1. PC Agenda Documents

   Documents:

   03-03-2026 PLANNING COMMISSION AGENDA.PDF
   1E. GEN BUSINESS_02-03-2026 PC REG MTG MINUTES.DRAFT.PDF
   2A. PUBLIC HEARING_THOMAS ALLEN HOMES LLC PUD AMDT.PDF
   2B. PUBLIC HEARING_KIDS HAVEN PRELIM PLAT_CUP AMDTS.PDF
   2C. PUBLIC HEARING_MONTICELLO 2040 COMP PLAN LIP AMDTS.PDF
   4A. COMM DEV DIRECTOR REPORT.PDF

AGENDA
REGULAR MEETING – PLANNING COMMISSION
Tuesday, March 3, 2026– 6:00 p.m.
Mississippi Room, Monticello Community Center

PLANNING COMMISSION WORKSHOP
Monticello Community Center – Academy Room

5:00 p.m. Discussion on Amendments to 2040 Vision + Plan and Zoning Ordinance for single-family housing goals

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

1. General Business

A. Call to Order

B. Roll Call

C. Consideration of Additional Agenda Items

D. Approval of Agenda

E. Approval of Regular Meeting Minutes – February 3, 2026

F. Citizen Comment

2. Public Hearings

A. Consideration of an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans.
Applicant: Thomas Dehn – Thomas Allen Homes LLC

B. Consideration of a Preliminary Plat for Jefferson Commons Fifth Addition and Conditional Use Permits for Cross-Access on a 7.01 acre site in a B-4 (Regional Business) district, for a Day Care Center use.
Applicant: Kid's Haven Childcare and Preschool

C. Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation", re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related

sections of Chapter 3 necessary to regulate land use for the subject area.
Applicant: City of Monticello

3. Regular Agenda

4. Other Business

A. Community Development Director's Report

5. Adjournment

MINUTES
REGULAR MEETING – MONTICELLO PLANNING COMMISSION
Tuesday, February 3, 2026 - 6:00 p.m.
Mississippi Room, Monticello Community Center

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

1. General Business

A. Call to Order – 6:00 p.m.

Chair Andrew Tapper called the regular meeting of the Monticello Planning Commission to order at 6:00 p.m.

B. Roll Call

Mr. Tapper the roll.

C. Consideration of Additional Agenda Items

None

D. Approval of Agenda

TERI LEHNER MOVED TO APPROVE THE FEBRUARY 3, 2026 REGULAR PLANNING COMMISSION MEETING AGENDA. ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

E. Approval of Meeting Minutes

- **Regular Meeting - December 2, 2025**
- **Regular Meeting - January 6, 2026**

MELISSA ROBECK MOVED TO APPROVE THE DECEMBER 2, 2025 REGULAR MEETING MINUTES. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

RICK KOTHENBEUTEL MOVED TO APPROVE THE JANUARY 6, 2026 REGULAR MEETING MINUTES. ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

F. Citizen Comment

None

2. Public Hearings

A. Consideration of Preliminary Plat and Development Stage Planned Unit Development of Twin Pines Apartments, a 96-unit multi-family residential project in a Planned Unit Development district, and amendment to a

Conditional Use Permit for Planned Unit Development.
Applicant: Brick by Brick Development, LLC

City Planner Steve Grittman explained the proposal included three decisions for consideration including the preliminary plat, the development stage of the Twin Pines planned unit development (PUD) district, and an amendment to the conditional use permit (CUP) for a PUD in the noted development. He explained the series of prior approvals dating back to the initial 2020 applications for anticipated commercial buildings with shared parking and roadway access to School Boulevard. The applicant returned to the City in late 2025 with a concept review of an updated plan where, at workshop on December 2, City officials agreed that the plan continued to meet the expectations of the City and its PUD Zoning. It was also noted that the absence of both direct access and visibility from School Boulevard diminished the potential of the Twin Pines site as commercial property.

Mr. Grittman said the consensus of Council and Commission shared at the December 2025 workshop was that the revised concept plan meets the mixed land uses described within the Comprehensive Plan designation to support the proposed development on the remaining PUD land.

Mr. Grittman explained the ordinance requirements and flexibility within the PUD for parking, roadway access, and circulation while the applicant seeks flexibility from the 2.25 spaces per unit standard. He spoke in detail to the number of bedrooms to decipher units and parking spaces assigned; the estimated 1.1 parking spaces proposed should suffice overall parking for owners and tenants. Mr. Grittman spoke of reciprocal easement recordings involving driveway and maintenance for a portion of the sixth addition and parking and access as part of the fifth addition.

Mr. Grittman explained the proposed landscaping plan exceeded the minimum requirements of the code and recommended improvements to the lighting plans to City standards The applicants have provided an extensive landscaping plan for the site, exceeding the minimum requirements of the code. He explained the building plans and the grading and elevation plans to accommodate a lower-level parking garage access at the east boundary of the site.

Mr. Grittman provided context regarding internal residential trash handling and externally enclosed commercial use as designed and is currently in use.

Mr. Kothenbeutel addressed a concern raised at workshop regarding pedestrians and traffic flow; asked how to mandate and govern speed bumps. Mr. Grittman explained the parking lot maintenance component is factored into the owner agreement written into the PUD. He said the layout of the forked entrance also

encourages traffic flow for commercial patronage along the naturally-placed eastern driveway.

Mr. Kothenbeutel said he conducted a site visit and noted the narrow traffic divider from School Boulevard. Mr. Grittman said amendments and additions to the proposed conditions are subject to the Commission's discretion. He said along with the driveway, Staff also noted conditions for traffic directional signage for review.

Mr. Tapper opened the public hearing portion of the agenda item.

- Scott Cutsforth, Hunters Crossing development (8634 Fairhill Lane), suggested not allowing commercial traffic access into the proposed parcel.

Mr. Kothenbeutel said concern was for emergency access, to ensure fire trucks can maneuver through the drive and lot.

- Scott Jacobson, owner of Jacobson Veterinarian Properties dba Monticello Pet Hospital at 4134 School Boulevard, said to have concerns for additional vehicles entering the property to potentially affect his business and the neighboring special needs school within the existing building to the east and said speed bumps were ineffective for slowing traffic. Dr. Jacobson said that he is not opposed to the development but encouraged careful consideration to the proposal as it affects the surrounding businesses.

- Cheryl Michelson stated that she patronizes the Monticello Pet Hospital and commented on the shared entrance and parking area's small scale and concern with potential construction traffic; she suggested considering an alternate entrance into the proposed development.

- A resident asked if signage to indicate "Emergency Vehicles Only" may be implemented.

Mr. Tapper noted that the suggestion is factored into Item 9. of Exhibit Z. as part of the proposed conditions of approval.

- Christina Johnson-Koshiol, 2485 Briar Oakes Boulevard, stated that she is a client of the Pet Hospital and works closely with neurodivergent individuals who patronize the school, she expressed concern with traffic within proximity to the students and staff. She said to not encourage additional traffic through the subject parking lot.

- Bill Sevil, 310 Vine Street, inquired as to the setbacks from the development to existing utility lines south of the project.

Mr. Tapper closed the public hearing portion of the agenda item.

Mr. Grittman clarified that the R-4 zoning standard is a 20 foot setback from the rear property line. He said the power lines extend into the utility easements an additional 55 feet and estimated approximately 70 feet from structure to utility lines.

Mayor Hilgart said the property will be developed, and regardless of whether developed for residential or commercial use, the access is already established. He then asked if traffic frequency may be more intense than anticipated if reserved for commercial. Without a definitive answer, Mr. Hilgart discouraged the traffic standpoint as a sole factor for denial.

Mr. Tapper commented on parking in commercial and residential developments and traffic fluctuation for patrons and tenants.

Mayor Hilgart inquired as to the original layout of the development when first proposed. Mr. Grittman said three commercial buildings were depicted for this area, with intent to loop along a proposed southerly-curved parking lot. Mayor Hilgart said additional studies based on original commercial buildings may assist a review of the traffic considerations.

Mr. Kothenbeutel noted that utility line corridors are regulated by the state, energy provider, and public utilities commission (PUC), noting the referenced power lines are closer to the easterly existing homes on Orchard Circle than the proposed apartment building.

Mr. Kothenbeutel then asked about Harvest Court as a potential access to the development and if additional parking beyond 1.1 spaces might be captured and reserved. Mr. Grittman said the roads into the neighboring development are private as part of the townhome covenants and limit public access.

Mr. Tapper referred to the previous project approval discussion, stating a similar outcome on that potential.

Mr. Kothenbeutel concurred with the Mayor's comments on traffic.

Mr. Tapper referenced the earlier approval and stated that while the development pattern is not typical to what Monticello usually reviews, it is not an impossibility when compared to other communities with heavy density on compact sites.

