighting, Street Signage, Mailboxes					NA
Construction total (for purpose of calculating other fees)				$9,420.00	
Lot Corners/Iron Monuments	$300	2		$600.00	
Total Construction Cost for the purpose of calculating LOC				$10,020.00	
Letter of Credit Amount (Total cost X 125%)				**$12,525.00**	
Maximum allowable reduction prior to acceptance and bond			90.00%	$11,272.50	
Estimated site grading cost for calculation of LOC				$200,000.00	

Additional Letters of Credit

Landscaping				$162,500.00	Based on estimate of landscaping cost $130,000 x 125%
Prairie Restoration				NA	Based on estimate of restoration and maintenance cost
Tree Preservation				NA	
Grading	$3,000	2.5		$7,500.00	Surety for grading to plan and restoration
Total Additional LOC				**$170,000.00**	

COMMERCIAL RESIDENTIAL FLEX (CRF)

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

Commercial

- Office/Retail
- Professional Service
- Restaurants
- Hotels
- Entertainment

Residential

- Mixed-Density Residential
- Senior Living Facility

Public/institutional

- Educational Centers

Recreational

- Plaza
- Public Space
- Parks/Playgrounds

LAND USE MIX

LOT PATTERN

- PUD Standards
- **Density** (Low to High Density Residential)
- **Floor Area Ratio** (FAR) 0.30-0.50

DEVELOPMENT FORM

2018 Correlating Zoning District

PUD
Planned Unit Development

ZONING INFORMATION

Primary Mode

Vehicular with access to collectors and arterials

Transit or shuttle service

Secondary Mode

Pedestrian-friendly streetscape

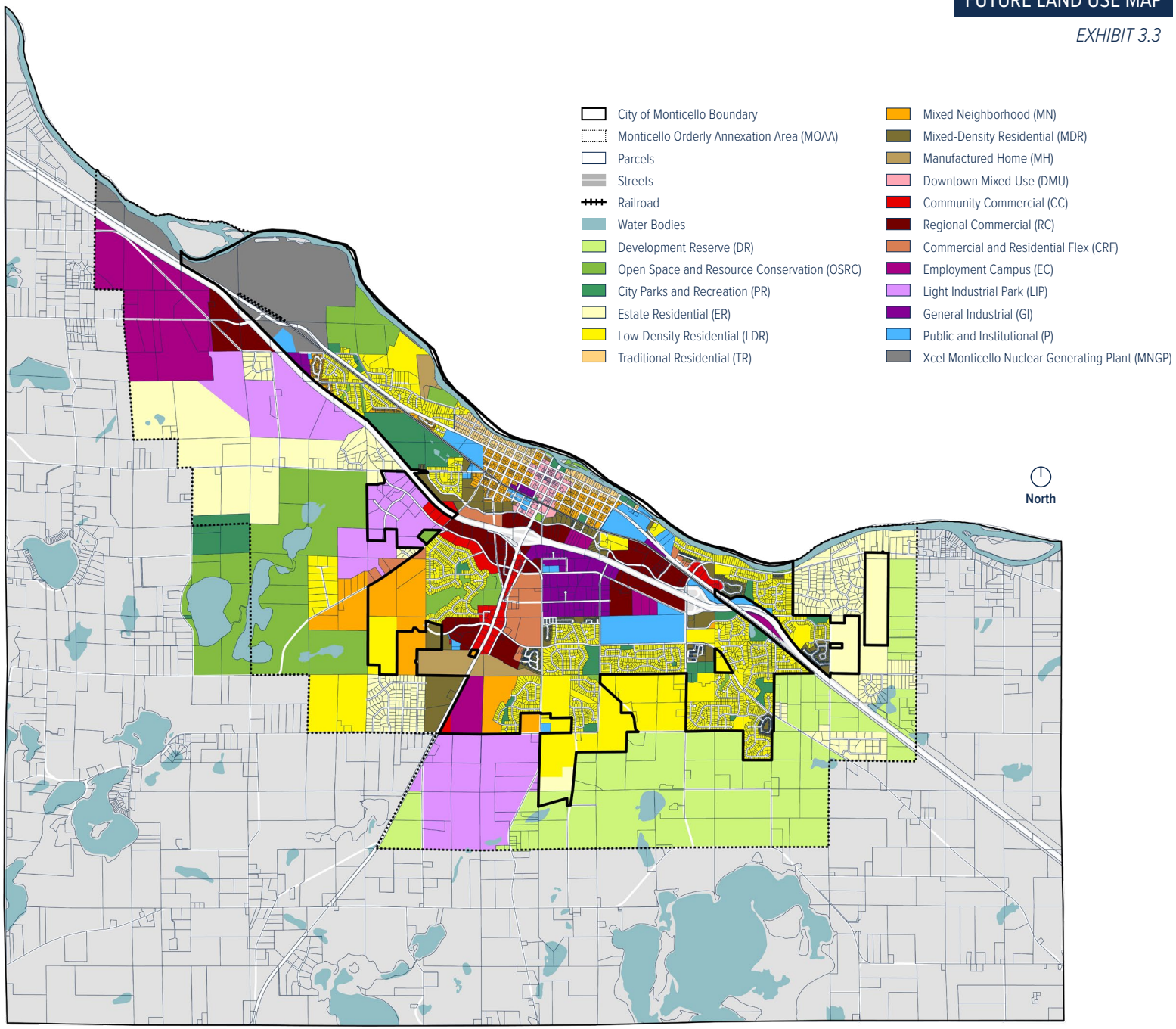
Bicycle facilities and parking

MOBILITY

CASE STUDY EXAMPLE

FUTURE LAND USE MAP

EXHIBIT 3.3



The flow of employees to jobs outside of the City, or into the City while living in a different area occurs for several reasons. Attracting employees can be the result of livable wage positions that may not be available in the areas that they live. It can also be a result of the employee being attached to their existing community because of the school system, family, or other personal reasons. Another issue that can affect the attraction of employees to a community is the availability of housing to meet their needs. As families move through their career paths and family status, their housing needs change and will rely on communities to provide that lifecycle housing.

WORKFORCE HOUSING

As a city actively developing, Monticello is taking a careful yet proactive approach to planning land use and density to ensure adequate amounts of land are guided to provide opportunities for a full range of "life cycle" housing options. The City is especially looking for opportunities to develop a range of life-cyle and "step-up" housing options as a way to attract new industrial development and jobs that offers higher paying wages.

Existing Housing Value Assessment

The measure of affordability of a housing unit compares housing cost to gross household income. The general standard is that housing is affordable if housing expenses equal 30% or less of a person's gross household income. Tables 6.5 and 6.6 demonstrates the value of the City of Monticello's housing stock in comparison to the entirety of Wright County.

Notably, 46% of the City of Monticello's housing stock is valued between $150,000 - $250,000 compared to 29% of Wright County housing stock of the same value (refer to Table 6.5 and 6.6). This aligns with the data that suggests housing prices are increasing in Monticello compared to the County. It is important that a range of affordable housing stock in the community is maintained while also providing housing products in the higher values as well.

Affordable Workforce Housing

The City completed (2020) a comprehensive housing study that assesses the housing needs for the community. It is imperative that any successful economic development policies and strategies allow for the development of life-cycle housing to allow for the continued growth of the community. The policies and strategies from the housing study have been incorporated into this plan.

A generally accepted standard is that in order to develop new affordable housing, the development needs to be a minimum of eight units per acre. Based on the City's future land use plan 986 acres would allow for residential development at eight units or more per acre. While the City has created a land use plan that permits areas at greater density, barriers to development of affordable housing still exist. Some of these barriers are beyond the City's control including, but not limited to:

- *Steady increases in land prices and State and County tax structures*
- *Increase in construction costs. When combined with land prices, it becomes more difficult to provide affordable units through new construction.*
- *Property constraints from wetlands, woodlands, soils, poor access or others.*
- *Availability of regional public transit options within the City.*

The goals, policies, and strategies section includes specific efforts to pursue as it relates to offering a range of affordable housing options.

ECONOMIC DEVELOPMENT ISSUES AND OPPORTUNITIES

In the next 20 years the City will face a variety of issues as well as opportunities related to economic development. Many of these issues are larger in scale and will require regional and state partners to address them, especially as related to transportation and infrastructure.

Tax Base Diversification

One of the primary issues facing the City will be sourcing new tax revenue and normalizing the City's financial system. The City's tax base relies heavily on the Xcel MNGP which is a finite revenue stream and will eventually be gone. Communities with diverse tax bases are resilient to shifts and fluctuations in the economy more so than communities that have a single large taxpayer or a majority of businesses in a single industry or sector. When the generating station is excluded from the equation, the City's largest single taxpayer makes up only 2.3% of the total tax capacity. This allows the city to have significant stability as it replaces the Xcel MNGP taxes. However, this diversity requires the community to look to multiple projects to help fill the pending gap but also allows for the development of industry clusters to provide both tax base and employment opportunities.

2F (236)

Workforce Development

The success of workforce development requires that the City develop a plan for development and training of the required work force. Creating and maintaining strong relationships with businesses is critical to identify needs and assist with the coordination between the training institutions to teach the required skills. This will also help identify potential funding sources further strengthening those relationships. The attraction of new livable wage employment opportunities is important to allow for the continued success of the local economy as well as attraction of new businesses and employment opportunities. The retention of existing businesses and employees in the community will maintain a workforce and help attract the needed workers to fill these positions.

Workforce Housing

The City has a limited number of step-up type housing and senior housing units. The community does have a significant number of "entry" level housing which limits the community's ability to retain residents that seek housing units with a greater level of amenities. These residents, while working in Monticello, live in the surrounding communities resulting in the City losing the opportunity to benefit from the retail spending and additional tax base of higher value homes. In addition to the shortage of move up housing, the City also has a limited number of senior housing opportunities. This limited supply results in older residents staying in their homes and those homes not being available for new residents. If the older residents move to another community for housing, Monticello loses their retail activity which is generally higher than younger residents further reducing growth and economic stability. The city also has a limited number of multi-family units to allow for the workforce required for the jobs that are being created through the expansion and attraction of businesses. As people are changing or beginning their careers, finding affordable housing is a pressing need and can be a primary factor in their success or failure. Regardless of the success of creating employment opportunities, if workers cannot live in the community and become part of the socio-economic fabric of the community, then the success will be short lived.

Transportation Improvements

Monticello will continue to plan for the completion of its comprehensive roadway and pathway system. Transportation costs are a major factor for businesses evaluating new locations. A well-maintained transportation network connected to the larger regional network will be critical for attracting new business and diversifying to warehousing and distribution sectors. The continued planning and development of the transportation system improvements including a potential interchange with major transportation arteries will also allow for the continued growth of Monticello. The City will also need to commit resources to the continued maintenance of the existing infrastructure to support the local economy.

Bridge Traffic

Presently, State Highway 25 is the only river crossing in the City and greater region. A new bridge crossing would help alleviate traffic congestion on Highway 25 and also provide options for emergency access. However, Highway 25 results in motorists traveling through the City's downtown that serve as possible customers for local businesses. Transportation improvements could alleviate some congestion and also improve east/west walkability through downtown Monticello. A new bridge in the region is a long term improvement and requires considerable investment and additional study, but would also will reduce the amount of traffic flowing through downtown, especially on the weekends. Monticello needs to continue to be an active member in the Central Mississippi River Regional Planning group as they work towards siting and eventually development of a new river crossing to maximize the benefit to the City.

COVID-19 Pandemic Response

The City proactively responded to the business community to support business operations during the global COVID-19 pandemic. The City approved temporary loan forbearance requests and an emergency grant program to assist those businesses with outstanding loans that have been negatively affected by the pandemic. This loan forbearance helped to ensure employers continue to retain employees. The long-term effects of the pandemic will not be known until after adoption of this plan.

January 23, 2026

Matt Leonard
City Engineer/Public Works Director
City of Monticello
505 Walnut Street, Suite 1
Monticello, MN 55362

Re: Twin Pines (Monticello) Apartments – Concept Plan Review
City Project No. 2025-046
WSB Project No. R-032611-000

Dear Mr. Leonard:

We have reviewed the revised Twin Pines (Monticello) Apartments Preliminary/Final Plan and civil plan submittal dated December 5, 2025, as prepared by Civil Site Group. This plan was previously reviewed in 2023 and a majority of the original comments were addressed at that time. All comments have been included below as a reference to previous reviews.

The revised engineering plans and documents were reviewed for general conformance with the City of Monticello's general engineering and stormwater treatment standards. We offer the following comments regarding these matters.

General & Final Plat

1. Add a note to the plans referencing the City Standard Specifications and Detail Plates. Also, add a note that tracer wire is required to be installed following Monticello Appendix D tracer wire specification. Complete.

2. Monticello Business Center 7th Addition already exists as the Aldi site; therefore, the plat name will need to be renamed. Complete.

3. The proposed site is currently platted as Outlot A, Monticello Business Center 6th Addition plat, which includes a blanket drainage and utility easement over the Outlot. The easements will need to be vacated with required easements for the utilities dedicated on the final plat. Complete, applicant noted receipt of these comments in their response dated January 22, 2020 and stated "easements reflect vacation and dedication."

4. The drainage and utility easements shown on the plat need to be revised to remove the easement where the courtyard is located, as that area is no longer being used as an infiltration basin. It appears this has been done, but the easements should also be added to the Utility Plan. Complete.

5. The applicant shall enter into a stormwater maintenance agreement with the City to maintain the infiltration basin and storm sewer system and drainage and utility easements do not need to be platted for these areas. Complete, applicant noted receipt of these comments in their response dated January 22, 2020.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

6. A minimum of a 12' drainage and utility easement should be added around the perimeter of the lot. In-progress, the easterly property line easement will need to be 25' due to the existing sanitary sewer main. Complete.

7. Provide confirmation that the easement on the adjacent property to the south allows for grading of the EOF. Also, provide notification to the adjacent property owner of any work occurring within the prescribed easement. In-progress, the applicant stated that they are in the process of obtaining a "grading permit" to work on the adjacent property.

8. Retaining wall and parking lot will require an encroachment agreement. In-progress and acknowledged by applicant, provide documentation to the City.

Existing Site & Removal Plan (C1.0)

9. The plan notes to remove and salvage the existing hydrants. It is not clear whether the salvaged hydrants will be used onsite. The City's preference is that new hydrants are used with the proposed improvements. Complete, the hydrants are no longer proposed to be salvaged.

10. Verify the phasing of storm sewer removal and installation so that it does not impact drainage to existing buildings and parking area. See comments on plans regarding temporary drainage swale. Complete.

Site & Paving Plan (C2.0)

11. The applicant should consider creating a separate drive aisle to the proposed apartment building in lieu of accessing the building through the existing parking lots. See planning report. Complete, applicant noted that a separate drive aisle is not feasible, but the site was updated to create more pedestrian accessible routes.

12. A sidewalk should extend from the proposed apartment building to the existing pathway along School Blvd. Complete, applicant noted the site plan was updated to include a connecting path from the existing apartment to sidewalk along School Boulevard.

13. Update parking lot to show the correct number of Handicap parking stalls in compliance with ADA regulations. Complete.

14. Note the location of pedestrian curb ramps and add the appropriate details onto the details sheets. In-progress, some were noted with "ribbon curb" but all of the locations adjacent to the "specialty pavement" location were. Note specifically where "pedestrian curb ramps" are to be located in all cases. Pedestrian curb ramps were identified in some locations but not others. Verify whether additional locations identified on the plans are needed. Complete.

15. Add the notation for the signs on the plan view to correspond with what is noted in the legend. Complete.

16. If tip-out curb is proposed, note these locations on the plans. Complete.

17. Coordinate civil and architectural plans to match, currently grades are different. In-progress, applicant acknowledged discrepancy. Complete.

18. Add an item in the legend for the specialty pavement and a typical section on the details page. Add a detail for the edging as well, if applicable. Complete.

19. It is not clear where the heavy-duty pavement is located (item in legend). Add the hatching to the plan per the geotechnical evaluation and a typical section on the details sheet. Complete, the legend was updated to remove this item.

Grading Plan (C3.0)

20. The City's Wellhead Protection Plan identifies this site within the "low vulnerability" DWSMA, but it is outside of the Emergency Response Area (ERA), therefore infiltration is allowed. Residential uses typically do not pose a risk of potential contaminants and will be reviewed at the time of proposed development submittal. Complete, acknowledged by applicant.

21. Label the % grade for the parking lot. The percent grades within the handicapped parking and access isle area cannot exceed 2.0%, note on plans accordingly and confirm the grading in and areas meet this requirement. Similarly, the cross slope on pedestrian routes cannot exceed 2.0%, note the cross slope on the plans. Note the percent grade of the parking entrance driveway and in the rear patio area. Complete.

22. Riprap shall be grouted per City general specifications. Note the quantity proposed at each location. Complete.

23. The EOF for the pond is called out as 958.33, please provide information on grading off the site to the south as this limit is cut off on the grading plan. Complete.

24. Provide trench drain design and information on the storm sewer pumping system. The pumping system will need to comply with the Building Code. Complete.

25. Confirm all roof drainage is being directed to the infiltration basin. Complete.

26. Provide documentation that retaining walls greater than 4.0 feet in height are certified by a professional engineer and a building permit has been acquired. A fence or railing is required along the top of the wall, provide standard details. Complete.

27. Verify landscaping on west side of building will not block drainage swale. Complete.

28. Grading plans appear to show slopes steeper than 3:1 at the south of the west wing. Complete.

29. Note EOF and elevations for all low points/catch basins. Complete.

30. There is the potential for a high amount of drainage to be conveyed down the ramp to the underground garage, including overflow/EOF from CBMH 22. Snow, ice, and freeze/thaw cycles could create additional issues with blocking the low-point spillway. Consider widening the spillway entrance and increasing the grade differential from the garage opening to the low point. Complete.

Utility Plan (C4.0)

31. The watermain should be looped within site as identified in the original preliminary plat or the applicant shall provide documentation that there is adequate pressure and fire flow to serve the site. Complete.

32. The building department will review required fire hydrant location(s) and emergency vehicle access/circulation and will provide comments separately from this letter. The fire hydrant spacing will need to meet the current building code. In-progress, the City staff will provide response under separate cover.

33. Identify irrigation stub locations and submit an irrigation plan to the building department with the building permit. Show the proposed stub location on the Utility and Landscape Plans. In-progress, the applicant stated the contractor will provide this at the time of building permit submittal.

34. Show the drainage and utility easements on the Utility Plan. Easements added to plan but add more easement area around sanitary manhole number 1 to allow for adequate access. Complete.

35. Label the size and type of the proposed watermain loop. Note the sizes of the valves on the plan and class of pipe proposed. Complete.

36. Note the location of the post indicator valve (PIV). Complete, applicant stated that a combined service is proposed and a PIV cannot be installed.

37. A wet-tap connection to the existing watermain does not appear to be needed for the watermain extension. The existing hydrant is being removed; therefore, a gate valve should be installed and the watermain extended. Complete.

38. Identify fire hydrant locations, currently plan states existing hydrants will be salvaged and reinstalled but plan does not show the new locations. Complete.

39. Where sanitary or storm sewer crosses the watermain, note “Maintain 18-Inch Separation, 4” Rigid Insulation” at each location. Complete.

40. The sewer service and storm sewer pipe crossing appear to be in conflict. Review all conflict points and adjust grades as necessary. Complete.

41. The proposed sanitary sewer line is at a slight skew to the existing main alignment. If possible, this proposed like should have the same alignment as the existing, otherwise a manhole may be required at the connection point. Complete.

42. The existing sanitary manhole on the easterly entrance appears to be located where the new curb is proposed. Consider moving the curb to avoid conflict with the manhole casting. Complete.

43. Confirm that the 8-inch sanitary sewer size is adequate per Ten State Standards. Complete, applicant stated conformance with mechanical design and plans.

44. Note the pipe material types and strength designation for sanitary sewer pipes (i.e. PVC SDR 35). Complete.

45. The invert of the sanitary sewer stub elevation is higher than the basement floor, consider connecting to a different sanitary manhole with a lower invert to achieve gravity flow. If

this is not feasible provide a detail or confirmation that other means will be constructed to connect the garage drains to the sanitary sewer. Complete.

46. Add general notes to the utility plans to the effect of: Complete.
    a. The City of Monticello shall not be responsible for any additional costs incurred that are associated with variations in the utility as-built elevations. All utility connections shall be verified in the field.
    b. The City, or agents of the City, are not responsible for errors and omissions on the submitted plans. The Owner and Engineer of Record are fully responsible for changes or modifications required during construction to meet the City's standards.
    c. All watermain and sanitary sewer testing shall be done in accordance with the City of Monticello standards and specifications. Copies of all test results shall be submitted to the City (Public Works Director, City Engineer), the Owner, and the Engineer of Record.
    d. Watermain shall have a minimum cover of 7.5'.
    e. The City will require televising for sanitary sewer pipe installations prior to accepting a warrant for the utility system provide report and video files to the City for review.

Civil Details Plans (C5.0, C5.1)

47. Use the City standard details for the proposed utility work including sanitary sewer, storm sewer, watermain, or other items to the greatest extent practicable. Complete.

48. Provide details for the proposed retaining walls and safety fence. Complete.

SWPPP (SW1.0 - SW1.5)

49. An NPDES/SDS Construction Storm Water General Permit (CSWGP) shall be provided with the grading permit or with the building permit application for review, prior to construction commencing. In-progress, the applicant stated this will be the responsibility of the contactor.

50. Either add a note or clarify the legend that the perimeter control shall be comprised of silt fence. Complete.

51. Show the location of the stabilized construction entrance. Complete.

52. Add BMP such as silt fence or bio-roll at the bottom perimeter of the infiltration basin. Complete.

53. Show the hatching on the plan view for the erosion control blanket locations. Complete.

54. A full review of erosion/sediment control will be conducted with the final plat submittal. Show hatching on plan where this will be required. Complete.

55. Show receiving waters within one mile of the project on the plans. If they do not fit on the plan sheets, use an arrow to denote the direction and distance from the project. Complete.

56. Sheet L1.0 - It is not clear what type of stabilizing cover (e.g., mulch, erosion control blanket, etc.) will be paired with the permanent seed mix for permanent stabilization of

the infiltration basin. Include the stabilizing cover type and update estimated quantities for the project. Complete.

57. Include note in the SWPPP notes section to prepare and submit a dewatering plan to the City Engineer or their designee for approval prior to initiating dewatering activities on the site. Complete.

58. Include note outlining that the infiltration system cannot be excavated to final grade or within 3 feet of final grade until the contributing drainage area has been constructed and fully stabilized unless rigorous erosion prevention and sediment control practices have been implemented. Complete.

59. Energy dissipation is missing from pipe outlet to SW corner of the infiltration basin (Sheet SW1.1). Upstream inlet (near the outdoor amenity space) is missing inlet protection (Sheet SW1.1). Complete.

Traffic & Access

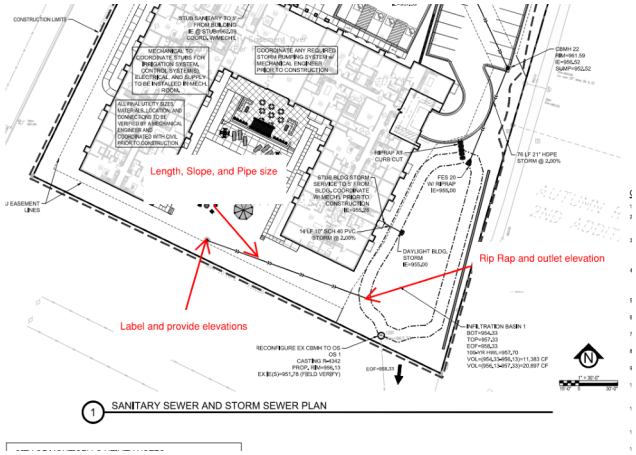
60. The applicant has provided an estimate of the average daily traffic and peak hour traffic generated from the entire site as developed. The existing access from School Boulevard will be utilized. It appears that the existing turn lane configurations on School Blvd have adequate capacity to accommodate the projected volumes from the proposed site. The City is reviewing intersection controls along the School Boulevard corridor to determine if and when any modifications are needed. Future special assessments may apply to the property for future improvements. Complete, applicant noted receipt of these comments from their response dated January 22, 2020.

Stormwater Management Plan

61. Provide modeling calculations for the 10-day snowmelt (7.2”) event. CN’s should be modified in this model event to 98 to simulate no infiltration/frozen conditions. Stormwater report dated 2022-02-04 includes the 10-day snowmelt model, however CNs were not adjusted to 98. Please update CNs. Complete.

62. Provide soil borings to confirm soil type, infiltration rates, and groundwater elevation. Confirm that there is a 3-foot separation between the bottom of the infiltration areas and the groundwater elevation. Complete.

63. Provide information on proposed storm sewer and discharge to the infiltration basin. Complete.

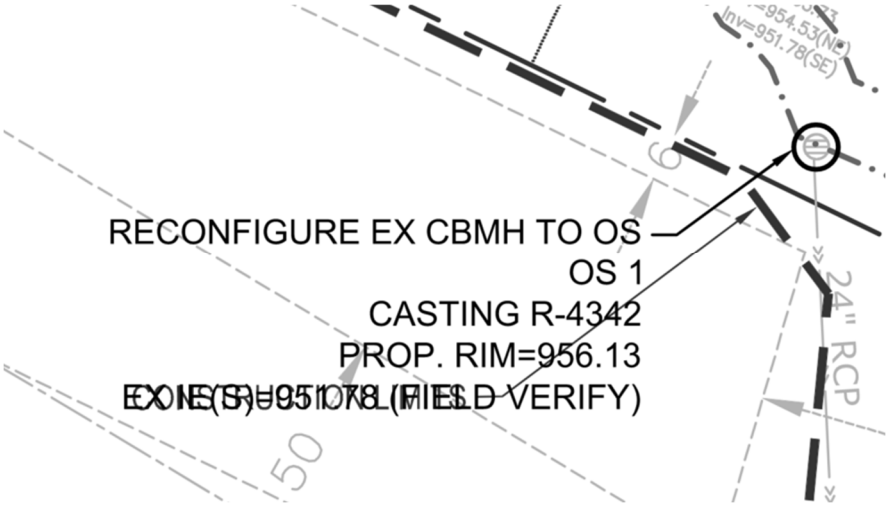


64. Pretreatment for runoff to infiltration basin is required. Provide pre-treatment device at curb cut before entering the infiltration basin. Complete.

65. According to the City's design guidelines, the maximum side slope for the infiltration basin should be 4:1, see Detail 4 on page C5.1. The current plan shows slopes at a 3:1, which is steeper than allowed. Complete.

66. Provide rational method calculations confirming adequacy of the storm sewer design for the 10-year storm event including the trench drain design. Complete.

67. Fix overlapping labels on utility plan. Complete.



Water Quality and Volume Reduction:

68. Applicant is required to infiltrate 1.1" over the net new impervious area. Complete.

Required Infiltration Amount	10,665 cf
Proposed Infiltration Amount	10,941 cf

69. The infiltration ponding depth proposed is from elevation 954.33 to 956.13 or 1.8 ft. An infiltration rate of 0.45 in/hr has been assumed in the HydroCAD model. In a 48 hr period, the amount of drawdown equates to 1.8-feet given the infiltration rate of 0.45 in/hr. As shown, the basins will drawdown within a 48-hour period. Geotechnical borings need to be submitted to confirm soil type, infiltration rates, and groundwater elevation. Confirm that there is a 3-foot separation between the bottom of the infiltration areas and the groundwater elevation. Complete.

Rate Control:

70. The site will utilize the regional basin for rate control. The regional basin assumed that this site would have a curve number of 72, the actual curve number for this development is 83. Therefore, the site has provided rate control for the difference between curve number 72 and 83. The difference was determined by the applicant as a 100-yr rate of 4,413 cf/acre. Applying this to the entire site identifies that 19,409 cf of storage is required for rate control on this site. This storage volume is met in the infiltration basin. The rate control requirement has been met with the proposed pond and the regional pond. The site utilizes the regional pond for overall rate control, therefore alternate ponding fees for the site are applicable. Complete.

Freeboard:

71. The EOF of 958.33 does not provide the required freeboard of at least 2ft to the building low opening of 959.83; the minimum elevation would need to be 960.33. Complete.

72. The FFE of 971.00 and low opening elevation of 960.33 are more than the required 2 feet above the HWL of 957.70. Complete.

Wetlands & Environmental

73. If any permanent or temporary wetland impacts are proposed with the project, authorization through the Wetland Conservation Act is required. Provide documentation that the site has been reviewed for the presence of wetlands. Complete, applicant has not provided documentation, but City staff does not have knowledge of any known wetlands onsite.

Please have the applicant provide a written response addressing the comments above. Feel free to contact me at 612-419-1549 if you have any questions or comments regarding the engineering review.

Sincerely,

WSB

James L. Stremel, P.E.
Senior Project Manager

CITY OF Monticello

PHONE: 763-295-2711 FAX: 763-295-4404
505 Walnut Street | Suite 1 | Monticello, MN 55362

January 23, 2026

Re: 4220 School Blvd

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 applicant will verify that all access drive space in the front parking lots is at least 26ft wide for aerial apparatus access and circulation within these two lots.

2. The applicant will verify and provide full turning radius in access roads for the City's aerial apparatus.

3. A 13 Fire suppression system is required; consult your design professional to verify fire hydrant spacing. The Fire Inspector must approve location prior to installation.

4. The City of Monticello has adopted appendix P of the fire code. This requires that your proposed building provides adequate first responder radio coverage. Please work with the Department of Building Safety to comply with this section.

5. The City requires you to install a fire key box on the outside of your building. Please contact the Department of Building Safety/Fire Inspector for these requirements. This Knox Box must be purchased from the city of Monticello.

6. Fire suppression system is required; work with the Fire Inspector/Fire Chief on locating your Fire Department Connection for the sprinkler system. The Fire Inspector must approve the location prior to installation.

CITY OF Monticello

PHONE: 763-295-2711 FAX: 763-295-4404
505 Walnut Street | Suite 1 | Monticello, MN 55362

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 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

2G. Consideration of adopting Resolution 2026-11 accepting a donation of $32,378 from the Monticello Rotary Club for the installation of a Musical Garden at Ellison Park, with installation to be completed no later than June 30, 2026, and authorizing staff to coordinate project details, site preparation, and final placement with the Rotary Club

Prepared by: Parks, Arts & Recreation Director	**Meeting Date:** 2/23/26	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-11 accepting a donation of $32,378 from the Monticello Rotary Club for the Musical Garden project at Ellison Park, with installation to be completed no later than June 30, 2026, and authorizing staff to coordinate project details, site preparation, and final placement with the Rotary Club.

REFERENCE AND BACKGROUND

The Monticello Rotary Club proposes to donate a Musical Garden at Ellison Park, funding and constructing a 20-by-20 space featuring six permanently installed outdoor musical instruments. The interactive garden is designed for all ages and abilities and is proposed to be located near the existing swing set at Ellison Park to ensure ADA-accessible entry from the main park drive.

The Rotary Club secured a Rotary District 5950 grant to support the project and is contributing additional club funds along with proceeds from ongoing memorial paver sales. The total project cost is estimated at $44,629, with the Rotary donating $32,378 in materials, equipment, and contracted installation services. The City's Parks, Arts & Recreation Department will provide in-kind support, including coordination, limited site preparation, and installation assistance.

The Parks, Arts & Recreation Commission (PARC) reviewed the proposal and recommended approval of the project to the City Council**.** As required by state statute, the City Council must accept these donations by resolution.

I. **Budget Impact:** There is no direct City expenditure for the purchase of equipment or contracted installation. The Rotary Club is donating $32,378 toward the project. The City's contribution will consist of in-kind staff support and minor site preparation work, which can be accommodated within existing budgets.

II. **Staff Workload Impact:** Staff will coordinate with the Rotary Club on final site selection, installation logistics. Workload is expected to be manageable within current staffing levels.

III. **Comprehensive Plan Impact:** The project enhances public park amenities, supports community partnerships, and expands inclusive recreational opportunities. It aligns with Comprehensive Plan goals related to arts, culture, and high-quality public spaces.

STAFF RECOMMENDED ACTION

City staff recommend approving the $32,378 donation from the Monticello Rotary Club for the Musical Garden project at Ellison Park and authorizing staff to coordinate project details and installation, including in-kind support from the Parks, Arts & Recreation Department.

SUPPORTING DATA

A. Resolution 2026-11
B. Photo and Location
C. Quote from Fireflies Play Environments

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

RESOLUTION NO. 2026-11

RESOLUTION APPROVING CONTRIBUTIONS

WHEREAS, the City of Monticello is generally authorized to accept contributions of real and personal property pursuant to Minnesota Statutes Sections 465.03 and 465.04 for the benefit of its citizens and is specifically authorized to. Said gifts may be limited under provisions of MN Statutes Section 471.895.

WHEREAS, the following persons and or entities Monticello Rotary have offered to contribute contributions or gifts to the City as listed:

- Ellison Park, Musical Garden. The Monticello Rotary will purchase instruments for the sum of $32,378.

WHEREAS, all said contributions are intended to aid the City in establishing facilities, operations or programs within the city's jurisdiction either alone or in cooperation with others, as allowed by law; and

WHEREAS, the City Council hereby finds that it is appropriate to accept the contributions offered.

NOW THEREFORE BE IT RESOLVED by the City Council of Monticello as follows:

1. The contributions described above are hereby accepted by the City of Monticello.
2. The contributions described above will be used as designated by the donor. This may entail reimbursing or allocating the money to another entity that will utilize the funds for the purpose stated above.

Adopted by the City Council of Monticello this 23rd day of February 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

RESOLUTION NO. 2026-11

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 23rd day of February, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello

_____
Jennifer Schreiber, City Clerk

DRAFT

Supporting Data:

Photo of equipment

Proposed Location of Musical Garden

PLAY ENVIRONMENTS THAT ENGAGE CHILDREN AND THE NATURAL WORLD

Fireflies Play Environments, Inc.

620 Northwestern Bldg.,275 E. Fourth St.
St. Paul, MN 55101
651.221.0915
612.990.2969
www.fireFliesplay.com

Bill to:

The City of Monticello
505 Walnut St. Suite 1
Monticello, MN 55362

SHIP to:
Same
Attn. Tom Pawelk
Parks, Arts & Recreation Director
763.271.3268

Date	Invoice No:	Customer ID	FOB	Ship Via	Terms	Tax ID
2.13.2026						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
1		Sculptural Ensemble In-ground-steel posts				$32,378.00
6		Contra Base Chimes Aria, Harp, Manta Ray,Lilypad Cymbals,Pagoda Bells				
					State of MN %5 discount	-$1,618.9
		Install not included.				
					Subtotal:	$30,759.10
		Tax exempt form ST-3 requested.			Tax:	Exempt
					Shipping:	$1,594.00
					TOTAL	$32,353.80
		50% deposit due upon order.				$16,176.90
		Balance due upon delivery.			Total	$16,176.90

Thank you!

Camille C. Calderaro MLA, ASLA, CPSI
Fireflies Play Environments, Inc.

2H. Consideration of approving the 2026 Operating Agreement between the City of Monticello and YMCA of the North for shared use and staffing of the YMCA Camp Manitou splash pad, recreation pool, pool deck, locker rooms, restrooms, and parking lot during designated summer public swim periods

Prepared by: Parks, Arts & Recreation Director	**Meeting Date:** 2/23/26	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Recreation Manager	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the 2026 Operating Agreement between City of Monticello and YMCA of the North for shared use and staffing of the YMCA Camp Manitou splash pad, recreation pool, pool deck, locker rooms, restrooms, and parking lot during designated summer public swim periods.

REFERENCE AND BACKGROUND

The City of Monticello and the YMCA of the North have a long-standing partnership at the Bertram Chain of Lakes Regional Park, where the YMCA holds a 99-year lease for the operation of YMCA Day Camp Manitou. In addition to the long-term lease, the City and YMCA collaborate to identify opportunities for shared use of facilities to benefit the broader community.

The proposed 2026 Operating Agreement reflects the fourth year of coordination between staff and the YMCA regarding expanded public access to the Camp Manitou splash pad and pool areas. In previous years, staff have served as the Council's primary connection to the YMCA partnership, ensuring alignment with the City's recreation goals and community expectations.

The agreement is structured so that during designated public swim times, the facility is staffed with Monticello Community Center (MCC) employees. Both MCC members and YMCA of the North members can access the amenities at no cost, while other guests are charged a daily admission fee. The revenue generated from the daily fees is split equally between the two partners. In 2025, the agreement generated just over $4,000 in revenue for the MCC.

The partnership also complements the MCC's seasonal operating model. The community center building is closed on Sundays and has reduced hours on Fridays and Saturdays. By offering access to the outdoor amenities at Bertram, members can continue to receive recreational value for their memberships while the main building is closed. During the 23 days of the 2025 season, there were 706 member visits during the public swim times, and MCC members accounted for approximately 86% of member usage.

As a reflection of the mutual benefit of the partnership, the YMCA expressed interest in expanded public access times during the 2026 season. For the season running from June 12 to September 6, 2026, MCC staff would operate the YMCA facilities on the following public swim periods:

Friday

Open Swim	6:00 – 8:00 p.m.

Saturday & Sunday

Adult Lap Swim	11:30 a.m. – 12:00 p.m.
Open Swim	12:00 – 5:00 p.m.

In addition to the staffing public swim, the agreement includes city staff assistance for cleaning, water testing, and maintenance coordination to ensure safe and consistent operations. The YMCA remains responsible for the operational costs related to the facilities.

I. **Budget Impact:** The City will collect daily admission fees and remit 50% of the revenue to the YMCA in July and September 2026. Staffing costs will be covered within the existing MCC staffing budget. No additional capital or operational expenses are anticipated.

II. **Staff Workload Impact:** MCC staff will be scheduled to operate the YMCA facilities during the designated public swim periods. Their duties include lifeguarding, general cleaning, and coordination with YMCA maintenance staff. Park staff will test the water. The workload is consistent with typical seasonal operations and can be accommodated by current staffing levels.

III. **Comprehensive Plan Impact:** The agreement supports the City's goals of expanding recreational access, strengthening partnerships, and enhancing community health and wellness opportunities.

STAFF RECOMMENDED ACTION

City staff recommend approving the 2026 Operating Agreement with the YMCA of the North for shared use and operation of the YMCA Camp Manitou Facilities.

SUPPORTING DATA

- YMCA Operating Agreement

OPERATING AGREEMENT

This OPERATING AGREEMENT ("Agreement") is made and entered into this **12th** day of **June *2026***, by and between the City of Monticello ("City") and YMCA of the North, 651 Nicollet Mall, Suite 500, Minneapolis, MN 55402 (dba, Day Camp Manitou, 9910 Briarwood Ave NE, Monticello, MN 55362) (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS the Owner currently leases and operates YMCA Day Camp Manitou at the Bertram Chain of Lakes Regional Park; and

WHEREAS the primary mission of the park system is to provide the public with healthful recreational opportunities and enjoyment of the outdoors; and

WHEREAS the mission of the YMCA is to build a healthy spirit, mind, and body for all and to work in partnership to serve communities; and

WHEREAS the City expressed an interest in partnering with the Owner to operate and staff the YMCA Camp Manitou splash pad, recreation pool, pool deck area, locker rooms, restrooms and parking lot (collectively the "YMCA Facilities") at no cost to the City or MCC Members on weekends and possibly holidays during the summer; and

WHEREAS the City would agree to operate and staff the MCC Facilities when MCC members are authorized to use the YMCA Facilities.

NOW, THEREFORE, it is agreed between the parties as follows:

1. **USE OF YMCA FACILITIES.**

Commencing on June 12, 2026, through September 6, 2026, Owner will provide MCC Staff access and use of the YMCA Facilities on Fridays for open swim from 6:00pm-8:00pm, Saturdays and Sundays for adult lap swim from 11:30 a.m. -12:00 p.m. & Saturdays and Sundays for open swim between the hours of noon to 5:00 p.m. ("Public Swim Periods"). There will be no cost for use of the YMCA facilities by MCC and YMCA members. A daily admission fee of $10 will be charged for all others.

2. CITY OBLIGATIONS.

A. Staffing. The City agrees to provide Monticello Community Center staff ("MCC Staff") to operate the YMCA Facilities during the Public Swim Periods.

B. Fees. During the MCC Use Periods, the City will collect fees of $10.00 per person (aged 3 and older) per day ("Daily Admission Fee") for the use of the YMCA Facilities during the Public Swim Periods for any person who is not an MCC Member or a YMCA of the North Member. The City will reimburse the YMCA for

one half of the total Daily Admission Fees and the City will retain one half of the Daily Admission Fees collected during the Open Swim Periods. The City will make reimbursement payments in July, and September 2026.

C. Operation of YMCA Facility. The City will be responsible for general cleaning of the restrooms, changing area and the fenced in grounds during its use of the Public Swim Periods. General cleaning includes daily picking up of trash, hosing off pool deck, splash deck, bath house. Wiping down mirrors, benches, and cleaning toilets each day. The owner will provide access to cleaning supplies and pool water testing supplies. MCC Staff will test pool water at 7 a.m. the morning of operation. If water testing identifies a need for treatment, MCC Staff will contact Owner's maintenance representative to resolve any imbalance or maintenance issue before 12 p.m. that day. If there is a maintenance issue that cannot be brought into compliance by a CPO or YMCA Maintenance technician by noon that day the pool area will remain closed. Owner is responsible for normal wear and tear maintenance and repairs to their facilities. Owner is responsible for mowing and bagging lawn weekly inside fenced area and keeping landscape maintained.

D. Owner shall provide all information to City necessary for the City and its employees to perform the City obligations under the terms of this Agreement.

E. Each party shall ensure that they have General Liability Insurance in the amount of $1M per occurrence and $3M aggregate. The City agrees to carry state mandated Worker's Compensation insurance per state statutes and agrees that the lifeguards and other personnel that are on-site on evenings and weekends are their responsibility and not the responsibility of the YMCA. Both parties agree to exchange Certificates of Insurance naming the other as additional insureds on the General Liability policy prior to the beginning of the swimming season.

2. TERM

The term of this Agreement shall commence on the Effective date and terminate on September 6, 2026.

3. USE OF YMCA FACILITIES

During the Public Swim Periods and subject to the terms and conditions herein, the MCC Staff will have access to the YMCA Facilities and the camp office for admissions and in the event of severe weather MCC Staff will not be allowed to store personal items in the camp office without prior consent by the YMCA.

4. MAINTENANCE AND REPAIRS

Except as otherwise provided under the terms of this Agreement, Owner is responsible for all other maintenance and repairs of the YMCA Facilities.

5. INDEMNIFICATION

Each Party hereby agrees to indemnify, defend, protect and hold harmless the other Party, and its affiliates, directors, officers, stockholders, agents, employees, and officials and their respective successors or permitted assigns from and against any and all causes of action, demands, claims, suits, losses, judgments or costs which may be brought by or asserted by any third party to the extent arising out of, connected to, or related to the indemnifying Party's performance under this Agreement. This Agreement shall not be construed as and does not constitute a waiver by any Party of any conditions, exclusions or limitations on the Party's liability provided by Minn. Stat. Ch. 466, or other applicable law. This clause will not be construed

to bar any legal remedies that any party may have against another party for the failure to fulfill their respective obligations under this Agreement.

Notwithstanding anything to the contrary herein, in no event shall either Party hereto be liable to the other for any special, indirect, incidental, exemplary, or punitive damages, including without limitation, loss of profits, loss of business opportunity or loss of prospective revenue, arising out of this Agreement, however same may be caused. This Section shall survive the expiration or termination of this Agreement.

6. COMPLIANCE WITH LAW

The City and the Owner agree to abide by the requirements and regulations of federal, state and local laws, including the Americans with Disabilities Act of 1990 (42 U.S.C. Sections 12101-12213) (ADA), the Minnesota Human Rights Act (Minn. Stat. Ch. 363A) and Title VII of the Civil Rights Act of 1964 (42 U.S.C. Section 2000e).

7. ASSIGNMENT

Neither party shall assign this Agreement, nor any interest arising herein, without the written consent of the other party.

8. NATURE OF RELATIONSHIP

The Parties enter this Agreement as independent contractors. Nothing in this Agreement may be construed to create a partnership, joint venture, or joint enterprise between the Owner and the City. The Parties have no power under this Agreement to take any action that could legally bind the other. The Parties are not entering into an employment agreement or an employee-employer relationship. This Agreement is between the Owner and the City, and not between either Party and any employee.

9. CONTROLLING LAW/VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Wright County.

10. NOTICES

Any notice given under this Agreement is sufficient if it is in writing, legible, and delivered to the other party by email, courier, facsimile, registered mail, certified mail, or regular mail at the address listed below for the party. Delivery is effective upon mailing.

The City:

Tom Pawelk, Parks, Arts & Rec Director
505 Walnut Street
Monticello, MN 55362
Tom.pawelk@ci.monticello.mn.us

The Owner:

YMCA of the North
651 Nicollet Mall, Suite 500,
Minneapolis, MN 55402
mary.herbst@ymcamn.org

11. FORCE MAJEURE

The Parties shall not be liable for damages due to any non-performance resulting from circumstances or causes beyond its reasonable control, including without limitation, electrical interruption lasting more than eight (8) business hours; fire or other casualty; act of God; war or other violence including terrorist acts; pandemic; labor shortage or any law, order, or requirement of any governmental agency or authority. If the Owner is unable to make the YMCA Facilities available for use by the City for the reasons above, either party reserves the right to terminate this Agreement.

12. SEVERABILITY

If any provision of this Agreement is held unenforceable by a court of law, the remaining portions of the Agreement shall remain in full force and effect.

13. ENTIRE AGREEMENT

This agreement is between the parties regarding shared use of the YMCA Facilities. Any prior conversations or writings are merged herein and extinguished. No amendment to this agreement shall be binding upon parties unless in writing and signed by the party sought to be bound by such amendment.

Lloyd Hilgart, Mayor Date

Rachel Leonard; Monticello City Administrator Date

Mary Herbst Vice President of Enterprise Risk and Compliance Date

2I. Consideration of approving the 2026 Operating Agreement with Independent School District 882 for Moose Sherritt Ice Arena use

Prepared by: Parks, Arts & Recreation Director	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Recreation Manager	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the 2026 Operating Agreement between the City of Monticello and Independent School District 882 for Monticello Community Center member access to the Moose Sherritt Ice Arena.

REFERENCE AND BACKGROUND

The City of Monticello and Independent School District 882 have collaborated for several years to provide Monticello Community Center (MCC) members with access to indoor ice skating at the Moose Sherritt Ice Arena. The District owns and operates the arena, while the city manages the MCC and its recreational programming.

In previous years, the agreement was processed administratively. However, based on updated guidance from the city attorney, staff request formal approval by the City Council.

Under the proposed 2026 agreement, the District will continue offering MCC members an average of four open skate sessions per month, with a minimum of 1.5 hours per session, at no direct cost to MCC members. The City will reimburse the District at a rate of $3 per MCC member per open skate session, based on monthly attendance tracking conducted by District staff.

In 2025, the program had an annual cost of $1,320 and the City paid an average of $110 per month. As the fee per MCC skater is not proposed to change in 2026, staff expect the costs to remain relatively consistent with the prior year but budgeted to allow for increased participation.

The agreement outlines responsibilities for scheduling, staffing, maintenance, communication, insurance, and indemnification. The term of the agreement is January 1, 2026, through December 31, 2026.

I. **Budget Impact:** There is $2,000 allocated within the programming budget of the Community Center Fund. The total cost will vary based on participation, but staff expect the average monthly cost to remain consistent with previous years and within the budget.

II. **Staff Workload Impact:** City staff will coordinate communication of open skate schedules, manage member information, and process monthly invoices. Workload is minimal and consistent with prior years.

III. **Comprehensive Plan Impact:** The agreement supports community wellness and recreational access, aligning with Comprehensive Plan goals related to active lifestyles and shared public facility use.

STAFF RECOMMENDED ACTION

City staff recommend approval of the 2026 Operating Agreement for MCC member use of the Moose Sherritt Ice Arena. This partnership allows the City to expand recreational opportunities for MCC members and supports shared community use of public facilities.

SUPPORTING DATA

- Draft 2026 Operating Agreement

OPERATING AGREEMENT

This OPERATING AGREEMENT ("Agreement") is made and entered into this **1st** day of **January 2026**, by and between the City of Monticello ("City") and Independent School District No. 882, 302 Washington Street, Monticello, MN 55362 (hereinafter referred to as "District").

WITNESSETH:

WHEREAS the District currently owns and operates Moose Sherritt Ice Arena located at 800 Broadway St. E., Monticello, MN 55362 ("Arena"); and

WHEREAS the City operates the Monticello Community Center ("MCC") with a primary mission is to provide members with a variety of recreational opportunities; and

WHEREAS the District's mission of the Arena is to provide indoor ice skating space and to work in partnership to serve communities; and

WHEREAS the City expressed an interest in offering MCC members an opportunity to skate indoors as a benefit of their membership; and

WHEREAS the District would agree to operate and staff the Arena when MCC members are authorized to use the Arena.

NOW, THEREFORE, it is agreed between the parties as follows:

1. **USE OF ARENA.**

Commencing on January 1, 2026 through December 31, 2026, District will provide MCC members access and use of the Arena an average of 4 days per month for a minimum of 1.5 hours per day. Use of the Arena by MCC members will be at no cost to the MCC Members and the District will track and bill the City for member use as provided in Paragraph 2(B) of this Agreement.

2. OBLIGATIONS.

A. Advertising. The City agrees to provide MCC members information about open skate times and instruction for use.

B. Fees. The City will pay the District $3 per member for the use of open skate within 30 days' of receipt of an invoice from the District.

C. Operation of Arena. The District is responsible for scheduling open skate time, communicating open skate schedule with MCC management, opening the doors, providing staff to record MCC member attendance, providing a safe and maintained sheet of ice, locker rooms and restrooms, providing ice skate rentals and skate sharpening services at prices determined by the District, and billing the City for member utilization on a monthly basis.

D. The District shall provide all information to City necessary for the City and its employees to perform the City obligations under the terms of this Agreement.

2. TERM

The term of this Agreement shall commence on the Effective date and terminate on December 31,

2026.

3. USE OF ARENA

During the open skate periods and subject to the terms and conditions herein, the MCC Members will have access to the Arena locker rooms, restrooms and sheet of ice.

4. MAINTENANCE AND REPAIRS

Except as otherwise provided under the terms of this Agreement, the District is responsible for all other maintenance and repairs of the Arena.

5. INSURANCE

he District will be responsible for insuring the Arena. Each party must maintain insurance in at least the limits set forth in Minnesota Statutes Section 466.04, as amended, to cover their actions under this Agreement. Ease party is also responsible for providing workers' compensation insurance as required by Minnesota law.

6. INDEMNIFICATION

Each party is responsible for its own acts and omissions and the results thereof to the extent authorized by law. Minnesota Statutes Chapter 466 and other applicable law govern the parties' liability. To the full extent permitted by law, this Agreement is intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a '"single governmental unit" for the purposes of liability, all set forth in Minnesota Statutes, Section 471.59, subdivision 1a(a); provided further that for the purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other party. To the fullest extent permitted by law, each party agrees to defend and indemnify the other party from and against all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from the activities under this Agreement; but only to the extent caused in whole or in party by the acts, errors or omissions of the party. In addition to the foregoing, nothing herein shall be construed to waive or limit any immunity from, or limitation on, liability available to either party, whether set forth in Minnesota Statutes, Chapter 466 or otherwise.

7. COMPLIANCE WITH LAW

The City and the District agree to abide by the requirements and regulations of federal, state and local laws, including the Americans with Disabilities Act of 1990 (42 U.S.C. Sections 12101-12213) (ADA), the Minnesota Human Rights Act (Minn. Stat. Ch. 363A) and Title VII of the Civil Rights Act of 1964 (42 U.S.C. Section 2000e).

8. ASSIGNMENT

Neither party shall assign this Agreement, nor any interest arising herein, without the written consent of the other party.

9. NATURE OF RELATIONSHIP

The Parties enter this Agreement as independent contractors. Nothing in this Agreement may be construed to create a partnership, joint venture, or joint enterprise between the District and the City. The Parties have no power under this Agreement to take any action that could legally bind the other. The Parties are not entering into an employment agreement or an employee-employer relationship. This Agreement is between the District and the City, and not between either Party and any employee.

10. CONTROLLING LAW/VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Wright County.

11. NOTICES

Any notice given under this Agreement is sufficient if it is in writing, legible, and delivered to the other party by email, courier, facsimile, registered mail, certified mail, or regular mail at the address listed below for the party. Delivery is effective upon mailing.

The City:	**The District:**
Monticello Parks, Arts & Rec Director	Independent School District No. 882
505 Walnut Street	302 Washington Street
Monticello, MN 55362	Monticello, MN 55362
Tom.pawelk@ci.monticello.mn.us	Attn: Eric Olson, Superintendent

12. FORCE MAJEURE

The Parties shall not be liable for damages due to any non-performance resulting from circumstances or causes beyond its reasonable control, including without limitation, electrical interruption lasting more than eight (8) business hours; fire or other casualty; act of God; war or other violence including terrorist acts pandemic; labor shortage or any law, order, or requirement of any governmental agency or authority. If the District is unable to make the Arena available for use by the City for the reasons above, either party reserves the right to terminate this Agreement.

13. SEVERABILITY

If any provision of this Agreement is held unenforceable by a court of law, the remaining portions of the Agreement shall remain in full force and effect.

14. ENTIRE AGREEMENT

This agreement is between the parties regarding shared use of the Arena. Any prior conversations or writings are merged herein and extinguished. No amendment to this agreement shall be binding upon parties unless in writing and signed by the party sought to be bound by such amendment.

CITY OF MONTICELLO

BY: _____
Lloyd Hilgart, Mayor

BY: _____
Rachel Leonard, City Administrator

INDEPENDENT SCHOOL DISTRICT NO. 882

BY: _____

Its:_____

BY: _____

Its:_____

2J. Consideration of authorizing the approval of a contract with Hakanson Anderson to provide engineering services at a price of $68,200 for the 2026 Street Improvement Project.

Prepared by: Assistant City Engineer	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Finance Director; Public Works Director/City Engineer	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to authorize the approval of a contract with Hakanson Anderson to provide engineering services for the 2026 Street Improvement Project in the amount of $68,200.

REFERENCE AND BACKGROUND

As part of the City's pavement management program, staff identifies which roadways need to be prioritized for improvements based on visual inspections and the use of the PAVER pavement rating system. This year, the River Mill neighborhood was identified for improvements based on the pavement condition and age. The proposed project is anticipated to include an edge mill and bituminous overlay. Along with the replacement of the pavement, the following items are planned to be included in the project:

- Replace curb and gutter sections as needed and repair existing drainage issues
- Replace non-compliant ADA ramps
- Replace failing concrete sidewalk sections
- Replace manhole castings, rings and gate valve covers as needed

A request for proposals was sent to three consultant firms, and two proposals were received ranging in price from $62,200 to $76,301. City staff reviewed the proposals and recommend awarding the contract for this project to Hakanson Anderson.

In addition to the base price of $62,000, city staff recommend approving additional inspection services of $6,200 to minimize changes during construction. The additional inspections will include removing all manhole and catch basin castings in the project area to determine if any repairs are needed.

I. **Budget Impact:** The 2026 Transportation Improvements Fund budget includes $1,100,000 for the design and construction of mill and overlay improvements in the River Mill neighborhood.

II. Staff Workload Impact: Staff responsibilities fall within normal workload.

III. Comprehensive Plan Impact: N/A

STAFF RECOMMENDED ACTION

City staff recommend approving the contract with Hakanson Anderson to provide engineering services at a price of $68,200.

SUPPORTING DATA

- Project Map

2026 Street Improvements

City Boundary

Parcels

1 in = 375 Ft

N

January 22, 2026

Map Powered By Datafi

CITY OF Monticello

wsb

2K. Consideration of adopting Resolution 2026-12 accepting bids and awarding the contract to Knife River Corporation – North Central for the Monticello Public Library Site Improvements Project in the amount of $299,675.40

Prepared by: Assistant City Engineer	**Meeting Date:** 2/23/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Public Works Director/City Engineer	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-12 accepting bids and awarding the contract to Knife River Corporation – North Central for the Monticello Public Library Site Improvements project in the amount of $299,675.40.

PREVIOUS COUNCIL ACTION

September 22, 2025: Council approved a contract with Hakanson Anderson for engineering services for the Monticello Public Library Site Improvements project in the amount of $32,700.

October 13, 2025: Council accepted the bid from Davis Mechanical for the replacement of HVAC Controls at the Monticello Library in the amount of $34,220.

October 27, 2025: Council accepted the bid from WH Security for the replacement of the fire monitoring system at the Monticello Library in the amount of $10,565.

January 12, 2026: Council approved plans and specifications and authorized the Monticello Public Site improvements project to bid.

REFERENCE AND BACKGROUND

The City received a Community Facility Projects Grant from the Minnesota Department of Education to make improvements to the Monticello Public Library. There is no local match to the grant, and the $500,000 will be used to upgrade the HVAC system controls, install a fire monitoring system, and complete site improvements in and around the parking lot.

The parking lot scope of work includes:

- Reclaiming and paving the parking lot surface
- Replacing the driveway aprons onto Walnut Street and 6th Street
- Completing spot replacement of concrete curb gutter and sidewalk

- Re-striping the parking lot
- Completing turf restoration

To maximize the funding available, the project included two bid alternates. Bid alternate number one included additional sidewalk replacement along 6th Street and bid alternate number two included concrete pavement for the ADA parking stalls in lieu of bituminous pavement. Installing concrete pavement in the ADA parking stalls will help ensure long-term compliance with ADA slope requirements and reduce the risk of future settlement that could result in non-compliant conditions. Based on the bids received, staff recommend awarding both bid alternates.

The proposed construction timeline is 21 calendar days with a final completion date by August 1, 2026. The parking lot will be reconstructed in sections to minimize disruption to library operations, and additional communication with the Parks, Arts, and Recreation Department will focus on coordinating potential impacts to the Farmers Market and Riverfest Parade.

I. **Budget Impact:** The 2026 budget includes $325,000 for the Library Parking Lot Improvements Project. The construction estimate for the project was $306,613, including a 10% contingency. Design and construction engineering, fire system improvements, and HVAC Control upgrades previously approved are $79,485 resulting in a total project estimate of $386,071 for the overall project. This project is anticipated to be 100% reimbursed from the $500,000 in grant funds received.

II. **Staff Workload Impact:** Staff time administering construction is anticipated to be approximately 40 hours.

III. **Comprehensive Plan Impact:** The Monticello 2040 Comprehensive Plan outlines several chapters that directly support ADA upgrades and site improvements for the Monticello Public Library. The Mobility and Connectivity chapter emphasizes the importance of accessible pedestrian infrastructure, including sidewalks and pathways that comply with ADA standards, ensuring equitable access to public facilities like the library. In addition, the Community Facilities and Infrastructure chapter identifies the need for maintaining and upgrading public buildings to meet modern accessibility standards. These chapters collectively guide the city's commitment to inclusivity and accessibility in public infrastructure through 2040.

STAFF RECOMMENDED ACTION

Staff recommend approval of awarding the contract to Knife River Corporation – North Central.

SUPPORTING DATA

A. Resolution 2026-12
B. Bid Award Letter

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

RESOLUTION N0. 2026-12

ACCEPTING BIDS AND AWARDING CONTRACT FOR THE MONTICELLP PUBLIC LIBRARY SITE IMPROVEMENTS PROJECT

WHEREAS, pursuant to an advertisement for bids for the following improvements for the Monticello Public Library Site Improvements Project; which include:

- Reclaim and pave the parking lot surface.
- Replacement of the driveway aprons onto Walnut Street and 6th Street.
- Spot replacement of concrete curb and gutter and sidewalk.
- Re-stripe parking lot
- Turf restoration.

WHEREAS, bids were received, opened and tabulated, and the following eleven bids were found to comply with the advertisement for bids. With Alternate Bid No. 1 and Alternate Bid No. 2 included, bids were as follows:

• Knife River Corp. – North Central	$299,675.40
• Hanson Paving	$302,579.85
• Northwest	$303,658.98
• Omann Brothers Paving, Inc.	$340,420.94
• Asphalt Surface Technologies	$346,784.77
• Capital Paving	$350,657.60
• GMH Asphalt Corporation	$361,149.18
• Duininck, Inc.	$369,687.30
• Mid Minnesota Hot Mix	$369,833.78
• Valley Paving, Inc.	$381,735.10
• Landall Services, LCC	$403,631.00

WHEREAS, a bid from Knife River Corporation -North Central in the amount of $299,675.40 for the total bid for construction including Alternate Bid No. 1 and Alternate Bid No. 2of said improvements for the Monticello Public Library Site Improvements Project, in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and shall be hereby accepted.

***NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO*:**

1. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for an on behalf of the City of Monticello.

2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

RESOLUTION N0. 2026-12

ADOPTED BY the City Council of Monticello, this 23rd day of February 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

RESOLUTION N0. 2026-12

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 23rd day of February, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello

_____

Jennifer Schreiber, City Clerk

DRAFT

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

February 16, 2026

Matt Leonard, Public Works Director / City Engineer
City of Monticello
505 Walnut Street
Monticello, MN 55362

RE: Public Library Parking Lot Improvements

Dear Mr. Leonard:

As you are aware, bids were received and opened on February 12, 2026, for the Monticello Public Library Parking Lot Improvements. A total of eleven bids were received as shown on the attached Bid Tabulation and as summarized below:

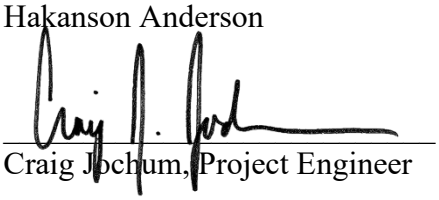
	Base Bid	Alternate Bid No. 1	Alternate Bid No. 2	**Total Bid**
Knife River Corp. - North Central	$262,780.95	$20,214.45	$16,680.00	**$299,675.40**
Hanson Paving	$262,787.89	$27,976.96	$11,815.00	**$302,579.85**
Northwest	$256,254.95	$25,212.68	$22,191.35	**$303,658.98**
Omann Brothers Paving Inc.	$296,502.08	$30,620.73	$13,298.13	**$340,420.94**
Asphalt Surface Technologies	$294,557.76	$28,221.71	$24,005.30	**$346,784.77**
Capital Paving	$301,038.00	$25,009.65	$24,609.95	**$350,657.60**
GMH Asphalt Corporation	$306,118.31	$41,791.12	$13,239.75	**$361,149.18**
Duininck, Inc.	$314,029.00	$29,943.30	$25,715.00	**$369,687.30**
Mid Minnesota Hot Mix	$321,744.45	$35,683.58	$12,405.75	**$369,833.78**
Valley Paving, Inc.	$336,336.00	$30,109.10	$15,290.00	**$381,735.10**
Landall Services, LLC	$352,056.50	$28,639.50	$22,935.00	**$403,631.00**

The Engineer's Estimate for this project, including the Base Bid and the two alternate bids, was $350,668.00.

The Base Bid included only replacing the sidewalk adjacent to the west side of the library and the sidewalk that needed to be replaced to reconstruct the pedestrian ramps. Some of the sidewalks that would remain in place with the Base Bid exceeded the current ADA required 2 percent maximum cross-slope. Alternate Bid No. 1 includes replacing all the sidewalks except for the sidewalk on the east side of the library. Alternate Bid No. 2 includes replacing the bituminous pavement with concrete pavement in the handicap parking stalls.

As shown above, Knife River Corporation - North Central was the lowest responsible bidder for a Total Bid of $299,675.40 which includes the Base Bid and the two alternate bids. We recommend that the City award the contract for the Monticello Public Library Parking Lot Improvements project to Knife River Corporation - North Central, in the amount of $299,675.40. If you have any questions, please call me at (763) 852-0485.

Sincerely,
Hakanson Anderson



Craig Jochum, Project Engineer

Attachment: Bid Tabulation

Hakanson Anderson

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

Bids were opened at 10:00 a.m., February 12, 2026.
There were eleven (11) bids received, as shown herein.

BASE BID

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Northwest		Knife River Corporation		Hanson Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	$15,192.50	$ 15,192.50	$33,500.00	$ 33,500.00	$27,000.00	$ 27,000.00
2	2102.518	PAVEMENT MARKING REMOVAL	SQ FT	504	$4.12	$ 2,076.48	$7.00	$ 3,528.00	$2.50	$ 1,260.00
3	2104.502	REMOVE SIGN	EACH	3	$100.00	$ 300.00	$25.00	$ 75.00	$25.00	$ 75.00
4	2104.502	SALVAGE SIGN	EACH	1	$100.00	$ 100.00	$25.00	$ 25.00	$25.00	$ 25.00
5	2104.502	SALVAGE HANDHOLE	EACH	1	$200.00	$ 200.00	$500.00	$ 500.00	$483.01	$ 483.01
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	171	$5.00	$ 855.00	$4.00	$ 684.00	$9.50	$ 1,624.50
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	214	$5.00	$ 1,070.00	$3.00	$ 642.00	$7.00	$ 1,498.00
8	2104.503	REMOVE CURB AND GUTTER	LIN FT	484	$4.00	$ 1,936.00	$2.75	$ 1,331.00	$7.00	$ 3,388.00
9	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	44	$10.00	$ 440.00	$5.00	$ 220.00	$15.00	$ 660.00
10	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	3749	$0.30	$ 1,124.70	$0.80	$ 2,999.20	$4.80	$ 17,995.20
11	2106.507	EXCAVATION - COMMON	CU YD	640	$15.00	$ 9,600.00	$25.00	$ 16,000.00	$9.50	$ 6,080.00
12	2106.607	EXCAVATION - SPECIAL (CV)	CU YD	20	$50.00	$ 1,000.00	$60.00	$ 1,200.00	$17.00	$ 340.00
13	2112.604	SUBGRADE PREPARATION	SQ YD	3254	$2.70	$ 8,785.80	$1.50	$ 4,881.00	$2.00	$ 6,508.00
14	2211.509	AGGREGATE BASE CLASS 5	TON	317	$27.00	$ 8,559.00	$15.00	$ 4,755.00	$27.00	$ 8,559.00
15	2215.504	FULL DEPTH RECLAMATION	SQ YD	3254	$4.04	$ 13,146.16	$5.00	$ 16,270.00	$1.42	$ 4,620.68
16	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	705	$14.17	$ 9,989.85	$7.00	$ 4,935.00	$7.50	$ 5,287.50
17	2232.504	MILL BITUMINOUS SURFACE	SQ YD	24	$10.00	$ 240.00	$35.00	$ 840.00	$15.00	$ 360.00
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	179	$4.32	$ 773.28	$2.50	$ 447.50	$7.00	$ 1,253.00
19	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.5" THICK	SQ YD	88	$75.17	$ 6,614.96	$33.00	$ 2,904.00	$45.00	$ 3,960.00
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	412	$96.27	$ 39,663.24	$92.00	$ 37,904.00	$98.00	$ 40,376.00
21	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	515	$91.24	$ 46,988.60	$92.00	$ 47,380.00	$98.00	$ 50,470.00
22	2521.518	4" CONCRETE WALK	SQ FT	1014	$5.92	$ 6,002.88	$5.75	$ 5,830.50	$6.50	$ 6,591.00
23	2521.518	6" CONCRETE WALK	SQ FT	1815	$6.95	$ 12,614.25	$6.75	$ 12,251.25	$7.00	$ 12,705.00
24	2521.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	EACH	80	$25.75	$ 2,060.00	$25.00	$ 2,000.00	$15.00	$ 1,200.00
25	2531.503	CONCRETE CURB AND GUTTER DESIGN B412	LIN FT	44	$30.90	$ 1,359.60	$30.00	$ 1,320.00	$26.00	$ 1,144.00
26	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	340	$25.75	$ 8,755.00	$25.00	$ 8,500.00	$26.00	$ 8,840.00
27	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	100	$30.90	$ 3,090.00	$30.00	$ 3,000.00	$26.00	$ 2,600.00
28	2531.518	8" CONCRETE DRIVEWAY PAVEMENT	SQ FT	830	$10.30	$ 8,549.00	$10.00	$ 8,300.00	$8.00	$ 6,640.00
29	2531.603	CONCRETE SILL	LIN FT	153	$6.70	$ 1,025.10	$6.50	$ 994.50	$15.00	$ 2,295.00
30	2531.618	TRUNCATED DOMES	SQ FT	83	$72.10	$ 5,984.30	$70.00	$ 5,810.00	$80.00	$ 6,640.00
31	2545.602	INSTALL HANDHOLE	EACH	1	$1,000.00	$ 1,000.00	$1,480.00	$ 1,480.00	$1,248.50	$ 1,248.50
32	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$3,016.00	$ 3,016.00	$6,500.00	$ 6,500.00	$3,200.00	$ 3,200.00
33	2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	1	$2,080.00	$ 2,080.00	$300.00	$ 300.00	$300.00	$ 300.00
34	2564.502	INSTALL SIGN	EACH	1	$312.00	$ 312.00	$400.00	$ 400.00	$400.00	$ 400.00
35	2564.518	SIGN PANEL	SQ FT	6	$306.80	$ 1,840.80	$220.00	$ 1,320.00	$220.00	$ 1,320.00
36	2572.503	TEMPORARY FENCE	LIN FT	130	$12.36	$ 1,606.80	$5.00	$ 650.00	$5.00	$ 650.00
37	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	$1,500.00	$ 1,500.00	$1,500.00	$ 1,500.00	$500.00	$ 500.00
38	2573.502	STORM DRAIN INLET PROTECTION	EACH	5	$150.00	$ 750.00	$175.00	$ 875.00	$150.00	$ 750.00
39	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	323	$6.00	$ 1,938.00	$5.00	$ 1,615.00	$3.00	$ 969.00
40	2574.507	COMMON TOPSOIL BORROW	CU YD	80	$30.00	$ 2,400.00	$38.00	$ 3,040.00	$45.00	$ 3,600.00
41	2574.508	FERTILIZER TYPE 1	POUND	38	$10.30	$ 391.40	$3.00	$ 114.00	$49.00	$ 1,862.00
42	2575.504	SODDING TYPE LAWN	SQ YD	367	$20.60	$ 7,560.20	$10.00	$ 3,670.00	$15.50	$ 5,688.50
43	2575.523	WATER	M GALLON	33	$60.00	$ 1,980.00	$40.00	$ 1,320.00	$25.00	$ 825.00
44	2582.503	4" SOLID LINE PAINT	LIN FT	50	$13.39	$ 669.50	$7.00	$ 350.00	$2.50	$ 125.00
45	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	1701	$3.35	$ 5,698.35	$2.80	$ 4,762.80	$4.00	$ 6,804.00
46	2582.518	PAVEMENT MESSAGE PAINT	SQ FT	18	$10.30	$ 185.40	$21.00	$ 378.00	$10.00	$ 180.00
47	2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	72	$18.54	$ 1,334.88	$23.60	$ 1,699.20	$12.00	$ 864.00
48	2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	504	$7.73	$ 3,895.92	$7.50	$ 3,780.00	$6.00	$ 3,024.00
		Total Base Bid				**$ 256,254.95**		**$ 262,780.95**		**$ 262,787.89**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

ALTERNATE BID NO 1

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Northwest		Knife River Corporation		Hanson Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
49	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	1419	$0.30	$ 425.70	$0.80	$ 1,135.20	$5.00	$ 7,095.00
50	2106.507	EXCAVATION - COMMON	CU YD	78	$40.00	$ 3,120.00	$25.00	$ 1,950.00	$9.50	$ 741.00
51	2211.509	AGGREGATE BASE CLASS 5	TON	41	$30.00	$ 1,230.00	$25.00	$ 1,025.00	$29.00	$ 1,189.00
52	2521.518	4" CONCRETE WALK	SQ FT	1419	$5.92	$ 8,400.48	$5.75	$ 8,159.25	$6.50	$ 9,223.50
53	2574.507	COMMON TOPSOIL BORROW	CU YD	78	$30.00	$ 2,340.00	$38.00	$ 2,964.00	$49.50	$ 3,861.00
54	2574.508	FERTILIZER TYPE 1	POUND	37	$10.30	$ 381.10	$3.00	$ 111.00	$1.00	$ 37.00
55	2575.504	SODDING TYPE LAWN	SQ YD	359	$20.60	$ 7,395.40	$10.00	$ 3,590.00	$14.50	$ 5,205.50
56	2575.523	WATER	M GALLON	32	$60.00	$ 1,920.00	$40.00	$ 1,280.00	$19.53	$ 624.96
		Total Alternate Bid No.1				**$ 25,212.68**		**$ 20,214.45**		**$ 27,976.96**

ALTERNATE BID NO 2

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Northwest		Knife River Corporation		Hanson Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
57	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	139	$159.65	$ 22,191.35	$120.00	$ 16,680.00	$85.00	$ 11,815.00
		Total Alternate Bid No.2				**$ 22,191.35**		**$ 16,680.00**		**$ 11,815.00**
		Total Base Bid				**$ 256,254.95**		**$ 262,780.95**		**$ 262,787.89**
		Total Alternate Bid No.1				**$ 25,212.68**		**$ 20,214.45**		**$ 27,976.96**
		Total Alternate Bid No.2				**$ 22,191.35**		**$ 16,680.00**		**$ 11,815.00**
		TOTAL BID				**$ 303,658.98**		**$ 299,675.40**		**$ 302,579.85**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

Bids were opened at 10:00 a.m., February 12, 2026.
There were eleven (11) bids received, as shown herein.

BASE BID

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Asphalt Surface Technologies		Omann Brothers Paving Inc.		Capital Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	$34,000.00	$ 34,000.00	$9,800.00	$ 9,800.00	$32,250.00	$ 32,250.00
2	2102.518	PAVEMENT MARKING REMOVAL	SQ FT	504	$6.60	$ 3,326.40	$2.76	$ 1,391.04	$2.85	$ 1,436.40
3	2104.502	REMOVE SIGN	EACH	3	$33.00	$ 99.00	$27.55	$ 82.65	$34.25	$ 102.75
4	2104.502	SALVAGE SIGN	EACH	1	$33.00	$ 33.00	$27.55	$ 27.55	$34.25	$ 34.25
5	2104.502	SALVAGE HANDHOLE	EACH	1	$539.00	$ 539.00	$500.00	$ 500.00	$551.75	$ 551.75
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	171	$3.50	$ 598.50	$5.00	$ 855.00	$4.00	$ 684.00
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	214	$3.30	$ 706.20	$3.00	$ 642.00	$3.15	$ 674.10
8	2104.503	REMOVE CURB AND GUTTER	LIN FT	484	$5.28	$ 2,555.52	$10.00	$ 4,840.00	$5.40	$ 2,613.60
9	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	44	$26.62	$ 1,171.28	$10.00	$ 440.00	$27.60	$ 1,214.40
10	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	3749	$2.31	$ 8,660.19	$2.00	$ 7,498.00	$2.35	$ 8,810.15
11	2106.507	EXCAVATION - COMMON	CU YD	640	$27.17	$ 17,388.80	$40.00	$ 25,600.00	$28.20	$ 18,048.00
12	2106.607	EXCAVATION - SPECIAL (CV)	CU YD	20	$94.16	$ 1,883.20	$200.00	$ 4,000.00	$97.75	$ 1,955.00
13	2112.604	SUBGRADE PREPARATION	SQ YD	3254	$1.10	$ 3,579.40	$3.00	$ 9,762.00	$1.15	$ 3,742.10
14	2211.509	AGGREGATE BASE CLASS 5	TON	317	$30.80	$ 9,763.60	$30.00	$ 9,510.00	$32.00	$ 10,144.00
15	2215.504	FULL DEPTH RECLAMATION	SQ YD	3254	$1.76	$ 5,727.04	$1.00	$ 3,254.00	$1.85	$ 6,019.90
16	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	705	$19.14	$ 13,493.70	$30.50	$ 21,502.50	$19.90	$ 14,029.50
17	2232.504	MILL BITUMINOUS SURFACE	SQ YD	24	$10.67	$ 256.08	$15.00	$ 360.00	$51.65	$ 1,239.60
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	179	$4.40	$ 787.60	$4.00	$ 716.00	$2.30	$ 411.70
19	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.5" THICK	SQ YD	88	$36.63	$ 3,223.44	$105.00	$ 9,240.00	$65.95	$ 5,803.60
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	412	$105.27	$ 43,371.24	$106.50	$ 43,878.00	$117.00	$ 48,204.00
21	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	515	$101.64	$ 52,344.60	$101.00	$ 52,015.00	$112.05	$ 57,705.75
22	2521.518	4" CONCRETE WALK	SQ FT	1014	$6.38	$ 6,469.32	$8.16	$ 8,274.24	$6.55	$ 6,641.70
23	2521.518	6" CONCRETE WALK	SQ FT	1815	$7.48	$ 13,576.20	$8.71	$ 15,808.65	$7.70	$ 13,975.50
24	2521.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	EACH	80	$27.50	$ 2,200.00	$16.53	$ 1,322.40	$28.55	$ 2,284.00
25	2531.503	CONCRETE CURB AND GUTTER DESIGN B412	LIN FT	44	$33.00	$ 1,452.00	$30.65	$ 1,348.60	$34.25	$ 1,507.00
26	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	340	$27.50	$ 9,350.00	$30.65	$ 10,421.00	$28.55	$ 9,707.00
27	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	100	$33.00	$ 3,300.00	$30.65	$ 3,065.00	$34.25	$ 3,425.00
28	2531.518	8" CONCRETE DRIVEWAY PAVEMENT	SQ FT	830	$11.00	$ 9,130.00	$9.82	$ 8,150.60	$11.40	$ 9,462.00
29	2531.603	CONCRETE SILL	LIN FT	153	$7.15	$ 1,093.95	$17.53	$ 2,682.09	$7.40	$ 1,132.20
30	2531.618	TRUNCATED DOMES	SQ FT	83	$77.00	$ 6,391.00	$81.76	$ 6,786.08	$79.95	$ 6,635.85
31	2545.602	INSTALL HANDHOLE	EACH	1	$1,375.00	$ 1,375.00	$500.00	$ 500.00	$1,426.10	$ 1,426.10
32	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$3,300.00	$ 3,300.00	$4,700.00	$ 4,700.00	$3,426.80	$ 3,426.80
33	2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	1	$1,650.00	$ 1,650.00	$500.00	$ 500.00	$685.35	$ 685.35
34	2564.502	INSTALL SIGN	EACH	1	$275.00	$ 275.00	$440.80	$ 440.80	$342.70	$ 342.70
35	2564.518	SIGN PANEL	SQ FT	6	$220.00	$ 1,320.00	$242.44	$ 1,454.64	$228.45	$ 1,370.70
36	2572.503	TEMPORARY FENCE	LIN FT	130	$7.70	$ 1,001.00	$5.51	$ 716.30	$5.70	$ 741.00
37	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	$1,760.00	$ 1,760.00	$1,500.00	$ 1,500.00	$1,827.65	$ 1,827.65
38	2573.502	STORM DRAIN INLET PROTECTION	EACH	5	$220.00	$ 1,100.00	$165.30	$ 826.50	$199.90	$ 999.50
39	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	323	$4.40	$ 1,421.20	$4.41	$ 1,424.43	$5.70	$ 1,841.10
40	2574.507	COMMON TOPSOIL BORROW	CU YD	80	$39.38	$ 3,150.40	$80.00	$ 6,400.00	$40.85	$ 3,268.00
41	2574.508	FERTILIZER TYPE 1	POUND	38	$1.10	$ 41.80	$1.10	$ 41.80	$3.45	$ 131.10
42	2575.504	SODDING TYPE LAWN	SQ YD	367	$19.80	$ 7,266.60	$6.61	$ 2,425.87	$11.40	$ 4,183.80
43	2575.523	WATER	M GALLON	33	$71.50	$ 2,359.50	$100.00	$ 3,300.00	$45.70	$ 1,508.10
44	2582.503	4" SOLID LINE PAINT	LIN FT	50	$7.70	$ 385.00	$5.51	$ 275.50	$5.70	$ 285.00
45	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	1701	$3.08	$ 5,239.08	$2.20	$ 3,742.20	$2.30	$ 3,912.30
46	2582.518	PAVEMENT MESSAGE PAINT	SQ FT	18	$23.10	$ 415.80	$11.02	$ 198.36	$11.40	$ 205.20
47	2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	72	$25.96	$ 1,869.12	$13.22	$ 951.84	$13.70	$ 986.40
48	2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	504	$8.25	$ 4,158.00	$6.61	$ 3,331.44	$6.85	$ 3,452.40
		Total Base Bid				**$ 294,557.76**		**$ 296,502.08**		**$ 301,038.00**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

ALTERNATE BID NO 1

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Asphalt Surface Technologies		Omann Brothers Paving Inc.		Capital Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
49	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	1419	$2.31	$ 3,277.89	$2.00	$ 2,838.00	$2.35	$ 3,334.65
50	2106.507	EXCAVATION - COMMON	CU YD	78	$27.17	$ 2,119.26	$40.00	$ 3,120.00	$28.20	$ 2,199.60
51	2211.509	AGGREGATE BASE CLASS 5	TON	41	$30.80	$ 1,262.80	$30.00	$ 1,230.00	$32.00	$ 1,312.00
52	2521.518	4" CONCRETE WALK	SQ FT	1419	$6.38	$ 9,053.22	$8.16	$ 11,579.04	$6.55	$ 9,294.45
53	2574.507	COMMON TOPSOIL BORROW	CU YD	78	$39.38	$ 3,071.64	$80.00	$ 6,240.00	$40.85	$ 3,186.30
54	2574.508	FERTILIZER TYPE 1	POUND	37	$1.10	$ 40.70	$1.10	$ 40.70	$3.45	$ 127.65
55	2575.504	SODDING TYPE LAWN	SQ YD	359	$19.80	$ 7,108.20	$6.61	$ 2,372.99	$11.40	$ 4,092.60
56	2575.523	WATER	M GALLON	32	$71.50	$ 2,288.00	$100.00	$ 3,200.00	$45.70	$ 1,462.40
		Total Alternate Bid No.1				**$ 28,221.71**		**$ 30,620.73**		**$ 25,009.65**

ALTERNATE BID NO 2

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Asphalt Surface Technologies		Omann Brothers Paving Inc.		Capital Paving	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
57	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	139	$172.70	$ 24,005.30	$95.67	$ 13,298.13	$177.05	$ 24,609.95
		Total Alternate Bid No.2				**$ 24,005.30**		**$ 13,298.13**		**$ 24,609.95**
		Total Base Bid				**$ 294,557.76**		**$ 296,502.08**		**$ 301,038.00**
		Total Alternate Bid No.1				**$ 28,221.71**		**$ 30,620.73**		**$ 25,009.65**
		Total Alternate Bid No.2				**$ 24,005.30**		**$ 13,298.13**		**$ 24,609.95**
		TOTAL BID				**$ 346,784.77**		**$ 340,420.94**		**$ 350,657.60**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

Bids were opened at 10:00 a.m., February 12, 2026.
There were eleven (11) bids received, as shown herein.