ANDREW TAPPER MOVED TO ADOPT RESOLUTION NO. PC-2026-05 RECOMMENDING APPROVAL OF A PRELIMINARY PLAT SUBJECT TO THE CONDITIONS IN EXHIBIT Z AND BASED ON FINDINGS IN SAID RESOLUTION. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

ANDREW TAPPER MOVED TO ADOPT RESOLUTION NO. PC-2026-06 RECOMMENDING APPROVAL OF A DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT, SUBJECT TO THE CONDITIONS IN EXHIBIT Z AND BASED ON FINDINGS IN SAID RESOLUTION. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

ANDREW TAPPER MOVED TO ADOPT RESOLUTION NO. PC-2026-07 RECOMMENDING APPROVAL OF AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT, SUBJECT TO THE CONDITIONS IN EXHIBIT Z AND BASED ON FINDINGS IN SAID RESOLUTION. ROB STARK SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

Mr. Bevier indicated that the matter will move forward for City Council consideration on the February 23, 2026 Consent Agenda.

3. Regular Agenda

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

Community Development Director Angela Schumann reviewed the history of public hearings and reviews of the draft DCPUD ordinance. She explained that a public hearing on the DCPUD ordinance was opened at the regular December 2, 2025 meeting and closed that evening. Commission postponed action on a recommendation for the ordinance to January 6, 2026, and then further postponed at the January regular meeting to allow for a joint workshop with City Council as requested by the Commission, which was held on January 15, 2026.

She noted that the ordinance included for Planning Commission review included both a clean and redline format. The redline version illustrated revisions from the December ordinance draft, which were based on additional research, response to the public comments received, and legal recommendations. Ms. Schumann noted the drafted ordinance continues to be evaluated relative to the comments received, and that staff may recommend additional revisions to the proposed DCPUD ordinance as part of the future Council review.

Ms. Lehner referenced the potential for long-term DCPUD construction activities and if timeframes are established for hours of operation.

Ms. Schumann 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 DCPUD ordinance, it was noted in a prior joint Council and Commission workshop that the City may also need to evaluate general noise standards for construction activity. General noise standards for construction activity are in the City Code.

Ms. Schumann also indicated that the base zoning ordinance and city code is applicable unless modified by the language in the DCPUD.

Ms. Robeck asked about temporary construction for data mining, an inclusion noticed since the previous meeting.

Ms. Schumann noted that the ordinance provides specific language for temporary construction as noted and that outdoor storage is otherwise prohibited. Additionally, the language was strengthened to restrict data mining including cryptocurrency.

Mr. Robeck read the subject text for data mining and sought clarification on whether data mining would be allowed.

Ms. Schumann explained that the proposed ordinance first defines what the City proposes to consider “data mining”, which is the section referenced, and then prohibits data mining uses as defined within DCPUD in a later section.

Mr. Kothenbeutel drew attention to the language concerning backup generators under Section 2.(F)(8)(i). He referenced electrical off-peak and usage during heavy-usage periods. He indicated that there are state regulations which may influence generator use. He also suggested adjusting the wording to read with better clarity.

Mr. Tapper noted that there are also other state environmental compliance requirements that may be applicable to this type of development.

Mr. Kothenbeutel noted that specific language may need to be added as related to specific development proposals and inquired as to the status of an electrical power utility study addressed at a previous meeting.

Ms. Schumann stated that the draft ordinance is intended to consider and regulate a variety of data center development, not a single project. She indicated that for power use, the local power provider completes a study for power feasibility for availability and service requirements. These studies are initiated and paid for by a proposer.

Mr. Tapper addressed the ordinance language for back-up power generation and suggested that the language be revised to not only require submission of an annual generator testing schedule, but also City approval. He also suggested that

the Commission make revisions to the proposed DCPUD ordinance amendment via formal motion.

ANDREW TAPPER MOVED TO AMEND THE LANGUAGE ON PAGE TEN, SECTION 2.(F)(8)(i)i. TO ADD AN ADDITIONAL SENTENCE TO INCLUDE TESTING SCHEDULE OF GENERATORS MUST BE FILED AND APPROVED ANNUALLY WITH THE CITY NO LATER THAN JANUARY 15 OF EACH YEAR. MELISSA ROBECK SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

Mr. Tapper asked Commissioners if they recalled whether state noise standards are effective during generator testing periods.

Mr. Stark inquired how the 500-foot setback number was established.

Ms. Schumann explained that setbacks are provided via a table within the proposed ordinance and are proposed in the interest of managing potential impacts on surrounding properties. She stated that 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.

ANDREW TAPPER MOVED 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 AND INCLUDING THE PREVIOUS MOTION FOR RECOMMENDATION. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

Ms. Schumann explained that additional research and review time for the DCPUD ordinance may influence the final date for Council review and action. She indicated that those interested should refer to the Council agenda information online or contact City Hall.

4. Other Business

A. <u>Community Development Director's Report</u>

Ms. Schumann highlighted the January Planning Commission matters considered for Council action at the January 12, 2026 meeting.

Ms. Schumann highlighted the summary of 2026 fees related to Planning, Building, and Economic Development, approved by City Council on December 8,

2025. Regarding City staffing, she explained the Senior Planner tentative hire is anticipated in April 2026.

She highlighted the department update by the Chief Building Official presented at the January 26, 2026 City Council meeting.

Ms. Schumann stated that the Monticello Industrial AUAR and Mitigation Plan was approved at the January 26, 2026 Council meeting and is posted online.

Ms. Schumann stated that the EDA had approved an agreement with Bolton and Menk to review and amend the 2017 Downtown Small Area Study Plan. She explained the goals included further work on future development and strategies for Downtown core planning, notably for the east side of MN TH25. Ms. Schumann indicated that re housing-related discussions are slated to continue in workshop in March 2026.

5. Adjournment

TERI LEHNER MOVED TO ADJOURN THE FEBRUARY 3, 2026 REGULAR PLANNING COMMISSION MEETING. ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0. MEETING ADJOURNED AT 7:12 P.M.

Recorder by: Anne Mueller__
Date Approved: March 3, 2026

Attest: _____
Angela Schumann, Community Development Director

DRAFT

2A. Public Hearing - Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans. Applicant: Thomas Dehn – Thomas Allen Homes LLC

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	**Meeting Date:** 03/03/2026	**Council Date (pending Commission action):** 03/23/2026
Additional Analysis by: Community Development Director, Chief Building & Zoning Official, Assistant City Engineer		

ALTERNATIVE ACTIONS

Decision 1: Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans.

1. Motion to adopt Resolution No. PC-2026-12 recommending approval of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-12 recommending denial a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans, based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-012.

REFERENCE AND BACKGROUND

Property: Legal Description: Lot 1 – 29, Block 1, Stony Brook Village
PID #: 155270001010, 155270001020, 155270001030, 155270001040, 155270001050, 155270001060, 155270001070, 155270001080, 155270001090, 155270001100, 155270001110, 155270001120, 155270001130, 155270001140, 155270001150,

155270001160, 155270001170, 155270001180, 155270001190, 155270001200, 155270001210, 155270001220, 155270001230, 155270001240, 155270001250, 155270001260, 155270001270, 155270001280, 155270001290

Planning Case Number: 2026-06

Request(s): Consideration of a request for an Amendment to the Stony Brook Village Planned Unit Development District for amendment to the proposed residential twinhome structures, including design standards for the exterior elevations and floor plans.

Deadline for Decision: April 3, 2026 (60-day deadline)
June 2, 2026 (120-day deadline)

Land Use Designation: Mixed-Density Residential

Zoning Designation: Stony Brook Village PUD

Overlays/Environmental Regulations Applicable: Freeway bonus district

Current Site Uses: Vacant with partial infrastructure installation

Surrounding Land Uses:

North:	Vacant Residential
East:	Vacant Residential
South:	7th Street/Vacant Mixed Use
West:	Single Family Residential

Project Description: The applicant is proposing to complete the original Stony Brook twinhome development for which utilities, streets and grading had begun after its approval in 2021, but which was abandoned without construction of homes and full completion of all public improvement items. The approved project consists of 28 single-family dwelling units (14 buildings) around a public cul-de-sac street which accesses Elm Street. The applicant proposes to construct the project as approved, but with modified building designs. The amendment to the buildings requires an amendment to the Stony Brook PUD District. (See below for reference).

No other changes to the project are proposed. The Stony Brook PUD District, along with the original plans (subject to the amendments proposed herein) will continue to control development of the project.

An assignment of the development contact with all terms and conditions will be required as part of assuming the plat development.

ANALYSIS:

As noted above, the applicant is pursuing the previously approved Stony Brook PUD project based on the plat and PUD approvals granted originally by the City Council in October of 2021. The plat and PUD for Stony Brook Village were approved based on consistency with the intent of the 2040 Plan land use guidance as Mixed-Density Residential and the underlying R-2 (Single and Two-Family) District zoning.

The plat and development contract were recorded after project approval, with all securities and escrows provided, and the City adopted the Stony Brook PUD District. The amendment is reproduced below, with a redlined amendment that would incorporate the current request if approved.

§153.047(P) *Stony Brook Village PUD District.*

(1) *Purpose.* The purpose of the Stony Brook PUD District is to provide for the development of certain real estate subject to the district for two-family residential land uses.

(2) *Permitted uses.* Permitted principal uses in the Stony Brook PUD District shall be two-family residential uses as found in the R-2 Single and Two-Family Residential District of the Monticello Zoning Ordinance, subject to the approved final stage development plans dated August 23, 2021, and as amended for building façade by development plans dated 1/28/26; and development agreement dated August 23, 2021, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of § 153.028(O) - Planned Unit Developments for Development Stage PUD and Final Stage PUD.