BASE BID

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	GMH Asphalt Corporation		Duininck, Inc.		Mid Minnesota Hot Mix	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	$23,500.00	$ 23,500.00	$26,200.60	$ 26,200.60	$22,750.00	$ 22,750.00
2	2102.518	PAVEMENT MARKING REMOVAL	SQ FT	504	$6.15	$ 3,099.60	$4.80	$ 2,419.20	$7.70	$ 3,880.80
3	2104.502	REMOVE SIGN	EACH	3	$52.90	$ 158.70	$60.50	$ 181.50	$27.50	$ 82.50
4	2104.502	SALVAGE SIGN	EACH	1	$52.90	$ 52.90	$60.50	$ 60.50	$27.50	$ 27.50
5	2104.502	SALVAGE HANDHOLE	EACH	1	$0.01	$ 0.01	$585.00	$ 585.00	$500.00	$ 500.00
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	171	$10.05	$ 1,718.55	$9.10	$ 1,556.10	$8.25	$ 1,410.75
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	214	$2.67	$ 571.38	$2.40	$ 513.60	$2.20	$ 470.80
8	2104.503	REMOVE CURB AND GUTTER	LIN FT	484	$6.65	$ 3,218.60	$7.20	$ 3,484.80	$6.60	$ 3,194.40
9	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	44	$18.00	$ 792.00	$14.30	$ 629.20	$28.65	$ 1,260.60
10	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	3749	$1.26	$ 4,723.74	$3.10	$ 11,621.90	$1.62	$ 6,073.38
11	2106.507	EXCAVATION - COMMON	CU YD	640	$32.50	$ 20,800.00	$20.60	$ 13,184.00	$33.32	$ 21,324.80
12	2106.607	EXCAVATION - SPECIAL (CV)	CU YD	20	$115.00	$ 2,300.00	$53.00	$ 1,060.00	$161.25	$ 3,225.00
13	2112.604	SUBGRADE PREPARATION	SQ YD	3254	$1.20	$ 3,904.80	$1.90	$ 6,182.60	$1.18	$ 3,847.86
14	2211.509	AGGREGATE BASE CLASS 5	TON	317	$28.40	$ 9,002.80	$35.60	$ 11,285.20	$25.00	$ 7,925.00
15	2215.504	FULL DEPTH RECLAMATION	SQ YD	3254	$3.35	$ 10,900.90	$5.40	$ 17,571.60	$1.12	$ 3,644.48
16	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	705	$25.40	$ 17,907.00	$0.00	$ -	$7.85	$ 5,534.25
17	2232.504	MILL BITUMINOUS SURFACE	SQ YD	24	$16.60	$ 398.40	$27.20	$ 652.80	$27.32	$ 655.68
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	179	$5.95	$ 1,065.05	$5.20	$ 930.80	$2.50	$ 447.50
19	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.5" THICK	SQ YD	88	$49.15	$ 4,325.20	$39.70	$ 3,493.60	$33.35	$ 2,934.80
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	412	$108.00	$ 44,496.00	$120.00	$ 49,440.00	$116.50	$ 47,998.00
21	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	515	$103.00	$ 53,045.00	$120.00	$ 61,800.00	$106.20	$ 54,693.00
22	2521.518	4" CONCRETE WALK	SQ FT	1014	$9.85	$ 9,987.90	$7.00	$ 7,098.00	$6.75	$ 6,844.50
23	2521.518	6" CONCRETE WALK	SQ FT	1815	$9.70	$ 17,605.50	$8.20	$ 14,883.00	$7.50	$ 13,612.50
24	2521.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	EACH	80	$10.60	$ 848.00	$30.20	$ 2,416.00	$16.50	$ 1,320.00
25	2531.503	CONCRETE CURB AND GUTTER DESIGN B412	LIN FT	44	$26.45	$ 1,163.80	$36.30	$ 1,597.20	$27.30	$ 1,201.20
26	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	340	$26.45	$ 8,993.00	$30.20	$ 10,268.00	$27.30	$ 9,282.00
27	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	100	$26.45	$ 2,645.00	$36.30	$ 3,630.00	$27.30	$ 2,730.00
28	2531.518	8" CONCRETE DRIVEWAY PAVEMENT	SQ FT	830	$9.95	$ 8,258.50	$12.10	$ 10,043.00	$8.50	$ 7,055.00
29	2531.603	CONCRETE SILL	LIN FT	153	$26.45	$ 4,046.85	$7.90	$ 1,208.70	$15.75	$ 2,409.75
30	2531.618	TRUNCATED DOMES	SQ FT	83	$52.90	$ 4,390.70	$84.60	$ 7,021.80	$85.00	$ 7,055.00
31	2545.602	INSTALL HANDHOLE	EACH	1	$0.01	$ 0.01	$1,500.00	$ 1,500.00	$1,350.00	$ 1,350.00
32	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$5,267.00	$ 5,267.00	$3,500.00	$ 3,500.00	$3,500.00	$ 3,500.00
33	2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	1	$1,516.00	$ 1,516.00	$905.00	$ 905.00	$330.00	$ 330.00
34	2564.502	INSTALL SIGN	EACH	1	$318.00	$ 318.00	$965.00	$ 965.00	$425.00	$ 425.00
35	2564.518	SIGN PANEL	SQ FT	6	$312.00	$ 1,872.00	$355.00	$ 2,130.00	$250.00	$ 1,500.00
36	2572.503	TEMPORARY FENCE	LIN FT	130	$5.80	$ 754.00	$20.10	$ 2,613.00	$6.95	$ 903.50
37	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	$0.01	$ 0.01	$2,500.00	$ 2,500.00	$2,750.00	$ 2,750.00
38	2573.502	STORM DRAIN INLET PROTECTION	EACH	5	$116.00	$ 580.00	$205.00	$ 1,025.00	$250.00	$ 1,250.00
39	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	323	$2.89	$ 933.47	$4.20	$ 1,356.60	$2.45	$ 791.35
40	2574.507	COMMON TOPSOIL BORROW	CU YD	80	$70.65	$ 5,652.00	$59.90	$ 4,792.00	$95.00	$ 7,600.00
41	2574.508	FERTILIZER TYPE 1	POUND	38	$2.89	$ 109.82	$1.10	$ 41.80	$2.53	$ 96.14
42	2575.504	SODDING TYPE LAWN	SQ YD	367	$34.65	$ 12,716.55	$18.70	$ 6,862.90	$30.36	$ 11,142.12
43	2575.523	WATER	M GALLON	33	$101.00	$ 3,333.00	$31.10	$ 1,026.30	$28.95	$ 955.35
44	2582.503	4" SOLID LINE PAINT	LIN FT	50	$5.95	$ 297.50	$15.70	$ 785.00	$7.70	$ 385.00
45	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	1701	$2.37	$ 4,031.37	$3.90	$ 6,633.90	$23.10	$ 39,293.10
46	2582.518	PAVEMENT MESSAGE PAINT	SQ FT	18	$11.85	$ 213.30	$12.10	$ 217.80	$3.08	$ 55.44
47	2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	72	$14.25	$ 1,026.00	$21.80	$ 1,569.60	$25.95	$ 1,868.40
48	2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	504	$7.10	$ 3,578.40	$9.10	$ 4,586.40	$8.25	$ 4,158.00
		Total Base Bid				**$ 306,118.31**		**$ 314,029.00**		**$ 321,744.45**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

ALTERNATE BID NO 1

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	GMH Asphalt Corporation		Duininck, Inc.		Mid Minnesota Hot Mix	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
49	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	1419	$1.26	$ 1,787.94	$3.10	$ 4,398.90	$1.65	$ 2,341.35
50	2106.507	EXCAVATION - COMMON	CU YD	78	$44.55	$ 3,474.90	$20.60	$ 1,606.80	$42.35	$ 3,303.30
51	2211.509	AGGREGATE BASE CLASS 5	TON	41	$34.15	$ 1,400.15	$54.10	$ 2,218.10	$25.00	$ 1,025.00
52	2521.518	4" CONCRETE WALK	SQ FT	1419	$9.75	$ 13,835.25	$7.00	$ 9,933.00	$6.83	$ 9,684.68
53	2574.507	COMMON TOPSOIL BORROW	CU YD	78	$70.70	$ 5,514.60	$59.90	$ 4,672.20	$95.00	$ 7,410.00
54	2574.508	FERTILIZER TYPE 1	POUND	37	$2.89	$ 106.93	$1.10	$ 40.70	$2.53	$ 93.61
55	2575.504	SODDING TYPE LAWN	SQ YD	359	$34.65	$ 12,439.35	$17.60	$ 6,318.40	$30.36	$ 10,899.24
56	2575.523	WATER	M GALLON	32	$101.00	$ 3,232.00	$23.60	$ 755.20	$28.95	$ 926.40
		Total Alternate Bid No.1				**$ 41,791.12**		**$ 29,943.30**		**$ 35,683.58**

ALTERNATE BID NO 2

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	GMH Asphalt Corporation		Duininck, Inc.		Mid Minnesota Hot Mix	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
57	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	139	$95.25	$ 13,239.75	$185.00	$ 25,715.00	$89.25	$ 12,405.75
		Total Alternate Bid No.2				**$ 13,239.75**		**$ 25,715.00**		**$ 12,405.75**
		Total Base Bid				**$ 306,118.31**		**$ 314,029.00**		**$ 321,744.45**
		Total Alternate Bid No.1				**$ 41,791.12**		**$ 29,943.30**		**$ 35,683.58**
		Total Alternate Bid No.2				**$ 13,239.75**		**$ 25,715.00**		**$ 12,405.75**
		TOTAL BID				**$ 361,149.18**		**$ 369,687.30**		**$ 369,833.78**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

Bids were opened at 10:00 a.m., February 12, 2026.
There were eleven (11) bids received, as shown herein.

BASE BID

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Valley Paving Inc.		Landall Services LLC	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	2021.501	MOBILIZATION	LUMP SUM	1	$31,094.40	$ 31,094.40	$25,000.00	$ 25,000.00
2	2102.518	PAVEMENT MARKING REMOVAL	SQ FT	504	$8.25	$ 4,158.00	$7.50	$ 3,780.00
3	2104.502	REMOVE SIGN	EACH	3	$55.00	$ 165.00	$30.00	$ 90.00
4	2104.502	SALVAGE SIGN	EACH	1	$55.00	$ 55.00	$25.00	$ 25.00
5	2104.502	SALVAGE HANDHOLE	EACH	1	$500.00	$ 500.00	$1,000.00	$ 1,000.00
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	171	$8.25	$ 1,410.75	$4.00	$ 684.00
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	214	$2.20	$ 470.80	$4.00	$ 856.00
8	2104.503	REMOVE CURB AND GUTTER	LIN FT	484	$10.50	$ 5,082.00	$4.50	$ 2,178.00
9	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	44	$20.00	$ 880.00	$12.00	$ 528.00
10	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	3749	$2.60	$ 9,747.40	$5.50	$ 20,619.50
11	2106.507	EXCAVATION - COMMON	CU YD	640	$40.00	$ 25,600.00	$30.00	$ 19,200.00
12	2106.607	EXCAVATION - SPECIAL (CV)	CU YD	20	$121.00	$ 2,420.00	$75.00	$ 1,500.00
13	2112.604	SUBGRADE PREPARATION	SQ YD	3254	$1.90	$ 6,182.60	$12.00	$ 39,048.00
14	2211.509	AGGREGATE BASE CLASS 5	TON	317	$33.00	$ 10,461.00	$30.00	$ 9,510.00
15	2215.504	FULL DEPTH RECLAMATION	SQ YD	3254	$14.00	$ 45,556.00	$4.00	$ 13,016.00
16	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	705	$0.01	$ 7.05	$33.00	$ 23,265.00
17	2232.504	MILL BITUMINOUS SURFACE	SQ YD	24	$16.00	$ 384.00	$100.00	$ 2,400.00
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	179	$2.00	$ 358.00	$4.00	$ 716.00
19	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) 2.5" THICK	SQ YD	88	$44.00	$ 3,872.00	$15.00	$ 1,320.00
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	412	$108.00	$ 44,496.00	$105.00	$ 43,260.00
21	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,C)	TON	515	$102.00	$ 52,530.00	$105.00	$ 54,075.00
22	2521.518	4" CONCRETE WALK	SQ FT	1014	$7.50	$ 7,605.00	$6.00	$ 6,084.00
23	2521.518	6" CONCRETE WALK	SQ FT	1815	$8.00	$ 14,520.00	$7.00	$ 12,705.00
24	2521.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	EACH	80	$16.50	$ 1,320.00	$28.00	$ 2,240.00
25	2531.503	CONCRETE CURB AND GUTTER DESIGN B412	LIN FT	44	$29.00	$ 1,276.00	$33.00	$ 1,452.00
26	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	340	$29.00	$ 9,860.00	$30.00	$ 10,200.00
27	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	100	$29.00	$ 2,900.00	$33.00	$ 3,300.00
28	2531.518	8" CONCRETE DRIVEWAY PAVEMENT	SQ FT	830	$9.00	$ 7,470.00	$12.00	$ 9,960.00
29	2531.603	CONCRETE SILL	LIN FT	153	$17.00	$ 2,601.00	$7.00	$ 1,071.00
30	2531.618	TRUNCATED DOMES	SQ FT	83	$88.00	$ 7,304.00	$75.00	$ 6,225.00
31	2545.602	INSTALL HANDHOLE	EACH	1	$1,000.00	$ 1,000.00	$500.00	$ 500.00
32	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$3,900.00	$ 3,900.00	$4,000.00	$ 4,000.00
33	2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	1	$1.00	$ 1.00	$550.00	$ 550.00
34	2564.502	INSTALL SIGN	EACH	1	$470.00	$ 470.00	$450.00	$ 450.00
35	2564.518	SIGN PANEL	SQ FT	6	$255.00	$ 1,530.00	$250.00	$ 1,500.00
36	2572.503	TEMPORARY FENCE	LIN FT	130	$4.50	$ 585.00	$35.00	$ 4,550.00
37	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	$300.00	$ 300.00	$1,500.00	$ 1,500.00
38	2573.502	STORM DRAIN INLET PROTECTION	EACH	5	$225.00	$ 1,125.00	$100.00	$ 500.00
39	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	323	$5.30	$ 1,711.90	$3.00	$ 969.00
40	2574.507	COMMON TOPSOIL BORROW	CU YD	80	$64.00	$ 5,120.00	$50.00	$ 4,000.00
41	2574.508	FERTILIZER TYPE 1	POUND	38	$3.00	$ 114.00	$40.00	$ 1,520.00
42	2575.504	SODDING TYPE LAWN	SQ YD	367	$18.00	$ 6,606.00	$5.00	$ 1,835.00
43	2575.523	WATER	M GALLON	33	$44.00	$ 1,452.00	$150.00	$ 4,950.00
44	2582.503	4" SOLID LINE PAINT	LIN FT	50	$8.00	$ 400.00	$5.00	$ 250.00
45	2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	1701	$3.10	$ 5,273.10	$3.00	$ 5,103.00
46	2582.518	PAVEMENT MESSAGE PAINT	SQ FT	18	$24.00	$ 432.00	$10.00	$ 180.00
47	2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	72	$26.00	$ 1,872.00	$12.00	$ 864.00
48	2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	504	$8.25	$ 4,158.00	$7.00	$ 3,528.00
		Total Base Bid				**$ 336,336.00**		**$ 352,056.50**

BID TABULATION
CITY OF MONTICELLO
PUBLIC LIBRARY PARKING LOT IMPROVEMENTS

ALTERNATE BID NO 1

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Valley Paving Inc.		Landall Services LLC	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
49	2104.518	REMOVE CONCRETE PAVEMENT	SQ FT	1419	$2.80	$ 3,973.20	$4.50	$ 6,385.50
50	2106.507	EXCAVATION - COMMON	CU YD	78	$54.00	$ 4,212.00	$40.00	$ 3,120.00
51	2211.509	AGGREGATE BASE CLASS 5	TON	41	$66.00	$ 2,706.00	$25.00	$ 1,025.00
52	2521.518	4" CONCRETE WALK	SQ FT	1419	$7.50	$ 10,642.50	$6.00	$ 8,514.00
53	2574.507	COMMON TOPSOIL BORROW	CU YD	78	$8.00	$ 624.00	$40.00	$ 3,120.00
54	2574.508	FERTILIZER TYPE 1	POUND	37	$2.20	$ 81.40	$40.00	$ 1,480.00
55	2575.504	SODDING TYPE LAWN	SQ YD	359	$18.00	$ 6,462.00	$5.00	$ 1,795.00
56	2575.523	WATER	M GALLON	32	$44.00	$ 1,408.00	$100.00	$ 3,200.00
		Total Alternate Bid No.1				**$ 30,109.10**		**$ 28,639.50**

ALTERNATE BID NO 2

ITEM NO.	Mn/DOT SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Valley Paving Inc.		Landall Services LLC	
					UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
57	2301.504	CONCRETE PAVEMENT 7.0"	SQ YD	139	$110.00	$ 15,290.00	$165.00	$ 22,935.00
		Total Alternate Bid No.2				**$ 15,290.00**		**$ 22,935.00**

Total Base Bid	**$ 336,336.00**	**$ 352,056.50**
Total Alternate Bid No.1	**$ 30,109.10**	**$ 28,639.50**
Total Alternate Bid No.2	**$ 15,290.00**	**$ 22,935.00**
TOTAL BID	**$ 381,735.10**	**$ 403,631.00**

5A. Presentation and deliberation for future 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: City Administrator	**Meeting Date:** 2/23/2026	☐ **Consent Agenda Item** ☐ **Regular Agenda Item** ☒ **Discussion Agenda Item**
Reviewed by: Community Development Director	**Approved by:**	

ACTION REQUESTED

There is no action requested on the proposed ordinance at this meeting.

REFERENCE AND BACKGROUND

Following several months of research, revision, and discussion, the Planning Commission adopted Resolution No. PC-2025-41 recommending approval of an amendment to the Monticello City Code to define and regulate data center and technology campus land uses in the City of Monticello. Their recommendation transitions the draft ordinance to the City Council for consideration.

While the City Council has actively participated in the development of the ordinance through a series of joint workshops, the formal consideration of the ordinance is a critical new step in the process. The Council is tasked with the ultimate review of the content and is the final authority on whether it should be adopted as part of the City Code.

To facilitate adequate time for deliberation, staff have presented the ordinance as a discussion item rather than an action item on this agenda. Prior to making a final decision, staff recommend a thoughtful process focused on:

- Articulating a shared understanding of the purpose of the ordinance. Before shifting into discussions about whether the proposed components are sufficient, it is vital to verify if council members are aligned to what the ordinance is intended to accomplish. Any diverging perspectives on the purpose should be acknowledged throughout the ongoing review of the ordinance.

- Understanding the elements of the draft ordinance and how it is intended to function. Scrutiny will help protect against assumptions and drive discussion about why text has been drafted or revised to its current form.
- Determining whether the ordinance as a whole and its individual components are strong enough to serve their purpose and where additional revisions might be needed for it to function more effectively.

The draft provided, although significantly revised since August 2025, remains consistent with the foundational aspects of the original draft. First and foremost, it reflects the city's desire to preserve local legislative authority to approve or deny rezoning on any future application individually. The Monticello 2040 Comprehensive Plan amendment from February 2025 specifies the eligible land guidance for possible data centers but also explicitly states no land has an inherent right to develop as a data center or technology campus. The ordinance text is built around codifying that policy. In addition, the ordinance details, such as the minimum performance standards and approval criteria, have been included to further regulate impacts of data center development as defined in the same Comprehensive Plan amendment.

As Council begins its deliberations, it's also important to highlight the authority and limitations of a zoning code ordinance. City Council has strong zoning authority and the ability to regulate land use. An ordinance is a critical regulatory tool to guide and control development in the city. However, the power of a zoning ordinance is not absolute; there are limits to what can be accomplished within the scope of land use regulations. As Council considers any changes to the ordinance, the city attorney will actively assist in determining those limits and recommending alternate regulation tools where available.

In addition, it's helpful to remember the City of Monticello is not the only regulating authority. A variety of other state agencies and organizations are part of evaluating data center development. Staff recommend Council consider how the city fits into the larger regulatory framework and then focus on the regulations specifically within its control.

Following this initial opportunity for discussion, City Council can direct staff on opportunity for additional discussion, revisions, and/or other action as determined by the Council.

I. **Budget Impact:** N/A

II. **Staff Workload Impact:** Extensive staff time has been and will continue to be dedicated to creation of the ordinance to ensure it reflects City Council policy direction on behalf of the city.

III. **Comprehensive Plan Impact:** The draft ordinance is founded on the requirements for potential data center development within the Monticello 2040 Plan, limiting eligible locations and striving to minimize community impacts. In addition, the 2040 Plan should be used to evaluate the efficacy of the ordinance to regulate data center development in

pursuit of the city's adopted vision and goals. All land use ordinance should be in service to those objectives.

STAFF RECOMMENDED ACTION

There is no recommendation since no action is requested at this time.

SUPPORTING DATA

A. Planning Commission February Meeting Summary
B. Resolution No. PC 2025-41
C. Planning Commission Agenda Report, February 3, 2026
D. Clean Ordinance Draft (2/3/26 version)
E. Redlined Ordinance Draft (2/3/26 version)
F. Supporting Data from Planning Commission Packet, February 3, 2026
G. Additional Email Comments Received (through 2/19/26)

February Planning Commission Review & Recommendation

The Planning Commission reviewed the Data Center Planned Unit Development ordinance during the regular meeting in February. Minutes from the meeting have not been approved, so the following is a summary of the discussion and commission recommendation for Council reference.

The February meeting included the Planning Commission continuing the consideration on the ordinance that began in December. On December 2, the Commission held a public hearing on the proposed ordinance text, closed the public hearing, and postponed action to allow for an additional joint workshop with the City Council. Since the workshop did not occur prior to the regular January Planning Commission meeting, action was postponed until February.

Consideration of the ordinance began with a staff presentation that noted the draft text was presented in both clean and redlined format. The redlined version highlighted revisions made from the December ordinance draft based on additional research, response to public comments received, and legal recommendations. Staff also noted the ordinance continues to be evaluated in light of comments received, and additional revisions are likely as part of the future City Council review.

The Planning Commission requested clarification from staff on several items in their discussion.

- The Commission inquired how the ordinance manages impacts, including time limits, for multi-year construction. Staff explained that the DCPUD ordinance includes a set of regulations for temporary construction activities, including time restrictions for site lighting. While these temporary construction standards are proposed in the draft ordinance, staff also noted that in a prior joint workshop policymakers discussed that the City may need to evaluate general noise standards for construction activity. The Planning Commission did not make changes to the ordinance related to construction noise or activity. However, Council could take up the issue either through requested changes to the draft ordinance or by reviewing and revising the General noise standards for construction activity in the City Code.
- A clarification on data mining activity was requested. Staff clarified that the proposed ordinance first defines what the City proposes to consider “data mining” and then prohibits data mining uses as defined within DCPUD.
- The Commission discussed revised language which suggests that generators may be used at the direction of the power provider. It was noted this type of activity may then require other state permitting for emissions. The Commission did not recommend adjustment to this language. However, the Commission approved an amendment to the ordinance requiring that the generator testing schedule be approved annually by the

City. As the City Council considers the DCPUD ordinance amendment, it will need to consider this amendment made by the Commission, along with any other changes directed as part of Council review.

- The Planning Commission requested further information on the setbacks as revised in the draft. Staff explained that changes were made in the interest of managing potential impact. Setbacks for principal structures in the DCPUD are reduced when mechanical equipment is located interior to a building, wall or site. The setbacks are also based on the adjacent land uses, with reduced setbacks allowed when adjacent to other industrial uses.

Following discussion, the Planning Commission voted unanimously to adopt Resolution 2025-41, recommending approval of the proposed DCPUD ordinance to the City Council, with the amendment requiring annual approval of the generator testing schedule.

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, 153.090 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.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2025-41

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 3rd day of February, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

3A. Public Hearing (CLOSED) - 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:** 02/03/26	**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, establishing a Data Center Planned Unit Development, including amendment to Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Use Table, 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, establishing a Data Center Planned Unit Development, including amendment to Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Use Table, 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.

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.

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 adequately address changes in technology land uses, particularly 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 could be made. Land use policy as provided in the Monticello 2040 Vision + Plan and regulation language within city codes must be adopted before any individual project can be considered for development in the community.

Throughout 2025 and into 2026, the City held a series of public meetings and workshops to discuss how these unique land uses may be considered for development in Monticello. The meetings resulted in adopting amendments to the Monticello 2040 Plan to define the conditions under which data center land uses could be accommodated, and the drafting of a zoning ordinance specific to data center uses for consideration.

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 Light Industrial Park land use designation as 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, the zoning ordinance and other City codes 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 for the development of land in support of the City's policy goals, detail the evaluation process for information provided by a land use applicant against those policies and ordinances, and establish enforcement provisions for the adopted ordinance and any approvals granted under it.

City ordinances, including the zoning ordinance, should be prepared and applied consistent with state statutes and established land use case law. They must also balance the established goals for land development with the health, safety and welfare of the community.

The Planning Commission and City Council held initial 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 in site size, design and operation 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. The PUD flexibility incorporated within the DCPUD district relates to those internal aspects of a proposed project that do not have substantive external impacts on the surrounding private property or on public facilities. 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.

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 resulted in significant revisions to the DCPUD ordinance. Staff requested consideration of the revised ordinance in November of 2025. The Planning Commission took the proposed ordinance amendment from the table and called for a public hearing for December 2, 2025 for the proposed ordinance amendment.

In December of 2025, the Planning Commission held a public hearing on the revised draft of the DCPUD ordinance. Following additional public testimony, the Planning Commission closed the public hearing. During discussion, the Commission recognized the testimony received, as well as the number of written comments received. The Commission postponed action on the

recommendation decision, indicating a desire to further review the comments received and to confirm land use goals for data center uses with the City Council. The Commission requested a joint workshop with the Council.

The Commission postponed action on the recommendation decision for the DCPUD ordinance during the regular meeting in January, citing the upcoming workshop with City Council on January 15, 2026.

During the January joint workshop, staff provided supporting information on January site visits to data center campuses in central Iowa and reference information on Minnesota communities developing data center ordinances and projects. Among the Planning Commission and City Council members, there was consensus that preparation of a draft ordinance should continue, with one Council member stating opposition to continuing forward. Commissioners and Council members also provided comment on additional clarifications to be considered in the draft ordinance during the workshop.

DCPUD Ordinance Components | Revised February Draft

The proposed ordinance for consideration by the Planning Commission in February has been revised based on feedback during the January joint workshop, additional public comment, and additional research. The revisions have been made to balance the intent of comments with the City's responsibility to adopt legal and enforceable ordinances.

For purposes of review, the following outlines the ordinance elements and a summary of revisions made to the draft ordinance since December. Revision information is provided in italics. Numbering in the outline follows the draft ordinance enumeration. References with the draft ordinance to "chapter" are to the full zoning ordinance and references to "section" are to the DCPUD District.

> **Definitions.** These definitions are critical to the effectiveness of the ordinance 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 clarifies that only buildings within the PUD area eligible for floor area ratio calculations. This change was made in further support of the City's goals for tax base development and diversification.*
>
> *Additional restrictions on data mining were added.*
>
> *As in the December draft, the proposed definitions will be located in the Definitions section of the zoning ordinance, not within the DCPUD zoning district section.*

(F)(1)Purpose. This statement outlines the intent of the district and 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.

No revisions have been made to the statement from the December draft ordinance.

(F)(2) 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 the financial commitment and dedication requirements for necessary infrastructure that may be required to serve sites. The recognition that public services may also be impacted is also noted.

(F)(3) 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.

No revisions from the December ordinance draft.

(F)(4) 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 an allowance for telecommunication antennae that directly serve the DCPUD site, subject to the height and setback provisions of the DCPUD ordinance.

(F)(5) 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.

No revisions from the December ordinance draft.

(F)(6) Temporary Uses.

This section has been added. Data center campuses are often developed in phases over time and individual data center facilities are also frequently upgraded. These activities result in temporary construction yards and structures. This section allows specific temporary uses only. Later sections within the DCPUD detail further performance and submittal requirements for these areas.

(F)(7) Environmental Review.

No change from the December ordinance draft.

(F)(8) 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. Noise Limits
e. Lighting
f. Landscaping and Screening
g. Fencing Design and Placement

Many of the performance standard areas have been revised to strengthen the minimum allowances. Additional or revised standards for back-up power generation, site landscaping, screening, and noise have been made. Performance standards for temporary uses have been added.

The setback portion of the ordinance has been revised to further encourage the location of equipment that has the potential for off-site impact to the interior of the site. Where DCPUD sites do not incorporate this method of design, the setback has been revised to increase from 300' to 500'. Setback for both when adjacent to industrial has been decreased.

The ordinance language in this section, including specifically for noise and light, has been developed based on state statute, established case law, and the recommendations of the City Attorney.

(F)(9) DCPUD Initiation of Proceedings. This section refers to the existing zoning ordinance as to those eligible to file a land use application.

No change from the December ordinance draft.

(F)(10) 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.

Minor administrative revisions have been made to remove duplication or inconsistency and further note required financial responsibility of the applicant.

(F)(11)-(13). DCPUD Concept Stage Submittal. The Concept Stage Submittal 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.

Revised to incorporate additional community engagement and conceptually detail municipal utility extension requirements.

(F)(14) Neighborhood Meeting.

Added section to encourage a neighborhood meeting prior to formal application.

(F)(15) DCPUD Rezoning and Development Stage Submittal Requirements. The list of required application materials is designed to provide the information necessary to determine if a DCPUD district should be created for a specific site and then evaluate whether a submitted application can prove consistency with the various standards of the district ordinance. For purposes of rezoning to establish the DCPUD District, the application materials need to support a rezoning decision. As a "Development Stage PUD," it is specifically the developer/applicant's responsibility to provide information on their specific project to verify that the application meets 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 includes changes to the list of required submittals. Additions include a stakeholder engagement plan for sites over 20 acres, clarifications for phased sites, and narrative information for purposes of emergency response and preparation, and construction management. Other clarifications have been made related to power utility and telecommunication statements. Information on any accessory or temporary uses has been added to the submittal requirements.

(F)(16) 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" (SIPA), 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.

Clarifications to the site improvement plan agreement language are proposed to specify that a draft SIPA will be prepared for comment by the City Council at Development Stage but will not be subject to the Development Stage series of decisions. Where language for content of the SIPA was stricken, the language is specified instead in the SIPA section of ordinance. Other minor process revisions were also made.

(F)(17) Final Stage Permit and Final Plat 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.

No change from the December ordinance draft.

(F)(18) 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.

The section has been revised to clarify that the SIPA will be considered for approval with the Final Stage PUD. Where language for content of the SIPA was stricken, the language is specified instead in the SIPA section of ordinance.

(F)(19) Site Improvement Plan Agreement. This clause specifies the use and role of this agreement in monitoring development and ongoing compliance.

Revisions to detail specific content of the SIPA added, revised or consolidated from a prior reference.

(F)(20) 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.

No revisions from the December ordinance draft.

(F)(21) 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.

Timelines and process for revocation of a portion of the DCPUD due to non-use have been added.

(F)(22) 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 expected to change over time, without need for revisions to the DCPUD zoning or its Site Improvement Plan Agreement.

Clerical correction.

14. **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.

    No revisions from the December ordinance draft.

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.

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.

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 should then begin 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. Ordinance No. 8XX – Draft (Redline)
D. Monticello 2040 Vision + Plan - Light Industrial Park, Excerpt
E. Monticello Strategic Transition Plan, Excerpt
F. Setback, Height and Floor Area Ratio Examples
G. Comment Response Summary
H. Citizen Comments – Public Hearings
I. Citizen Comments – Post December 2, 2025 Public Hearing
J. City Land Use Process Timeline with Agenda/Minute Links
Z. Conditions of Approval

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. Accessory uses or structures which are not buildings such as electrical substations, parking areas, etc. shall not be considered eligible floor area. 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, specifically including but not limited to cryptocurrency, 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 20,000 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 uses 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 services or 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 will provide the necessary financial guarantees to extend necessary municipal utilities to the DCPUD site, and if developed in phases will avoid the stranding or incomplete extension of municipal infrastructure resources to the furthest extent of the DCPUD or other extension point as determined by the City. 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

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lands or other 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 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 electrical 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

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provisions of this chapter, except as otherwise prohibited or regulated by this section.

(e) Roof-mounted solar-energy systems or green-roof installations.

(f) EV charging stations.

(g) Wireless telecommunication service antenna and support structure(s) necessary to the function of the DCPUD, subject to the requirements of this section for setback and height.

(h) 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 Permit 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, except that temporary membrane building structures may be authorized under the requirements 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 this chapter.

(f) Data mining as defined by this ordinance.

(6) *Temporary uses.* Temporary uses allowed in the DCPUD are as follows, and are subject to the requirements of this section:

(a) Temporary construction staging areas directly related to the applicable phase of development.

(b) Temporary structures intended solely for the storage of construction materials directly related to the applicable development phase, or to the replacement of materials and equipment for the DCPUD.

(7) *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

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may require separate environmental review may be completed after application. Such review is subject to the applicable provisions of this chapter.

(8) *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, except in such case as the DCPUD site is a single previously platted lot, and the DCPUD 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 DCPUD be constructed at an FAR of less than .25, exclusive of the extent of approved site grading limits.

(c) The minimum setback for all principal, accessory, and appurtenant structures shall be as follows.

	Table X-X				
Structure or Use	Setback from DCPUD Property Line to Structure or Use within DCPUD (Setbacks are also applicable for parcels adjacent to the DCPUD boundary 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	Public parkland, or public recreational property	Parcels guided or zoned commercial	Parcels guided or zoned industrial
Principal building structure(s) when any	100’	200’	200’	100’	100’

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mechanical equipment (including generators) is: • fully screened by principal building(s), or • surrounded by a solid wall structure from all points of the DCPUD boundary, or • located within a principal building(s), or • ground mounted on or along an interior façade of the site's principal structure(s)					
Principal building structure(s) when any mechanical equipment (including generators) is oriented to any exterior portion of the structure(s) and/or non-ground mounted	200'	500'	500'	200'	100'
Off-Street Parking (including drive aisles)	100'	150'	150'	50'	50'
Off-Street Loading Facilities	100'	150'	150'	100'	100'
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.				

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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 telecommunication antenna within the DCPUD may exceed this height up to a maximum of 100’ as specifically identified and approved in the Final Stage PUD. Electrical 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) Temporary uses within the DCPUD shall be subject to the following standards:

i. Any temporary use(s) must be depicted in the Development and Final Stage Permit DCPUD Site Plans, including location and area of size, and authorized in the adopted DCPUD ordinance.

ii. A specified commencement and termination date for the temporary use(s) shall be specifically authorized by the adopted DCPUD ordinance.

iii. Setbacks shall be established by the adopted DCPUD ordinance.

iv. All temporary construction staging areas must be fully paved.

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v. Temporary buildings or structures must be fully screened in accordance with the standards of this section.

vi. The maximum height of temporary structures shall be 30'.

vii. Temporary construction lighting shall be subject to operational hours of 8 AM – 7 PM and shall be subject to the lighting standards of this chapter.

(h) The DCPUD shall be designed and built to incorporate sound mitigation methods to reduce sound levels emanating from the DCPUD. Sound 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.

i. Prior to approval, a Preliminary Noise Study shall be submitted by a third-party engineer providing ambient noise level information at the DCPUD property boundary and demonstrating to the City that the operation of the DCPUD facilities will comply with MPCA noise rules.

ii. Upon commencement of operation of the DCPUD principal use facilities, the operator must conduct an additional noise study, as measured at the property line of the nearest residential property to the DCPUD or other noise sensitive use as reasonably determined by the City, demonstrating to the City that the operation of the data center complies with MPCA noise rules.

iii. Upon commencement of the operation of the DCPUD, the operator of a DCPUD must provide a liaison between the hours of 8:00 am and 10:00 pm CST each day to respond to complaints about noise emanating from the DCPUD.

iv. The City may order that the DCPUD operator complete an additional sound study once per year during peak operation of the DCPUD mechanical equipment. The DCPUD operator must provide the results of the noise study, conducted by a third-party engineer, to the City within 30 days of the request by the City or show proof that they have contracted with a third-party engineer and the results will be available in a reasonable amount of time.

v. Pursuant to City Code 130.09(D0, the City may require a Noise Impact Statement for low-frequency sound emissions and demonstrate mitigation plans consistent with the recommendations of the Statement.

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(i) Back-up power generators within the DCPUD may only be used for back-up electrical supply during a power outage or when requested by the electric utility provider for uses within the DCPUD.

i. Testing of generators may only occur between the hours of 8 AM and 5 PM, Monday through Friday. A testing schedule must be filed annually with the City no later than January 15 of each year.

(j) 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.

(k) Any outdoor facilities or equipment such as back-up generators, parking and private circulation areas, temporary construction staging areas and temporary structures, other mechanical equipment regardless of location, security or chain link fencing when located within 200' of the DCPUD property line, 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, with the exception of designated entrance points. Screening is subject to the following additioan requirements and exceptions:

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.

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.

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v. In all cases, 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.

(l) All trash enclosures and storage must be located within a structure and identified on DCPUD plans.

(m) Rooftop and wall-mounted mechanical equipment shall be fully screened when viewed at comparable grade from adjoining properties, and from the public right of way via screening walls or parapets which match the building materials of the building on which they are located.

(n) 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 or seeding 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.

(o) 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 Section 153.060 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 berm of a minimum height of 10’ above the adjacent roadway centerline elevation or property line elevation directly adjacent (whichever is higher), with a 50% minimum evergreen species requirement, to be spaced throughout the buffer and located on the exterior down-slope of the berm.

iii. The required perimeter buffer for the full DCPUD area shall be installed and completed with the first phase of development.

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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.

vi. The use of native species is encouraged.

(p) 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.

(q) 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.

(r) The facility shall provide parking for employees or service personnel at a rate per §153.067, Parking Schedule #2.

(s) Electrical substations directly serving the DCPUD shall be exempt from the District performance standard requirements of this section, but shall be subject to the following requirements:

i. Must be located within the DCPUD boundary.

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 of this section.

v. Electrical transmission lines extended to the substation are not subject to §153.065 Underground Utilities.

(t) 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 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.

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(9) *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.

(10) *DCPUD Application.*

(a) 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.

(b) 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.

(c) Applications for Preliminary and Final Plat as required by this section shall be submitted in accordance with § 152: Subdivisions.

(d) All required applications are subject to the adopted fee and escrows established by City ordinance.

(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.

(11) *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.

(b) Provide a forum for public engagement and 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.

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(12) *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, including the timing for the extension of municipal utilities to the DCPUD and to adjacent properties, if applicable.

(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) For sites over 20 acres, a stakeholder engagement plan detailing how the DCPUD operator will engage and communicate with residents, property owners, local utilities and the City throughout the DCPUD application and development process.

(j) 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.).

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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.

(13) *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.

(14) *Neighborhood Meeting.* The DCPUD concept proposer is encouraged to host a neighborhood meeting prior to submission of a formal application for Development Stage Permit.

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(15) *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 by phase (if applicable) including general projections for tax base, building valuation, sustainability in operations and site design, 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. For sites over 20 acres, a stakeholder engagement plan detailing how the DCPUD operator will engage and communicate with residents, property owners, local utilities, and the City throughout the DCPUD application and development process.

vi. If the DCPUD is to be developed in phases, a proposed phasing of full DCPUD site development, including number of phases, development timeline for each phase and for the full DCPUD.

vii. Calculation table detailing the gross area calculation of the full DCUD, the area calculation of each allowable exception to the DCFAR, and resulting FAR for each phase of the DCPUD and full DCPUD.

viii. Maximum building height for any proposed principal structure on site and maximum height of any additional appurtenant, temporary, or accessory structure on site.

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ix. Description of proposed building materials for all principal, temporary 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.

iv. Information on any hazardous materials or operational processes which require specific or additional emergency management response or consideration. This shall include a statement providing for electronic hazardous waste disposal by a licensed operator.

(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 setbacks as required by this section.

iii. Layout of proposed lots with future lot and block numbers.

iv. Area calculations for each lot within the DCPUD property boundary.

v. Outlots planned for public dedication and/or open space.

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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 proposed to be 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.

(h) If the DCPUD is to be developed in phases, a 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 five years.

(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) Preliminary Noise Study meeting the District performance standards requirements of this section.

(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, which shall be required for all sites over 20 acres and at the discretion of the City Engineer for sites under 20 acres, 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.

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. Necessary roadway and pedestrian improvements shall be designed in accordance with City standards.

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:

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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 DCPUD boundary with phasing plan 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.

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.

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(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 infrastructure and service demand.

(s) For sites over 20 acres and for any DCPUD site to be developed in phases, a construction impact plan including designated construction traffic routes, hours of operations, and mitigation plans for lighting, noise, vibration and dust.

(t) DCPUD sites shall be responsible for completion of the electric utility provider's required studies and shall provide a statement indicating completion of the required study and summarize power capacity for the DCPUD, the proposed routing plan, and required electrical infrastructure improvements.

(u) General statement of telecommunication system improvements so as to avoid any local service interruption during normal operations.

(v) If applicable, proposed location, area and duration of any accessory or temporary uses within the DCPUD.

(w) Any other information as directed by the Community Development Department required to evaluate the specific DCPUD proposal.

(16) *DCPUD Development Stage Permit, Preliminary Plat and DCPUD Rezoning Review.*

(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) The hearing for rezoning and Preliminary Plat may run concurrently with the hearing for the DCPUD Development Stage permit.

(d) 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.

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(e) As part of the review process for the DCPUD Development Stage Permit, a draft Site Improvement Plan Agreement (SIPA) following the requirements of this section shall be prepared by the City following a complete application submittal. Such draft agreement shall be provided for City Council comment, but shall not be part of the Development Stage Permit approval consideration. 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.

(f) 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 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 Stage 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, and the City Council will hold any required public hearing.

(g) 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.

(h) 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.

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(i) After consideration of the Planning Commission recommendation and/or hearing, 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, Development Stage DCPUD permit, and preliminary plat shall require the approval of the majority of all the members of the City Council, except where state law may specifically require a super majority.

(j) After consideration of the Planning Commission recommendation and/or hearing, the City Council may, in its sole discretion, deny the Development Stage DCPUD permit, DCPUD rezoning, the 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.

(17) *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 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 section.

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

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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 shall meet the requirements of this section.

(18) *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 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. The final Site Improvement Plan Agreement shall be considered with the Final Stage PUD and Final Plat. Approval of the Final Stage DCPUD Permit, Final Plat and Site Improvement Plan Agreement 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

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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.

(19) *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 detail and control the terms and conditions of the approval given by City Council, including but not limited to the approved DCPUD site improvement plans and performance standards, development phasing, adopted DCPUD ordinance, the required public improvements and completion dates for improvements, the fiscal requirements, guarantees and securities necessary for the construction of all required public improvements and timing of their submission, required site development fees and escrows and timing of their submission, specification of required public improvement warranties, 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.

(20) *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.

(21) *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 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 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

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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, the City Council may act after the 3 year period to revoke the DCPUD for the undeveloped portions of the DCPUD and require amendment to the governing Final Stage PUD approval and the SIPA, and rezone the undeveloped land to any other zoning district, following a public hearing to be held by the City Council. Extensions 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.

(22) *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.

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2. Eliminate, diminish, or vary from the minimum performance standards of this section.
3. Eliminate, diminish, or vary 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.

(23) *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.

(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

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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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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

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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. Accessory uses or structures which are not buildings such as electrical substations, parking areas, etc. shall not be considered eligible floor area. 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, specifically including but not limited to cryptocurrency, 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 205,000 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 uses 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 services or 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 extend necessary municipal utilities to the DCPUD site, and if developed in phases will avoid the stranding or incomplete extension of municipal infrastructure resources to the furthest extent of the DCPUD or other extension point as determined by the City. 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

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lands or other 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 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 electrical 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

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provisions of this chapter, except as otherwise prohibited or regulated by this section.

(e) Roof-mounted solar-energy systems or green-roof installations.

(f) EV charging stations.

(g) Wireless telecommunication service antenna and support structure(s) necessary to the function of the DCPUD, subject to the requirements of this section for setback and height.

~~(g)~~(h) 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 Permit 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, except that temporary membrane building structures may be authorized under the requirements 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 this~~e~~ chapter.

(f) Data mining as defined by this ordinance.

(6) *Temporary uses.* Temporary uses allowed in the DCPUD are as follows, and are subject to the requirements of this section:

(a) Temporary construction staging areas directly related to the applicable phase of development.

(b) Temporary structures intended solely for the storage of construction materials directly related to the applicable development phase, or to the replacement of materials and equipment for the DCPUD.

(7) *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

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may require separate environmental review may be completed after application. Such review is subject to the applicable provisions of this chapter.

(8) *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, except in such case as the DCPUD site is a single previously platted lot, and the DCPUD 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~~%~~, exclusive of the extent of approved site grading limits.

(c) The minimum setback for all principal, accessory, and appurtenant structures shall be as follows.

	Table X-X				
Structure or Use	Setback from DCPUD Property Line to Structure or Use within DCPUD (Setbacks are also applicable for parcels adjacent to the DCPUD boundary 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,~~ Ppublic parkland, or public recreational property	Parcels guided or zoned commercial	Parcels guided or zoned industrial
Principal building structure(s) when any	100’	200’	200’	100’	100’

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mechanical equipment (including generators) is: • fully screened by principal building(s), or • surrounded by a solid wall structure from all points of the DCPUD boundary, or • located within a principal building(s), or • ~~is~~ ground mounted ~~located~~ on or along an ~~to the~~ interior façade of the site's principal structure(s) ~~and ground mounted~~					
Principal building structure(s) when any mechanical equipment (including generators) is oriented to any exterior portion of the structure(s) and/or non-ground mounted	200'	5~~3~~00'	5~~3~~00'	200'	1~~2~~00'
Off-Street Parking (including drive aisles)	100'	150'	150'	50'	50'
Off-Street Loading Facilities	100'	150'	150'	100'	100'
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				

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	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 telecommunication antenna within the DCPUD may exceed this height up to a maximum of 100’ as specifically identified and approved in the Final Stage PUD. Electrical s~~S~~ubstation 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) Temporary uses within the DCPUD shall be subject to the following standards:

i. Any temporary use(s) must be depicted in the Development and Final Stage Permit DCPUD Site Plans, including location and area of size, and authorized in the adopted DCPUD ordinance.

ii. A specified commencement and termination date for the temporary use(s) shall be specifically authorized by the adopted DCPUD ordinance.

iii. Setbacks shall be established by the adopted DCPUD ordinance.

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iv. All temporary construction staging areas must be fully paved.

v. Temporary buildings or structures must be fully screened in accordance with the standards of this section.

vi. The maximum height of temporary structures shall be 30'.

vii. Temporary construction lighting shall be subject to operational hours of 8 AM – 7 PM and shall be subject to the lighting standards of this chapter.

(h) ~~Noise~~ The DCPUD shall be designed and built to incorporate sound mitigation methods to reduce sound levels emanating from the DCPUD. Sound 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.

i. Prior to approval, a Preliminary Noise Study shall be submitted by a third-party engineer providing ambient noise level information at the DCPUD property boundary and demonstrating to the City that the operation of the DCPUD facilities will comply with MPCA noise rules.

ii. Upon commencement of operation of the DCPUD principal use facilities, the operator must conduct an additional noise study, as measured at the property line of the nearest residential property to the DCPUD or other noise sensitive use as reasonably determined by the City, demonstrating to the City that the operation of the data center complies with MPCA noise rules.

iii. Upon commencement of the operation of the DCPUD, the operator of a DCPUD must provide a liaison between the hours of 8:00 am and 10:00 pm CST each day to respond to complaints about noise emanating from the DCPUD.

iv. The City may order that the DCPUD operator complete an additional sound study once per year during peak operation of the DCPUD mechanical equipment. The DCPUD operator must provide the results of the noise study, conducted by a third-party engineer, to the City within 30 days of the request by the City or show proof that they have contracted with a third-party engineer and the results will be available in a reasonable amount of time.

~~(g)~~v. Pursuant to City Code 130.09(D0, the City may require a Noise Impact Statement for low-frequency sound emissions and demonstrate mitigation plans consistent with the recommendations of the Statement.~~emanating from the facility, or from any~~

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~~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~~.

~~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)~~(i) Back-up power generators within the DCPUD may only be used for back-up ~~power generation purposes~~ electrical supply during a power outage or when requested by the electric utility provider for uses within the DCPUD.

i. Testing of generators may only occur between the hours of 8 AM and 54 PM, Monday through Friday. A testing schedule must be filed annually with the City no later than January 15 of each year.

~~(i)~~(j) 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)~~(k) Any outdoor facilities or equipment such as back-up generators, parking and private circulation areas, temporary construction staging areas and temporary structures, other mechanical equipment regardless of location, security or chain link fencing when located within 200' of the

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DCPUD property line, 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, with the exception of designated entrance points. Screening is subject to the following additioan requirements and exceptions:

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.

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. In all cases, f~~F~~ences 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)~~(l) All trash enclosures and storage must be located within a structure and identified on DCPUD plans.

~~(l)~~(m) Rooftop and wall-mounted mechanical equipment shall be fully screened when ~~viewed from the adjoining property lines~~ viewed at comparable grade from adjoining properties, and from the public right of way via screening walls or parapets which match the building materials of the building on which they are located.

~~(m)~~(n) 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 or seeding 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)~~(o) 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 Section 153.060 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 berm of a minimum height of 10' above the adjacent roadway centerline elevation or property line elevation directly adjacent (whichever is higher), with a ~~2~~50% minimum evergreen species requirement, to be spaced throughout the buffer and located on the exterior down-slope of the berm.

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.

~~v.~~vi. The use of native species is encouraged.

~~(o)~~(p) 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)~~(q) 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)~~(r) The facility shall provide parking for employees or service personnel at a rate per §153.067, Parking Schedule #2.

~~(r)~~(s) Electrical s~~S~~ubstations directly serving~~within~~ the DCPUD shall be exempt from the District performance standard requirements of this section, but shall be subject to the following requirements:

i. Must be located within the DCPUD boundary.

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 of this section ~~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)~~(t) 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 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.

(9) *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.

(10) *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)~~(a) 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.

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~~(c)~~(b) 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)~~(c) Applications for Preliminary and Final Plat as required by this section shall be submitted in accordance with § 152: Subdivisions.

(d) All required applications are subject to the adopted fee and escrows established by City ordinance.

(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.

(11) *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.

(b) Provide a forum for public engagement and 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.

(12) *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, including the timing for the extension of municipal utilities to the DCPUD and to adjacent properties, if applicable.

(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) For sites over 20 acres, a stakeholder engagement plan detailing how the DCPUD operator will engage and communicate with residents, property owners, local utilities and the City throughout the DCPUD application and development process.

~~(i)~~(j) 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.).

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.

(132) *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.

(143) *Neighborhood Meeting.* The DCPUD concept proposer is encouraged to host a neighborhood meeting prior to submission of a formal application for Development Stage Permit.

(15) *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 by phase (if applicable) including general projections for tax base, building valuation, sustainability in operations and site design, 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. For sites over 20 acres, a stakeholder engagement plan detailing how the DCPUD operator will engage and communicate with residents, property owners, local utilities, and the City throughout the DCPUD application and development process.

~~v.~~vi. If the DCPUD is to be developed in phases, a p~~P~~roposed phasing of full DCPUD site development, including number of phases, development timeline for each phase and for the full DCPUD.

~~vi.~~vii. Calculation table detailing the gross area calculation of the full DCUD, the area calculation of each allowable exception to the DCFAR, and resulting FAR for each phase of the DCPUD and full DCPUD.

~~vii.~~viii. Maximum building height for any proposed principal structure on site and maximum height of any additional appurtenant, temporary, or accessory structure on site.

~~viii.~~ix. Description of proposed building materials for all principal, temporary 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.

~~iii.~~iv. Information on any hazardous materials or operational processes which require specific or additional emergency management response or consideration. This shall include a statement providing for electronic hazardous waste disposal by a licensed operator.

(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~~ s as required by this section.

iii. Layout of proposed lots with future lot and block numbers.

iv. Area calculations for each ~~parce~~lot 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 proposed to be located within the DCPUD, including area in acreage and applicable setback for substation and general height information.

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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.

(h) If the DCPUD is to be developed in phases, a g~~G~~raphic 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 five years.

(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) Preliminary N~~n~~oise S~~s~~tudy meeting the District performance standards requirements of this section. ~~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, which shall be required for all sites over 20 acres and at the discretion of the City Engineer for sites under 20 acres, evaluating:

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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.

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. Necessary roadway and pedestrian improvements shall be designed in accordance with City standards.

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 DC~~P~~PUD boundary

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with phasing plan 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.

~~vi.~~

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:

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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 infrastructure and service demand.

(s) For sites over 20 acres and for any DCPUD site to be developed in phases, a construction impact plan including designated construction traffic routes, hours of operations, and mitigation plans for lighting, noise, vibration and dust.

~~(s)~~(t) DCPUD sites shall be responsible for completion of the electric utility provider's required studies and shall provide a s~~S~~tatement indicating completion of the required study and summarize ~~, study, or permit provided by the electric utility provider which demonstrates adequate~~ power 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)~~(u) General s~~S~~tatement of telecommunication ~~provider(s) information detailing sufficient~~ system improvements so as to avoid any local service interruption during normal operations.

(v) If applicable, proposed location, area and duration of any accessory or temporary uses within the DCPUD.

~~(u)~~(w) Any other information as directed by the Community Development Department required to evaluate the specific DCPUD proposal.

(16~~4~~) *DCPUD Development Stage Permit, Preliminary Plat and DCPUD Rezoning Review.*

(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) The hearing for rezoning and Preliminary Plat may run concurrently with the hearing for the DCPUD Development Stage permit.

~~(c)~~(d) As part of the review process for the DCPUD applications, the Community Development Department shall generate an analysis of the

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proposal against the Approval Criteria of this section to formulate a recommendation regarding the rezoning to the Planning Commission and City Council.

~~(d)~~(e) As part of the review process for the DCPUD Development Stage Permit, a draft Site Improvement Plan Agreement (SIPA) following the requirements of this section shall be prepared by the City following a~~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 provided ~~included~~ for ~~the~~ City Council comment ~~'s review of the Development Stage Permit~~, but shall not be part of the Development Stage Permit approval consideration. 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)~~(f) 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 D~~d~~evelopment Stage 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, and the City Council will hold any required public hearing.

~~(f)~~(g) 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)~~(h) 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)~~(i) 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, Development Stage DCPUD permit, and preliminary plat shall require the approval of the majority of all the members of the City Council, ~~except where state law may specifically require a super majority except as may be exempted by state statute~~.

~~(i)~~(j) 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, DCPUD rezoning, 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.

(175) *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 time limits as necessary. The applicant shall submit such extension request no

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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 section~~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 shall meet the requirements of this section ~~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 and securities, escrows,~~

~~and warranties, and their timing of submission and any other information deemed necessary by the city;~~.

(1~~8~~6) *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. The final Site Improvement Plan Agreement shall be considered with the Final Stage PUD and Final Plat. Approval of the ~~PUD~~ Final Stage DCPUD Permit, ~~and~~ Final Plat and Site Improvement Plan Agreement 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.

(1~~9~~7) *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 detail and control the terms and conditions of the approval given by City Council, including but not limited ~~include, at a minimum, reference~~ to the approved DCPUD site improvement plans and performance standards, development phasing, adopted DCPUD

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ordinance, the required public improvements and completion dates for improvements, ~~and~~ the~~related~~ fiscal requirements, guarantees and securities necessary for the construction of all required public improvements and ~~he required letters of credit, all required development fees and payments and/or securities, escrows~~timing of their submission, required site development fees and escrows and timing of their submission, specification of required public improvement ~~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.

(20~~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.

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(219) *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 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, the City Council may act after the 3 year period to revoke the DCPUD for the undeveloped portions of the DCPUD and require amendment to the governing Final Stage PUD approval and the SIPA, and rezone the undeveloped land to any other zoning district, following a public hearing to be held by the City Council. E~~One e~~xtensions from this

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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.~~

(2~~0~~1) *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 v~~a~~ery 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.

ORDINANCE NO.

(2~~3~~1) *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.

(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__.

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ORDINANCE NO.

_____

Lloyd Hilgart, Mayor

ATTEST:

_____

Jennifer Schreiber, City Clerk

AYES:

NAYS:

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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

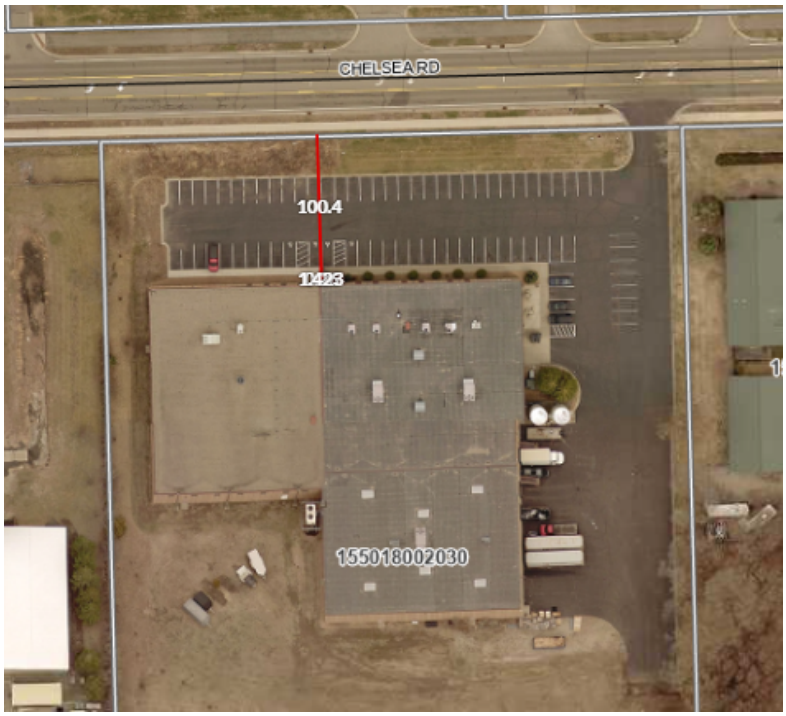
JUMP	To support future development, coordinate with prospective development and plan for water, sanitary, and other infrastructure extensions from Featherstone Development to Site 3A (4,310 combined linear ft).	Public Infrastructure and System Upgrades

CITY OF MONTICELLO

SETBACKS & HEIGHT

BLOCK 52 | 17.5' SETBACK FROM PINE ST. / PROPERTY LINE

75' HEIGHT



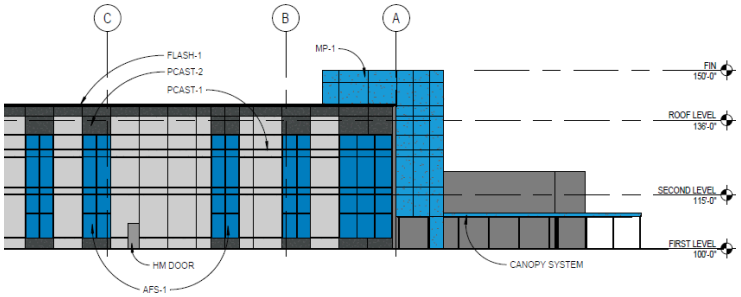
AROPLAX | 100' SETBACK FROM CHELSEA / PROPERTY LINE

23.5' HEIGHT

Setbacks : 0-100'

CITY OF MONTICELLO

SETBACKS & HEIGHT



50‘ HEIGHT

UMC | 253' SETBACK FROM CHELSEA RD. / PROPERTY LINE

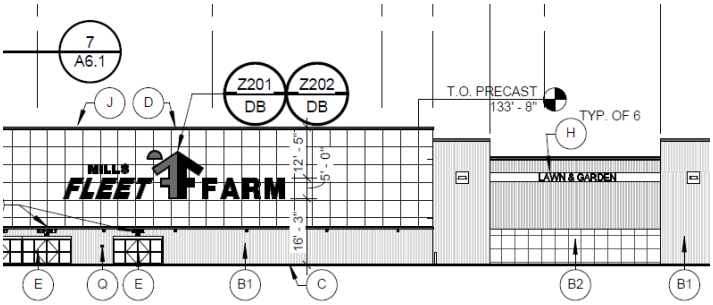
35‘ HEIGHT

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

Data Center Planned Unit Development (DCPUD) Ordinance
Public Comment Response

Public participation and feedback have been critical to the City's consideration of land use policy and regulations for data center uses. The table below provides a summary of comments received during the development of the Data Center Planned Unit Development (DCPUD) ordinance. The table provides response information on how a comment issue is addressed either by proposed ordinance and/or through other regulatory review processes. The table provides general themes referenced in the comments and may not be reflective of all specific individual comments.

Comment Theme		Response
Electric Power		In Minnesota, electric power generation, transmission and distribution are highly regulated by the state. Even with these regulatory protections in place, the proposed DCPUD ordinance includes two important requirements: • The application materials require confirmation they've completed necessary studies of the new demand and infrastructure with the power supplier. • Approval Criteria allowing the city to approve or deny projects based on whether they've adequately demonstrated power supplier capacity for existing customers and the city's continued growth.
	Consumption (Grid strain, access to power)	Individual electric utility providers require specific studies to understand system demand and capacity as well as to determine the infrastructure and service improvements necessary to serve large power users. These studies are completed at the request and cost of the new user.
	Rates	Under recent state legislation, large data center users are subject to a specific rate review process when served by a public utility. The legislation includes protections for existing

		ratepayers and requires the large user to pay for their own related infrastructure investments and operations costs. [Chapter 12 - MN Laws]
Environmental Concerns		Minnesota statutes and rules provide the framework for projects requiring environmental review. In addition to comprehensive project review, specific aspects of a development may trigger separate environmental study and mitigation. The proposed DCPUD requires any applicable general environmental review to be complete before a land use application can be submitted. Details on any additional environmental review required, and federal or state permit status are also required as part of application information.
	Water Consumption	Recent legislation adopted by the state outlines a specific process for large water users. [Chapter 12 - MN Laws] This is in addition to existing statutes and rules that include agency review requirements and permits for water consumption. The City is already responsible for complying with these with aquifer restrictions and pumping limits. The proposed DCPUD also includes: • Water studies evaluating the phased and full demand on the municipal system and available capacity. • A phasing plan to extend required infrastructure to serve proposed sites with municipal water and a corresponding financial plan for how the developer will fund the improvements. • Approval Criteria allowing the City to approve or deny projects based on both the demonstration of available water capacity without limitations to existing users or future growth as well as the applicants ability to provide financial guarantees for required infrastructure improvements.

	Air/Emissions	The state's existing regulations, along with any required environmental review processes, address air quality issues that may result from industrial or other land uses. With these rules in place, along with adopted building and fire codes, the City is advised against requiring specific mechanical operations systems.
	Water Resource Impacts (Quality, Wetlands, Stormwater, etc)	The State of Minnesota has significant existing regulations for the protection and management of water resources, along with required environmental review processes intended to address water resource impacts resulting from development. For example, there is a very specific process for delineating wetlands and permitting any mitigation. The City is required to follow these for any development project. The City is also required to follow its state permitting for stormwater management and drinking water quality. The proposed DCPUD ordinance requires compliance with all sections of the City's zoning ordinance, including those for drainage, erosion control and stormwater management. The DCPUD ordinance also has specific requirements for application submittals demonstrating compliance with stormwater management and the wetland review process.
	Wildlife	Existing federal and state regulations, along with required environmental review, address impacts to protected species that may result from municipal growth. While development of any land may cause potential loss of habitat, the City's adopted planning documents and ordinances are intended to protect land areas of significance. The Approval Criteria within the DCPUD also allows the City to consider how data center development relates to the achievement of the City's long-range development goals, including those for natural resources.

	Hazardous Materials	Hazardous materials handling is regulated by both federal and state agencies and may require specific permitting. Though recognizing these materials are regulated by other entities, the DCPUD ordinance includes an application requirement for additional information on any materials or processes that may require additional emergency response or consideration, including information on waste handling.
	Sustainability Practices	Recent state legislation for large data centers sets building sustainability requirements, which must be accomplished within 3 years. [Chapter 12 - MN Laws] Further, the DCPUD ordinance encourages: • Use of native plantings • Use of sustainable building, site and operations design. • Allowable accessory uses like solar energy panels, green roof installations and EV charging.
Loss of Land for Other Uses		The City of Monticello and Monticello Township have an approved Orderly Annexation Agreement. The intent of this agreement is to allow areas of agricultural and related uses within a defined annexation area until urban development is proposed. The City has adopted a land use plan for that includes both land within the existing city limits and the annexation area, the Monticello 2040 Vision + Plan. It was adopted after months of public engagement and careful consideration by appointed and elected officials. The Plan lays out detailed information and study on land use, economic development, parks and recreation and public infrastructure. It also directs strategy for how the City will grow and how land will be used, both within its boundary and into the annexation area.

		The DCPUD includes: • A narrative within the application materials to help evaluate the public benefit of a project to the City's overall land use goals. • Approval Criteria that allows the City to evaluate whether an application displaces other land uses critical to long-term growth and resiliency specific to its 2040 land use goals.
	Site Decommissioning or Overbuilding	The Approval Criteria language within the DCPUD ordinance requires the City to evaluate the amount of land utilized for data center uses against its ability to achieve community goals as a fundamental finding for rezoning any land area to DCPUD. As related to the potential vacation of a site by a data center user, the DCPUD ordinance includes a provision for revoking unused portions of the DCPUD land area if not utilized within a specific amount of time. And, like any other development, if a use is discontinued, the property owner is still required to pay property taxes on land and buildings. The site is also eligible for re-use under zoning adopted by the City for the site at that time.
Construction Impacts		The DCPUD ordinance includes numerous provisions relating to construction activity, including: • Specifying what uses are allowed for temporary periods of time. • Performance standards for temporary uses, including limits on construction lighting and required screening. • Application materials describing the location and duration and how they will comply with ordinance standards. • A specific provision requiring large sites to have a construction impact plan.
Noise		The State of Minnesota regulates noise through administrative rules adopted by the Minnesota Pollution Control Agency (MPCA).

	The City is advised against requiring noise regulations which are stricter than the state standard. However, the DCPUD requires: • A preliminary noise study at the property line of the nearest residential property. • Demonstration that the operation will comply with MPCA noise rules. • The DCPUD to be designed and built to include sound mitigation. • A designated point of contact to respond to any noise complaints. • Additional noise studies at peak operation to monitor compliance. The required Site Improvement Plan Agreement, which governs DCPUD approval, also requires noise compliance.
Light Pollution	The DCPUD ordinance requires strict light limits at the DCPUD property line and a minimum distance for light sources, which are intended to minimize light spillover. In addition, the DCPUD refers to the base code standards for general site lighting. The existing code requires downcast, fully shielded wall lighting and maximum light pole height.
Job Creation & Employment	The Monticello 2040 Plan recognizes that industrial land uses have the potential for creation of employment. In its findings for the consideration of data center development in light industrial areas, the City recognized that data centers have the potential to generate high-wage positions (although at a rate much less dense when compared to other light industrial users) and levels of periodic employment through site development and reinvestment. Zoning ordinances are intended to regulate the manner in which land develops. As such the DCPUD does not require specific employment counts. The applicant may submit employment information as part of their narrative on their

	proposed project, but it is not a decision-factor for zoning to DCPUD.
Traffic and Road Impact	For larger data center sites, a detailed traffic study is required by the DCPUD. The ordinance then requires the DCPUD developer to provide detail on the cost of required improvements identified by the study and information on their financial contribution. As with any new land development, development is required to pay for its own internal road network and to provide the necessary rights of way or easements to support the project. The DCPUD also includes planning for public roadways and non-vehicular facilities for necessary connections to adjacent parcels. Construction impact information on the roadway network is also a requirement.
Municipal Infrastructure & Services	The DCPUD includes a significant number of provisions related to the installation and cost participation for extension of public utilities and services. These include Approval Criteria, submittal requirements for studies on infrastructure and service demand, location, capacity and cost, and a Site Improvement Plan agreement detailing all infrastructure and service requirements and securities. In summary, consistent with the City's current development practice, development must pay for the improvements required to develop and operate the proposed use.
Taxpayer Impact	The potential to achieve tax base stability and diversity in alignment with the City's economic development goals was a component of the findings in support of amending the Monticello 2040 Vision + Plan. The DCPUD requests that applicants provide tax projection information as part of their narrative to help the City understand consistency with its broader land use goals. The DCPUD also supports the opportunity to extend municipal utilities to the city's growth

		areas, with the potential of reduced taxpayer impact, as the DCPUD outlines the developer's responsibility for providing these utility extensions.
Residential Proximity		The Monticello 2040 Vision + Plan carefully considered how to achieve a resilient mix of residential, park, commercial, and industrial land, understanding that each component is critical to long-term vitality. As these uses have varying impacts, the City utilizes land use planning and regulatory tools, including buffers, setbacks, screening, and other site development requirements to facilitate development requests while balancing impacts to adjacent land uses. With each request for rezoning, the DCPUD includes Approval Criteria that allows the City to evaluate how a DCPUD proposal meets its land use goals and its interaction with other land use designations, such as residential uses. The DCPUD ordinance also includes specific site development requirements to limit off-site impacts to other land uses, including residential uses. These include setbacks, and restrictions or limits for outdoor storage, light, and noise.
	Property Values	Property values established for taxation purposes relate first to the specific type or class of land for the specific site. For example, whether a site is residential, commercial or industrial. Assessors then analyze factors such as comparable recent sales, property characteristics like size, age, condition, and recent property improvements. To consider compatibility and minimize the potential for impacts to surrounding uses, the DCPUD ordinance requires greater setbacks and light requirements when adjacent to residential uses, limits outdoor storage, provides noise limitations and monitoring, and requires standards for site screening and buffering.

	Aesthetics	The City of Monticello's ordinances for industrial uses are intended to align with the 2040 Plan's expectations for complementary visual aesthetics. The DCPUD is consistent with the existing ordinance's industrial building standards, which do not allow exterior metal finish for principal buildings. The ordinance also incorporates screening and perimeter buffering requirements which are more intense than the base zoning ordinance requirements for other industrial uses.
Transparency & Public Process		The City has used multiple forms of notice, communication, and meeting formats to provide the opportunity for the public to participate in the process for data center land uses. A series of public meetings, workshops and open houses to discuss and evaluate the land use and ordinance considerations for data centers has been held since July of 2024. These meetings are noticed in accordance with state law. In many cases, these meetings/events have also been publicized on the City website, social media outlets, and printed communications. Public hearings for the Monticello 2040 Plan amendments and the proposed amendment to the zoning ordinance for the DCPUD are published in the Monticello Times and posted to the City's bulletin board and website. Agenda information and minutes for all meetings are available on the City's website.
Use of Incentives		The use of any economic development incentives is not related to the regulations for zoning, which are intended to control the characteristics of land development. Use of economic development tools for development are subject to other state laws, as well as the adopted plans, policies and program requirements of the City and City of Monticello Economic Development Authority. While not specifically addressed in the ordinance, local policymakers have continually noted they do not believe incentives like Tax

	Increment Financing or Tax Abatement are appropriate for this type of development.
Community Character & Quality of Life	Monticello has a long history of supporting industrial development in our community. The Monticello 2040 Plan recognizes that foundation and supports the continued expansion and diversification of this sector for tax base and employment opportunity. Land uses evolve and change and the City's obligation is to consider policies and ordinances for these land uses. In evaluating data center land uses, the City recognized that diversification of the City's industrial uses is consistent with the Monticello 2040 Plan. With the appropriate regulatory tools, data centers are an opportunity to support a stable city tax base and facilitate additional growth consistent with the Plan's other goals. The DCPUD regulations are intended to provide that appropriate level of regulation. The DCPUD incorporates a series of Approval Criteria for the specific purpose of allowing the City to determine how a data center use aligns with the Monticello 2040 Plan's goals for the growth, development and resilience of this community.
Clarity of Ordinance Requirements & Allowances	The DCPUD has been revised to address issues relating to site development and review requirements or processes that are unique to data center uses. Using the City's general PUD and light industrial zoning standards as a base, the language within the DCPUD has been developed to both strengthen and clarify requirements given the variability and unique development characteristics of data center uses.

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
MonticelloMN.gov | Facebook | Subscribe to E-News

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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: seharper13@broadband-mn.com
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

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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
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]
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]

From: [redacted]
To: Angela Schumann
Subject: Data Center
Date: Monday, August 11, 2025 5:47:02 PM

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?

Get Outlook for Android

From: [redacted]
To: Angela Schumann
Subject: Concerns Regarding Proposed Data Center Near Featherstone
Date: Tuesday, August 12, 2025 8:29:20 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.

Kelsey Hamel

From: [redacted]
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: [redacted]
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: [redacted]
To: Angela Schumann
Date: Tuesday, August 12, 2025 9:53:15 AM

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: [redacted]
To: Development Services
Date: Tuesday, August 12, 2025 5:02:33 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.

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.

Sent from my Verizon, Samsung Galaxy smartphone

From: [redacted]
To: Angela Schumann
Subject: Opposition to Data Center Development in Monticello
Date: Tuesday, August 12, 2025 11:03:02 AM

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: [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: [redacted]
To: Angela Schumann
Subject: Opposition to Data Center
Date: Tuesday, August 12, 2025 10:53:16 AM

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: [redacted]
To: Angela Schumann
Subject: Opposition to data center
Date: Wednesday, August 13, 2025 1:08:13 PM

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: [redacted]
To: Angela Schumann
Date: Wednesday, August 13, 2025 6:50:23 PM

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: [redacted]
To: Rachel Leonard; Angela Schumann; Tyler Bevier
Cc: [redacted]
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

[redacted]

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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
To: Development Services; Angela Schumann; Charlotte Gabler; Lloyd Hilgart; Tracy Hinz; Lee Martie; Kip Christianson
Subject: Monticello Tech LLC Data center
Date: Monday, August 18, 2025 8:52:52 PM

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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
To: Angela Schumann; Jennifer Schreiber; Development Services
Subject: Data Center Feedback
Date: Tuesday, August 19, 2025 12:55:31 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: [redacted]
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: [redacted]
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: [redacted]
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]

[redacted]

From: [redacted]
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

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](//dx.doi.org/10.71468/P1WC7Q) Retrieved from https:////escholarship.org/uc/item/32d6m0d1

Thank you,

Nick Skramstad
Nicholas Skramstad
Associate Project Coordinator
[redacted]

From: [redacted]
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: [redacted]
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!

Frattalone COMPANIES

Nick Frattalone
Chief Executive Officer
[redacted]

From: [redacted]
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
505 Walnut St, Suite 1, Monticello, MN 55362

From: [redacted]
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 shit 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.
>
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>
> **Angela Schumann**
>
> *Community Development Director*

From: [redacted]
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: [redacted]
To: Angela Schumann
Subject: Fw: Public Comment - Data Center Consideration
Date: Friday, August 22, 2025 9:02:18 PM

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: [redacted]
Sent: Friday, August 22, 2025 10:35 AM
To: Angela Schumann <angela.schumann@monticellomn.gov>
Subject: Fw: Public Comment - Data Center Consideration

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: [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: [redacted]
To: Angela Schumann
Subject: Fw: Public Comment - Data Center Consideration
Date: Friday, August 22, 2025 10:35:26 AM

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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.

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Sent: Wednesday, August 20, 2025 9:44 PM
To: [redacted]
Subject: Automatic reply: Public Comment - Data Center Consideration

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From: [redacted]
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: [redacted]
To: Development Services
Subject: Data Center
Date: Friday, August 22, 2025 1:19:38 PM

I am a long time resident of Monticello. I am against the Data Center because of the negative environmental impacts. I have researched and feel that the income potential does not outweigh the costs to our environment and our residents.

Beth Heck
[redacted] Monticello

From: [redacted]
To: Angela Schumann; Tyler Bevier; Development Services
Subject: Data Centers Objection
Date: Saturday, August 23, 2025 8:44:06 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: 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: 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

From: [redacted]
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

5A (161)

From: [redacted]
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: 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: [redacted]
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: [redacted]
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: 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: [redacted]
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: [redacted]
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

subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Sarah Scribner [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 88th St NE in 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

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] State Highway 25 NE, 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.

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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
To: Development Services
Subject: Rezoning.
Date: Monday, September 1, 2025 3:57:42 PM

My name is Russ Hendrickson, [redacted], 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.