(3) *Accessory uses.* Accessory uses shall be those commonly accessory and incidental to residential uses, and as specifically identified by the approved final stage PUD plans.

(4) *District performance standards.* Performance standards for the development of any lot in the Stony Brook PUD District shall adhere to the approved final stage PUD plans and development agreement. In such case where any proposed improvement is not addressed by the final stage PUD,

> then the regulations of the R-2, Single and Two-Family Residential District shall apply.
>
> (5) *Amendments*. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, exterior building materials or colors, lot coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § 153.028(O)(10). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

The amendment proposed for the development is limited to modifications to the building exterior and minor changes to the corresponding floor plan.

The proposed changes to the façade consist of a lower roof pitch and changes to other building elevation details. The design proposes a 7/12 side gable roof pitch as opposed to the original 12/12 pitch. The front-to-rear pitch has been consequently lowered from 7/12 to 5/12. The City's zoning ordinance accommodates 5/12 as an allowable minimum roof pitch in single-family and two-family districts. The current applicant has eliminated the chimneys on each end of the unit pairs, converting to a direct-vent gas fireplace which requires no chimney. The applicant has also replaced the individual window dormers with a single common false dormer over the paired garages.

Building materials are identified by the applicant in narrative as being LP exterior siding on all sides, and the buildings have retained the brick/stone wainscot façade. The original plans included a stone wrap on the front entry porch posts; that element has been removed from the proposed plan. Otherwise, the proposed project appears to be substantially similar to the original approval.

The originally approved building design accommodated a floor plan that was approximately 40 feet wide by 56 in length, with an attached garage of approximately 540 feet. The net livable area was approximately 1,650 square feet. The proposed home design continues to be single-story slab on grade design. The proposed homes, although modified in floor plan configuration, continue to be consistent with the prior approved dimensions, with a slightly smaller attached garage of 520 square feet. The plans require no change to the platted lot size given the similar dimensions. The building and garage sizes exceed R-2 standards.

While a majority of the public street and utility improvements were previously completed, in assuming the development, the applicant/developer will be required to complete the remaining approved improvements, including the 10' bituminous trail along Elm Street and the sidewalk along the interior public street, Stony Brook Circle.

The conditions of Exhibit Z for the proposed amendment include those previously approved conditions still to be addressed, as well as additional conditions specific to the proposed

amendment. These include compliance with the approved landscaping plan, which provided landscaping for the overall PUD and common areas as well as individual unit landscaping, showing a 5' x 6' patio for each unit. As a condition of approval, the landscaping plan should be updated to detail the replacement quantity that is specific to the loss of the single specimen tree on site. While the landscaping plan provided should be sufficient to mitigate the loss of that tree, the request is to verify that calculation. The applicant also indicated during the application review meeting a desire for flexibility in the placement of the development monument originally proposed. That request has been noted in the conditions of approval.

The conditions of approval for the original Stony Brook plat relating to the plat legal description and title have been resolved with the prior recording of the final plat.

The Exhibit Z conditions are intended to confirm that all other developer responsibilities are completed consistent with the intent of the original project. This includes a requirement that the developer/applicant comply with all prior approved plans, receive Council approval of the assignment of the development, and provide replacement of securities and escrows necessary to complete the project.

STAFF RECOMMENDED ACTION

Staff recommend approval of the amendment to the Stony Brook Planned Unit Development District, subject to the conditions in Exhibit Z. The plans are slightly modified from the original, but still consistent with the City's requirements for residential development in this area and buildings and the intent of the Stoy Brook PUD. As such, the proposal is consistent with the intent of the original Stony Brook PUD.

SUPPORTING DATA

A. Resolution PC-2026-12
B. Stony Brook Village PUD District - Ordinance No. 763
C. Aerial Site Image
D. Applicant Narrative
E. Proposed Elevations and Floor Plans
F. Prior Approved Elevations and Floor Plans
G. Prior Approved PUD and Plat Plans, Including:
    a. City Council Approved PUD
    b. City Council Approved Plat
H. City Engineer's Letter, dated February 20, 2026
I. Chief Building Official's Letter, dated February 20, 2026
Z. Conditions of Approval

EXHIBIT Z
Conditions of Approval
Amendment to the Stony Brook Planned Unit Development District

Legal Description: Lot 1 – 29, Block 1, Stony Brook Village

PID #: 155270001010, 155270001020, 155270001030, 155270001040, 155270001050, 155270001060, 155270001070, 155270001080, 155270001090, 155270001100, 155270001110, 155270001120, 155270001130, 155270001140, 155270001150, 155270001160, 155270001170, 155270001180, 155270001190, 155270001200, 155270001210, 155270001220, 155270001230, 155270001240, 155270001250, 155270001260, 155270001270, 155270001280, 155270001290

1. Building permit plans shall be consistent with the submitted plans illustrating the use of LP siding materials on the building exterior.
2. Revise the landscaping plan to detail calculations detailing that the proposed site landscaping meets the requirements for Specimen Tree loss replacement as required by city ordinance.
3. All prior plans approved as a part of the Stony Brook Village PUD and Final Plat are incorporated into this approval, including:
    a. Plans for all public improvements
    b. Site landscaping, with exception of flexibility to accommodate the elimination of the development monument sign as previously shown
    c. Prohibition on accessory buildings
    d. HOA requirements per the City Attorney
    e. Pedestrian connection from end of cul-de-sac to 7th Street or Elm Street as approved by the City Engineer
    f. Amend grading plans to address the proposed patios as shown on the approved landscaping plan
    g. Provide detail for the monument signage identifying the project for separate sign permitting
4. Site landscaping is completed as approved with the PUD in 2021, with flexibility on installation of a proposed development monument, 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.

5. Compliance with the terms of the City's engineering staff letter dated August 17, 2021 and February 20, 2026.
6. Compliance with the terms of the City's Chief Building & Zoning official letter dated February 20, 2026.
7. Homeowner's Association documents are subject to the review and comment of the City Attorney and shall provide for individual and common maintenance responsibilities, as well as accessory structure limitations.
8. Replacement or verification of letters of credit and securities necessary to complete site and public improvements for the approved plat and PUD plans.
9. Comments and recommendations of other Staff and Planning Commission.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-12

RECOMMENDING APPROVAL OF AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT FOR STONY BROOK VILLAGE, MODIFYING THE CONDITIONS RELATED TO PUD PERFORMANCE STANDARDS.
PID #:
155270001010, 155270001020, 155270001030, 155270001040, 155270001050, 155270001060, 155270001070, 155270001080, 155270001090, 155270001100, 155270001110, 155270001120, 155270001130, 155270001140, 155270001150, 155270001160, 155270001170, 155270001180, 155270001190, 155270001200, 155270001210, 155270001220, 155270001230, 155270001240, 155270001250, 155270001260, 155270001270, 155270001280, 155270001290

WHEREAS, the applicant seeks an amendment to conditions applicable to an existing PUD residential plat; and

WHEREAS, the property is subject to the Stony Brook Village Planned Unit Development District that governs the land uses on the subject property; and

WHEREAS, the proposed changes would modify building and site development standards for attached twin homes in this plat; and

WHEREAS, the site is located on property that is guided for Mixed Density Residential uses; and

WHEREAS, the proposed changes would retain the neighborhood design and development elements that the City has identified as important to long-term residential stability and growth; and

WHEREAS, the Planning Commission held a public hearing on March 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

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

1. The amendment to the PUD preserves the intent of the original PUD approval.

2. The amendment facilitates the City's Comprehensive Plan and Economic Development objectives of the development of "missing middle" owner-occupied housing.
3. The amendment provides for the infill development of a long-vacant parcel in the core area of the community.
4. The amendment is consistent with the long term goal of developing attractive livable neighborhoods that offer longevity and stability of residents.
5. The amendment facilitates the development of residential uses that are consistent with the mix of residential densities in the immediate area.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the amendment to Planned Unit Development to modify the development and building standards as shown in the applicant's project submission, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. Building permit plans shall be consistent with the submitted plans illustrating the use of LP siding materials on the building exterior.

2. Revise the landscaping plan to detail calculations detailing that the proposed site landscaping meets the requirements for Specimen Tree loss replacement as required by city ordinance.

3. All prior plans approved as a part of the Stony Brook Village PUD and Final Plat are incorporated into this approval, including:

    a. Plans for all public improvements
    b. Site landscaping, with exception of flexibility to accommodate the elimination of the development monument sign as previously shown
    c. Prohibition on accessory buildings
    d. HOA requirements per the City Attorney
    e. Pedestrian connection from end of cul-de-sac to 7th Street or Elm Street as approved by the City Engineer
    f. Amend grading plans to address the proposed patios as shown on the approved landscaping plan
    g. Provide detail for the monument signage identifying the project for separate sign permitting

4. Site landscaping is completed as approved with the PUD in 2021, with flexibility on installation of a proposed development monument, 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.

5. Compliance with the terms of the City's engineering staff letter dated August 17, 2021 and February 20, 2026.

6. Compliance with the terms of the City's Chief Building & Zoning official letter dated February 20, 2026.

7. Homeowner's Association documents are subject to the review and comment of the City Attorney and shall provide for individual and common maintenance responsibilities, as well as accessory structure limitations.