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: 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
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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: [redacted]
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: 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: 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

From: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
To: Lloyd Hilgart
Cc: Rachel Leonard; Angela Schumann
Subject: In the interests of time...
Date: Tuesday, September 2, 2025 10:59:46 PM
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: [redacted]
To: Angela Schumann
Cc: Rachel Leonard; Lloyd Hilgart; Development Services
Subject: Further Comments with questions
Date: Tuesday, September 2, 2025 1:32:36 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]

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 –**

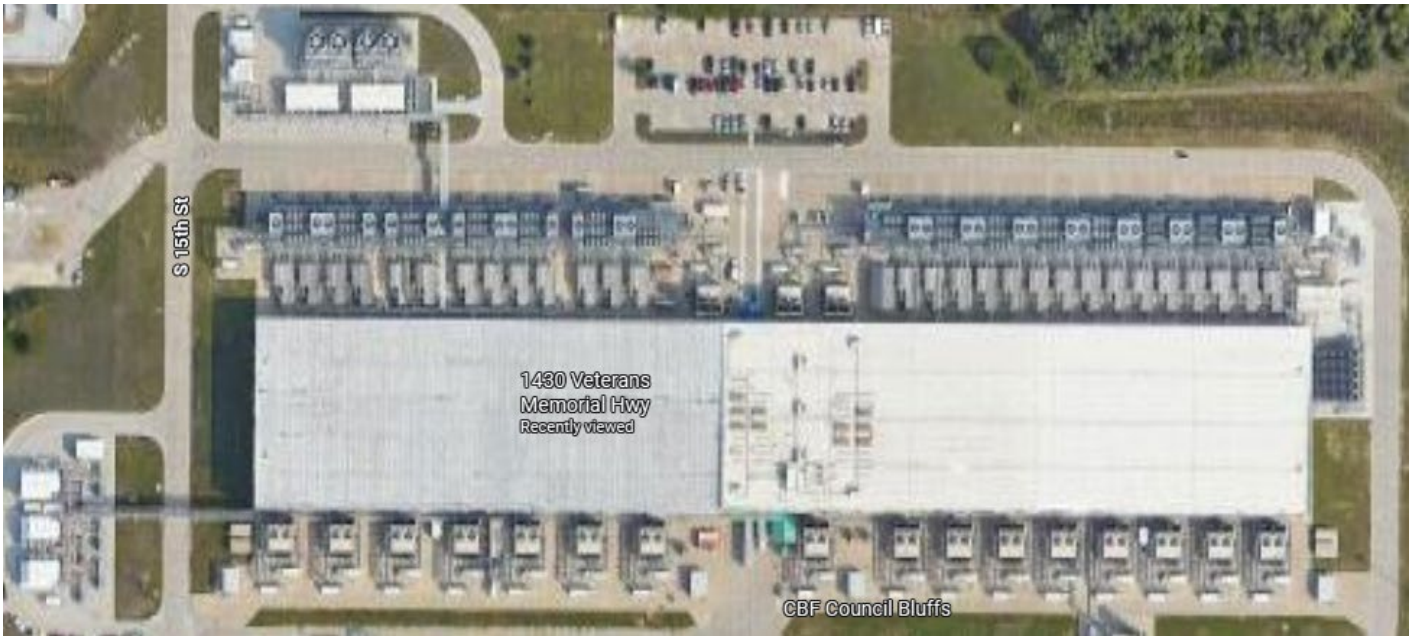
- **The photos provided are not clearly labeled and in some cases mislabeled completely.**

- **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 -**

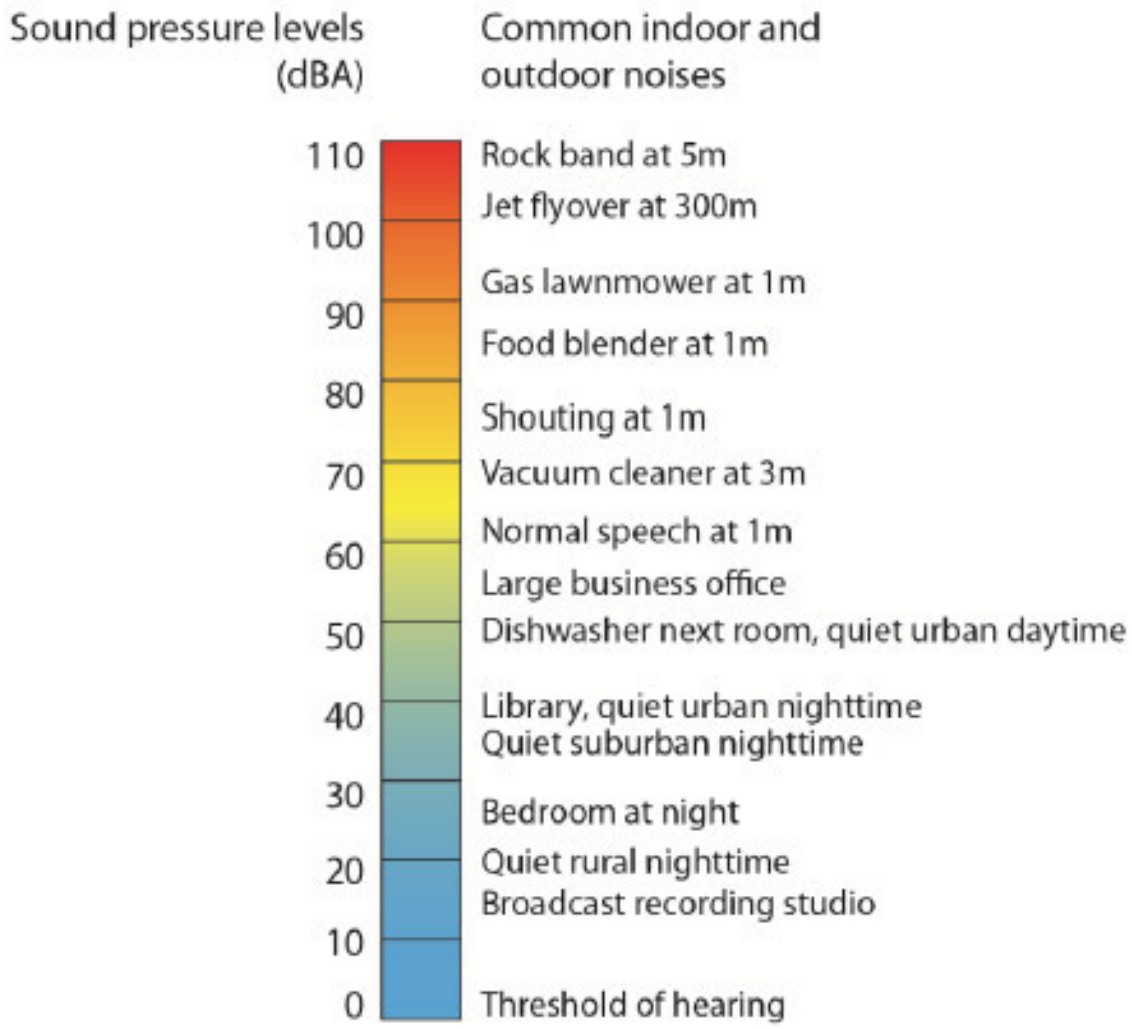
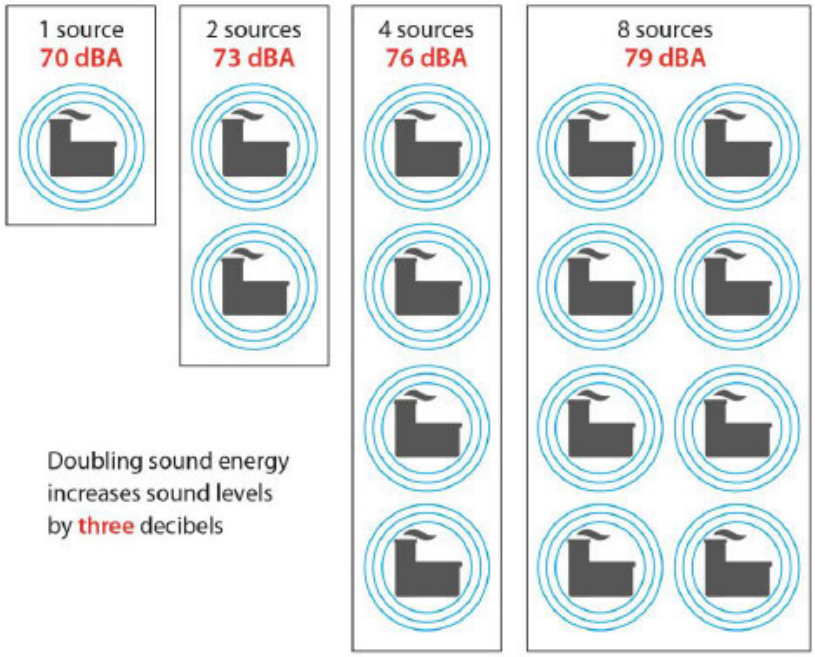


Figure 3. Decibel levels of common noise sources

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: [redacted]
To: Angela Schumann
Subject: Data Center Concerns
Date: Tuesday, September 2, 2025 4:57:00 PM

Dear Angela Schumann,

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 3363 87th St. NE. 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 the Community Development Director, 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: [redacted]
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.

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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: [redacted]
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: [redacted]
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
> 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.
>
> -----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: 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: [redacted]
To: Angela Schumann
Subject: Re: Public Comment - Data Center Consideration
Date: Wednesday, September 3, 2025 8:06:47 AM
Attachments: image001.png

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.

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: [redacted]
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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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: 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.

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: [redacted]
To: Charlotte Gabler
Cc: Angela Schumann; Rachel Leonard
Subject: Re: Question about non-disclosure agreements
Date: Wednesday, September 3, 2025 1:00:35 PM

Nevermind. I was confused on the wording. I just need to ask for copies of non-disclosure agreements for each city council member if there is one.

Thank you again.

On Wed, Sep 3, 2025, 12:24 PM Ted <[redacted]> wrote:

> Hello,
>
> Thank you for the timely response. Regarding the data request that is only for inspection and copies. I will see if the other council members will reply to my question.
>
> Theodore Keith.
>
> On Wed, Sep 3, 2025, 12:09 PM Charlotte Gabler <Charlotte.Gabler@monticellomn.gov> wrote:
>
> > Good Afternoon Ted-
> >
> > Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.
> >
> > I appreciate your feedback.
> >
> > There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts. Please note I have NOT signed any NDA's. You can request a data request through the city here https://www.monticellomn.gov/DocumentCenter/View/203/City-of-Monticello-Data-Request-Form-PDF?bidId=
> >
> > No formal applications have been submitted. We have had 2 interested parties reach out since 2024-one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

Please continue to share feedback as you see items on the city website for public notices/meeting agendas. Any questions please give City Hall a call 763-295-2711

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: [redacted]
Sent: Wednesday, September 3, 2025 12:03 PM
To: Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Question about non-disclosure agreements

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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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
>
> MonticelloMN.gov | Facebook | Subscribe to E-News

From: [redacted]
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: [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 [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.

From: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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*

From: [redacted]
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
Davern Ave, Monticello township

From: [redacted]
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

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

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: [redacted]
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: [redacted]
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

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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

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: [redacted]
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: [redacted]
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: [redacted]
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: [redacted]
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] [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: [redacted]
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: [redacted]
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: [redacted]
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 [redacted] 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: [redacted]
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: [redacted]
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: [redacted]
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: 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

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: 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?

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: 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: ericastonestreet.org

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: 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: [redacted]
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

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

From: [redacted]
To: Angela Schumann
Subject: curious
Date: Wednesday, October 15, 2025 9:52:24 AM

---

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: [redacted]
To: Development Services; Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson
Subject: Oct 7th workshop
Date: Sunday, November 2, 2025 11:34:11 AM

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: [redacted]
To: Jennifer Schreiber
Cc: Angela Schumann
Subject: Request for draft amendment to City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance
Date: Monday, November 3, 2025 8:06:17 AM

Jennifer:

I plan to attend this evenings 7 p.m. November 3rd Workshop – Joint City Council and Planning Commission.

I do not see a copy of the draft document on the city's website where I see the Agenda for tonight's meeting. Thus, I am requesting a copy of the draft amendment to City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance that the City Council and Commissioners will have a copy of as review for tonight's workshop. **Are you able to email a copy of the draft?**

Respectfully,
Lynne Fleming
Voice/Text: [redacted]

From: [redacted]
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 9:31:56 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

From: Jennifer Schreiber
To: City Council Email List
Cc: Angela Schumann; Rachel Leonard
Subject: FW: NO data center
Date: Friday, November 14, 2025 10:07:53 AM
Attachments: image001.png

Just an FYI~

Have a good weekend.

Jennifer Schreiber
City Clerk
763-271-3204
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

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: [redacted]
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.

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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: [redacted]
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]

From: Charlotte Gabler
To: [redacted] 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: [redacted]
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

[redacted]

Monticello, Minnesota 55362

From: Charlotte Gabler
To: [redacted]
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

From: [redacted]
To: Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip Christianson; Development Services
Subject: Input
Date: Tuesday, November 25, 2025 9:30:18 PM

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

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: [redacted]
To: Angela Schumann
Subject: Public comment on Data Centers
Date: Saturday, November 29, 2025 4:19:13 PM

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,

From: Kip Christianson
To: Angela Schumann
Subject: DCPUD last minute notes
Date: Sunday, November 30, 2025 8:00:09 AM

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?

From: [redacted]
To: Angela Schumann
Cc: [redacted]
Subject: Comments to DCPUD Ordinance Draft
Date: Monday, December 1, 2025 2:01:56 PM
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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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.

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.

From: [redacted]
To: Development Services
Subject: No Data Center!!
Date: Monday, December 1, 2025 10:01:57 PM

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
89th street NE

Sent from my iPhone

From: [redacted]
To: Development Services
Subject: No data center!
Date: Monday, December 1, 2025 11:18:49 PM

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] 89th st ne
Sent from my iPhone

From: [redacted]
To: Angela Schumann; Development Services
Subject: Opposition to Data Center Development in Monticello
Date: Monday, December 1, 2025 2:17:39 PM

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]

From: [redacted]
To: Development Services
Subject: NO DATA CENTER!
Date: Monday, December 1, 2025 9:22:57 PM

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

From: [redacted]
To: Development Services
Subject: Data Center
Date: Monday, December 1, 2025 7:40:42 PM
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.

From: [redacted]
To: Development Services
Subject: Data center
Date: Monday, December 1, 2025 8:42:47 PM

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

From: Charlotte Gabler
To: Angela Schumann; Rachel Leonard
Subject: DCPUD Zoning Amendment On Tonight"s PC Agenda
Date: Monday, December 1, 2025 10:17:32 AM

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: [redacted]
To: Development Services
Subject: Opposition to the Proposed Data Center in Monticello
Date: Monday, December 1, 2025 10:25:53 PM

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

5A (300)

From: [redacted]
To: Development Services
Subject: A Neighbor's Perspective on the Proposed Data Center
Date: Monday, December 1, 2025 9:21:32 PM

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

From: [redacted]
To: Development Services
Subject: Data Center Ordinance
Date: Monday, December 1, 2025 6:43:15 PM

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]

From: [redacted]
To: Development Services
Subject: Data Centers
Date: Monday, December 1, 2025 4:03:58 PM

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 87th Street 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

From: [redacted]
To: Development Services
Subject: No Data Center In Monticello
Date: Monday, December 1, 2025 9:40:56 PM

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.

Mike Zawatzke (Tax Payer within Monticello Mn)

From: [redacted]
To: Development Services
Subject: Data center: vote NO
Date: Tuesday, December 2, 2025 2:53:30 PM

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

From: [redacted]
To: Development Services
Subject: No Data Center!
Date: Tuesday, December 2, 2025 8:56:30 AM

“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

From: [redacted]
To: Development Services
Subject: NO DATA CENTER
Date: Tuesday, December 2, 2025 2:16:09 PM

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]

From: [redacted]
To: Development Services
Subject: Data center concerns
Date: Tuesday, December 2, 2025 2:57:32 PM

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

5A (311)

From: [redacted]
To: Development Services
Subject: Data center
Date: Tuesday, December 2, 2025 12:30:51 PM

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

5A (312)

From: [redacted]
To: Development Services
Subject: Data Center
Date: Tuesday, December 2, 2025 7:55:33 AM

WE DO NOT WANT DATA CENTERS in Monticello.

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

December 2, 2025

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Re: Data Center Planned Use Development Hearing Public Comment

---

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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?

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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
1490 75th Street NE
Monticello, MN 55362

From: [redacted]
To: Development Services
Subject: Data Centers
Date: Tuesday, December 2, 2025 11:13:09 AM

Please do not let the data centers come to our beautiful town.

Karen Dehmer

From: [redacted]
To: Development Services
Subject: No Data Centers now or Ever in Monticello
Date: Tuesday, December 2, 2025 10:04:37 AM

Hello,

My name is Dennis DuFrane. I live in the Featherstone development and have been a resident since 2019. I love this town and my community so much that when we decided to build our dream home, we chose to do so in the same area. I have proudly shared my affection for this small town since we moved here! Our community in this neighborhood is second to none. We spend many nights in large groups, enjoying each other's company while our kids play together.

However, all of this is at risk due to the proposed data center(s) being planned literally in our backyard.

After conducting extensive research, I find no value in this project for my neighbors or me; I only see potential negatives. My biggest concern is why this has been in discussion for over a year, yet most of my neighbors, including myself, were unaware. Why didn't the city send out letters, as they have in the past for events like tree trimming or the Stellis Health facility proposal on Highway 25 a few years ago? I personally do not use social media, which makes this situation feel quite sneaky. It's particularly concerning that the company behind this project is operating under a shell company called Monticello LLC.

As mentioned, we love it here; we built our dream house and invested significantly in upgrades to make it our own. My wife and I both work remotely and could have chosen anywhere to live, but we stayed here for the quality of life, lower taxes, and a community that cares about its residents. We have volunteered at local schools and small businesses because we care too!

Allowing a data center to be within 500 feet of my home is absolutely unacceptable. There are numerous concerns:

1. **Long-Term Construction**: Data centers often require extensive construction periods, sometimes lasting over a decade, leading to prolonged disruption in the community.

2. **Constant Noise Pollution**: Data centers operate 24/7/365, generating noise that can exceed 75 decibels, which is comparable to the sound of a vacuum cleaner running in your home.

3. **Decreased Property Values**: Studies show that properties near data centers can lose 10-20% of their value, which could mean a loss of $75,000 to $100,000 for my home, making it nearly impossible to sell.

4. **Resource Strain**: Data centers consume vast amounts of electricity and water—up to 2 million gallons a day—putting additional strain on our already limited local resources. Which can lead to thermal pollution and negatively impact local water quality. When heated water is discharged back into nearby bodies of water, it can disrupt aquatic ecosystems, potentially leading to harmful algae blooms that produce toxins harmful to both human health and local wildlife.

5. **Environmental Concerns**: Many data centers have been linked to air and water pollution. For example, a report from the U.S. Environmental Protection Agency indicated that facilities can contribute to increased cancer risk in nearby communities due to emissions.

6. **Lack of Communication**: The absence of proactive communication from the city regarding this project is alarming, as community engagement is crucial for transparency.

7. **Economic Viability**: The tech industry has seen a recent trend of overspending with diminishing returns. What happens if funding dries up and the construction remains unfinished? This could leave our community with a vacant and unproductive facility.

I urge you to consider the significant impact this proposal could have on our community and the quality of life we cherish. Choose People over Profit. Do the right thing! This is a bad idea!

Thank you for your attention to these critical concerns.

Sincerely,
Dennis DuFrane

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard; Angela Schumann
Subject: Re: No Data Center
Date: Tuesday, December 2, 2025 8:36:53 AM

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

From: [redacted]
To: Development Services
Subject: Data Center Zoning Ordinance
Date: Tuesday, December 2, 2025 1:10:40 AM

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

From: [redacted]
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
Date: Tuesday, December 2, 2025 1:25:19 PM

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. Anddd 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 <elisabeth.gliddon@gmail.com> 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.
>
> 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 Glidd [redacted]
> Monticello, MN [redacted]

From: [redacted]
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
Date: Tuesday, December 2, 2025 11:32:06 AM

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.

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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).
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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,
Monticello, MN 55362 - [redacted]

[redacted]

From: [redacted]
To: Development Services
Subject: Data Center
Date: Tuesday, December 2, 2025 1:25:02 PM

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

-

From: [redacted]
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
Date: Tuesday, December 2, 2025 11:45:56 AM

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*

From: [redacted]
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
Date: Tuesday, December 2, 2025 1:05:07 PM

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

From: [redacted]
To: Development Services
Subject: data center
Date: Tuesday, December 2, 2025 3:57:05 PM

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

From: [redacted]
To: Development Services
Subject: DCPUD PUBLIC HEARING of 12/2/2025 Public Comment; PDF of comment below is attached.
Date: Tuesday, December 2, 2025 3:32:41 PM
Attachments: Data Center Letter.pdf

December 2, 2025
Attention: Monticello Community Development and City Council
Re: Data Center Planned Use Development Hearing Public Comment

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Monticello 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

From: [redacted]
To: Angela Schumann
Subject: Re: Monticello Industrial Development - Draft AUAR
Date: Tuesday, December 2, 2025 8:23:26 AM

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.

From: [redacted]
To: Development Services
Subject: Data Center Ordinance
Date: Tuesday, December 2, 2025 3:49:06 PM

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: [redacted]
To: Development Services
Subject: Questions for Tonight"s Data Center Meeting
Date: Tuesday, December 2, 2025 4:00:02 PM

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

From: [redacted]
To: Development Services
Subject: Stop Pushing to Build Data Centers in Monticello
Date: Tuesday, December 2, 2025 12:48:02 AM

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

From: [redacted]
To: Development Services; Lloyd Hilgart; Kip Christianson; Charlotte Gabler; Tracy Hinz; Lee Martie
Subject: Oppose Data Center
Date: Tuesday, December 2, 2025 10:01:23 AM

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:
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.
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.
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].

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

Maui County Water District, *"Emergency Water Restrictions Issued After Data-Center Expansion"* (June 2023).

U.S. Environmental Protection Agency, *"Water Use Impacts of Large-Scale Data Centers"* (Technical Report 2022).

California Public Utilities Commission, *"Power Consumption Advisory Committee Findings on Data-Center Grid Impacts"* (2021).

Newfoundland and Labrador Energy Board, *"Post-Implementation Review of St. John's Data-Center Electricity Rates"* (2023).

University of Washington – Environmental Sound Lab, *"Acoustic Impact Assessment of Data-Center Facilities"* (Journal of Applied Acoustics 2022).

National Association of Realtors, *"Property Value Trends Near Data-Center Developments"* (2022).

European Environment Agency, *"Air Quality Effects of Diesel Generators at Data-Center Sites"* (2021).

North Carolina Department of Health and Human Services, *"Groundwater Contamination Investigation – Data-Center Corridor"* (2022).

Thank you,

5A (345)

Angelique Petitta

From: [redacted]
To: Development Services
Subject: NO DATA CENTER
Date: Tuesday, December 2, 2025 8:21:08 AM

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

From: [redacted]
To: Development Services
Subject: Data Center
Date: Tuesday, December 2, 2025 12:36:33 PM

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 County Road 37 just west of Edmonson Ave/117. 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]

From: [redacted]
To: Development Services
Subject: Objection to allowing Data Centers in Monticello
Date: Tuesday, December 2, 2025 11:50:10 AM

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

Exhibit I

Citizen Comments –
Post December 2, 2025 Public Hearing

From: Charlotte Gabler [redacted]
Cc: Rachel Leonard; Angela Schumann
Subject: Re: Proposed Data Center
Date: Thursday, January 8, 2026 1:57:14 PM

Good Afternoon David-

Thank you for the email. I have included City Administrator Rachel Leonard as well as Community Development Director Angela Schumann.

I appreciate your feedback on data centers and the community as a whole. It is nice to hear that our progress in revitalizing downtown is making an impact.

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: David Skoblik [redacted]
Sent: Wednesday, January 7, 2026 6:41 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>
Subject: Proposed Data Center

Mr. Mayor and Council Members-

I am writing as I have been unable to attend one of the council meetings and other opportunities to discuss the proposal for a data center in Monticello.

As a resident of Monticello for the last 6 years, I have seen improvements to the city. I do not believe a Data Center would be one of them. I oppose the impact this facility would have on Monticello and it's residents in the long term.

I would rather see additional investments in infrastructure, additional and updated walking paths, nature areas, attracting stores like Trader Joe's, and the continued revitalizing of downtown with small businesses.

Thank you.

David Skoblik
[redacted]
Monticello, MN 55362

From: [redacted]
To: Lloyd Hilgart; Tracy Hinz; Kip Christianson; Angela Schumann; Charlotte Gabler; Lee Martie; Rachel Leonard
Subject: NO DATA CENTER
Date: Saturday, January 17, 2026 8:03:29 PM

I am writing to express my significant concerns regarding the proposed data center asking that you vote NO on anything that could possibly allow for one to be built in Monticello. How can any of you say that there is little opposition for this thing when literally hundreds of people have shown up at meetings in opposition, signed a petition against it and I'm sure are emailing you constantly about it. I have yet to see anyone give reasons why this would be a good thing for our city that would outweigh the negatives. Our property values would go down as much as 30% (which would also mean less funding for the schools since about 20% of school funding is from proprty taxes), constant noise pollution of 60 decibels 24/7, higher electricity bills for the community and a strain on our water supply.

I would like each of you to reply to me and tell me what is so good about this monstrosity that would make all of those negatives worth it. And Kip, I don't want you to reply with your phone number and a response to "call anytime" which is literally the only thing you seem to put on any Facebook pages you're in.

I've lived in Monticello for 20 years. You are voted in to be the voice of the people of this city. The people DO NOT want this. Looks like Charlotte is the only one willing to speak for us. Charlotte, you have my continued support. Anyone that votes against the will of the people will not.

Respectfully,
Amie

From: [redacted]
To: Angela Schumann
Subject: Monticello Data Center
Date: Saturday, January 17, 2026 11:41:38 AM

To city leaders considering the data center:

I am a Monticello resident since 2015 and brought my family here to "escape" the chaos of Hennepin county, the violence, the business, etc...I am a healthcare worker of 30 years and work for Fairview and HCMC in the STAB bays daily witnessing the worst of what humans do it eachother.

What is the status of the prominent "Block 52 redevelopment" project?

Where are all the businesses/restaurants promised there? " 30,000 square feet of commercial space, including a new restaurant and patio." per the cities website.

And what is the status of the "Pointes at Cedar" development that will be a "catalyst for grown and community"?

How does the data center fit into this "catalyst for growth and community"? The Pointes at Cedar is 0.8 miles away from the proposed data center.
How far away were residential homes in the data centers visited in Iowa?

If you don't have room for a data center that fits within the city and vision for the community, you simply say NO. You don't put a DATA CENTER, next to an established neighborhood.

Reviewing the documents for this weeks meeting, all I see is money. Where else are positives? Why do we need all this money? If money is the concern, why not the city of Monticello build their own data center and cut out the middle man?

I grew up in North Dakota and recall the oil boom there, especially in WIlliston, ND. They got a HUGE influx of tax money and build tons of elaborate infrastructure. Beautiful school, community centers, etc.... Yet, now, no one wants to live there due to what they did with the city and it's industrialization.

You can build all the parks, playgrounds, ponds, hockey rinks, and community buildings you want. If the city is filled with industrial infrastructure, people won't want to live here.

And annexing this land for "light industrial" use. Where are new homes going to be build for the potential future of this city?

Is this the legacy you want to leave for the city of Monticello?

From: [redacted]
To: Angela Schumann; Rachel Leonard
Subject: DCPUD questions
Date: Sunday, January 18, 2026 8:15:36 PM

Good morning Angela & Rachel,

noticed a paragraph in the new DCPUD I didn't recall seeing before and confirmed it wasn't in the August version.

Section 1, Data Center paragraph ends with: The term Data Center shall not include data mining as defined by this ordinance.

However a couple paragraphs later is this: 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.

1. Was this requested by the developer or why was it added to the ordinance?
2. Does this mean that data mining is an approved use if it is housed in temporary or portable structures less than 5,000 sq ft?
3. What is considered temporary? How long could they be on site?
4. What type of portable or temporary structures would they be?
5. How many could there be?
6. What type of structure would that be considered in the setback section.

Thank you,
Lisa Keenan

From: [redacted]
To: Angela Schumann; Jim Thares; Tyler Bevier; [redacted]
Cc: Info at Monticello; Jennifer Schreiber; Development Services
Subject: Data Centers
Date: Thursday, January 22, 2026 11:35:28 AM

Dear Mayor Hilgart, City Council Members, Planning Commission, Economic Development Authority, and Community & Economic Development Staff,

I am writing as a Monticello resident to formally express my strong opposition to the proposed data centers development in our community.
While I understand the City is exploring economic growth opportunities, I do not believe a large-scale data center aligns with Monticello's long-term interests, values, or quality of life. My concerns are outlined below and reflect widely documented impacts of data centers on communities similar to ours.

First, data centers place an extraordinary burden on utilities and natural resources. These facilities consume enormous amounts of electricity and water, often at levels far beyond what traditional industrial or commercial uses require. Increased demand for water—particularly for cooling—raises serious concerns about sustainability, strain on local aquifers, and long-term impacts on regional water supply, especially during drought conditions or periods of growth.

The majority of data centers' energy relies on fossil fuels and power plants, putting pressure on local energy grids. This increased pressure poses the threat of **more frequent, long-lasting, and expensive blackouts** for the communities surrounding these energy-hungry data centers.

Second, data centers provide minimal economic benefit relative to their footprint. Despite their size and infrastructure demands, they create very few permanent jobs once construction is complete. The cost to the City—through infrastructure expansion, utility upgrades, tax incentives, and long-term maintenance—often outweighs the limited employment and community benefit they provide. This does not represent a responsible or balanced return on investment for residents.

Third, these facilities negatively impact land use, aesthetics, and community character. Data centers are typically massive, windowless industrial buildings that do not integrate well into a community like Monticello. They reduce flexibility for future development and permanently convert valuable land into single-use facilities that contribute little to a vibrant or diverse local economy.

Fourth, there are significant infrastructure and public safety concerns. Data centers require extensive power infrastructure, substations, backup generators, and constant heavy

equipment access. Diesel generators can create noise, air pollution, and operational risks. Increased truck traffic during construction and maintenance adds wear to roads and raises safety concerns for nearby neighborhoods.

Fifth, data centers can shift financial risk to residents. When large users receive favorable utility rates or tax abatements, the long-term cost of maintaining infrastructure is often passed on to local ratepayers and taxpayers. Residents should not subsidize a private, highly profitable industry that provides limited local benefit.

Sixth, approving a data center sets a precedent that could encourage additional similar developments. This risks transforming Monticello into a utility-heavy industrial hub rather than a balanced community focused on livability, environmental stewardship, and sustainable growth.

Seventh, they introduce long-term environmental and health risks that disproportionately affect nearby neighborhoods, businesses, children, seniors, and those with existing health conditions. Data Centers release heat and emissions, toxic air pollutants which are harmful to residents.

Finally, I am concerned about the decision-making process itself. Projects of this scale deserve robust public engagement, transparent cost–benefit analysis, and environmental review. Residents should have meaningful opportunities to provide input before irreversible land-use decisions are made.

For these reasons, I respectfully urge the City of Monticello to require restrictions in the ordinance that are prohibitive and **reject the proposed data center projects** and instead prioritize development that:

- Creates long-term, well-paying jobs
- Protects water and natural resources
- Strengthens our tax base without shifting risk to residents
- Preserves community character and quality of life

This should not cost us our health or our future and I will not vote for you again if this is approved.

Thank you for your time and consideration. I expect my comments to be included in the public record and carefully weighed in all deliberations related to this proposal.

Sincerely,
Iris Hoglund Harris
Monticello Resident

From: Angela Schumann
To: Tyler Bevier
Subject: FW: Resident questions
Date: Thursday, January 29, 2026 8:17:41 AM
Attachments: image001.png

Another. I am going through my email box.

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

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From: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>
Sent: Thursday, January 15, 2026 12:13 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Resident questions

Hi, this is Jenna. I'm sorry it took me a little longer than I had anticipated to formulate my list of questions for you. Thank you for your time the other day & for being willing to address my questions/concerns.

1. How do community members who have lived next to data centers feel about the data centers? Like in Altoona & Waukee? Have they noticed any increase in health issues?

2. Have hospitals/clinics in cities with a data center noticed an increase in patients with respiratory illnesses, cancers, etc.? Are there studies backing up these findings?

3. What types of chemicals are used in the closed loop systems? Incidences they have leaked? Consequences if they leak?

4. What chemicals are used in whatever type of data center they are building?

5. How are they going to meet the power demand without generators? What happens during an outage? Will there be any type of generators used for anything?

Is the nuclear power plant going to be fixed or just add more power capacity further stressing an overstressed system? Are they just going to keep extending the power plant's usage?

Have the data centers forced their needs in the communities after they are in the process of being built or after they are built? Ie: didn't need generators but now they do.

From: Angela Schumann
To: Tyler Bevier
Subject: FW: No Data Center PLEASE!!!
Date: Thursday, January 29, 2026 8:17:14 AM
Attachments: image001.png

Sorry. One more to save and add to “after” .pdf.

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

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From: Kelly Stephens [redacted]
Sent: Thursday, January 22, 2026 8:20 PM
To: Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip.christian@monticellomn.gov; Angela Schumann <Angela.Schumann@MonticelloMN.gov>; Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: No Data Center PLEASE!!!

Lloyd.hilgart@MonticelloMN.gov
Charlotte.gabler@MonticelloMN.gov
Tracy.hinz@MonticelloMN.gov
Lee.martie@MonticelloMN.gov
Kip.christian@MonticelloMN.gov
Angela.schumann@MonticelloMN.gov
Rachel.leonard@MonticelloMN.gov

Only one of these people has shown care for our neighborhood atmosphere, good health for humans, and animal safety.

Data Centers are not good humans. The money it might create here is not worth the detrimental impact on humans. !!!!

Noise pollution is very bad for humans, (especially children) and irritate pets! and drive

wildlife away for up to 2 miles. We love the outdoors, the wildlife, and happy pets. Stay away from this area. Babies cry more, children and pets become more irritable. Does this sound like a good plan?

Water pollution, the data center can consume up to 5 million gallons a day. 20% will not evaporate into the air, it will overwhelm our Wastewater facilities.
Biocides, corrosion inhibitors, and acids, anti-scaling agents make to water Unusable Forever. Heavy metals, total dissolved solids, and PFAS - forever chemicals - pose long term risk to humans, pets, and wildlife.
The run-off or "blowdown" water from the data center introduces Contaminated water into the eco system. There is Pelican Lake, just waiting to be destroyed for the fish and waterfowl. That is Not nice. It also will go into local ground water and into our water systems and Contaminate Humans. Horrible idea.
Does this sound like a good plan to take care of Monticello people?

If you want a data center, put it in your back yard. Not mine. Actually please don't put it anywhere near Monticello ground water.

Air pollution- Significant CO_2 leads to public health risks as it pollutes our area leading to respiratory diseases, cardiovascular conditions, and elevates cancer risks. Our children are growing up here. Stay out of this area! Please.

We will not longer get to see the night stars because of the data center lights.
That is insult to injury. Do Not do this.

Please understand most of us do not have time to call and email about this. But my hope is that all of this area let you know how we All feel. We all hate the idea.

Lloyd 763-286-7462, 763-295-2807
Tracy 612-269-9537
Kip 763-443-0599
Lee 612-812-1939
Angela 763-271-3224
Rachel 763-271-3275

If you call leave a message because they won't answer. Make sure you email them.

From: [redacted]
To: Angela Schumann
Subject: Fwd: Data Center Ordinance Complaints
Date: Friday, January 16, 2026 6:06:50 PM

---------- Forwarded message ---------
From: **Alexander Coady** [redacted]
Date: Fri, Jan 16, 2026, 6:05 PM
Subject: Data Center Ordinance Complaints
To: <Lloyd.hilgart@monticellomn.gov>
Cc: <Charlotte.Gabler@monticellomn.gov>, <tracy.hinz@monticellomn.gov>, <lee.martie@monticellomn.gov>, <kip.christianson@monticellomn.gov>

Hi Lloyd,

I went to the joint commission yesterday, and I've got to say, I was REALLY unimpressed. For context, I've been to a bunch of the data center ordinance public comment sessions, and I can say from personal experience, that just about every single one of those people that were there yesterday, were also at those same public comment sessions, and every one of them were saying "No, no, no" to data centers time and time again, and yet, the very notion of having our representatives say no to these tech giants doesn't seem to be even remotely on the table.

Instead, what we got, and what we seem to be constantly getting is a bunch of our representatives treating us like children who don't want to eat their vegetables. A bunch of passive "try it, you might like it," "it won't be as bad as you think" and "we think you're overreacting" type reactions.

And when we aren't getting, what feels like gaslit, we seem to be getting passively threatened with comments like, "well of we don't get that fancy data regulation to open the door for the data center you don't want, then we'll just have to open the door for an even scarier light industrial company that'll be even harder to regulate." Which, to be honest, feels very uncreative, and a purely bad argument to me, like, you're the local government, if you feel like the current ordinance for other industries isnt powerful enough to let you protect your citizens, then don't you have the power to change or update that? Like, that's clearly an empty threat to scare a population into submission.

No one cheered at the end of the session yesterday, and there's a reason for that.

In summary, I, and I'm sure many others feel invalidated, betrayed, gaslight, and honestly, abused by this whole process.

It feels like we're getting one no matter what, and honestly, if we do, i'm ready to abandon the town that abandoned me, and until I get the funds to do so, i'm ready to drive to other towns to avoid paying the city tax.

From: [redacted]
To: Development Services
Subject: Data Center
Date: Friday, January 16, 2026 12:41:52 PM

Good afternoon.

I wanted to discuss the Data Center and it's proposed site. For context, I reside in Featherstone.

We moved to Monticello three years ago from Texas. Prior to moving, we visited many other areas all across the twin cities. It was, in fact a full 6 months of us visiting areas and researching what area would be best for our family.

The most important factor was choosing a town that we felt would be supportive of our profoundly Autistic son, who is now 6. We originally concluded St Michael would be the best fit but after visiting Monticello, it became quite apparent that we found our forever town. We viewed several areas of Monticello and determined that Featherstone and its surrounding area was absolutely perfect. We felt Monticello was a FAMILY FIRST town, which was a refreshing appeal.

During nice weather, we spend most of our days outside. That's important to note as our child has extreme auditory sensitivities. As it is now, we listen to birds and other children playing. Over the summer, we had to limit our time when there was construction in our neighborhood due to sound levels (neighbor a few houses down had a deck build). We knew this was a temporary issue and did our best to work through that.

Fast forward to now and the thought of a operating 24/7 Data Center. The developer compared the sound we would hear to a vacuum. Well, hearing that 'vacuum' sound 24/7 will be maddening! We purchased our home, have made so many improvements to meet our sons needs and would not recover those in the event we are forced to sell. There is also no long-term data in regards to health effects from noise and pollution.

Its also important to note that 3 of our family members also moved to Monticello, purchased homes and contribute to Monticellos businesses as a result. While we don't want to move, the impact to our son may force it.

We are not opposed to growth but the growth must be beneficial for more that just tax purposes for the city. Restaurants, stores, anything that would not only bring jobs but provide a service/goods to the Residents of Monticello.

We are opposed to having such a massive DC next door to our neighborhood. It should have been better planned to not butt up against Residential. We would NEVER have bought our home in Featherstone had we knew a DC was in planning.

Should Monticello proceed, it should be in a area NOT surrounded by existing

Residential. It should be where in any future Residential areas are built, the people purchasing a home can make the informed decision to live next to a DC or not. You are all making the decision for us that as Residents right next door are ALL absolutely OPPOSED to.

At this point, I am truly sick over this. I have not attended meetings as I cannot leave my Autistic child and as he vocally stims, I am not able to bring him to meetings with me. My husband is also out working hard to provide financially for us and is not home to watch our son for me to attend.

Thank you so much for your time.
Monica Primeau

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Centers
Date: Friday, January 23, 2026 12:14:56 PM

Hello Rachel,

I hope this message finds you well. I am writing to express my opposition to allowing data centers in Monticello, including the proposed location at Edmonson Ave and Hwy 25, for the following reasons:

1. **Insufficient Information on Long-Term Effects**
   There is currently inadequate data on the long-term environmental and health impacts of these centers on nearby residents. No ordinance permitting data centers should be implemented until thorough research and sufficient time have provided clarity on their potential effects on the surrounding area.
2. **Preserving Monticello's Small-Town Character**
   Monticello retains its small-town charm, even amidst the current push for growth. Adding large commercial buildings like data centers would detract from this unique appeal, which does not align with what many residents want for our community.
3. **Minimal Job Creation**
   Data centers do not create a significant number of jobs to justify their presence in Monticello. The economic benefit they provide does not outweigh the potential downsides for our community.
4. **Concerns About Council Member Motivations**
   It appears that some council members supporting the data centers may be prioritizing personal or political gain over the health and well-being of our community. No financial incentive can compensate for the potential risks to our residents' quality of life.

I urge the mayor and city council members to carefully reconsider the long-term implications of allowing data centers in Monticello and to prioritize the interests and well-being of our community above all else.

Thank you for your time and attention to this matter.

Sincerely,

Amber Cutsforth

Monticello Resident

[redacted]

Monticello, MN 55362

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Centers
Date: Tuesday, January 20, 2026 9:38:15 AM

Morning Rachel,
I know I have made statements regarding land use for data centers publicly and in some emails. I wanted to state my position on this as, I and my family do not want any data centers in Monticello.

My address is [redacted] (Hunters Crossing) as to make sure you prove I'm a Monticello resident.

Best Regards,

Scott Cutsforth

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

From: [redacted]
To: Development Services; Angela Schumann; Jim Thares; Tyler Bevier; [redacted]
Cc: Info at Monticello; Jennifer Schreiber
Subject: Data Center
Date: Wednesday, January 21, 2026 6:34:14 PM

Dear Mayor Hilgart, City Council Members, Planning Commission, Economic Development Authority, and Community & Economic Development Staff, and to whom it may concern:

Before we talk about growth or "the cloud," we need to be honest about what a data center really is.

It's not virtual.
It's not invisible.

A data center is a massive industrial facility that operates 24/7, uses enormous amounts of electricity, requires constant cooling, and relies entirely on local power, water, and infrastructure.

Answer the following:

Power & Grid
- How much electricity will this facility use — in megawatts?
- Is our current grid built to handle that load without causing outages?
- Who is paying for new substations or transmission upgrades?
- What happens during heat waves or grid emergencies?
- **Why can't we require them to supply their own power by building their own power source?**
  (I believe that this is the answer because if they can't it's a NO GO!)