8. Replacement or verification of letters of credit and securities necessary to complete site and public improvements for the approved plat and PUD plans.

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

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

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

ORDINANCE NO. 763

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA

AN ORDINANCE AMENDING TITLE 10 OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, BY AMENDING THE TEXT AND ZONING MAP, ESTABLISHING THE STONY BROOK VILLAGE PUD DISTRICT, AND REZONING THE FOLLOWING PROPERTY FROM R-2, SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT TO STONY BROOK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT:

BLOCK 1, LOTS 1-29, STONY BROOK VILLAGE

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

Section 1. Section 3.8, Planned Unit Development Districts, of the Zoning Ordinance of the City of Monticello is hereby amended to add the following:

(13) Stony Brook Village PUD District

(a) Purpose. The purpose of the Stony Brook PUD District is to provide for the development of certain real estate subject to the District for two-family residential land uses.

(b) Permitted Uses. Permitted principal uses in the Stony Brook PUD District shall be two-family residential uses as found in the R-2 Single and Two-Family Residential District of the Monticello Zoning Ordinance, subject to the approved Final Stage Development Plans dated August 23rd, 2021, and development agreement dated August 23rd, 2021, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of the Monticello Zoning Ordinance, Chapter 2, Section (O) – Planned Unit Developments for Development Stage PUD and Final Stage PUD.

(c) Accessory Uses. Accessory uses shall be those commonly accessory and incidental to residential uses, and as specifically identified by the approved final stage PUD plans.

(d) District Performance Standards. Performance standards for the development of any lot in the Stony Brook PUD District shall adhere to the approved final stage PUD plans and development agreement. In such case where any proposed improvement is not addressed by the final stage PUD, then the regulations of the R-2, Single and Two-Family Residential District shall apply.

(e) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, exterior building materials or colors, lot coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of the Monticello Zoning

Ordinance, Section 2.4 (P)(10). The City may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

Section 2. The zoning map of the City of Monticello is hereby amended to rezone the following described parcels from A-O, Agricultural Open Space to R-1, Single Family Residence District:

PID NUMBERS: 155-500-101402
Lots to be plated as BLOCK 1, LOTS 1-29, STONY BROOK VILLAGE

Section 2. The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

Section 3. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title 10, 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 5. 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 13th day of September, 2021.

Lloyd Hilgart, Mayor

ATTEST:

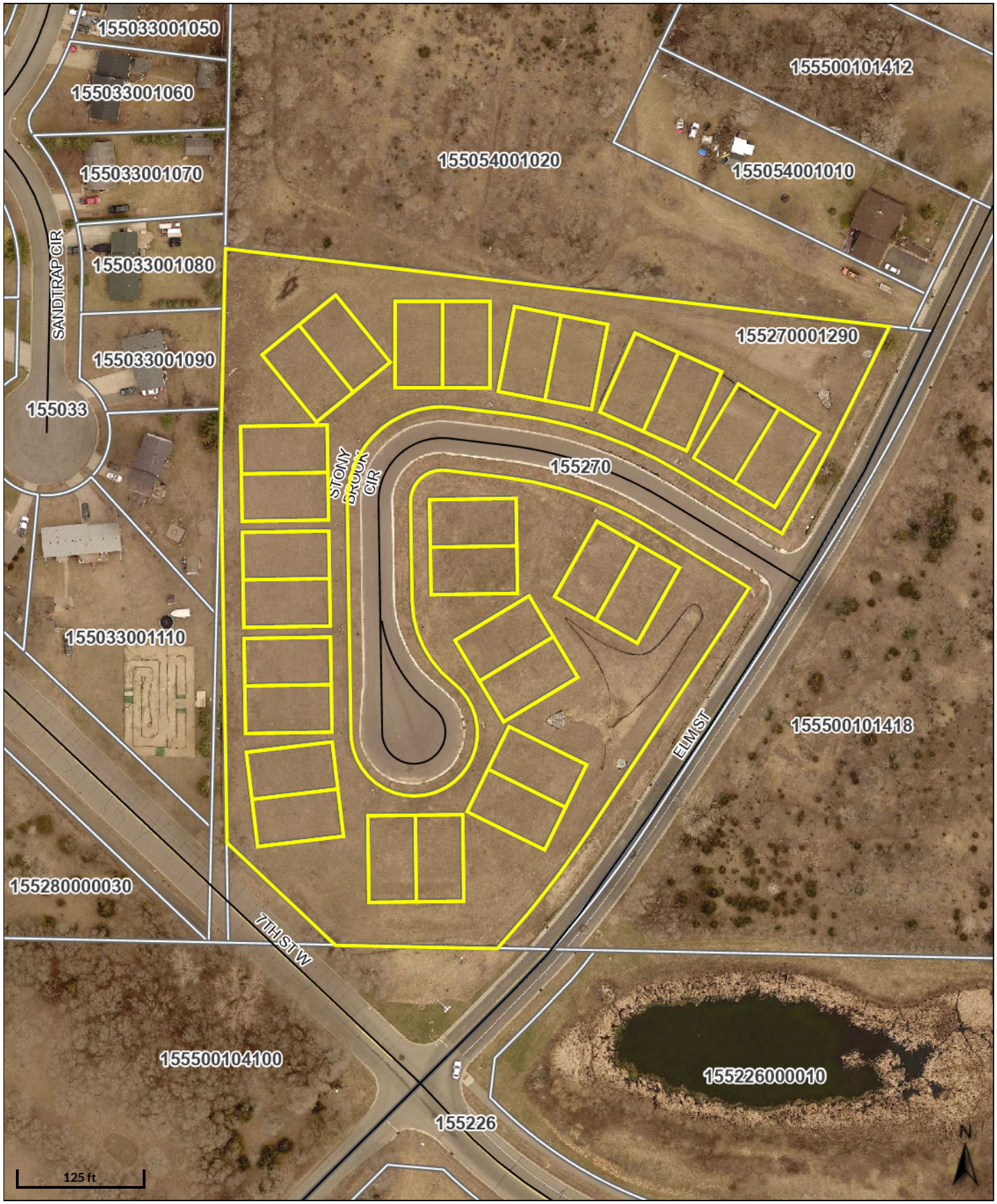
Jennifer Schreiber, City Clerk

AYES: Davidson, Hilgart, Hudgins, and Murdoff
NAYS: None.
Absent: Gabler

Request for Stony Brook Village PUD Amdt

Created by: City of Monticello

Legal: Lots 1-29, Block 1, Stony Brook Village



Property Owner: Thomas Allen Homes, LLC

Project: Stony Brook Village

RE: PUD Amendment

Date: 2/1/26

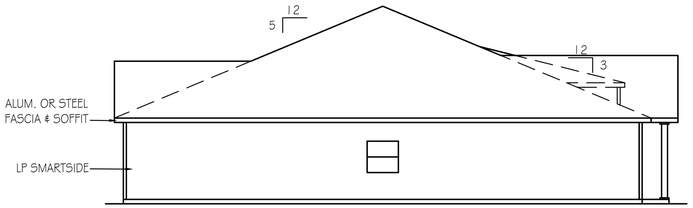
To the City of Monticello,

Thomas Allen Homes, LLC would like to amend the PUD of Stony Brook Village. Along with the change, Thomas Allen Homes LLC understands that we are responsible for all outstanding securities (LOC) currently secured to the city by National American Banking Company (NABC) and would transfer them into our name with a LOC from NABC. The only change on the PUD that I am requesting is the exterior elevation of the approved building plan. Since its approval in 2021, the market has changed drastically, making affordability very difficult, I feel that the existing plan is too costly to be successful. Therefore, I propose building a new plan called "Dehn Duplex". We will give the home plan a different name if the city approves. It is the same footprint as the original approved plan. The only change is the interior which we offer with two floor plans, there is one of each plan on the blueprint. We look forward to working with the city and providing an affordable one level living option directed more to the 55+ or retirement community. Thomas Allen Homes LLC is not proposing any other amendments to the existing approved PUD.