Water
- Will this data center use water for cooling?
- How much water per year?
- Will it rely on closed-loop systems or evaporative cooling?
- How does this impact a region already facing water stress?

Infrastructure
- Were our systems designed for AI-scale, 24/7 demand?
- What breaks first if demand spikes faster than upgrades?
- How long do upgrades take compared to how fast this facility comes online?

Jobs vs. Reality
- How many permanent local jobs will exist after construction?

Hardly any…maybe a half dozen at the most, do you think that is worth the cost?
- How many will be temporary?

- What is the long-term economic benefit to residents?
    - How can you say that the effect of lower property values, high cost financially and medically are worth the slight benefit?

Health & Environment

- What backup systems are being used?
- Are diesel generators involved?
- How often are they tested or run?
- What pollution is released when they are used?
    - What can you do about the noise and it's effects and why would you want this?
    - **How does this effect Human bodies? What studies have been done?**

Transparency and Other questions and comments

- Are water and energy use publicly reported?
- Can residents see those numbers?
- What oversight exists if usage exceeds projections?
    - Is this already an under the table done deal?
    - Once it's here, how can we ever get rid of it or stop more from coming?
    - How can we stop it from bringing in more and more low income housing and rentals to Monticello which already has waayyy too much without any substantial higher quality housing because of it's negative impact on property value and desire to live in a community with Data Centers? you can say this isn't true…but it is!

This isn't about being anti-technology.
It's about being informed before irreversible decisions are made.
Because data centers don't live in "the cloud." they live next to residential neighborhoods.

PLEASE SAY NO TO THE DATA CENTERS IN MONTICELLO!!! THE FEW BENEFITS DOES NOT OUTWEIGHT THE COST TO THIS COMMUNITY!!!

Iris Harris,
Resident of Monticello
[redacted]

[redacted]

From: [redacted]
To: [redacted]
Cc: Development Services; Angela Schumann; Jim Thares; Tyler Bevier; [redacted] Info at Monticello; Jennifer Schreiber
Subject: Re: Data Center
Date: Wednesday, January 21, 2026 6:50:16 PM

lloydhilgart

On Jan 21, 2026, at 6:34 PM, irismariehoglundharris@gmail.com wrote:

Dear Mayor Hilgart, City Council Members, Planning Commission, Economic Development Authority, and Community & Economic Development Staff, and to whom it may concern:

Before we talk about growth or "the cloud," we need to be honest about what a data center really is.

It's not virtual.
It's not invisible.

A data center is a massive industrial facility that operates 24/7, uses enormous amounts of electricity, requires constant cooling, and relies entirely on local power, water, and infrastructure.

Answer the following:

Power & Grid
- How much electricity will this facility use — in megawatts?
- Is our current grid built to handle that load without causing outages?
- Who is paying for new substations or transmission upgrades?
- What happens during heat waves or grid emergencies?
- **Why can't we require them to supply their own power by building their own power source?**
  (I believe that this is the answer because if they can't it's a NO GO!)

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- Will this data center use water for cooling?
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Infrastructure

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Health & Environment

- What backup systems are being used?
- Are diesel generators involved?
- How often are they tested or run?
- What pollution is released when they are used?
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- Are water and energy use publicly reported?
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    - Once it's here, how can we ever get rid of it or stop more from coming?
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PLEASE SAY NO TO THE DATA CENTERS IN MONTICELLO!!! THE FEW BENEFITS DOES NOT OUTWEIGHT THE COST TO THIS COMMUNITY!!!

Mike & Cindy Jacobson

From: [redacted]
To: Rachel Leonard
Subject: Data Center
Date: Thursday, January 22, 2026 8:02:02 PM

HI, just another citizen thats strongly AGAINST the DATA CENTER in or near Monticello. Please pass on this email to all concerned !

Don Januszewski

Don Januszewski
[redacted]Monticello, Mn.
55362

From: irismariehoglundharris@gmail.com
To: Angela Schumann; Jim Thares; Tyler Bevier; [redacted]
Cc: Info at Monticello; Jennifer Schreiber; Development Services
Subject: Data Centers
Date: Thursday, January 22, 2026 11:35:27 AM

Dear Mayor Hilgart, City Council Members, Planning Commission, Economic Development Authority, and Community & Economic Development Staff,

I am writing as a Monticello resident to formally express my strong opposition to the proposed data centers development in our community.
While I understand the City is exploring economic growth opportunities, I do not believe a large-scale data center aligns with Monticello's long-term interests, values, or quality of life. My concerns are outlined below and reflect widely documented impacts of data centers on communities similar to ours.

First, data centers place an extraordinary burden on utilities and natural resources. These facilities consume enormous amounts of electricity and water, often at levels far beyond what traditional industrial or commercial uses require. Increased demand for water—particularly for cooling—raises serious concerns about sustainability, strain on local aquifers, and long-term impacts on regional water supply, especially during drought conditions or periods of growth.

The majority of data centers' energy relies on fossil fuels and power plants, putting pressure on local energy grids. This increased pressure poses the threat of **more frequent, long-lasting, and expensive blackouts** for the communities surrounding these energy-hungry data centers.

Second, data centers provide minimal economic benefit relative to their footprint. Despite their size and infrastructure demands, they create very few permanent jobs once construction is complete. The cost to the City—through infrastructure expansion, utility upgrades, tax incentives, and long-term maintenance—often outweighs the limited employment and community benefit they provide. This does not represent a responsible or balanced return on investment for residents.

Third, these facilities negatively impact land use, aesthetics, and community character. Data centers are typically massive, windowless industrial buildings that do not integrate well into a community like Monticello. They reduce flexibility for future development and permanently convert valuable land into single-use facilities that contribute little to a vibrant or diverse local economy.

Fourth, there are significant infrastructure and public safety concerns. Data centers require extensive power infrastructure, substations, backup generators, and constant heavy

equipment access. Diesel generators can create noise, air pollution, and operational risks. Increased truck traffic during construction and maintenance adds wear to roads and raises safety concerns for nearby neighborhoods.

Fifth, data centers can shift financial risk to residents. When large users receive favorable utility rates or tax abatements, the long-term cost of maintaining infrastructure is often passed on to local ratepayers and taxpayers. Residents should not subsidize a private, highly profitable industry that provides limited local benefit.

Sixth, approving a data center sets a precedent that could encourage additional similar developments. This risks transforming Monticello into a utility-heavy industrial hub rather than a balanced community focused on livability, environmental stewardship, and sustainable growth.

Seventh, they introduce long-term environmental and health risks that disproportionately affect nearby neighborhoods, businesses, children, seniors, and those with existing health conditions. Data Centers release heat and emissions, toxic air pollutants which are harmful to residents.

Finally, I am concerned about the decision-making process itself. Projects of this scale deserve robust public engagement, transparent cost–benefit analysis, and environmental review. Residents should have meaningful opportunities to provide input before irreversible land-use decisions are made.

For these reasons, I respectfully urge the City of Monticello to require restrictions in the ordinance that are prohibitive and **reject the proposed data center projects** and instead prioritize development that:

- Creates long-term, well-paying jobs
- Protects water and natural resources
- Strengthens our tax base without shifting risk to residents
- Preserves community character and quality of life

This should not cost us our health or our future and I will not vote for you again if this is approved.

Thank you for your time and consideration. I expect my comments to be included in the public record and carefully weighed in all deliberations related to this proposal.

Sincerely,
Iris Hoglund Harris
Monticello Resident

From: [redacted]
To: Development Services
Subject: DCPUD Ordinance Feedback
Date: Friday, January 23, 2026 4:13:20 PM

Data Center Ordinance Feedback:

I want to start out by saying that I am having a really difficult time comparing the Data Centers in Des Moines, Iowa to the potential Data Center in Monticello. To begin with the size of West Des Moines, Iowa is 39.48 mi2, Waukee is 21.49 mi2, Altoona is 11.69mi2 and Monticello is only 9.3mi2. The data center in West Des Moines is built on 600 acres and the acres for the potential Monticello one is 550 acres. That means that Monticello is potentially going to have a data center the same size as a city that is 4X bigger. The information in the West Des Moines data sheets do not show a house that is closer than 720 feet to residential while the potential one in Monticello could be as close as 300 feet to residential with other portions closer to 50 feet. Another concern I have, is that, I have yet to hear about any communication with the communities that these data centers reside in which means we are not getting the full picture. I've been in contact now with two different community pages asking questions about the impact of the data centers there. One person stated "That's way too close. If you have any ability to deter this, I would. They are so bright. The construction alone will make it a PITA to travel through that area for years, and your utility bills are likely to rise as they drive up demand for power. Depending on if you're in a rural or urban area it can drive down your property values." This was in response to me referencing the 600 ft setback that Mr. Frattalone stated at the developer meeting and they would be allowed to have the main structure within 300 ft according to the DCPUD. This is clearly a very different perspective from the one offered by this ordinance documentation. Many of us routinely use Highway 25, Edmonson, & 85th Street to get to & from our destinations. The construction alone would greatly exacerbate our commutes when there's already a congestion issue on Highway 25. From what I understand the people that went to tour the data centers were only able to view them from outside. Were all sides toured? How close were you able to get to the data centers? Were they currently operating? I noted that under the noise heading it says that there have been no complaints & that there was no generator or mechanical equipment noise. Yet, one of the city requirements listed under West Des Moines is to increase & improve buffering for new sites. Why if there are no issues would they require improvement? The cities representatives have a reason to want these data centers because of the money they bring into the city's budget but for the community it is a net loss in the impact it has on our health, our utilities, and the drop in value of our homes. This community has a lot invested in Monticello and our homes are our biggest assets. The potential loss we will experience due to this decision is too great for many to endure. I also firmly believe that the city is not considering the potential risk & financial loss to the city in making a deal with a big corporation. All that matters to big corporations is their bottom line and they will not operate at a loss which means the financial cost of making a deal with a Data Center Company & then operating costs are severely being underestimated. I highly encourage Monticello's planning committee to investigate the cost of legal fees for this type of situation. It costs money to chase money. In addition, we've been told that after investing money into a Data Center in Monticello the corporation will have incentive to invest more for updates but what happens when it's the actual building that can no longer meet the needs of the internal parts? It will make more sense to start over and build a new building than to invest in retrofitting the existing building. These data centers typically have a 15-25 year lifespan and that is evidenced by the last 40 years of Data Center history. If they're so upgradable why do we need so many?

In the DCPUD requested modifications:
Section 2 Subsection 7 Part C on page 6 of the document it sets the Setbacks for the 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 as 100ft, 200ft, 200ft, 100ft, 100ft and the Principal building structure (s) when mechanical equipment (including generators) is oriented to any exterior portion of the structure (s) and/or non-ground mounted as 200ft, 300ft, 300ft, 200ft, 200ft. I would ask the council to consider moving all setbacks associated with the main structure (s) to start at 1,500 feet to prevent needs to mitigate issues with noise, light, etc. Especially, since the developer themselves have stated they only intend to use 10-12% of the 550 acres for the main structure there should be no need to have it so close to residential property.

Section 2 Subsection 7 Part G regarding noise. In the DCPUD documents it is stated that there was no observed

noise by the data centers & no complaints of noise. I remember one council member discussing making stricter guidelines to prevent noise pollution and another council member objecting stating that was a bad idea because then we would be required to enforce it during the joint session. I believe that if the council wants the public to accept a data center when we clearly don't want it here and it being here for the sole benefit of the city taxes that in good faith the city should agree to stricter standards than the state of Minnesota pollution control standards & rules. I would also ask that we require an independent company hired by the city to monitor and enforce the noise pollution standards. An appropriate dB for the constant humming should be set at 55 dBA or less regardless of hour of the day. And since the data center will be set further back, positioned to cocoon the noise, & the city representatives & council members who observed the DCs in Des Moines state they heard nothing then it shouldn't be an issue to accommodate this standard & it shouldn't cost the city much of anything to enforce it.

Section 2 Subsection 7 Part H regarding testing of generators. I didn't see a limit as to how often they can test their generators. Is it an everyday test? Also, I believe it would be in our best interest if we defined what we mean by being used for back up power generation purposes. Are they going to be used for example in a power outage? I think we should set the limit to be in an emergency case only to be used to turn the lights back on scenario.

Section 2 Subsection 7 Part I regarding Lighting. I would ask that no external light source to be located closer than 1,000 feet from residential and that it shouldn't be aimed toward residential properties.

Section 2 Subsection 7 Part N subpart ii. Regarding the buffer including 25% minimum Evergreen species. I would like the council to increase it to 90% Evergreen species because they don't lose their leaves and will be more effective at buffering.

Under the form DCPUD Ordinance-Proposed February Ordinance

-I agree we need limits for hours of operation for the construction period between 8am-5pm would be appropriate

-I would ask the city to require reimbursement for any loss in home value or that the Data center has to offer to purchase any house within a mile of the development. If property values are supposed to go up or at the very least lose no value this should be easy enough to require.

-We should require a construction bond to be written into the agreement

-We need to require an EIS

-Additional things to consider would be regarding the water use needing to be limited. If a closed loop system is to be used we need to know what chemicals are used and what the risks associated are. We also need to require independent water testing by a third party recommended by the city not the Data Center corporation.

Jenna VanDenBoom
Sent from my iPhone

From: [redacted]
To: Development Services
Subject: Fwd: Date Center Noise
Date: Sunday, January 25, 2026 4:53:33 PM
Attachments: 12188210180_18091961201846641146 25.amr

Planning Commission:

Toward the end of the January 15th joint workshop PC member Rick Kothenbeutel made a comment to the effect that data center noise was the same as noise from high voltage electrical lines. I tried searching the web multiple times, using different wording but, couldn't find any info to confirm this was correct. My husband called the MCEA and asked them if they could confirm this? Attached is the voicemail they left stating that it can be similar but can vary a lot. Please let me know if you are unable to listen to the voicemail.

Mr Kothenbeutel - if you could please share the source of your information, stating it is the same, I would appreciate it.

Thank you,
Lisa Keenan

From: [redacted]
To: Charlotte Gabler
Cc: Rachel Leonard
Subject: Re: Taxpayer- Monticello Library and Data Ctr review
Date: Monday, January 26, 2026 12:00:43 PM

Charlotte,

If property taxes don't come down (reduce)to the Monti city and county taxpayers, then there is absolutely no need to put a data ctr anywhere in Monticello. It would make no feasible sense and there is no benefit then back to Monti taxpayers at all.

Please be sure this makes it into public comments from me.

Regards,

JV

On Mon, Jan 26, 2026 at 9:51 AM Charlotte Gabler <Charlotte.Gabler@monticellomn.gov> wrote:

> Good Morning James-
>
> Thank you for the email. I am including City Administrator Rachel Leonard as well.
>
> I do not believe the library improvements will raise property taxes. The parking lot improvements are being covered through a grant that was applied for. The City owns the building (and has for years), the operations of payroll/books and related are actually Great River Regional Library, and the yearly stipend the City does provide is a budgeted item. The library uses that towards programming. I am going to assume you were reading through the agenda from the 1/12/2026 meeting-item 2N. https://monticellomn.gov/AgendaCenter/ViewFile/Agenda/_01122026-1229?html=true
>
> Thank you for the feedback on the properties near Bertram.
>
> As I have shared before relating to a potential data center IF one should apply and IF one should be approved.
>
> Electricity/Gas: As a city, we do not set the rates. This is set by the electric provider with the state's public utilities commission. For example, Xcel can ask to increase their rates and submit to the public utilities commission. There will be some debate, etc. and if the public utilities commission grants then yes, a rate increase could occur.

Water/Sewer: The city does control its water and sewer rates and studies are done every so many years to make sure they are covering the cost of running them. Water and Sewer are both what are called enterprise funds-meaning they do earn money but do need to balance with costs. For example, this summer the City just received an updated report to make sure the City is on track to cover the new water treatment plant. https://monticellomn.gov/AgendaCenter/ViewFile/Agenda/_07282025-1125?html=true click on the Monticello Utility Study.

Property Taxes: IF a data center did arrive, could their portion to the overall tax base help offset residential payers-possibly. Xcel as our largest tax payer used to help off set on the residential side but these days, not as much. The City does not know if a data center user would argue their rates like Xcel does at the state level. If they were to have a reduced rate (as Xcel so often does) then you may or may not see a change. The market value of your home also plays into the process.

There are a lot of variables that are just unknown at this time. The City could assume various scenarios and try to guesstimate.

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: James Vanderlinden [redacted]
Sent: Saturday, January 24, 2026 12:13 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: James Vanderlinden [redacted]
Subject: Taxpayer- Monticello Library and Data Ctr review

Lloyd, Charlotte, Tracy, Kip, Lee,

Are the Monticello Library improvements going to raise Monticello city or county taxes at all?

Also, the proposed Data Ctr, is that going to raise Monticello city or county taxes at all?

> And/or raise any Monticello city utility cost to taxpayer at all?
>
> The proposed Monticello Data Ctr should not go by the Bertam Park area as I think that area would be more prime for residential.
>
> The amount of MN fraud, corruption, and deceit of our politicians should be way more than enough to offset any kind of taxpayer increases on anything for the next 10-20 years.
>
> Regards,
>
> JV
> Monticello taxpayer

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: Monday, January 26, 2026 6:00:28 PM

Hello,

I am not always the best at wording things and trying to get my point made clearly. With that being said I have taken notes and this is what I have in a scattered way. You have better training than I do of figuring out wording of things for documents than I do. So hopefully you can figure out what I am trying to say.

- To minimize the likelihood of noise impact, data centers should not be located within a 2.5-mile radius of sensitive facilities such as schools, healthcare facilities, etc.
  - Data centers must be within two miles of existing high voltage electrical transmission lines,
  - Notice and an opportunity to participate in decision-making must be given to all those living or owning property within a 1-2 mile(s) of a proposed data center, and
  - Generators should be required to meet Tier 4 emission standards and the amount of fuel stored on site should be limited.
  - If the data center building is located less than 500 feet from an R (residential) district or a property developed with a residential use, it should include changes in building height or other design techniques to provide variation in building mass as viewed from the nearby residential district.

There are reports that disturbing noise levels can extend up to 3,000 feet from some data centers and less disturbing noise may be detected as far away as two miles. A portion of data center noise appears to be low frequency which we may not hear but can still affect our health and well-being.

Data center buildings must be located far enough from homes that sufficient space is available for creating highly-effective visual buffers (95% opacity). Some jurisdictions require that data center buildings must be at least 300 feet from residential property lines and other sensitive land uses. While some data centers are single-story, 30-foot-tall buildings, newer facilities are multistory and much taller. The shadow cast by data center buildings must not fall on nearby residential properties. With the noise disturbance I believe the restriction should be 2 miles.

As with noise, calling upon you decision-makers to require the applicant to first demonstrate that they are making maximum use of battery systems to minimize the need for diesel- or gas-powered generators. Additionally, the applicant should provide the funds for retaining an independent expert to assess the potential health impacts if any diesel generators will serve as a backup power source. Measures such as Tier 4 generators should be required to minimize diesel particulate emissions.

- If the cooling water source will be an underground aquifer, then will the data center withdrawal cause water levels to drop to a point that other users can no longer obtain enough water? This would be especially critical issue if area homes and other users obtain water from relatively shallow wells.
- If a surface body like a lake, reservoir, river or even a stream will be the data center water source then will the withdrawal exceed the safe or sustainable yield of the water body? Safe or sustainable yield is the amount of water that can be withdrawn without adversely affecting aquatic ecosystems or other water users.
- If a data center will use water from a public system, then will it cause water pressure to drop below that needed for fire suppression and other uses?

Note that some jurisdictions require data center applicants to consider using wastewater for cooling. If a data center is proposed near a sewerline or wastewater treatment plant then this option should be considered with the data center developer covering all associated costs.

A data center proposal should only be considered after a thorough noise impact analysis has been made available to decision-makers as well as all area residents and other interested parties. The analysis should be conducted by an independent party hired by the decision-making body but paid for by the applicant. The analysis should prove that the data center will not cause noise levels that exceed applicable standards at the data center property line. Noise is measured in decibels (dB); specifically, A-weighted decibels or dBA. Low-frequency (bass) noise is measured in C-weighted decibels or dBC. The independent study should address both A- and C-weighted noise impacts.

Residential noise standards vary throughout the U.S. and may range from:

- No more than 45 to 55 dBA at night, and
- 55 to 60 dBA during the day.

The lower decibel limits are most applicable when a data center is near homes, a school, hospital, or other sensitive land uses. At some highly sensitive land uses such a school or a hospital a limit of 35 dBA may be warranted. For further background see the CEDS How to Stop Disturbing Noise webpage.

Data center applicants should be required to submit a plan showing proposed lighting and any proposed measures intended to prevent light trespass and dark sky impacts. The Dark Sky Society publication *Guidelines for Good Exterior Lighting Plans* contains a number of important safeguards such as *"Light levels at the property line should not exceed 0 1 footcandles (fc) adjacent to business properties, and 0 05 fc (the brightest moonlight is 0 01 fc) at residential property boundaries."* A proposed data center lighting plan should show that this and the other 11 Dark Sky Society Guidelines are met.

I hope this information is understood and helpful in adjustments.

Sincerely,

Ty Weiss

Monticello Resident

[redacted]

Monticello, MN 55362

From: [redacted]
To: Development Services
Subject: DCPUD ORDINANCE FEEDBACK
Date: Tuesday, January 27, 2026 3:07:32 PM

Referencing Monticello 2040+ Vision and Plan for changes to DCPUD. Plan reads:
Data Centers must
1. Not conflict with nearby homes or businesses.
  This means avoiding unusual noise, light, odors, or other effects that aren't typical for light industrial areas.

Section 2 (7)(c) Table X-X
 Setback from Residential
  CURRENT: 300ft
  CHANGE: 1500ft
Reason: To avoid conflict with nearby homes per Monticello 2040+ Vision and Plan

Section 2 (7)(d)
 CURRENT: Maximun height for principal and accessory structures shall be no higher than 50'.
 CHANGE: Maximum height for principal and accessory structures shall be no higher that 35'.
Reason: per Frattalones Project Overview (see attached), they write Building Heights are 'typically' less than 30ft. Ensuring less than 35ft helps to avoid conflict with nearby homes and retain the beauty of our town.

Section 2 (7) (n)
 CURRENT: Perimeter buffer must include a 25% minimum evergreen species.
 CHANGE: Perimeter buffer must include a 50% minimum evergreen species along 85th, between Data Center and Featherstone neighborhood.
Reason: To avoid conflict with nearby homes per Monticello 2040+ Vision and Plan

Section 2 (7) (p)
 CURRENT: chain link fencing for security purposes, linear barbwire is permitted on top of such fence line.
 CHANGE: linear barbwire is prohibited
Reason: will look like a prison in area next to Residential. Should safety be a concern, Data Center should be required to provide 24/7 Security. If it is felt that a Data Center would require additional safety features, why are we inviting them into our community?

Thank you for your time.
Monica Primeau
Featherstone Neighborhood

Please do not allow

The Data Center To
be Built in Monticello.

Our Communities are
just Fine without
this Data Center.

We live in a great
area - Please Please
do not let this
happen.

Thank you!
Toni & Mike
Hanzlik
Big Lake

From: [redacted]
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: [redacted]
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 9:28:23 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!!

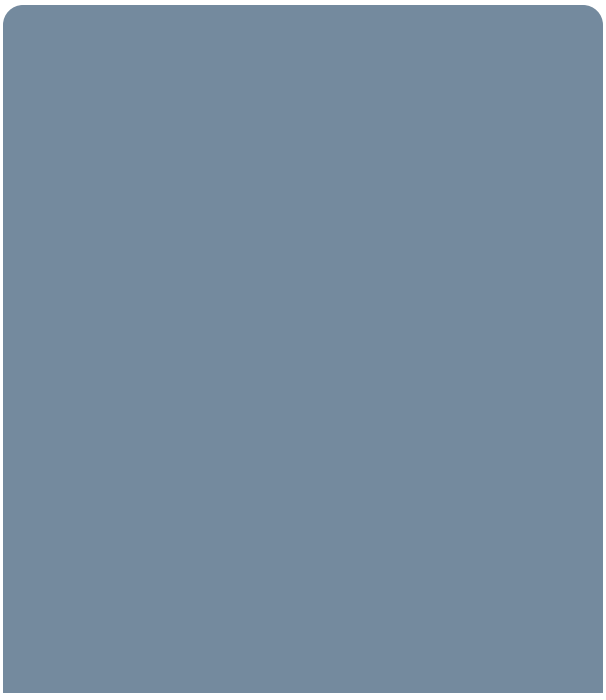
Regardless of whatever guardrails are put in place, our community—especially those of us living in such close proximity to these proposed sites—do NOT want the data centers in any capacity. The risks and dangers are simply too much, as evidenced through what other states are experiencing. This does not 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

5A (385)

Please do not let
this Data Center
happen. This would
be awful for our
communities -
Do not let
this happen.
thank you
Mike + Toni
Hanzlik
Big Lake

From: Charlotte Gabler
To: [redacted]
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: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard; Angela Schumann
Subject: Re: Data Center Draft Ordinance Remarks from 12/8/25
Date: Wednesday, December 10, 2025 1:46:14 PM

Hi Joe-

Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I was taking notes Monday night from all the speakers so I appreciate this. I also appreciate that you read through the ordinance to call out these specific items.

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: Wednesday, December 10, 2025 1:40 PM
To: Lee Martie <Lee.Martie@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data Center Draft Ordinance Remarks from 12/8/25

Hello Mayor and City Council Members,
I noticed many of you trying to to take notes while I was speaking on how the Current Draft Ordinance isn't nearly strong enough or truly protects the citizens of monticello. So I wanted to share with you what I did say so you can use it as a point of reference.
Thanks,
Joe Kraft

Mayor, Council Members,
My name is Joe Kraft, and I'm here because the draft Data Center Planned Unit Development ordinance, especially the setback table in Section 153.091(D) does not protect the residents of Monticello, particularly the neighborhood located 300 feet or less from the proposed site. Data centers are not normal industrial uses. They operate 24/7, produce constant mechanical noise, require extraordinary electrical infrastructure, and can strain water and sewer systems

that were never designed for this scale. Because of these impacts, the ordinance needs to be far stronger and the safest course is not to allow data centers in Monticello at all.

1. The setback table in Section 153.091(D) is completely inadequate for homes 300 feet or less away.

The ordinance defines two setback levels for principal buildings near residential property:

- 200 feet if all mechanical equipment is inside the building or fully shielded.
- 300 feet if mechanical equipment *including generators* is oriented toward the exterior or ground-mounted.

But every real data center has large exterior mechanical systems: chillers, cooling towers, HVAC units, transformer yards, and diesel generators.
That means the 300-foot setback is the only realistic category.
And the closest homes are 300 feet or less from the proposed property line.
This means the ordinance allows a data center to be placed right up to the minimum distance essentially touching the setback line with no actual buffer for residents.
Other cities require 500 to 2,000 feet. Monticello's minimum is not protection. It is a loophole.

2. Noise protections in Section 153.091(G) use basic MPCA thresholds not standards designed for industrial noise.

The ordinance requires only the minimum MPCA limits:

- 65/60 dBA by day
- 55/50 dBA at night

These allow constant low-frequency mechanical hum and repeated spikes from equipment cycles and generator testing.
There are no requirements for noise walls, berms, nighttime restrictions, or continuous monitoring.
At 300 feet or less, families *will* hear this facility.

3. Water and sewer impacts (Sections 153.026 & 153.047) are unregulated.

The ordinance only asks developers to submit water and wastewater estimates but does not set:

- Any maximum water consumption
- Any wastewater discharge limit
- Any requirement for off-grid or on-site systems
- Any threshold that triggers denial

Our system was not designed for data-center-scaled loads. Without limits, residents bear the risk.

4. Electrical impacts (Section 153.091(H)) are barely addressed.

The ordinance acknowledges “extraordinary electrical demand” but provides no standards for:

- Substation setbacks
- Transformer yards
- High-voltage lines
- EMF proximity to homes

For a neighborhood 300 feet or less away, this is dangerous.

Recommendation

Given the ordinance’s weaknesses and the extreme proximity of homes to the proposed site, I offer two recommendations:

1. The City should not allow data centers in Monticello at all.

The risks outweigh the benefits, especially for neighborhoods this close.

2. If the City proceeds, the ordinance must be significantly strengthened larger setbacks, strict noise mitigation, water and wastewater caps, electrical infrastructure standards, and stronger residential protections.

Closing

Once a data center is built 300 feet or less from homes, the damage cannot be undone. I urge this Council to protect Monticello families by rejecting this use or by strengthening this ordinance dramatically before moving forward.
Thank you.

From: [redacted]
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

From: [redacted]
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: [redacted]
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
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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: [redacted]
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: [redacted]
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: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Monticello Data Centers
Date: Wednesday, January 21, 2026 9:15:15 AM

Good Morning Jon-

Thank you for the email. I have included City Administrator Rachel Leonard as well.

Thank you for your feedback on the data center discussions.

While I am not a supporter of a data center, I do have the responsibility to continue to participate to voice concerns and give input for restrictions and to do my best for our community.

Please continue to reach out and share concerns and ask questions. City staff are great, and I work with them daily. 763-295-2711.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
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From: Jon Crowe [redacted]
Sent: Tuesday, January 20, 2026 5:58 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Monticello Data Centers

I am writing to strongly oppose the proposed data center development and to express growing concern over the direction this process has taken.

I have attended multiple City Council and Planning Commission meetings regarding this proposal, and at every meeting the message from residents has been clear and consistent: the citizens of Monticello do not want this project. Public opposition has been overwhelming, persistent, and unmistakable. Yet despite this, the proposal continues to advance, leaving

many residents questioning whether public input is genuinely influencing this decision.

I also feel compelled to share relevant professional experience. I previously worked for a large global corporation involved in large-scale development projects. From that perspective, I can say plainly: these companies are not motivated by community well-being. Their primary objective is to maximize financial return by utilizing land, water, and infrastructure as efficiently and cheaply as possible. Community character, long-term local impact, and neighborhood concerns are secondary at best—often treated as obstacles to be managed rather than responsibilities to be honored.

This is why I am deeply troubled by the fact that city leaders do not yet know how much actual tax revenue Monticello would realize if this project were approved. The uncertainty surrounding long-term fiscal benefit appears to be one of the primary reasons this proposal is still being considered. That is an extraordinarily risky position for the city to take, particularly when weighed against the scale of the development being proposed.

A 3 million square foot facility on approximately 500 acres—located next to an existing residential neighborhood—is not a minor or reversible decision. Once approved and constructed, this project will permanently alter land use, infrastructure demand, water consumption, and the character of the surrounding area. Any miscalculation in projected revenue or long-term costs will be borne by residents, not the corporation.
Data centers provide very few permanent jobs, require enormous amounts of electricity and water, and contribute little to the social or economic fabric of a city. In return, Monticello risks committing itself to decades of infrastructure strain, reduced land-use flexibility, and increased pressure on shared resources—all without a clear, guaranteed financial benefit.

Approving this project would also set a precedent that Monticello is willing to trade community interests for speculative revenue. Once that door is opened, it will be difficult to close.

Residents have shown up, spoken clearly, and asked for this project to be rejected. I urge the City Council to slow this process, acknowledge the significant unknowns, and listen to the people you were elected to represent. The long-term interests of Monticello should not be sacrificed for a project whose benefits remain uncertain and whose impacts are permanent.

Thank you for your time and consideration.

Sincerely,

Jon Crowe
[redacted]

From: [redacted]
To: Rachel Leonard
Cc: [redacted]
Subject: Monticello Data Centers
Date: Tuesday, January 20, 2026 5:03:11 PM

I am writing to strongly oppose the proposed data center development and to express growing concern over the direction this process has taken.

I have attended multiple City Council and Planning Commission meetings regarding this proposal, and at every meeting the message from residents has been clear and consistent: the citizens of Monticello do not want this project. Public opposition has been overwhelming, persistent, and unmistakable. Yet despite this, the proposal continues to advance, leaving many residents questioning whether public input is genuinely influencing this decision.

I also feel compelled to share relevant professional experience. I previously worked for a large global corporation involved in large-scale development projects. From that perspective, I can say plainly: these companies are not motivated by community well-being. Their primary objective is to maximize financial return by utilizing land, water, and infrastructure as efficiently and cheaply as possible. Community character, long-term local impact, and neighborhood concerns are secondary at best—often treated as obstacles to be managed rather than responsibilities to be honored.

This is why I am deeply troubled by the fact that city leaders do not yet know how much actual tax revenue Monticello would realize if this project were approved. The uncertainty surrounding long-term fiscal benefit appears to be one of the primary reasons this proposal is still being considered. That is an extraordinarily risky position for the city to take, particularly when weighed against the scale of the development being proposed.

A 3 million square foot facility on approximately 500 acres—located next to an existing residential neighborhood—is not a minor or reversible decision. Once approved and constructed, this project will permanently alter land use, infrastructure demand, water consumption, and the character of the surrounding area. Any miscalculation in projected revenue or long-term costs will be borne by residents, not the corporation.
Data centers provide very few permanent jobs, require enormous amounts of electricity and water, and contribute little to the social or economic fabric of a city. In return, Monticello risks committing itself to decades of infrastructure strain, reduced land-use flexibility, and increased pressure on shared resources—all without a clear, guaranteed financial benefit.

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Residents have shown up, spoken clearly, and asked for this project to be rejected. I urge the City Council to slow this process, acknowledge the significant unknowns, and listen to the

people you were elected to represent. The long-term interests of Monticello should not be sacrificed for a project whose benefits remain uncertain and whose impacts are permanent.

Thank you for your time and consideration.

Sincerely,

Jon Crowe
[redacted]

From: [redacted]
To: Angela Schumann
Subject: Data Center
Date: Wednesday, January 7, 2026 1:09:11 PM

Afternoon Angela,
Would city staff be able to provide what the estimated financial benefit the city would get out of the data center project? I keep hearing of items that would get paid for by the developer and at this point I'm not sure what is real and what is not. At one point I heard like $10M yearly in tax.

I'm starting to think that this is going to be approved, and it might be nice to hear truly how this will benefit the city.

Some things I can think of:

- Yearly Taxes
  - How those new tax dollars would be used
- School funding
- Street improvements

Best Regards,

Scott Cutsforth
[redacted]

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From: [redacted]
To: Angela Schumann
Subject: Data Center
Date: Wednesday, January 28, 2026 10:10:59 AM

Hello,

I am writing in regards to the proposed data centers in Monticello. I have noticed the signs going up around town and decided to look into it. I have to express my strong disagreement with allowing them to be built in our city. It appears that where they are being built around the country is in the outskirts or rural areas. It also appears that they are counting on people being blind and ignorant to the effects of the centers on the local residents water bills, electricity bills, the health implications, the noise/light pollution etc. While neglecting to acknowledge the fact that they will be footing the bill to pad some bigwigs pockets. It is actually disgusting. But, I know emotion is not an effective persuasion-reason is. Especially in these times we are walking in.
So, I encourage you and those around you, to look deeply into what you are allowing. To do your own research. Actually, I would encourage you to get out on the sidewalks or go door to door and inform the local residents. Talk to them. Explain to them what you are doing. Try to convince them, instead of leading everyone blindly off a cliff. See if you have any real support.
I can't imagine that you would. But, who knows. At the very least-people would be informed. Thank you for taking the time to read this.

Regards,
Sarina

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: DATA CENTER
Date: Saturday, January 17, 2026 1:30:24 PM

HI Harlan,

Thank you for the email. I am including City Administrator Rachel Leonard as well.

I appreciate the feedback on data centers. I did read below that you have goals listed for the city and I agree with those. You can find similar in the 2040 Comprehensive Plan. There is some difference of opinion on how the city should achieve those goals but nonetheless, they are shared goals.

Please continue to reach out to city hall with questions and concerns. Staff is great and I work with them daily. 763-295-2711.

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: Harlan Hamson [redacted]
Sent: Friday, January 16, 2026 5:12 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>
Subject: DATA CENTER

As a Monticello resident to formally express my strong opposition to the proposed data center development in our community.
While I understand the City is exploring economic growth opportunities, I do not believe a large-scale data center aligns with Monticello's long-term interests, values, or quality of life.
My concerns are outlined below and reflect widely documented impacts of data centers on communities similar to ours.
First, data centers place an extraordinary burden on utilities and natural resources. These

facilities consume enormous amounts of electricity and water, often at levels far beyond what traditional industrial or commercial uses require. Increased demand for water—particularly for cooling—raises serious concerns about sustainability, strain on local aquifers, and long-term impacts on regional water supply, especially during drought conditions or periods of growth.

Second, data centers provide minimal economic benefit relative to their footprint. Despite their size and infrastructure demands, they create very few permanent jobs once construction is complete. The cost to the City—through infrastructure expansion, utility upgrades, tax incentives, and long-term maintenance—often outweighs the limited employment and community benefit they provide. This does not represent a responsible or balanced return on investment for residents.

Third, these facilities negatively impact land use, aesthetics, and community character. Data centers are typically massive, windowless industrial buildings that do not integrate well into a community like Monticello. They reduce flexibility for future development and permanently convert valuable land into single-use facilities that contribute little to a vibrant or diverse local economy.

Fourth, there are significant infrastructure and public safety concerns. Data centers require extensive power infrastructure, substations, backup generators, and constant heavy equipment access. Diesel generators can create noise, air pollution, and operational risks. Increased truck traffic during construction and maintenance adds wear to roads and raises safety concerns for nearby neighborhoods.

Fifth, data centers can shift financial risk to residents. When large users receive favorable utility rates or tax abatements, the long-term cost of maintaining infrastructure is often passed on to local ratepayers and taxpayers. Residents should not subsidize a private, highly profitable industry that provides limited local benefit.

Sixth, approving a data center sets a precedent that could encourage additional similar developments. This risks transforming Monticello into a utility-heavy industrial hub rather than a balanced community focused on livability, environmental stewardship, and sustainable growth.

Finally, I am concerned about the decision-making process itself. Projects of this scale deserve robust public engagement, transparent cost–benefit analysis, and environmental review. Residents should have meaningful opportunities to provide input before irreversible land-use decisions are made.

For these reasons, I respectfully urge the City of Monticello to reject the proposed data center project and instead prioritize development that:

Creates long-term, well-paying jobs

Protects water and natural resources

Strengthens our tax base without shifting risk to residents

Preserves community character and quality of life.

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Centers
Date: Tuesday, January 20, 2026 5:24:40 PM

Dear Ms.Leonard -

I'm writing as a Monticello resident and local small business owner to share my concerns regarding the proposed data center development in our community, specifically the data center proposed between Highway 25 and Edmondson Ave.

My wife and I both operate small businesses here, and we've chosen to invest our time, money, and future in Monticello because of its character, quality of life, and long-term livability. For those reasons, we are deeply concerned that the proposed data centers do not align with the best interests of our city or its residents.

From what has been shared publicly, the project raises several red flags that are concerning to us:

• **Noise and environmental impact** – Data centers are known to generate continuous mechanical noise and require extensive cooling infrastructure. This raises concerns about long-term noise pollution and disruption to nearby neighborhoods like ours (Hunters Crossing) and the natural areas we so greatly enjoy in our city

• **Strain on utilities** – These facilities require enormous amounts of electricity and water, which could increase utility costs for residents and businesses while stressing local infrastructure.

• **Environmental and land-use concerns –** The impact on surrounding green space, wildlife, and overall environmental health is troubling, especially given Monticello's appeal as a community that values nature and outdoor space. Projects like Pointes at Cedar that are being heavily invested in will be greatly impacted by the addition of these nearby data centers.

• **Property values –** A large industrial facility of this nature does not enhance the residential character of an area and may negatively impact nearby property value such as our own. We have been residents of the Hunters Crossing neighborhood for 12 years and intentionally chose this location because of its proximity to the city while still maintaining a more residential, low-impact setting. We did not choose to make our home here with the expectation that a large industrial development would one day be built in our backyard.

Additionally, I find it frustrating that developments like this often receive tax incentives or abatements while offering very few long-term benefit to the local economy. Unlike large corporate developments, local small businesses like ours are deeply rooted in this community. We live here, raise our families here, and reinvest back into Monticello year after year. We support other local businesses and care deeply about the long-term health and success of our city. Data centers, on the other hand, offer very few permanent jobs and limited ongoing economic benefit once construction is complete. They have no lasting connection to the community beyond utilizing its resources, and their profits do not circulate back into the local economy in a meaningful way.

As a local business owner and taxpayer, it's disheartening to see incentives potentially directed toward large corporate infrastructure that does not meaningfully contribute to the fabric or future of our city.

I respectfully ask the city to reconsider support for this project and to prioritize development that aligns with Monticello's long-term vision — projects that strengthen our community, protect our environment, support local businesses, and preserve the quality of life that brought so many of us here in the first place.