Sincerely,

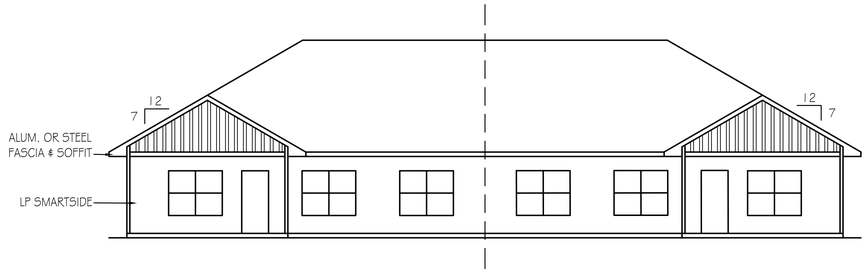
Thomas Dehn, President

Thomas Allen Homes, LLC



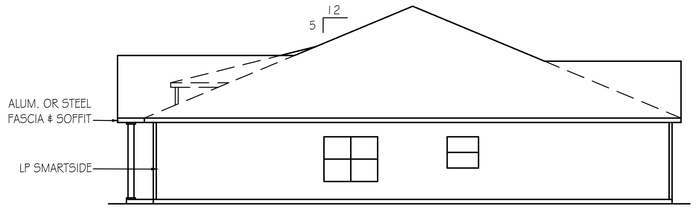
LEFT ELEVATION OF OPTION 1

1/8"= 1'-0"



REAR ELEVATION

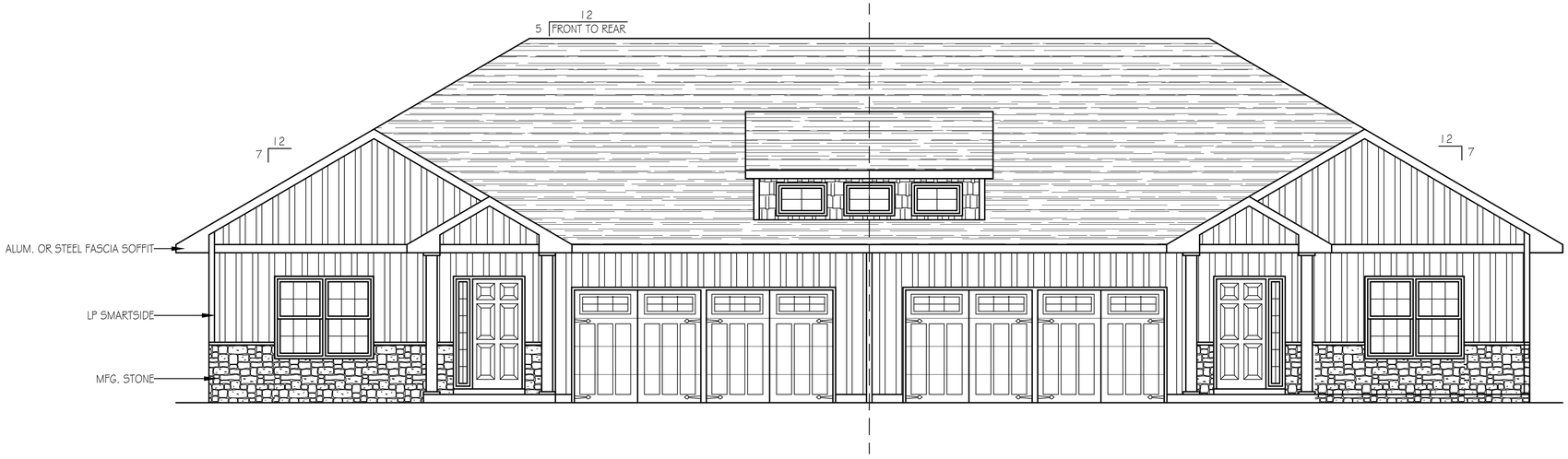
1/8"= 1'-0"



RIGHT ELEVATION OF OPTION 2

1/8"= 1'-0"

*ALL SIDING LP SMART SIDE



FRONT ELEVATION

1/4"= 1'-0"

DISCLAIMER

IN PREPARATION OF THIS PLAN EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES. DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME. THESE DESIGNS, CONCEPTS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE EXCLUSIVE PROPERTY OF GREY DUCK CO. AND ARE NOT TO BE COPIED WITHOUT THE WRITTEN CONSENT OF GREY DUCK CO.

P: 1/20/25
R: 1/22/26
R: 2/20/26
R:
R:
F:

DRAWN BY: KK

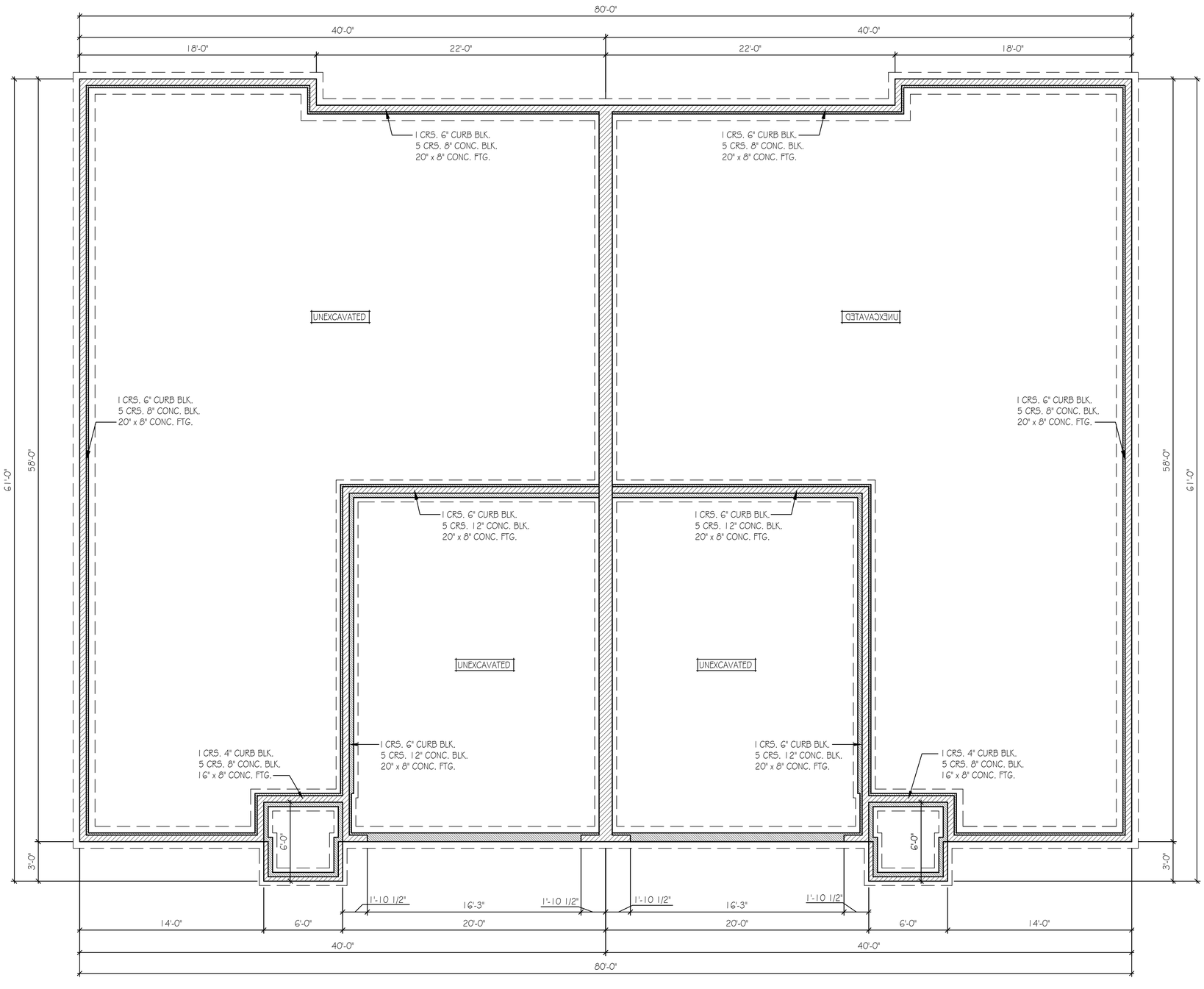
DRAWING#2025.026

DESIGN FOR:
DEHN DUPLEX

GREY DUCK CO. DRAFTING & DESIGN
12185 39TH AVE. BECKER, MN. 55308
PHONE: (612) 328-2289

X

OF X



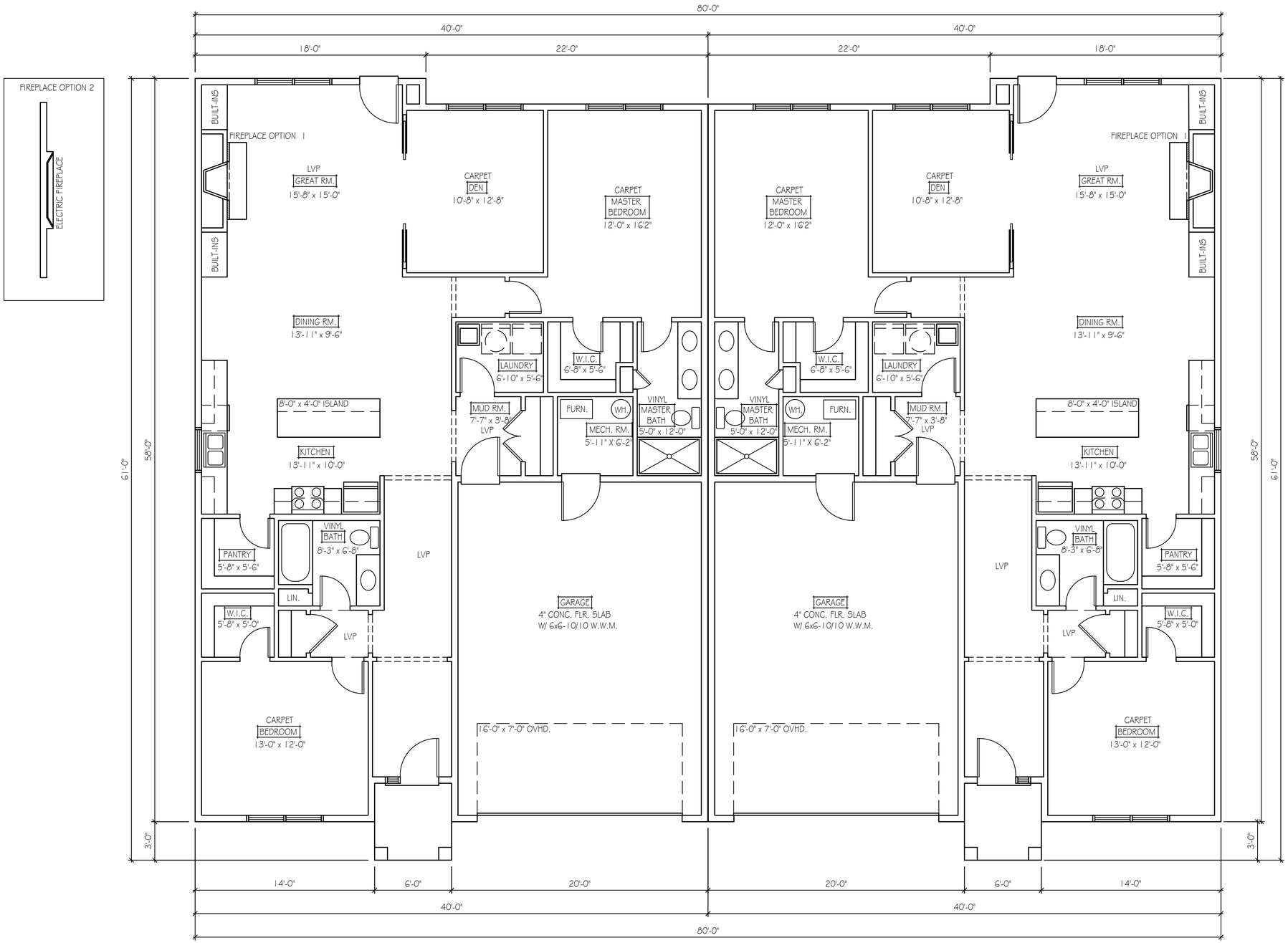
FOUNDATION PLAN - EITHER OPTION

1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

1/4"= 1'-0"

X

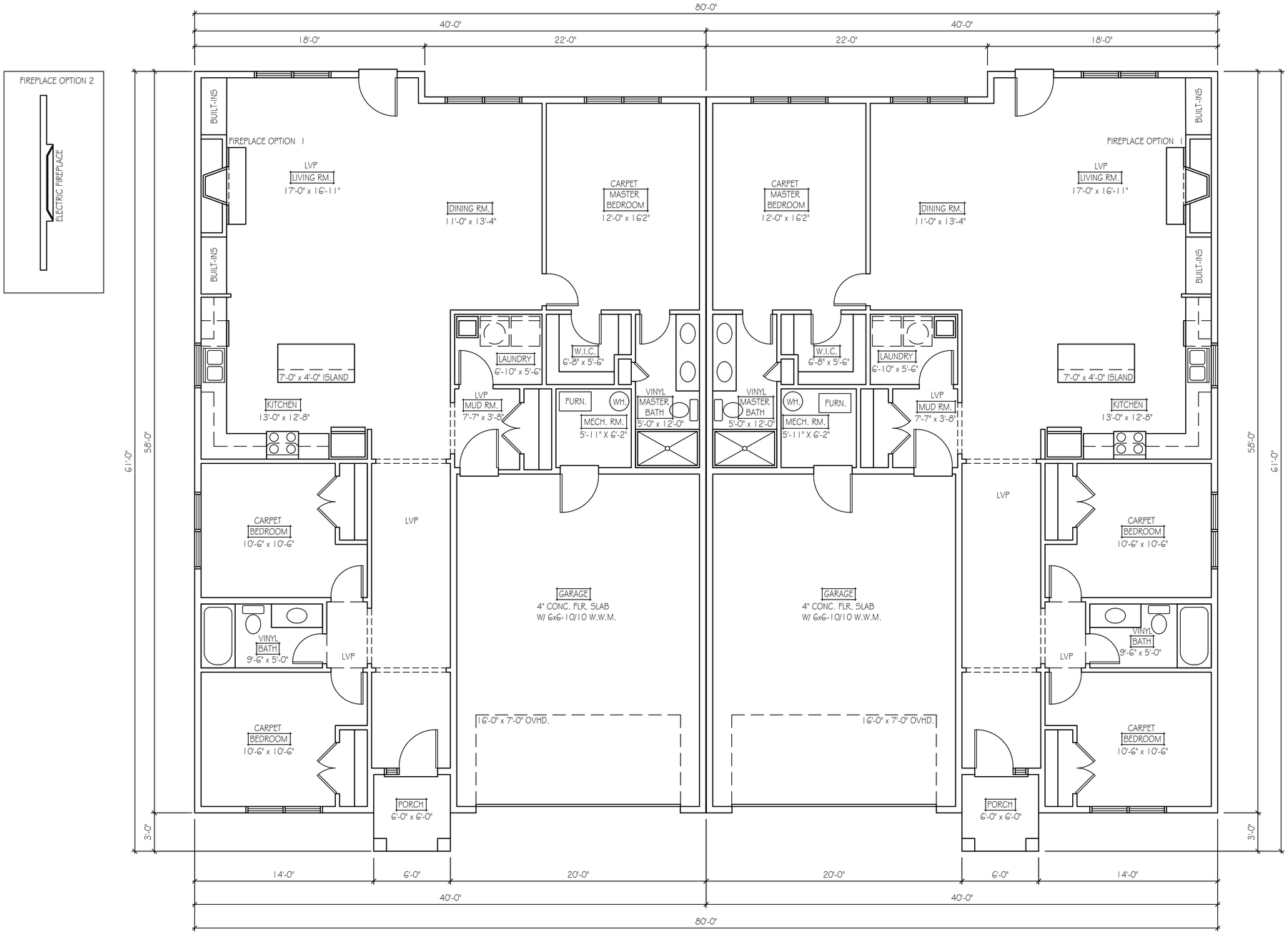
OF X



FIRST FLOOR PLAN OPTION 1

1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

1/4"= 1'-0"



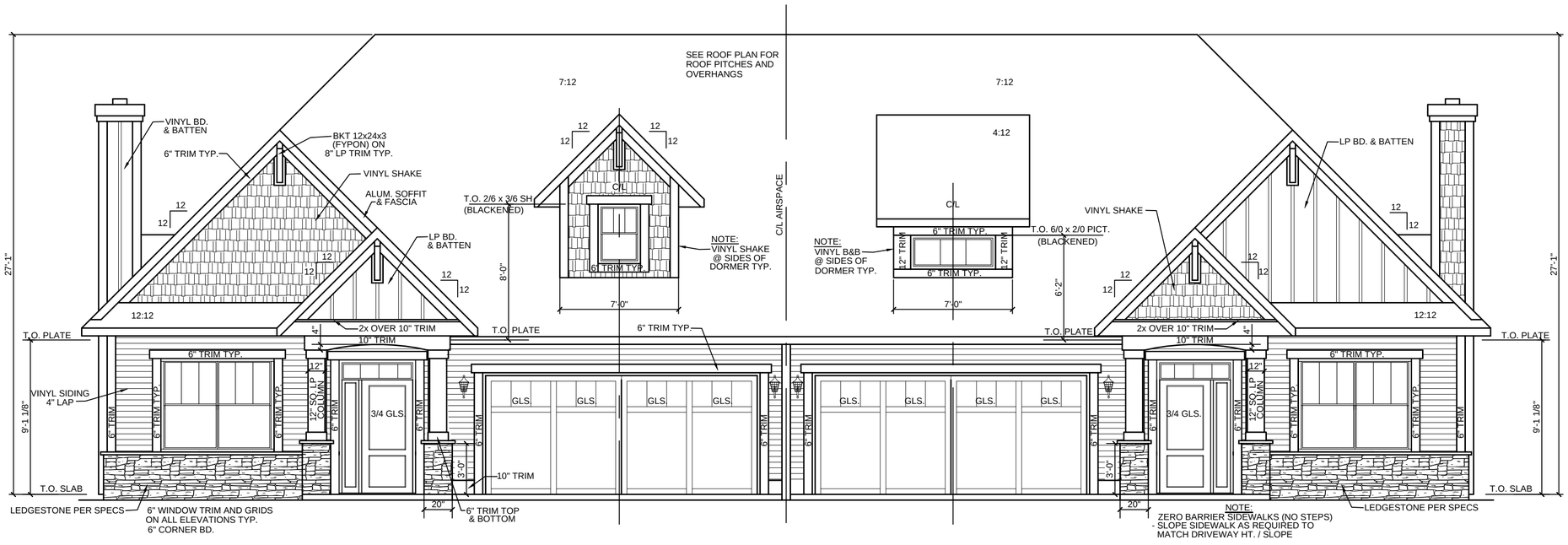
FIRST FLOOR PLAN - 3 BED OPTION

1,718 SFT. (HOUSE) 540 SFT. (GARAGE)

1/4"= 1'-0"

GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE S.P.F. #2 OR BETTER, SEE PLANS FOR SIZES.
2. HOUSE TO BE BUILT PER CURRENT I.R.C. CODES.
3. VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
4. SEE PLANS FOR CEILING HEIGHTS
5. 4' HIGH POURED FDN. WALLS STD.
6. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING AND FOUNDATION.
7. ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY CONST. OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
9. TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
10. ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
11. EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
12. NOTE: SUBFLOOR JOINTS SHALL BE STAGGERED FROM FLOOR TRUSS OR JOIST JOINTS



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS IN THE STATE OF MINNESOTA.

MN LICENSE NUMBER:

DATE:

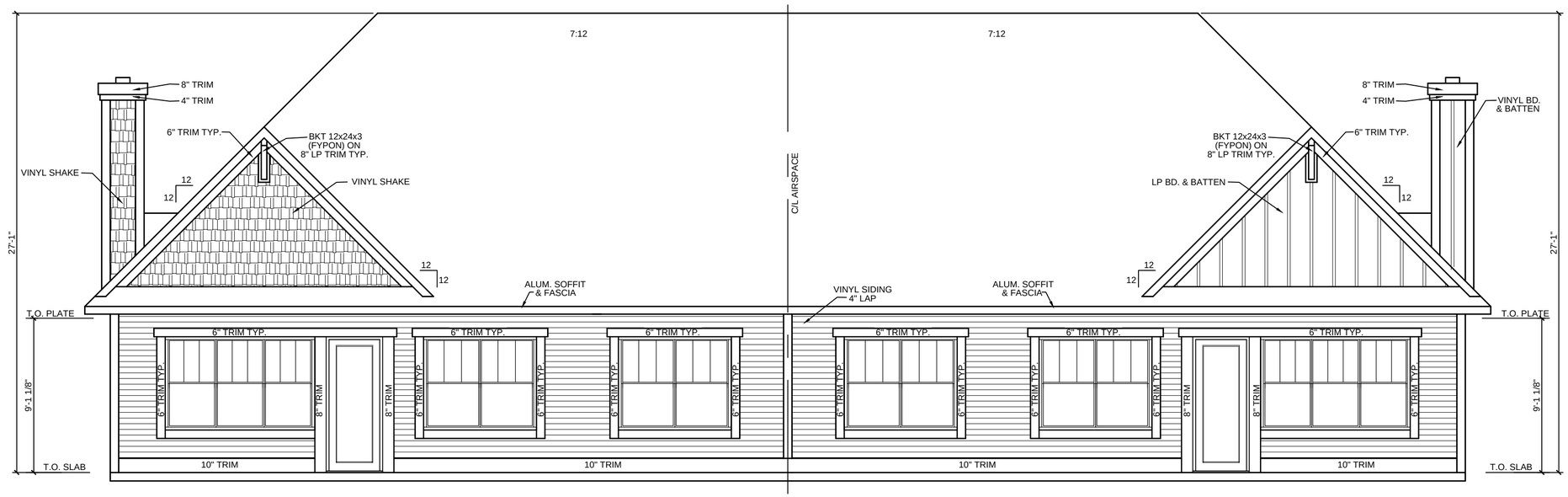
GENERAL NOTES & DISCLAIMERS

These drawings have been prepared to meet generally accepted professional standards. However, local variations may require changes. Likewise, building code requirements vary with location & change from time to time. Before starting construction, the builder must review & be responsible for all details & dimensions, and insure that these plans meet all current requirements in your area. All const. shall conform to latest building codes.

BELLWOOD TWINHOMES
STONEYBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

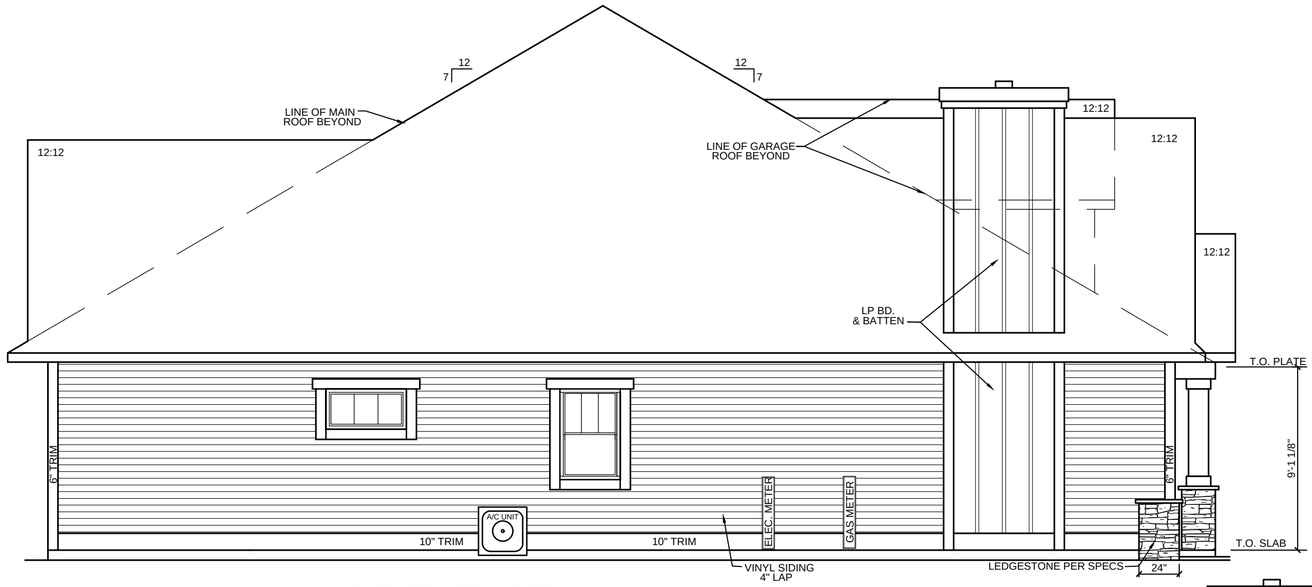
PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
8-10-21 APP SET	

SHEET 1 OF 11



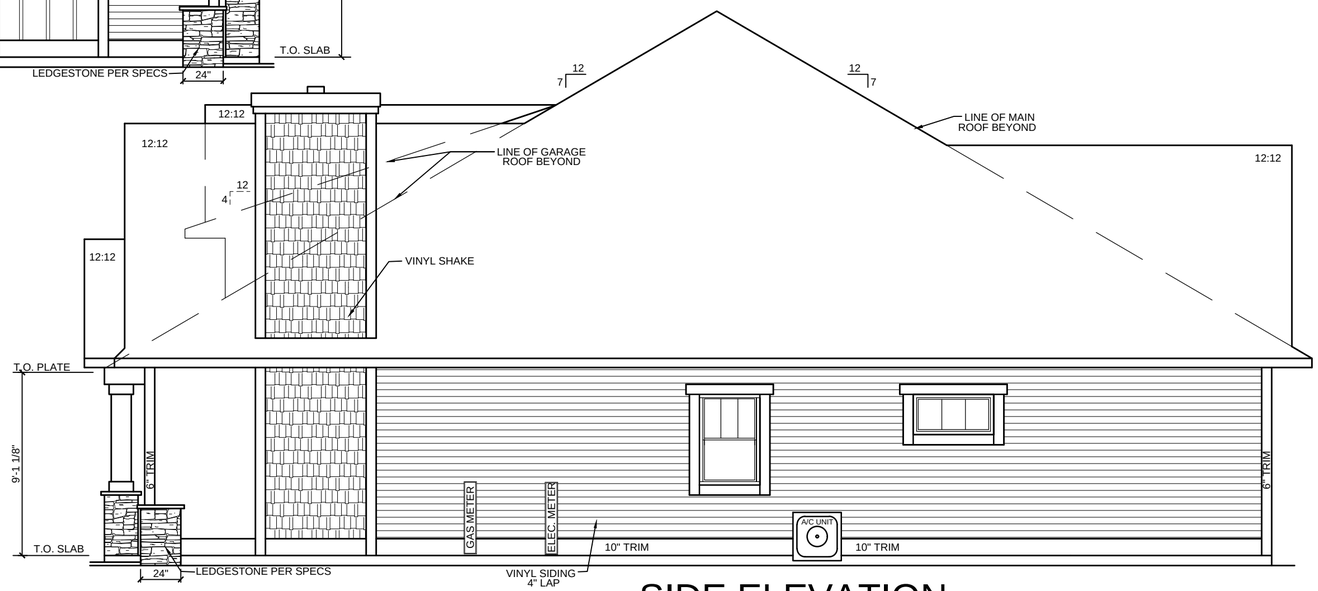
REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.