Thank you for your time.

Sincerely,

Adam & Amanda Hommerding
[redacted] Monticello MN

ADAM HOMMERDING PHOTOGRAPHY / Photographer + Owner
STAY WEIRD . BE HAPPY.

[redacted]

From: [redacted]
To: Lloyd Hilgart; Rachel Leonard; Angela Schumann
Subject: Meeting
Date: Monday, January 26, 2026 9:32:45 PM

Thank you for taking my call on Friday to discuss the proposed data center. I wanted to follow up with you regarding our conversation.
You had mentioned the city's frustration with Walmart and the amount of water that their parking lot sends to the storm sewer. I believe that is what you were saying. That comment is a bit concerning. I admit I do not know how these things work but I would think that problem should have been discussed up front but most likely it was an afterthought. I feel everyone's fear is that there is too many unknowns with this project. Why not take a step back and put a moratorium on data centers until we know more about them. Xcel asked customers to conserve energy over the weekend because of the extreme cold to ensure the regional energy grid can continue to deliver reliable service. What will happen when something that can take as much electricity as all the homes in the city of Minneapolis comes online.

I have been in the mortgage business since 2002. In 2008 after the housing market crash a bill was passed by congress called the Dodd-Frank bill. This bill was passed in 2010, and it sought to make the U.S financial system safer for consumers and taxpayers. It put in place safeguards so the crash of 2008 would not happen again and added additional protection for consumers. I work for a mortgage broker and at the time we worked with around 14 or 15 different wholesale mortgage lenders. The lawyers for each of the lenders we worked with interpreted the law differently and tweaked it to fit their own business model. This law was created at the highest level of government and yet still it was picked apart and dissected to meet their own needs. My point is, as good as you feel the ordinance is, the end user will bring a bus load of attorneys in and walk right thru that ordinance and make it their own. It will not be worth the paper it is written on. I feel the best option is to pause the process for more evaluation and to see what all of the data centers coming online will look like and how they will affect the communities where they exist.

By reviewing the emails from the data request, I can see the developers have put a lot of money into this project. Not to mention the weekly meetings with city staff and email correspondence. Because of that you should not feel obligated or pressured to approve the ordinance or their future project. These companies know the risk of the

possible project approval and can absorb the loss if not approved. We have far more to lose than to gain.

You mentioned the end user will have berms for noise and light pollution. That may be all good once the project is up and running, but there are no berms for the construction period. That will be long, dusty and noisy. Not to mention the amount of traffic. Monticello is already tough to get thru now. What will it be like with construction workers trucks, semis carrying material and also heavy equipment, cement truck and Xcel's fleet to build a substation large enough to run this campus?

I feel a 1500-foot setback from a property line would be necessary for the final project but also for the construction period. This would be 10 years of constant construction. Your home should be the place to relax and get away from the everyday life. Now we will come home to it.

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Concern Regarding Proposed Data Centers
Date: Tuesday, December 16, 2025 11:21:55 AM

Good Morning Steph-

Thank you for the email. I have included City Administrator Rachel Leonard as I do see you included Community Development Director Angela Schumman already.

I appreciate your feedback. We are very lucky to live in a community with all these natural resources from trees to the river.

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: Steph Mueller [redacted]
Sent: Monday, December 15, 2025 7:53 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Angela Schumann <Angela.Schumann@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: Concern Regarding Proposed Data Centers

To the Mayor, City Council, Planning Commission, and Staff,

I am a nearby homeowner and parent. We moved here for a quiet, safe neighborhood for our children. The proposed data center raises serious concerns about noise, traffic, light pollution, air quality, and long-term health impacts, especially for children.

Our community deserves a safe and peaceful place to live. The proposed data center would change that for everyone.

Thanks,
Stephanie Reichert

5A (413)

From:	[redacted]
To:	Lloyd Hilgart; Charlotte Gabler; Tracy Hinz; Lee Martie; Kip.christian@MonticelloMN.gov; Angela Schumann; Rachel Leonard
Subject:	Say No to Datacenters
Date:	Friday, January 23, 2026 12:21:14 PM

Dear elected officials,

Please consider this to be my sincere rejection of any plan for datacenters in or around the city limits of Monticello or anywhere near our watershed areas.
With hope,
Chris Oveson
[redacted]
Monticello, MN 55362

From: [redacted]
To: Rachel Leonard
Cc: Angela Schumann
Subject: Re: Monticello Industrial Development - AUAR Scoping Document & AUAR Order
Date: Wednesday, December 31, 2025 12:33:00 PM
Attachments: 1000007533.png
image001.png
image001.png

Hello,

Saw this post for a meet and greet with Monticello Tech on Jan 7th.

Where are we at with this? As before it sounded like there was no formal proposal presented, we were just doing an AUAR to set up guard rails for something like this happening in our community.

General community input seems to be not so much in favor of this type of entity, yet we've got a meet and greet.

I feel very un-heard by our city council and planning commission. I know there have been numerous meetings and workshops.

This all feels like it's been a large formality of taking feedback to a task that's been pretty much the elephant in the room all along.

The vision for our city needing to include, not one, but two data centers is very unfortunate. That 500+ acre site could have been future of several businesses employing hundreds or more employees. Now you will have maybe 100. That's going help our community growth, how?

Who is going to want to build a home across the road from that? That area is all zoned for future residential development right across the road, you already know that... But I would have next to no interest in wanting to put myself in proximity. We live in the groveland addition, and fear of having even more power lines running thru our neighborhood to power the data center is a concern as well.

Just really frustrated by the fact that it feels those concerned have been steamrolled on this in the name of progress and a desire to attract more tax base (without much explanation of any benefit to those of us who routinely see property tax increases annually). I haven't seen much in regards to concerns on utility costs increases as well.

Again, I know you both are messengers. I apologize for the overly frustrated tone of this email, but it's just really upsetting that this type of business entity should have any traction in our community.

There's tons of land out there no where near residential areas that this could be built in. All along highway 10 there's lots of open green space. Why Monticello? The negatives in my

book, outweigh the positives again and again.

Bob Stein

On Fri, Oct 31, 2025, 3:30 PM Rachel Leonard <Rachel.Leonard@monticellomn.gov> wrote:

> Hi Bob,
>
> I acknowledge in advance my response is long; however, I think the topic is critical enough to warrant it. Hopefully, you agree.
>
> The AUAR is designed to incorporate public comments. There are aspects of it that are prescriptive because it's a formal environmental review document that needs to meet state-set rules and regulations. However, those components are intended to be complemented by public feedback. We anticipate the full AUAR will be released for a 30-day comment period on November 18, and we're holding an AUAR open house at the Monticello Community Center on Thursday, November 20 from 6-8 p.m.
>
> However, from your email, I feel like your concerns are more specifically related to data centers overall, so I hope you'll accept some additional information.
>
> The potential for data center development in Monticello is a new use with a high level of complexity and previously unanticipated scale. We've needed to act with a series of responses at the same time. Unfortunately, that has resulted in understandable confusion, and it's impacted our ability to communicate clearly since we're trying to send timely information about separate but simultaneous processes. I'm hoping I can offer some helpful clarification, but please don't hesitate to reach out with follow-up questions.
>
> Our responses have focused on three main areas:
>
> 1. **Response to inquiries**
> 2. **Regulations**
> 3. **Preliminary Studies**
>
> **First**, we are fulfilling our obligations as the local land use authority by responding to inquiries and interest in development.
>
> - To date, Monticello has been approached by two developer teams interested in separate sites

for developing data center/technology campuses. In both cases, the developers indicated they intend to prepare the sites and find end users to build there.

- Both teams have come in for concept meetings with the Planning Commission and City Council. These are preliminary opportunities for developers to provide high level information/ideas and receive initial feedback before they proceed with formal project applications.
- Since we know they're interested in data centers and have identified potential locations, we've communicated those details in our conversations, which likely makes it feel like there's a project with blueprints. However, they've identified a development type rather than a specific project.
- This is important because there's a lot of variation among end users. They come in different scales/sizes and have proprietary systems with varying amounts of power use, water use, building design, etc.
- Those factors would be evaluated with a future land use application, which is the official process by which the City Council can approve or deny a specific project. **We have not received this type of application for any of the proposed data center concepts because we're still creating the regulatory structure any applications would use.**

This is the **second** response the city has undertaken: ensuring our regulatory tools are prepared to evaluate projects of this magnitude for approval or denial. When the developers expressed interest, city officials determined our planning documents and code needed to be updated to reflect the unique characteristics of modern data centers. Due to the timing, it's happening at the same time as developers propose concepts, but the regulatory framework is specific to Monticello and entirely our own.

- This is why staff have continued to emphasize that ordinance development is not related to a specific project. Our priority is for the ordinance to adequately regulate any data center project on any property, including but not limited to the ones already interested in a future application.
- This spring Monticello's 2040 Vision + Plan Comprehensive Plan was updated to include specific language about data centers, including requirements pertaining to land supply impacts, utility and other municipal infrastructure impacts, fiscal impacts, and ways for the city to mitigate negative effects on its other land use and economic development goals.
- By highlighting those aspects, they are taking into consideration how to protect land, encourage jobs, limit taxpayer impact, and more. They will take each project on a case-by-case basis to see how it fits into and could benefit or hinder the larger community.
- The Comprehensive Plan needs to be supported by the specific requirements of a zoning ordinance. It's the ordinance that outlines required application information, approval criteria, prohibited elements, performance standards, and the approval process.
- The strictness of the ordinance will have a direct effect on the type of applications we receive and the type of project the Council approves or denies.
- Through the drafting of the ordinance, the policymakers are absolutely having conversations about the acreage, the development density, the employment options, and how those factors influence our overall goals for a healthy city.
- **The development of the ordinance will incorporate the significant public comment we received during the public hearing process in August and September.** The Planning Commission tabled action on the ordinance, and since then the Commission and the Council have met several times in public joint workshops to look at the original ordinance text, the public concerns, and direct revisions to the document.

- The revised version is expected to go back to Planning Commission for a new public hearing with additional public comment in December before it goes to City Council for a final vote.

Finally, there are preliminary studies developers need to complete to determine if a project is feasible and if they're willing to commit to the necessary investments. These studies are developer funded; the city does not pay for them. Listed below are examples, though it's not a comprehensive list.

- The AUAR is a required step for a data center concept of this scale. The city will not process an application until there is an adopted AUAR that outlines environmental impacts and required mitigation strategies.
- There are state agencies that have required studies, including the DNR related to water resources.
- There are a series of studies with the power company to evaluate power impacts.
- The city requires studies of our water and sewer systems.

I realize this is a lot of information, but it's incredibly important to me that community members feel like they have adequate information. Please contact me anytime.

Rachel Leonard

City Administrator

763-271-3275

505 Walnut St, Suite 1, Monticello, MN 55362

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From: Bob Stein [redacted]
Sent: Tuesday, October 21, 2025 3:29 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Cc: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Subject: Re: Monticello Industrial Development - AUAR Scoping Document & AUAR Order

Thanks for the update.

How much weight does public comment/concern carry in moving things forward? I am still a little frustrated with how the city has gone about this process. I know its all new territory, but the sentiment shared at public hearings of not being about a specific data center site, just the general guard rails of data centers in Monticello.

While I was walking around Chalk Fest, I spoke with someone at the Monticello City tent/booth. Commented on my concerns with the data center, and he said "I don't think people will realize how nice it will actually look once its built with the screening and landscaping setting it back from the road." At that point, the city had publicly commented they had not received any formal proposals for a data center, yet the city employee was saying that it was going to look nice once built. Maybe he misspoke but that sounds to me like there's been some blueprint proposal that many have seen at the city. Its hard to ignore the elephant in the room, but we're supposed to believe that no formal proposal has been received. This feels like its signed/sealed/done, and frankly a formality to include public comment while the wheels are turning to the inevitable construction.

We're handcuffing ourselves to 550 acres of land for roughly 50-100 jobs (so a job an acre or 2 jobs per acre), while businesses like Hoglund, UMC, and other companies employ many employees in a far smaller footprint. Wouldn't it be nice to allow space like that to expand for future industrial use of several companies? Where else are you going to grow once that 550 acre campus essentially blocks southward expansion? Your city center is shifting, and wouldn't it be far more logical to have additional land use available for commercial/industrial/retail use along highway 25? Why check a box to just fill that space, just because we can do it.

Environmentally, we're also risking a lot of unknowns for noise, water vapor from cooling, water use, power use, etc. The city has yet to really say how any of this will benefit its citizens. We hear about "consistent tax base", but the city has sold numerous properties (large apartment complex downtown) as of late and yet property taxes are still set to increase. If this all goes sideways down the road, and water levels are depleted, utility rates increase due to demand, is the city even going to have any recourse with an entity like this? Monticello Tech LLC likely has some pretty deep pocket backers to be attempting a project of this scale.

To add to frustrations, we also received a city mailing with a date for one of the recent meetings in October, but the meeting date had already occurred by the time we received the mailing. So aside from social media updates, it feels like this has been presented in a way to inform after the fact. Especially someone who might not be online to receive this kind of information, who might share concern but is unable due to late notice.

Thanks,

Bob Stein

Monticello Swim Club

Head Coach

On Tue, Oct 21, 2025 at 11:54 AM Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:

> Thank you for submitting a comment related to the Monticello Industrial Development Scoping Document for the Alternative Urban Areawide Review (AUAR) process. The Scoping Document includes a possible data center/technology campus development scenario. The comment period for the Scoping Document was open from August 5th – September 4th, 2025.
>
> On behalf of the City of Monticello, please find below a link to the Final Order for AUAR and Final Scoping AUAR for the Monticello Industrial Development study area. The City of Monticello adopted the Final Order for the AUAR at the October 13, 2025, City Council meeting. The Final Scoping AUAR includes two development scenarios for evaluation in the full AUAR and a response to comments received during the scoping document comment period.
>
> Https://www.monticellomn.gov/712/Environmental-Reviews
>
> By adopting the Final Order for AUAR, the City Council has authorized the completion of a full AUAR document for the Monticello Industrial site. An AUAR is not a project approval process. The AUAR will provide an opportunity to evaluate how proposed development plans may impact the community's environment and to plan for how to manage and mitigate those impacts. The full AUAR document will also have a public comment period.
>
> For more information on the AUAR process and the next steps, please visit: Environmental Reviews | Monticello, MN.
>
> If you have any questions on the AUAR process, please do not hesitate to contact me.
>
> The City of Monticello is also working on a draft ordinance for the regulation of data center uses. The ordinance draft is intended to provide the regulations for development of any data center facility; it is not a specific project review. More information on the process for ordinance consideration and additional general information can be found at: Data Centers | Monticello, MN.
>
> **Angela Schumann**

From: Charlotte Gable [redacted]
Cc: Rachel Leonard
Subject: Re: Data Center
Date: Saturday, January 17, 2026 1:10:22 PM

Hi Monica,

Thank you for your email. I have included City Administrator Rachel Leonard as well.

Thank you for sharing your family story and the feedback relating to data centers. I also appreciate the input relating to zoning.

If you have additional questions or concerns, please reach out to City Hall at 763-295-2711. We have some great staff to help.

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: Monica Vosmek [redacted]
Sent: Friday, January 16, 2026 11:44 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data Center

Good morning.

I wanted to discuss the Data Center and it's proposed site. For context, I reside in Featherstone.

We moved to Monticello three years ago from Texas. Prior to moving, we visited many other areas all across the twin cities. It was, in fact a full 6 months of us visiting areas and researching what area would be best for our family.

The most important factor was choosing a town that we felt would be supportive of our profoundly Autistic son, who is now 6. We originally concluded St Michael would be the best fit but after visiting Monticello, it became quite apparent that we found our

forever town. We viewed several areas of Monticello and determined that Featherstone and its surrounding area was absolutely perfect. We felt Monticello was a FAMILY FIRST town, which was a refreshing appeal.

During nice weather, we spend most of our days outside. That's important to note as our child has extreme auditory sensitivities. As it is now, we listen to birds and other children playing. Over the summer, we had to limit our time when there was construction in our neighborhood due to sound levels (neighbor a few houses down had a deck build). We knew this was a temporary issue and did our best to work through that.

Fast forward to now and the thought of a operating 24/7 Data Center. The developer compared the sound we would hear to a vacuum. Well, hearing that 'vacuum' sound 24/7 will be maddening! We purchased our home, have made so many improvements to meet our sons needs and would not recover those in the event we are forced to sell. There is also no long-term data in regards to health effects from noise and pollution.

Its also important to note that 3 of our family members also moved to Monticello, purchased homes and contribute to Monticellos businesses as a result. While we don't want to move, the impact to our son may force it.

We are not opposed to growth but the growth must be beneficial for more that just tax purposes for the city. Restaurants, stores, anything that would not only bring jobs but provide a service/goods to the Residents of Monticello.

We are opposed to having such a massive DC next door to our neighborhood. It should have been better planned to not butt up against Residential. We would NEVER have bought our home in Featherstone had we knew a DC was in planning.

Should Monticello proceed, it should be in a area NOT surrounded by existing Residential. It should be where in any future Residential areas are built, the people purchasing a home can make the informed decision to live next to a DC or not. You are all making the decision for us that as Residents right next door are ALL absolutely OPPOSED to.

At this point, I am truly sick over this. I have not attended meetings as I cannot leave my Autistic child and as he vocally stims, I am not able to bring him to meetings with me. My husband is also out working hard to provide financially for us and is not home to watch our son for me to attend.

Thank you so much for your time.
Monica Primeau

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Please list all the benefits a data center will bring to Monticello
Date: Saturday, January 17, 2026 1:25:36 PM

HI Ty,

Thank you for the email. I am including City Administrator Rachel Leonard as well.

All great questions below, and I too share similar concerns. I will admit, I am not able to answer what benefits a hyperscaled data center would bring. A lot of unknowns to be addressed.

IF a building of a site does occur, I do hope the developer and contractor use in-state workforce. There are some unions such as the Local 49'ers and the Laborers Local 563 that would be sure to protest in some way.

As for energy, Xcel does have to do a study with the potential site user in whether or not they can supply power to the site and what requirements would be needed. Can the city influence where on site a substation could go-yes. We are still trying to understand if overhead lines could be buried or are they so large they have to be overhead. This impacts the area as well. Rates are determined between Xcel and the state public utilities commission (PUC). Xcel could certainly ask for a rate study/rate change, but they would need approval from the PUC. This would affect not just us in Monticello but rate payers across the state.

As the data center planned unit development ordinance now moves forward, a lot of attention to water use and noise will need to be strengthened in the draft. If you have suggestions that would be appreciated as well.

While I am not a supporter of a data center, I do have the responsibility to continue to participate to voice concerns and give input for restrictions and to do my best for our community.

Please reach out with questions or concerns. City hall staff are great and I work with them daily. 763-295-2711.

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: K. W [redacted]
Sent: Friday, January 16, 2026 12:05 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Please list all the benefits a data center will bring to Monticello

Hello City Council Member Charlotte Fabler,

Please list all the benefits a data center will bring to monticello. So far I have only seen losses. I am ready to read your list.

• Please do not say a boost in jobs.
a.) The construction of the building will be most likely not be local to our town.
b.) The amount of permanent workers, from research, is very minimal.

• Please dont bring up property taxes
a.) The amount of property taxes you could potentially recieve by building single living homes would be more beneficial and better suited with the existing neighborhoods surrounding the land
b.) Not to mention residential homes would not be running 24/7 diesel generators that will be polluting our air and destroying our peace with constant noise pollution.

PLEASE TELL US HOW PUTTING AN ENORMOUS STRAIN ON OUR ENERGY GRID WILL HELP MONTICELLO.
a.) Please ensure us that our energy bills will not increase with this monstrosity you are willing to vote in.
b.) Please put our minds at ease that this company will warn us immediately that our drinking water isn't safe. (The Nuke plant waited months to warn us) it pretty much isnt a matter of "if" but when.
c.) Let us know if the data center will have to follow the same water restriction rules, that every Monticello resident has to adhere to in the Summer months.

WE DESERVE TO HAVE ALL OUR QUESTIONS ANSWERED!
AND MORE SAY IN WHAT WE ALLOW INTO OUR COMMUNITY!

Sincerely,
Ty Weiss

PS
I know you voted to not continue but I want to make sure I don't leave you out. Plus maybe you have answers to these very questions.

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 (PDF)
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	• Agenda
January 15, 2026: Special City Council & Planning Commission Joint Workshop Topic: Data Center Land Use and Zoning Ordinance	• Agenda

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Data center
Date: Saturday, January 17, 2026 1:40:11 PM

HI Lisa,

Thank you for the email. I am including City Administrator Rachel Leonard on the email as well.

Thank you for continuing to share feedback with us and sharing your family's story.

While I am not a supporter of a data center, I do have the responsibility to continue to participate to voice concerns and give input for restrictions and to do my best for our community.

Please keep sharing and reaching out to ask questions. City staff is great, and I work with them daily. 763-295-2711.

Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
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From: Lisa Murphy [redacted]
Sent: Friday, January 16, 2026 6:22 PM
To: Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>
Subject: Data center

I CANNOT implore you more to STOP going forward with this data center business. We do.not.want it here. How much more clear do we have to be? You do not live next to this proposed monstrosity. No amount of set backs will make this ok. You cannot stop the noise it will create, the light pollution it will cause. I moved to this area because there was NO industrial park nearby. I will move if this goes through, as I believe many of my neighbors will also. This home was to be my retirement home. If you go forward with this, I have no choice. I have made improvements to my home for ME. I love my home. I don't want to start over. If this monstrosity is built, they will have the money to pay any fines for not following ordinances and the residents will be stuck with all the pollution. Just say NO

Sent from my iPad

From: [redacted]
To: Jim Thares; Tyler Bevier; lloydhilgart@gmail.com; charlotte.gabler@gmail.com; kip.christianson@gmail.com; tracy.hinz@gmail.com; lee.martie@gmail.com
Cc: Info at Monticello; Jennifer Schreiber; Development Services
Subject: Data Centers
Date: Sunday, February 8, 2026 7:26:18 PM

Dear Mayor Hilgart, City Council Members, Planning Commission, Economic Development Authority, and Community & Economic Development Staff,

I am writing as a Monticello resident to formally express my strong opposition to the proposed data centers development in our community.
While I understand the City is exploring economic growth opportunities, I do not believe a large-scale data center aligns with Monticello's long-term interests, values, or quality of life. My concerns are outlined below and reflect widely documented impacts of data centers on communities similar to ours.

First, data centers place an extraordinary burden on utilities and natural resources. These facilities consume enormous amounts of electricity and water, often at levels far beyond what traditional industrial or commercial uses require. Increased demand for water—particularly for cooling—raises serious concerns about sustainability, strain on local aquifers, and long-term impacts on regional water supply, especially during drought conditions or periods of growth.

The majority of data centers' energy relies on fossil fuels and power plants, putting pressure on local energy grids. This increased pressure poses the threat of **more frequent, long-lasting, and expensive blackouts** for the communities surrounding these energy-hungry data centers.

Second, data centers provide minimal economic benefit relative to their footprint. Despite their size and infrastructure demands, they create very few permanent jobs once construction is complete. The cost to the City—through infrastructure expansion, utility upgrades, tax incentives, and long-term maintenance—often outweighs the limited employment and community benefit they provide. This does not represent a responsible or balanced return on investment for residents.

Third, these facilities negatively impact land use, aesthetics, and community character. Data centers are typically massive, windowless industrial buildings that do not integrate well into a community like Monticello. They reduce flexibility for future development and permanently convert valuable land into single-use facilities that contribute little to a vibrant or diverse local economy.

Fourth, there are significant infrastructure and public safety concerns. Data centers require extensive power infrastructure, substations, backup generators, and constant heavy equipment access. Diesel generators can create noise, air pollution, and operational risks. Increased truck traffic during construction and maintenance adds wear to roads and raises safety concerns for nearby neighborhoods.

Fifth, data centers can shift financial risk to residents. When large users receive favorable utility rates or tax abatements, the long-term cost of maintaining infrastructure is often passed on to local ratepayers and taxpayers. Residents should not subsidize a private, highly profitable industry that provides limited local benefit.

Sixth, approving a data center sets a precedent that could encourage additional similar developments. This risks transforming Monticello into a utility-heavy industrial hub rather than a balanced community focused on livability, environmental stewardship, and sustainable growth.

Seventh, they introduce long-term environmental and health risks that disproportionately affect nearby neighborhoods, businesses, children, seniors, and those with existing health conditions. Data Centers release heat and emissions, toxic air pollutants which are harmful to residents.

Finally, I am concerned about the decision-making process itself. Projects of this scale deserve robust public engagement, transparent cost–benefit analysis, and environmental review. Residents should have meaningful opportunities to provide input before irreversible land-use decisions are made.

For these reasons, I respectfully urge the City of Monticello to require restrictions in the ordinance that are prohibitive and **reject the proposed data center projects** and instead prioritize development that:

- Creates long-term, well-paying jobs
- Protects water and natural resources
- Strengthens our tax base without shifting risk to residents
- Preserves community character and quality of life

This should not cost us our health or our future and I will not vote for you again if this is approved.

Thank you for your time and consideration. I expect my comments to be included

in the public record and carefully weighed in all deliberations related to this proposal.

Sincerely,
Zona Gutzwiller
Monticello Resident

8515 Gatewater Drive

Monticello, MN 55362
[redacted]

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Data Center
Date: Sunday, February 1, 2026 1:46:12 PM

Hi Sherry-

Thank you for the email. I have included City Administrator Rachel Leonard as well.

I appreciate the feedback on data center use. While I am not a supporter of this use, I do have the responsibility to review, learn, and listen.

Please reach out to city hall if you have questions or concerns. I work with them daily. 763-295-2711.

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: Sherry Evans [redacted]
Sent: Monday, January 26, 2026 11:51 AM
To: Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; [redacted]
Subject: Data Center

I would like to express my concerns and request for NO DATA CENTERS the amount of disruption to the community would be horrific. facts prove there are disruptions in electricity and water (FACTS) . This causes property values to drastically fall. In some cases it has caused homes to be unsellable. The noise they put out is another problem we don't want. Not to mention the massive light at night. We enjoy the night sky and the northern lights on occasion. They do not provide enough of anything to make these horrible costs to the community.

Thank you for your attention to this matter and my concerns

Sherry Evans

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Center
Date: Monday, February 2, 2026 1:49:29 PM

My name is Nic and I live at 9200 Goodrich Dr, Monticello MN.

I feel like the city of Monticello knows very well that if held for a vote the opposition for a data center would be overwhelming. It doesn't feel like the voices of Monticello matters and you will do whatever you feel regardless. Where are you finding/hearing the support for a data center in Monticello? Because I don't hear anyone supporting it. This is only my 2nd ever time writing a politician/city administrator in my life. I want the voices of the people to matter. Monticello doesn't want a data center. Thank you for your time.

Sent from my iPhone

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Centers
Date: Monday, February 2, 2026 5:15:38 PM

Hello,

I have lived in Monticello since 2013. My parents and I share a residence and every member of our 9 person household does NOT want a data center in Monticello or anywhere near it. This data center will only have negative effects for all of Monticello if built. PLEASE HEAR OUR VOICES!!! If the data center is built my family will be looking to move away. And my extended family in Monticello will strongly consider moving away also. Thanks for your time. My name is Savannah Hemann and I live on 237 Mississippi drive Monticello MN.

From: Building Department
To: [redacted]
Cc: Angela Schumann; Tyler Bevier
Subject: RE: Construction hours.
Date: Monday, February 2, 2026 12:55:15 PM
Attachments: image001.png

Hi Bil,

Oftentimes, the development work hours are different—7 am to 7 pm is common for housing developments (infrastructure work, etc.) and then when the homes are built, the 7 am to 10 pm hours are observed. I am not sure what the hours would be for the construction of a data center. I have copied Angela Schumann, Community Development Director, and Tyler Bevier, Community and Economic Development Coordinator, on the email for additional information related to noise in relation to the construction of data centers.
Thanks,
Amy

Amy L. Biren
Building Permit Technician
Department of Building Safety
763-295-3060
763-271-3223
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

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From: bil keenan [redacted]
Sent: Monday, February 2, 2026 12:44 PM
To: Building Department <BuildingDepartment@MonticelloMN.gov>
Subject: RE: Construction hours.

Thank you. That is ridiculous isnt it? We get to hear data center construction for the next 7-10 year and every day of it.

Yahoo Mail: Search, Organize, Conquer

On Mon, Feb 2, 2026 at 8:29 AM, Building Department <BuildingDepartment@MonticelloMN.gov> wrote:

> It is for all days. I know that some ordinances will outline specific days, but Monticello's allows work during those hours every day.
>
> Thanks,

Amy

Amy L. Biren

Building Permit Technician

Department of Building Safety

763-295-3060

763-271-3223

505 Walnut St, Suite 1, Monticello, MN 55362
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From: bil keenan [redacted]
Sent: Monday, February 2, 2026 8:22 AM
To: Building Department <BuildingDepartment@MonticelloMN.gov>
Subject: RE: Construction hours.

Thank youbfor getting back to me. Is this Monday-Friday only or all days

Yahoo Mail: Search, Organize, Conquer

On Mon, Feb 2, 2026 at 7:39 AM, Building Department

<BuildingDepartment@MonticelloMN.gov> wrote:

> Good Morning, Bil,
>
> Thanks for checking in about the construction hours in Monticello. Per the Noise Ordinance, 130.09:
>
> *Construction activities.* No person shall engage in or permit construction activities involving the use of any kind of electric, diesel, or gas-powered machine or other power equipment, except between the hours of 7:00 a.m. and 10:00 p.m.
>
> Please let me know if you have any questions.

Thanks,
Amy

Amy L. Biren
Building Permit Technician
Department of Building Safety
763-295-3060
763-271-3223
505 Walnut St, Suite 1, Monticello, MN 55362
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From: bil keenan [redacted]
Sent: Sunday, February 1, 2026 4:39 PM
To: Building Department <BuildingDepartment@MonticelloMN.gov>
Subject: Construction hours.

Hello I am checking to see what are the construction hours for Monticello? If someone or a business is doing any type of construction when is that allowed during the day? 7am-5pm? 6am-6pm? Does Monticello have a set time

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Centers
Date: Friday, February 6, 2026 8:54:38 AM

Hello,

I moved to monticello 10 years ago. I knew it was a growing city when we moved and were ok with that. I was sad to see the cows go, yes, when we moved I could open my windows and hear the cows bellowing, we live in Hunters Crossing off of 87th st. We understand the housing boom. But what I don't understand is why in the world would we put a huge data center right by the brand new nice houses that are going up all around me? We want our city to GROW not fail, I truly believe that if this data center goes up, it will deter people from buying/building here not be like oh, yes please put me by this 10 year build that is going to be a noise issue and make our drinking water ever crappier than it is!

Before this goes through, I would 1 love for you to put a vote out to the Monticello residents to do a special election and see who wants it. And 2, know what the city council members are getting from this, full disclosure, what kickbacks are you guys getting from it? We already know that Kip is most likely getting funding for his campaign, who else is benefiting from this?

Ann McDonald
Concerned resident
Hunters Crossing

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data center
Date: Monday, February 2, 2026 6:15:36 PM

I am writing to express my concern with having a data center built so close to my home as I live in the featherstone development - address 4348 87th st NE.
Between the light, sound, water/energy consumption, I truly think it would be incredibly unwise for our city to go along with this.
I was hoping this house would be our forever home where our little toddler and preschooler can grow up, but we would 100% find a different city to move to if this were to pass. I want my boys to grow up under the stars, not even more light polluted sky. I want them to hear crickets at night and annoying cicadas during the day, not a 24/7 droning sound. The reasons go on and on.
Please listen to the city residents. Please reconsider allowing this data center to pollute our waters.

Thank you for your consideration.
Sharese Sabatino

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Center
Date: Tuesday, February 3, 2026 6:39:42 PM

Dear City Council Members,

As a resident of Becker bordering Monticello, I am writing to formally express my strong opposition to the proposed data center project. I urge the Council to carefully consider the potential long-term detrimental effects this facility may have on our community and the surrounding environment.

My primary concern involves the constant low-frequency noise and significant light pollution common to these facilities, which could negatively impact public health and local property values for miles. Additionally, the high water consumption required for such a center is unsustainable given the projected freshwater scarcity by 2030. I am deeply concerned about the potential for pollution to our local river, waterways, wildlife habitats, and trails.

Furthermore, this facility would place substantial pressure on our electrical grid, potentially necessitating infrastructure upgrades funded by taxpayers. Finally, I worry about the long-term viability of the project, as these structures risk becoming obsolete within a decade and leaving behind abandoned facilities that mar our landscape.

I ask that you prioritize the long-term well-being and environmental legacy of the region over short-term financial gains. Thank you for your time and for considering these serious concerns.

Sincerely,

Cynthia Weiland
[redacted]

From: [redacted]
To: Angela Schumann; Rachel Leonard
Subject: Tonight"s Regular Agenda Item-Data Center PUD Ordinance
Date: Tuesday, February 3, 2026 9:56:39 AM

Good Morning Planning Commission-

I hope this email finds each of you well.

I am writing today as a regular resident vs my role as a council member. For the record, Charlotte Gabler 6431 River Ridge Lane Monticello.

I am aware/do know that the public hearing for the DCPUD ordinance was closed in December 2025, council & planning commission met in a joint meeting Jan 2026, and currently in front of you is a draft that was recently updated by staff. I have read through the updated ordinance, and I do believe there are some continued efforts that could be made if this is a use that is going to continue. I respectfully disagree with this use; however, I do have a responsibility to learn, listen, and review.

For example and this not limited to:
Setbacks. Since the neighborhoods of Featherstone and the phases of Haven Ridge were in this area first, I do believe it needs to be taken into better consideration when it comes to the set back. I suggest 1,000ft to 1,200ft. Defined heights of the berming and the landscaping on the berming-not all evergreens, natural area trees, etc. Construction noise time limits.

There is no time frame to complete this ordinance as there are no deadlines/timelines at this time. Yes, the interested party would like to see this completed sooner rather than later, however, this is OUR community and the community deserves the best possible process IF this is a use that continues to be wanted by some.

My suggestion would be to deny the draft ordinance as it is not fully complete yet based on concerns from the community and that you request staff to hold a stakeholder meeting or two (stakeholders as in those that live in Featherstone/Haven Ridge to be specifically included) where specific input can be taken by staff and/or planning commission to continue modifying the draft ordinance for another round. Once this is completed, then another public hearing. If you look at the community as a pie graph at this time, 25% are for the use, 25% are against the use, 25% are on the fence about the use, and 25% have no idea/are just starting to learn this is a topic.

I thank you for your time.
Charlotte

From: [redacted]
To: Rachel Leonard
Subject: Data Center Input
Date: Tuesday, February 3, 2026 10:00:41 PM

Dear Monticello City Council and Development Committee,

As a new mom, educator, and citizen of Monticello (Hunters Ridge neighborhood), I am writing to provide my input to the proposed data center off of 85th St and Hwy 25. I have attended as many meetings as I can attend, as well as the open house put on by the developer. After each event I feel more frustrated and dismissed by our city leaders.

While I understand there is a need for growth and infrastructure, I cannot help but feel as though the city council is not considering the lack of long term research that a data center may have on our city.

First and foremost, any long term health effects. At the open house, they said the data center will be emitting around 65db though I have no proof of this as it was not shown on their chart. Has the city council considered what this will do to residents long term? How about how it will affect children and adults who are sensitive to noise?

Air and light pollution are other factors to consider, with a known increase in both during and after production of the data center. Along with that, the strain on already stressed utilities. We frequently lose power and when I spoke with the Xcel energy representative at the open house, he was not very reassuring that this would benefit us. Sure, it's been discussed there would be updates to systems to add the data center, but the lines in our backyard are not part of that.

I would also like to hear the city council address the impact on house values. Living right off of 85th, I can't imagine an increase in traffic, light pollution, air pollution, and noise pollution will increase our home values.

Other than "more money for schools, parks, etc." that they preached at the open house, what are the benefits a data center would truly provide for the residents of Monticello? I'd much prefer the health of my family (including 10 month son I hope to see grow up here), safety of a quieter road, and to be able to see wildlife thrive, rather than a vague statement about money.

If the city council feels this is a great deal for residents, I urge them to bring it to a vote. Help us feel as though we are a united front, and allow our voices to be heard.

Thank you for your time and consideration,
Anna Hennes

8519 Eisele Ave NE
Monticello, MN 55362

From: [redacted]
To: Rachel Leonard
Cc: Michelle Jasper
Subject: Monticello Data Centers
Date: Tuesday, February 3, 2026 11:17:44 PM

Hello,

My name is Michelle Jasper and I am writing to you as a concerned resident of Buffalo, who is also a single mother to a 9 year old. I am deeply opposed to the data center being built in Monticello. Living near a data center operating as a 24/7 industrial site can significantly impact quality of life, property, and local resources.

Below is a list of reasons why I am against a data center being built in this community:

1. Reduced Air Quality
2. High Resource Consumption & Utility Costs
3. Potential Impact on Property Values
4. Significant Noise Pollution
5. Aesthetic and Visual Impact
6. Limited Local Economic Benefits

Please take this into deep consideration.

Greatly appreciated,

Michelle Jasper

From: Angela Schumann
To: Tyler Bevier
Subject: FW: DCPUD
Date: Tuesday, February 3, 2026 2:09:27 PM
Attachments: image001.png

For packet and saving/indexing

Angela Schumann
Community Development Director
Development Services
763-271-3224
505 Walnut St, Suite 1, Monticello, MN 55362
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From: lisa Keenan [redacted]
Sent: Tuesday, February 3, 2026 11:29 AM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: DCPUD

Hello Angela,

I understand the public comment period has closed however, I feel with the substantial changes that have been made the residents deserve another opportunity to comment on the DCPUD.

Below is a recap of my biggest concerns from the latest version of the DCPUD. We have been told this ordinance needs to be put in place to protect the city and its residents. Allowing Xcel or other electric utility provider to request a data center run on generators is not protective of residents. We are seeing more and more extreme weather conditions throughout the US and the grid is already strained. The weather last week was not a one-off situation. I do not want to smell and hear numerous generators for days at a time because of extreme weather and Xcel's lack of capacity. The electric provider either can or cannot provide the power needed.

GENERATORS -
Previous: Back-up power generators within the DCPUD may only be used for back up power generation purposes for uses within the DCPUD.
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.

Current: Back-up power generators within the DCPUD may only be used for back up electrical supply during a power outage **or when requested by the electric utility provider for uses within the DCPUD**.
Testing of generators may only occur between the hours of 8 AM and 5 PM, Monday through Friday. A testing schedule must be filed annually with the City no later than January 15 of each year.

NOISE - If not continuous noise testing, why not at least quarterly?

Previous: 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.
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.

Current: The DCPUD shall be designed and built to incorporate sound mitigation methods to reduce sound levels emanating from the DCPUD. Sound emanating from the facility, or element of the facility shall be in compliance with and regulated by the State of Minnesota pollution control standards and rules. Prior to approval, a Preliminary Noise Study shall be submitted by a third-party engineer providing ambient noise level information at the DCPUD property boundary and demonstrating to the City that the operation of the DCPUD facilities will comply with MPCA noise rules.
Upon commencement of operation of the DCPUD principal use facilities, the operator must conduct an additional noise study, as measured at the property line of the nearest residential property to the DCPUD or other noise sensitive use as reasonably determined by the City, demonstrating to the City that the operation of the data center complies with MPCA noise rules.
Upon commencement of the operation of the DCPUD, the operator of a DCPUD must provide a liaison between the hours of 8:00 am and 10:00 pm CST each day to respond to complaints about noise emanating from the DCPUD. The City may order that the DCPUD operator complete an additional sound study once per year during peak operation of the DCPUD mechanical equipment. The DCPUD operator must provide the results of the noise study, conducted by a third-party engineer, to the City within 30 days of the request by the City or show proof that they have contracted with a third-party engineer and the results will be available in a reasonable amount of time.

SETBACKS: The set back from residential should be a minimum of 1000'. If the property doesn't allow for this then it is not suitable for a data center.

Current: Principal building structure(s) can still be 200' from residential property lines when any mechanical equipment (including generators) are: • fully screened by principal building(s), or • surrounded by a solid wall structure from all points of the DCPUD boundary, or • located within a principal building(s), or • ground mounted on or along an interior façade of the site's principal structure(s)

New setback is 500' now when - Principal building structure(s) when any mechanical equipment (including generators) is oriented to any exterior portion of the structure(s) and/or non-ground mounted. (In my opinion this should be a minimum of 1000' from residential. If it can't be then that land should not be used for a data center.)

Hazardous Waste: I don't recall reading anything added to the DCPUD related to hazardous waste. I recall someone stating there would be discussion related to the financial burden of clean up when the data center ceases operation. This would protect the city and in turn the residents from the financial burden. Below is the snippet pulled from the Brainerd ordinance.

Hazardous Waste Plan. Prior to operating, the operator shall submit a hazardous waste plan for review by the Community Development Department, Public Works Department, Public Utilities Department, and Fire Department. a. Verification must be provided that all electronic waste generated by the operation will be handled by a licensed electronic waste recycling firm. b. Changes to the operation of the facility that

affects hazardous waste material must be approved by the City.

Construction: There needs to be an ordinance for construction. Monticello has never had a project of this size and prolonged phased build. The developer needs to present a construction impact plan and mitigation plan. Wouldn't it make sense if the city wants to protect residents that it puts an ordinance in place to say here are the rules for construction? Asking the developer to provide this info is like allowing a kid to decide how much candy they are going to consume on Halloween night.

Current: This is all I could find in the new ordinance related to construction.

For sites over 20 acres and for any DCPUD site to be developed in phases, a construction impact plan including designated construction traffic routes, hours of operations, and mitigation plans for lighting, noise, vibration and dust.

Temporary construction lighting shall be subject to operational hours of 8 AM – 7 PM and shall be subject to the lighting standards of this chapter.

Current Construction ordinance:

Construction activities: No person shall engage in or permit construction activities involving the use of any kind of electric, diesel or as powered machine of other power equipment except between the hours of 7am - 10-pm.

That is 7 days a week! This is for a proposed phased build of 7+ years.

Thank you for your time,
Lisa Keenan

From: [redacted]
To: Rachel Leonard
Subject: Strong Opposition to Data Center
Date: Tuesday, February 3, 2026 8:23:15 PM

Dear Ms. Leonard,

I am writing as a Monticello resident who will be living just down the road from the proposed data center site between Edmondson Avenue and Highway 25. I am strongly opposed to the development of data centers at this location and increasingly alarmed by the actions of our Planning Commission and City Council.

At present, only one elected official has publicly voiced opposition to this proposal to date. That leaves the remaining members of the City Council with full responsibility for whether Monticello residents are forced to absorb the long-term costs of this decision: higher energy prices, increased risk of brownouts during peak grid usage, water depletion, air and noise pollution, and declining property values while private corporations reap the benefit.

Residents deserve to know whose interests are being prioritized.

Although the public comment period for the Data Center Planned Unit Development (DCPUD) closed in December, substantial and material changes have been made to the ordinance since that time. These changes were introduced after resident input ended and consistently weaken protections for those living near the proposed site. Moving forward without reopening public comment undermines transparency, erodes public trust, and raises serious concerns about accountability.

Noise protections have been significantly rolled back.

What was previously required - continuous, third-party noise monitoring for the operational life of the facility, with monitoring stations every 1,000 feet along residential property lines and monthly reporting to the City - has been eliminated. In its place are preliminary studies, a single post-operation study, complaint-based responses, and the possibility of one additional sound study per year at the City’s discretion. This represents a profound reduction in enforceable, continuous oversight for an operation that runs 24/7. Annual or complaint-driven monitoring is wholly inadequate to protect nearby residents from constant industrial noise.

Generator use language has been expanded in a deeply concerning way.

The revised ordinance allows generators to operate not only during power outages, but also “when requested by the electric utility provider.” Such a request would reasonably be expected to occur during periods of extreme grid stress - during severe cold or heat - precisely when residents are already vulnerable. This change effectively normalizes increased generator operation, increasing noise and air pollution during peak demand rather than limiting it.

Setbacks from residential properties remain unacceptably close.

Even under the revised ordinance, principal structures may still be located as close as 200 feet from residential property lines if mechanical equipment is screened or enclosed. A 500-foot setback applies only in limited configurations. These distances are wholly inadequate for industrial-scale facilities with massive mechanical systems. In my view, and in the view of many residents, setbacks should be a minimum of 1,000 feet from homes. If a site cannot meet that standard, it is not appropriate for a data center, full stop.

The environmental implications demand far greater scrutiny.

This proposed development sits near Bertram Chain of Lakes Regional Park, one of Monticello’s most valuable natural assets. Data centers are resource-intensive by design, with significant long-term demands on electricity and water, as well as impacts to air quality, noise levels, and surrounding ecosystems. Approving an industrial operation of this scale near protected natural spaces raises serious questions about cumulative environmental harm, including water depletion, disruption of wildlife, loss of quiet natural soundscapes, and degradation of land that families rely on for recreation, education, and connection to nature.

As a family involved in nature-based education, we chose this area precisely because of its proximity to protected land, outdoor learning opportunities, and a community that values environmental stewardship. Decisions made now will shape whether Monticello remains a place where children can learn from and within nature - or whether short-term economic interests permanently compromise those values.

Finally, I want to state clearly: when elected officials are considering

projects of this magnitude (particularly while some are seeking higher office) the appearance of undue corporate influence must be taken seriously. Residents need assurance that decisions are being made in the best interest of Monticello, and not influenced - or perceived to be influenced - by political ambition, outside pressure, or industry lobbying.

I am formally requesting that the City:

1. Postpone any vote on the revised DCPUD ordinance,
2. Reopen a public comment period to address the substantive changes made since December, and
3. Reconsider whether data centers belong anywhere near residential neighborhoods or protected natural areas in Monticello at all.

The City Council still has a choice. Residents will remember who listened and who did not.

Sincerely,

Laura Pelant

6814 Ames Ave NW

From: [redacted]
To: Rachel Leonard
Subject: No data centers in Monticello
Date: Tuesday, February 3, 2026 8:25:43 PM

Sent from my iPhone

From: [redacted]
To: Rachel Leonard
Subject: Monticello Data Center
Date: Tuesday, February 3, 2026 2:39:19 PM

Hello-
I am writing to share my dismay that the city counsel is considering approving the building of a data center in Monticello. I wish to let you know that I am against any data center being built here. I think it is clear that the residents of this city do not want this either. The adverse impact on community, resources, utilities, wildlife and property values far outweigh the potential profit. As someone who lives near the proposed sight I am concerned about the health of this community and how it will be impacted. Residents near data centers are more at risk for respiratory illnesses and cardiovascular issues. They often have sleep issues from the high-level noise. Did any of you look into the potential health impact this would have on the community? This is a growing community of families with young children. I am also worried about how this will impact my and my neighbors property values. Did any of you look into the potential impact of our property values? I'm not quite sure how the council that was voted in to act in the best interest of it's constituents can call this a good idea. In fact I question most of their motives. One member is clearly listening, one doesn't have a backbone and is worried about people being mad at them, another appears to have some sort of financial gain to be had. This community, YOUR community does not want this. Please put an end to this.
Q. Turner
[redacted]

From: [redacted]
To: Lee Martie; Tracy Hinz; Lloyd Hilgart; Rachel Leonard; Angela Schumann; charolette.gabler@monticellomn.gov
Cc: [redacted]
Subject: datacentersarebad
Date: Wednesday, February 4, 2026 9:30:51 AM

Good Morning

Building a data center in the Monticello Orderly Annexation Area is a terrible idea not just environmentally, but economically. Data centers are so intrusive and operate in grey areas that leave the community with nothing tangible. No reasonable person would decide that it would be a good idea to fast track the build of a hyperscale data center at this time. Data centers that are currently operating are constantly having detrimental problems. I do not understand why the city chooses to ignore this. No ordinance is going to protect Monticello when the city staff has shown their devotion to ignoring the detrimental red flags.

The location of the proposed data centers and with the elevation map shows that any water leaving these sites would flow back towards the town of Monticello to the Mississippi river. Many of the wellheads in Monticello are marked to be vulnerable. If the data center were to experience a leak or spill these wellheads could be negatively impacted. The aquifers contamination risk is a major area of concern, as well as aquifer depletion. The Mississippi river has little to nothing to do with recharging the aquifers. So claiming that 'the Mississippi will take care of the increased water consumption' is false.

An area of concern is how a data center would impact on the flood rates for Monticello. The significant draw of water from the aquifer, soil compaction, as well as the increase in impervious landscape in these high water retention areas, contribute to a greater chance of flooding.

With the Wetland conservation act in mind the proposed sites are surrounded by wetlands and bodies of water. Even with proper construction mitigation plans the construction, as well as the overall operation of a data center puts many wetlands at risk for contamination. The lighting and noise from the construction period would disrupt migratory birds and insects in the area. The lighting and noise produced from the finished data center would likely disrupt the wildlife of the many nearby Wetlands, and furthermore the nearby bodies of water.

The City Council has compared the water usage of a data center to a ‘carwash’ at the joint workshop on January 15th.This is false. It is concerning that the council does not have a true idea of what data centers are. The information that the City Council of Monticello has been sharing with residents does not match the information residents have been finding. It is concerning that the city council may not be able to conduct an accurate risk assessment regarding the implementation of data centers within Monticello’s orderly annexation area. An Environmental Impact Statement is necessary as the current AUAR is not sufficient. A five year moratorium on data centers would be the best option at this point.

Please consider,

Rylie Averill

Big Lake MN

From: [redacted]
To: Rachel Leonard
Subject: Stop the data centers
Date: Wednesday, February 4, 2026 9:02:39 PM

Please stop the data centers!
I live at 4916 park Dr. Monticello

My name is Heather Harty

This is so close to our home, I don't see any benefits having this so close to our beautiful neighborhood. We have a great city and neighbors, that will move if this goes up. We love our community and don't want this apart of it.
Please do not let this pass
Thank you
Heather

Yahoo Mail: Search, Organize, Conquer

From: [redacted]
To: Angela Schumann
Subject: Objection to Data Center PUD Near Residential Neighborhoods
Date: Friday, February 6, 2026 2:21:12 PM

Hi Angela,
I am writing as a Monticello resident who lives just down the road from the proposed data center site between Edmondson Avenue and Highway 25. I strongly oppose the development of data centers at this location and am increasingly alarmed by the actions of our Planning Commission and City Council surrounding this proposal.

To date, only one elected official has publicly expressed opposition. That leaves the remaining members of the City Council fully responsible for whether Monticello residents will bear the long term consequences of this decision, including increased energy costs, heightened risk of brownouts during peak demand, water depletion, air and noise pollution, and declining property values while private corporations capture the benefit.

Residents deserve transparency about whose interests are being prioritized.

Although the public comment period for the Data Center Planned Unit Development (DCPUD) closed in December, substantial and material changes have since been made to the ordinance. These changes were introduced after resident input ended and consistently weaken protections for those living near the site. Proceeding without reopening public comment undermines public trust and raises serious concerns about transparency and accountability.

Noise protections have been significantly weakened.

What was previously required, continuous third party noise monitoring for the life of the facility with monitoring stations every 1,000 feet and monthly reporting, has been eliminated. In its place are preliminary studies, a single post operation study, complaint based responses, and the possibility of one additional study per year at the City's discretion. For a 24 hour industrial facility, this is not meaningful oversight.

Generator use has been expanded in a concerning way.

The revised ordinance allows generators to run not only during outages, but also when requested by the electric utility provider. That request would almost certainly occur during periods of extreme grid stress when residents are already most vulnerable. This change increases noise and air pollution at precisely the worst times.

Setbacks from homes remain far too small.

Even under the revised ordinance, buildings and equipment may be as close as 200 feet from residential property lines if screened or enclosed. A 500 foot setback applies only in limited circumstances. For a facility of this industrial scale, these distances are inadequate. A minimum of 1,000 feet from homes should be required. Otherwise the site is simply not appropriate.

The environmental and quality of life impacts demand greater scrutiny.

This development is proposed next to a neighborhood full of young families. Data centers place enormous long term demands on electricity and water and generate constant noise and emissions. Approving a facility of this scale so close to homes raises serious concerns about health, environmental degradation, wildlife disruption, and residents' ability to safely and peacefully enjoy their neighborhoods, including letting children play outside.

Finally, when elected officials consider projects of this magnitude, particularly while some are seeking higher office, it is essential that decisions are made transparently and free from even the appearance of undue corporate influence. Residents must be confident that Monticello's future is being shaped by the public interest, not outside pressure or private gain.

I am formally requesting that the City:

- Postpone any vote on the revised DCPUD ordinance
- Reopen the public comment period to address the substantial changes made since December
- Reconsider whether data centers belong anywhere near residential neighborhoods or protected natural areas in Monticello

The City Council still has a choice. Residents will remember who listened and who did not.

Sincerely,

Kelsey Hamel

Ebersole Ave

From: [redacted]
To: Rachel Leonard
Cc: Charlotte Gabler; Lloyd Hilgart; Kip Christianson; Tracy Hinz; Lee Martie; Angela Schumann; Tyler Bevier; Jim Thares
Subject: Monticello Data Centers
Date: Friday, February 6, 2026 3:09:03 PM

Afternoon all.

I wanted to reach out and voice my opinion on the proposed data center. I'm sure that everything I'm about to say has been brought up before, but as a life-long resident I'm compelled to say something.

Monticello has grown substantially since I was a child. A very close knit community where everyone knew everyone. Neighbors helping neighbors in times of need. A sense of pride that we were from here. As the city has grown there is still that feeling, just a little less each passing decade. As large companies and businesses have decided to call Monticello home the city has grown and expanded with them. Accommodating them and for the most part making Monticello a better place to live. I admit that I like having the options available to me now that weren't there in the 80's and 90's. I'd much prefer to spend my money locally rather than head to the cities or St. Cloud. I've raised my children here to show pride in our town.

Over the past few decades there have been many corporations/companies that have had an eye on Monticello as a location for expansion. Some very lucrative businesses. Our location in relation to the Twin Cities and oustate Minnesota makes us a very appealing destination for business. I'm not privy to all of these companies, but a short list of Menards, Costco, and the Outlet Mall in Albertville all had eyes for Monticello at one time or another. I'm not sure why the city wouldn't have pushed hard for these businesses to come into our city. I'm assuming Costco because our city officials(you all) wouldn't issue them a liquor licence seeing as the liquor store is the only thing that turns an annual profit for the city. How much in city tax revenue would these businesses have created? Would it have been enough to offset the losses from Fibernet? (Which is a great service that appreciate having in our community)

Which leads me to the questions I ask myself of the powers that be, making the decisions on my behalf. The people who I vote for. You. The question is, why do we need to have a data center here? What are we(Citizens) going to gain from this?

Are the taxes that this monstrosity creates going to offset the negative impacts that it will have to us residents? My guess is there will need to be substantial infrastructure improvements to get this thing off the ground. I'm sure that they will be paying for this correct? Lets say that they are covering all costs 100% for arguments sake. So, the data center is up and operational and

the city has spent $0 dollars.(Highly unlikely, but for the sake of the argument) We're left with a 500+ acre industrial complex in the middle of farm fields on the edge of city limits with many new residential developments either established, under construction, or in the planning phase all set to be built around this giant eye sore? Do you think that J.P. Brooks Homes or Lennar is going to plan any further developments here? All of the land sold by the Denn family to developers along Eisle Ave for residential construction, are they likely to continue with the plans? The short answer is no. Maybe the city wants to look into low income housing around this thing since they are constricted by the cost of housing. (If you didn't feel the sarcasm in the last sentence I apologize)

I live in the Hunters Crossing neighborhood just a short distance away from the proposed site. I'm hoping a few of you have heard the phrase N.I.M.B.Y. If you haven't, it short for Not In My Back Yard. I can understand if you live far from this side of town the attitude of "oh well, I'm glad I don't have to look at that every day." I've said those words myself. Not only do I not want to have to see this thing every day, I don't want to have the pollution that comes along with it. The noise pollution, the light pollution, and God knows what else these things put off. I'm no expert on data centers and I'll never claim to be. I have read a fair amount in the last months leading up to this letter. The sheer volume of services that these complexes use are going to cause a strain on our community, and at what cost to the tax paying citizens? Our electrical rates are very high to begin with. They don't build power plants fast enough to offset the megawatts that this will consume. That price will be passed on in some part to us paying customers. We're already hearing to turn down the thermostats when it's very cold out to not stress the grid. Same thing in the heat of the summer. This data center will require somewhere around 50 to 100 megawatts per year. That's enough electricity to power 50,000 homes. We're not getting that power locally. Xcel sends their power out of Monticello all over the midwest. What percentage of the power created locally is consumed locally? My guess is that number is fairly low. Water. Where will the water come from? With all of the water for cooling the complex what does that do to our cities water supply? Can someone say with absolute certainty that this will not deplete the aquifer that we draw our water from? Will the community have to change to drawing water downstream from a nuclear power plant with a tritium leak to fulfill the needs of the present residents and businesses that rely on it? I sure don't want that. Not one person can say with certainty that these things wont occur.

At night, do you all look up at the sky and stare at the stars? Take a look at the moon on a clear night? Beautiful isn't it? From my deck I can see the stars. I can hear the coyotes out in those fields. It's wonderful. As we progress as city I know these things will change. I realize development will overtake the farmland. I'm a realist. My career depends on that progress. I benefit from that progress. But who benefits from this type of progress? Large corporations not from here with nothing more invested than they need a piece of property to build them on

so they can continue to grow their business. The CEO's from Meta, Google, NVIDA, are the ones that will benefit. Not myself and my fellow citizens. Please don't say this is a job creator for the city. There may be a few locals that benefit during the constructions process, but that is only temporary. Once up and operational were talking about a few dozen jobs, maybe a hundred. And what is the likelihood that those are Monticello residents? My guess is slim.

I'm not a big conspiracy theorist, but who's to gain from this at the city level? Those of you that are reading this and are looking for something to gain from it, you aren't a true resident of the city that I, and so many others, love. If this data center is approved and constructed I can be fairly confident that you will not be re-elected to your position. I hope that your taking the best interests of residents like myself and my children in mind.

Thank you for taking the time to read this, as I'm sure you're all very busy.

Have a blessed day.

Regards,

Matt Langanki
[redacted]

From: [redacted]
To: Tyler Bevier
Subject: Monticello Data Centers
Date: Friday, February 6, 2026 9:56:36 AM

Hello,

I moved to monticello 10 years ago. I knew it was a growing city when we moved and were ok with that. I was sad to see the cows go, yes, when we moved I could open my windows and hear the cows bellowing, we live in Hunters Crossing off of 87th st. We understand the housing boom. But what I don't understand is why in the world would we put a huge data center right by the brand new nice houses that are going up all around me? We want our city to GROW not fail, I truly believe that if this data center goes up, it will deter people from buying/building here not be like oh, yes please put me by this 10 year build that is going to be a noise issue and make our drinking water ever crappier than it is!

Before this goes through, I would 1 love for you to put a vote out to the Monticello residents to do a special election and see who wants it. And 2, know what the city council members are getting from this, full disclosure, what kickbacks are you guys getting from it? We already know that Kip is most likely getting funding for his campaign, who else is benefiting from this?

Ann McDonald
Concerned resident
Hunters Crossing

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Data Center
Date: Friday, February 6, 2026 3:11:48 PM

Good Afternoon Anne-

Thank you for the email. I have included City Administrator Rachel Leonard on this email as well.

I appreciate the feedback on data centers. While I am not a supporter of the use, I do have a responsibility to listen, learn, and review.

I have not read/seen/ or have been shared with any pros/positive benefits for the data center use, other than the would contribute a larger amount towards property taxes.

Please reach out to City Hall if you have questions or concerns. 7639-295-2711. I work with staff daily.

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: Anne Snyder [redacted]
Sent: Friday, February 6, 2026 1:01 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data Center

Hello
My name is Anne, myself and my family of 4 are residents of Monticello. I am writing to oppose the data center, planned for Monticello.

From what I have seen and read on the Monticello website and newspaper, the positive effects

a data center may have are pretty minimal, in comparison to the overwhelming amount of negative impacts a data center would have.

A data center in Monticello would greatly impact energy and water use/consumption in Monticello. Just last week, excel asked residents of Monticello to conserve energy. Would all residents of Monticello suffer the consequences of overuse of energy from the data center?

A few negative impacts a data center would have.

• 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.

• Noise pollution: persistent and significant noise generated from data centers (noise levels up to 98 dBA continuously)

• Carbon emissions: In 2023, US data centers emitted 105 million metric tons of carbon emissions, representing 2.18% of the country's total emissions.

• Water consumption: The average Google data center uses about 450,000 gallons of water daily, which can strain local water resources.
• Water Depletion: Cooling systems, particularly evaporative ones, use vast amounts of water (millions of gallons/day/center), stressing local water supplies, notes this report from the University of Michigan.

• Electricity consumption: In 2023, US data centers consumed 4.4% of the country's electricity, with 56% coming from fossil fuels.

• E-Waste: Disposal of old servers and equipment creates electronic waste, leaching heavy metals into landfills.

The lack of community engagement and the attempts to push deals through without respect to our bedrock environmental laws is a threat to Minnesotans' rights to determine the fate of our state's environment.

The lack of specificity makes it difficult for residents to figure out what is being proposed to be built, let alone what its potential risks and benefits for our community.

I feel the opinions of this community are being ignored by city council members, legally, we are to have a say in this matter.

I would love to hear about the positive impacts a data center would have for this community, besides a few job opportunities and tax revenue.

Thank you
Anne Snyder

From: [redacted]
To: Rachel Leonard; Angela Schumann; Jim Thares
Subject: Monticello Quality of Life and Data Center
Date: Saturday, February 7, 2026 1:18:50 PM

Dear Decision Makers,

First, thank you for taking the time to read my letter and for all you do. Second, let me lead with this, my letter is not only meant to influence your decision regarding the data center but to place a picture in your mind of what Monticello is and could be for future generations, a little mountain with a higher quality of life.

I have lived in Monticello for a total of almost 20 years, beginning when I was 15 years old. I have moved away three times for various reasons but have always ended up back here. I have seen Monticello go through many changes and have been directly affected by these changes. I have rented two townhouses, an apartment, owned a single-family home in a new development, and I have owned a business in the downtown area. I have a child that has attended school here including nature based, my family and I have attended many community events, are members of the community center, and I have served on the Bertram Chain of Lakes Regional Park Council. I have worked at the YMCA Camp, my child has participated in multiple sports and activities through Community Education, and I have even worked for the City of Monticello years ago at the Liquor Store.

I share all of this because I want you to understand that I see the city from multiple perspectives. If you asked me when I was 15 years old if I would like to spend the rest of my life in Monticello I would have said no. Monticello in the early 90's was largely just an intersection between Highway 25 and 94. It was a pit stop for travelers and a small town that was struggling with figuring out how to incorporate the growth associated with urban sprawl and the downtown was decomposing. The founding families were passing away, original businesses were closing, and young people were leaving for college etc. and not returning.

In 2005 I moved away from Monticello for a job transfer. I sold my house and while I was sad to leave some of my friends, there wasn't much else I was walking away from. At the time it even looked like the YMCA was going to sell their land to developers.

Fast forward to my return in 2016. Monticello had gone through many changes and continued to do so. I was excited. The current residents of Monticello were invested in making this a quality place to call home. I now had a baby, and I was thinking that, just maybe this COULD be our forever home. We opened a business downtown that was very welcomed by the community, the chamber of commerce, and we appeared on the front page of the newspaper. Being an MMA school, this still blows our minds. We had our martial arts school for 3 years and closed right before Covid hit hard in 2020. During that time however we were actively involved with the Community Center, Community Education, the downtown area, the Chamber of Commerce, and grew to genuinely LOVE the FAMILY that is the City of Monticello.

Our family continues to flourish in Monticello, and our quality of life is the best it has ever been. I don't want to lose this. I know many others feel the same. I have a psychology degree and I highly judge everything in life on Maslow's Hierarchy of Needs. No city is perfect, but when I take stock of Monticello and what it has to offer for my family and our future this is what I have come up with:

Food, Water, Shelter:

Food: Right now, I can purchase groceries from Aldi, Walmart, Kwik Trip, Cub, Target, Fleet Farm, Holiday, Farm and Floral Market, Simply Refillable, etc. all within two to three miles of my home. Some are within blocks of my home and several offer organic and locally sourced products. The farmer's market is weekly in the summer and monthly in the winter at the Community Center. There is an apple orchard within 5 miles of my home. In summer there are many independent farm stands and cottage food producers selling their products from their yards or stands.

Water: This has been an obvious concern that has been well documented in our area however the new water treatment plant gives me hope. I will be honest that has been the biggest red flag for our community. This is a non-negotiable priority.

Shelter: Monticello has added several apartment buildings over the past 5 years which are a necessity due to the rising cost of home ownership. The homes that are being built are large and expensive. It would be ideal to have a section of medium-sized homes for families that fit the demographic of new home ownership, creating a balance. This would decrease the disparity between those in poverty and wealth.

Safety: Monticello is generally safe, contrary to what some may believe. I honestly believe this is partially due to the involvement of the residents being involved in neighborhood watch and reporting activities. There could be more outreach services to engage the poorer areas such as afterschool activities, Night to Unite neighborhood events, etc. I have personally seen attitudes on social media towards the poorer areas of town, i.e., the trailer parks and apartments on 7th streets reflect negatively on the self-esteems of those that live there. I also believe law enforcement can be spread thin at times being that Monticello relies on Wright County for their services. Reports of suspicious activity should be taken more seriously, and neighborhood watch groups should have resources to turn to when concerned.

Sense of Belonging, Love: Monticello being a generally conservative area has still done a wonderful job of growing the message that all are welcome here through community events, Monti Arts, business support with revamping the downtown, etc. I would say that I feel that the message here is that we don't all have to agree but we do all have to get along. There will always be outliers that hate or dislike either side but I can go anywhere in this town and feel a general sense of welcome.

Self-Actualization: In an ideal society a person can get all their basic needs met, feel safe and welcome, and pursue activities that fulfill their true sense of happiness. I feel like I can do that here. I feel like I can live here, work here or near by (commute within a half hour), and recreate here as though I am on vacation. I can enjoy a small-town hallmark feel and yet have a variety of stores and restaurants to solicit. On weekends I can wake up and get a coffee from one of many coffee shops, get a donut from Moon donuts, hike or bike in a city, county, or state park, shop in some unique boutiques, have ice cream after lunch and a beer at Nordic, go to a movie, swim at the Community Center, and if I have a babysitter grab a drink at the liquor lounge.

Over the past couple of years when I have posted some of the photos of my life on social media, my friends and family ask…where are you? I am so proud to say, in Monticello, where I live. Many of these photos include:

- Swimming and climbing at the Community Center

- My daughter at Nature Based School
- Walking in the Monticello Glow Parade
- Photos at Chalk Fest
- Kayaking at Bertram Chain of Lakes Regional Park
- The mural on the outside of Nordic Brewing
- The organic selection of food at Monti Farm and Floral Market
- Luminary Hike at Lake Maria State Park
- The gardens by the River at East Bridge Park
- Community Art show at Monti Arts
- Walking and biking on one of the many trails by my house or by one of the parks

So, please, when you consider something like the data center, ask yourself “Does this fit into our hierarchy of needs, or does it destroy it?” The number of times I have heard residents and city officials of the cities surrounding say “Look what Monticello is doing!” in an envious way has got me excited and proud to live here. Don’t change that to “Wow, Monticello was really on a roll and they destroyed it.”

You are the decision makers. We can only share our voice with you. You decide our future.

Thank you again for your time,

Dawn Larson

--
Stay safe, healthy, and awesome!
Dawn Larson
[redacted]

From: Rachel Leonard
To: Angela Schumann
Subject: FW: Proposed Clause for the Monticello Data Center Ordinance
Date: Wednesday, February 11, 2026 10:10:58 AM
Attachments: image001.png

Please see forwarded email below.

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: Cutsforth, Scott M [redacted]
Sent: Tuesday, February 10, 2026 1:18 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; [redacted]
Subject: Proposed Clause for the Monticello Data Center Ordinance

Afternoon Rachel,
I mentioned this the chair of the panning commission and I'm not sure if he ever mentioned it to the city staff. I be this is very important to help protect the residents from possible changes in the ordinance.

1. **Minimum Protections.**
   The standards, requirements, and protections established in this ordinance represent the minimum regulatory requirements necessary to safeguard the public health, safety, welfare, environmental quality, and community character for the City of Monticello. No amendment, revision, or repeal of this ordinance shall be adopted unless the City Council makes **specific written findings** that the proposed change:
   a. **Maintains or strengthens** the protections and standards established herein; and
   b. Does not reduce environmental, traffic, energy, noise, or community-impact safeguards below the levels established at the time of adoption.
2. **Supermajority Requirement.**
   Any amendment, to reduce modification, or repeal of this ordinance shall require an affirmative vote of **at least four-fifths (4/5)** of the City Council.
3. **Public Review Requirement.**
   No amendment reducing or altering regulatory standards shall be adopted without:

a. A minimum of **two public hearings**;
b. A publicly available **impact analysis report** detailing environmental, energy, economic, and infrastructure implications; and
c. Notification to all property owners within **2 miles** of any area potentially affected.

4. **Intent.**
   It is the explicit intent of the City of Monticello that the protections contained within this ordinance **not be diminished** over time and that any future changes maintain the City of Monticello's commitment to high environmental, operational, and community standards for data center development.

If any other thoughts to add to the above, please let the city staff know as soon as possible.

Best Regards,

Scott Cutsforth
[redacted]

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From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Monticello Data Centers
Date: Friday, February 6, 2026 3:40:03 PM

HI Matt-

Thank you for the email. I have included City Administrator Rachel Leonard as well.

I appreciate your feedback on data center use. While I am not a supporter of the use, I do have a responsibility to listen, learn, and review.

I can address a few of the items below just as an informational piece and hope it gives you a little more insight.

IF Menards or the Outlet Mall had inquired at the city, that was definitely before my time as a planning commission (2006-2014) and on city council (2015-). I did not hear if Costco was ever interested in us. They would have reached out to staff; staff would share all the relative information to them about the city, and if the developer/Costco wanted to pursue, there would have been a concept meeting.

Hi-way Liquors. MN state statute allows Monticello to continue to have a municipal liquor store. This was something that was decided over 40+ years ago. If the liquor store would fail to make a profit three years in a row, Council then could decide to close, etc. The other option would to change state statute but if doing that occurs it would affect other cities throughout the state. Neighboring cities like Buffalo, Big Lake, Rogers, Elk River all have municipal liquor as well.
https://www.revisor.mn.gov/statutes/cite/340a.601

Fibernet has not had any losses since 2016/2017. I actually was on the Fibernet board when first elected and was part of the change to have Arvig manage the business instead of ourselves. I can have the City Finance Director pull the information on the last time the liquor store would have done a transfer. We do as a Council get quarterly updates from Fibernet/Arvig and they can be found in the agenda section on the city website.

As I have shared with others-no NDA's signed by me, no bribes offered or taken, and no contributions to my campaign.

Please reach out to city hall with questions or concerns 763-295-2711. I work with staff daily.

I see you work for a concrete company. My day time job is senior accountant for a heavy/highway contractor. I do payroll and reporting. There is a lot of paperwork in a day.

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: Matt Langanki [redacted]
Sent: Friday, February 6, 2026 3:08 PM
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>
Cc: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Angela Schumann <Angela.Schumann@MonticelloMN.gov>; Tyler Bevier <Tyler.Bevier@MonticelloMN.gov>; Jim Thares <Jim.Thares@MonticelloMN.gov>
Subject: Monticello Data Centers

Afternoon all.

I wanted to reach out and voice my opinion on the proposed data center. I'm sure that everything I'm about to say has been brought up before, but as a life-long resident I'm compelled to say something.

Monticello has grown substantially since I was a child. A very close knit community where everyone knew everyone. Neighbors helping neighbors in times of need. A sense of pride that we were from here. As the city has grown there is still that feeling, just a little less each passing decade. As large companies and businesses have decided to call Monticello home the city has grown and expanded with them. Accommodating them and for the most part making Monticello a better place to live. I admit that I like having the options available to me now that weren't there in the 80's and 90's. I'd much prefer to spend my money locally rather than head to the cities or St. Cloud. I've raised

my children here to show pride in our town.

Over the past few decades there have been many corporations/companies that have had an eye on Monticello as a location for expansion. Some very lucrative businesses. Our location in relation to the Twin Cities and oustate Minnesota makes us a very appealing destination for business. I'm not privy to all of these companies, but a short list of Menards, Costco, and the Outlet Mall in Albertville all had eyes for Monticello at one time or another. I'm not sure why the city wouldn't have pushed hard for these businesses to come into our city. I'm assuming Costco because our city officials(you all) wouldn't issue them a liquor licence seeing as the liquor store is the only thing that turns an annual profit for the city. How much in city tax revenue would these businesses have created? Would it have been enough to offset the losses from Fibernet? (Which is a great service that appreciate having in our community)

Which leads me to the questions I ask myself of the powers that be, making the decisions on my behalf. The people who I vote for. You. The question is, why do we need to have a data center here? What are we(Citizens) going to gain from this?

Are the taxes that this monstrosity creates going to offset the negative impacts that it will have to us residents? My guess is there will need to be substantial infrastructure improvements to get this thing off the ground. I'm sure that they will be paying for this correct? Lets say that they are covering all costs 100% for arguments sake. So, the data center is up and operational and the city has spent $0 dollars.(Highly unlikely, but for the sake of the argument) We're left with a 500+ acre industrial complex in the middle of farm fields on the edge of city limits with many new residential developments either established, under construction, or in the planning phase all set to be built around this giant eye sore? Do you think that J.P. Brooks Homes or Lennar is going to plan any further developments here? All of the land sold by the Denn family to developers along Eisle Ave for residential construction, are they likely to continue with the plans? The short answer is no. Maybe the city wants to look into low income housing around this thing since they are constricted by the cost of housing. (If you didn't feel the sarcasm in the last sentence I apologize)

I live in the Hunters Crossing neighborhood just a short distance away from the proposed site. I'm hoping a few of you have heard the phrase N.I.M.B.Y. If you haven't, it short for Not In My Back Yard. I can understand if you live far from this side of town the attitude of "oh well, I'm glad I don't have to look at that every day." I've said those words myself. Not only do I not want to have to see this thing every day, I don't want to have the pollution that comes along with it. The noise pollution, the light pollution, and God

knows what else these things put off. I'm no expert on data centers and I'll never claim to be. I have read a fair amount in the last months leading up to this letter. The sheer volume of services that these complexes use are going to cause a strain on our community, and at what cost to the tax paying citizens? Our electrical rates are very high to begin with. They don't build power plants fast enough to offset the megawatts that this will consume. That price will be passed on in some part to us paying customers. We're already hearing to turn down the thermostats when it's very cold out to not stress the grid. Same thing in the heat of the summer. This data center will require somewhere around 50 to 100 megawatts per year. That's enough electricity to power 50,000 homes. We're not getting that power locally. Xcel sends their power out of Monticello all over the midwest. What percentage of the power created locally is consumed locally? My guess is that number is fairly low. Water. Where will the water come from? With all of the water for cooling the complex what does that do to our cities water supply? Can someone say with absolute certainty that this will not deplete the aquifer that we draw our water from? Will the community have to change to drawing water downstream from a nuclear power plant with a tritium leak to fulfill the needs of the present residents and businesses that rely on it? I sure don't want that. Not one person can say with certainty that these things wont occur.

At night, do you all look up at the sky and stare at the stars? Take a look at the moon on a clear night? Beautiful isn't it? From my deck I can see the stars. I can hear the coyotes out in those fields. It's wonderful. As we progress as city I know these things will change. I realize development will overtake the farmland. I'm a realist. My career depends on that progress. I benefit from that progress. But who benefits from this type of progress? Large corporations not from here with nothing more invested than they need a piece of property to build them on so they can continue to grow their business. The CEO's from Meta, Google, NVIDA, are the ones that will benefit. Not myself and my fellow citizens. Please don't say this is a job creator for the city. There may be a few locals that benefit during the constructions process, but that is only temporary. Once up and operational were talking about a few dozen jobs, maybe a hundred. And what is the likelihood that those are Monticello residents? My guess is slim.

I'm not a big conspiracy theorist, but who's to gain from this at the city level? Those of you that are reading this and are looking for something to gain from it, you aren't a true resident of the city that I, and so many others, love. If this data center is approved and constructed I can be fairly confident that you will not be re-elected to your position. I hope that your taking the best interests of residents like myself and my children in mind.

Thank you for taking the time to read this, as I'm sure you're all very busy.

Have a blessed day.

Regards,

Matt Langanki
Abfalter Brothers Concrete
[redacted]

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: No data centers in Monticello
Date: Friday, February 6, 2026 11:29:13 AM

Good Morning Connie-

Thank you for your email. I am including City Administrator Rachel Leonard as well.

Thank you for the feedback on data centers. While I am not a supporter of this use, I do believe I have a responsibility to listen, learn, and review.

Please reach out to City Hall if you have questions or concerns 763-295-2711. I work with staff daily.

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: [redacted]
Sent: Tuesday, February 3, 2026 8:23 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: No data centers in Monticello

Please do not ruin our town by allowing a data Center to be built in Monticello! It will use a lot of electricity and water. So the cost to homeowners will increase. We DO NOT WANT THIS IN MONTICELLO !
I am a senior citizen and cannot afford significant increases to my utility bills.
Connie R. Carlson
Sent from my iPhone

From: Charlotte Gabler
To: Kelsey Hamel
Cc: Rachel Leonard
Subject: Re: Objection to Data Center PUD Near Residential Neighborhoods
Date: Friday, February 6, 2026 3:20:25 PM

Good Afternoon Kelsey-

Thank you for your email. I have included City Administrator Rachel Leonard as well.

I appreciate the feedback on data centers. While I am not a supporter of the use, I do have a responsibility to listen, learn, and review.

Please continue to ask questions and share concerns with City Hall 763-295-2711. I work with staff daily.

Thank you,
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
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From: Kelsey Hamel [redacted]
Sent: Friday, February 6, 2026 2:27 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Objection to Data Center PUD Near Residential Neighborhoods

Hi Charlotte,

I am writing as a Monticello resident who lives just down the road from the proposed data center site between Edmondson Avenue and Highway 25. I strongly oppose the development of data centers at this location and am increasingly alarmed by the actions of our Planning Commission and City Council surrounding this proposal.

To date, only one elected official has publicly expressed opposition. That leaves the remaining members of the City Council fully responsible for whether Monticello residents will bear the long term consequences of this decision, including increased energy costs, heightened risk of brownouts during peak demand, water depletion, air and noise pollution, and declining property values while private corporations capture the benefit.

Residents deserve transparency about whose interests are being prioritized.

Although the public comment period for the Data Center Planned Unit Development (DCPUD) closed in December, substantial and material changes have since been made to the ordinance. These changes were introduced after resident input ended and consistently weaken protections for those living near the site. Proceeding without reopening public comment undermines public trust and raises serious concerns about transparency and accountability.

Noise protections have been significantly weakened.

What was previously required, continuous third party noise monitoring for the life of the facility with monitoring stations every 1,000 feet and monthly reporting, has been eliminated. In its place are preliminary studies, a single post operation study, complaint based responses, and the possibility of one additional study per year at the City’s discretion. For a 24 hour industrial facility, this is not meaningful oversight.

Generator use has been expanded in a concerning way.

The revised ordinance allows generators to run not only during outages, but also when requested by the electric utility provider. That request would almost certainly occur during periods of extreme grid stress when residents are already most vulnerable.

This change increases noise and air pollution at precisely the worst times.

Setbacks from homes remain far too small.

Even under the revised ordinance, buildings and equipment may be as close as 200 feet from residential property lines if screened or enclosed. A 500 foot setback applies only in limited circumstances. For a facility of this industrial scale, these distances are inadequate. A minimum of 1,000 feet from homes should be required. Otherwise the site is simply not appropriate.

The environmental and quality of life impacts demand greater scrutiny.

This development is proposed next to a neighborhood full of young families. Data centers place enormous long term demands on electricity and water and generate constant noise and emissions. Approving a facility of this scale so close to homes raises serious concerns about health, environmental degradation, wildlife disruption, and residents' ability to safely and peacefully enjoy their neighborhoods, including letting children play outside.

Finally, when elected officials consider projects of this magnitude, particularly while some are seeking higher office, it is essential that decisions are made transparently and free from even the appearance of undue corporate influence. Residents must be confident that Monticello's future is being shaped by the public interest, not outside pressure or private gain.

I am formally requesting that the City:

- Postpone any vote on the revised DCPUD ordinance
- Reopen the public comment period to address the substantial

changes made since December

- Reconsider whether data centers belong anywhere near residential neighborhoods or protected natural areas in Monticello

The City Council still has a choice. Residents will remember who listened and who did not.

Sincerely,

Kelsey Hamel

Ebersole Ave