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MN LICENSE NUMBER:

DATE:

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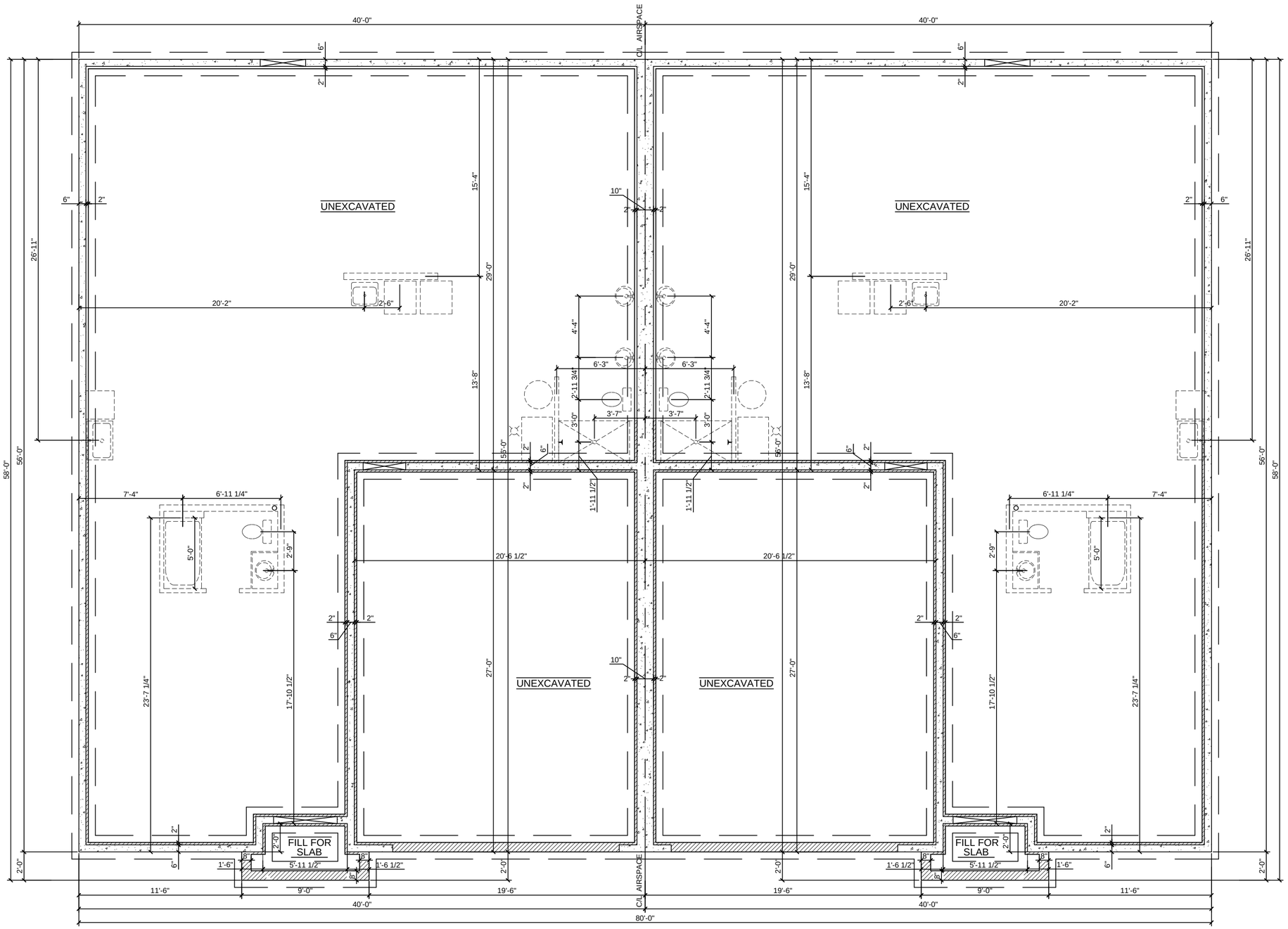
STONEYBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
8-10-21 APP SET	



TWIN HOME FND PLAN

SCALE: 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS IN THE STATE OF MINNESOTA.

MN LICENSE NUMBER:

DATE:

GENERAL NOTES & DISCLAIMERS

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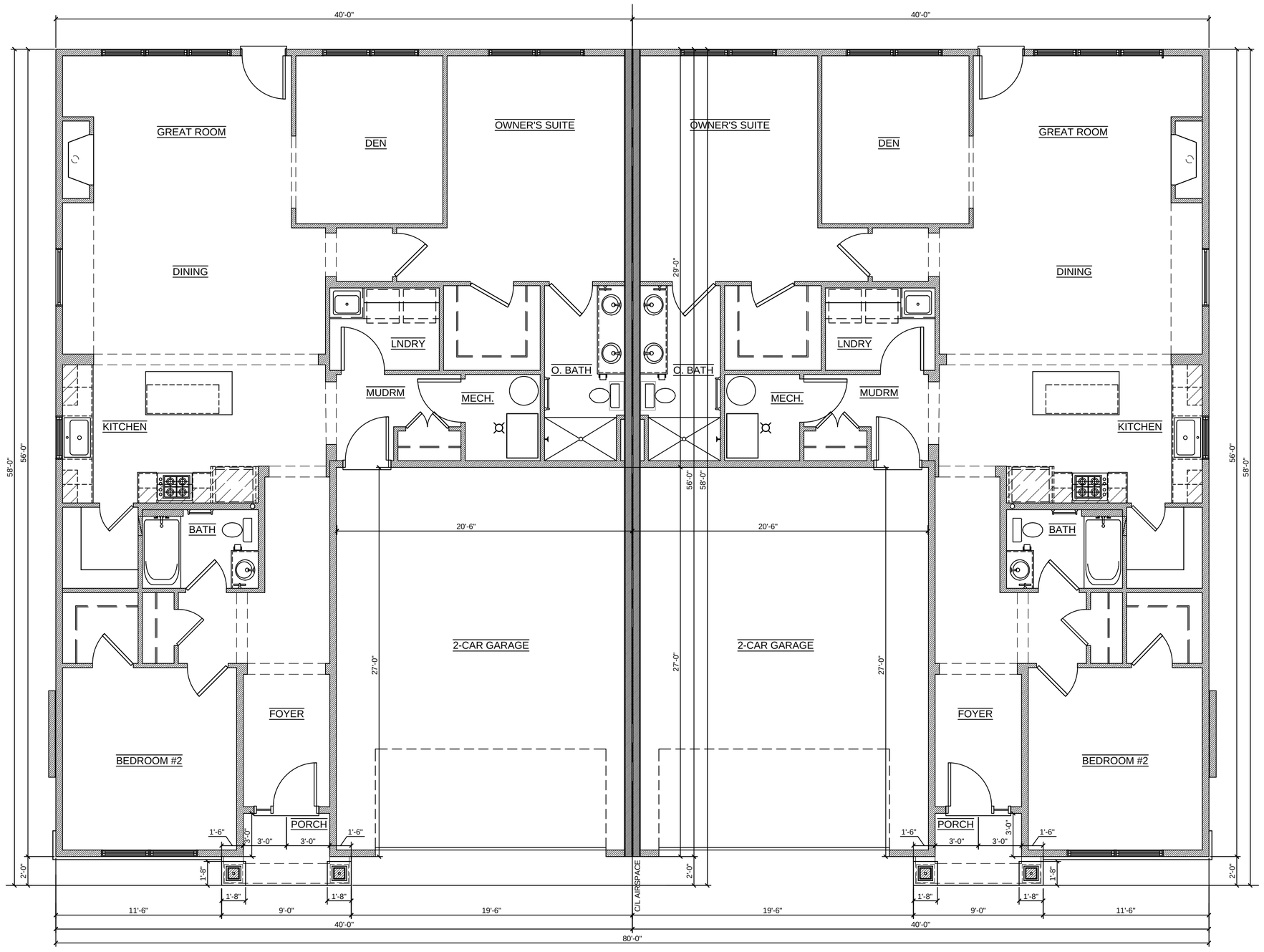
BELLWOOD TWINHOMES
STONEYBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
8-10-21 APP SET	

SHEET 3 OF 11



TWIN HOME MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS IN THE STATE OF MINNESOTA.

MN LICENSE NUMBER:

DATE:

GENERAL NOTES & DISCLAIMERS

These drawings have been prepared to meet generally accepted professional standards. However, local variations may require changes. Likewise, building code requirements vary with location & change from time to time. Before starting construction, the builder must review & be responsible for all details & dimensions, and insure that these plans meet all current requirements in your area. All const. shall conform to latest building codes.

BELLWOOD TWINHOMES
STONEYBROOK VILLAGE
MONTICELLO, MN
MARK ELLIOTT HOMES

PROJECT #	07-00-BUYER
AGENT:	X
BUYER S/O	
BUYER S/O	
STARTED:	X
REVISIONS:	
8-10-21 APP SET	

CITY OF Monticello

OFFICE: 763-295-2711 FAX: 763-295-4404
505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Thomas Allen Homes- Stony Brook Village

The Engineering Department has reviewed the application and offers the following comments:

General Comments

1. All grading and public improvements will need to be completed in accordance with the approved plans created by Westwood Engineering.
2. See note 6 from the approved grading plans "LOTS 7-20 SHALL HAVE GUTTERS DRAINING ENTIRELY TO THE PROPOSED STREET."
3. All punchlist items will need to be completed in accordance with the approved plans:
    1. Raise Manhole castings
    2. Repair washouts in the infiltration basins.
    3. Install erosion control as needed during repairs in accordance with approved plans
    4. Add 12" filter topsoil borrow to infiltration basins per plan.
    5. Double-ring infiltration test must be completed and pass on both basins.
    6. Remove any debris washed into catch basins.
    7. Abandon two water services per plan.
    8. Install street signs.
    9. Install sidewalk.
    10. Install trail.
    11. Install wear course
    12. Repair damaged section of storm sewer identified in televising video.
    13. Install landscaping.
    14. Relocate street light electrical service to new pole.

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's standards.

Please have the applicant provide a written response addressing the comments above. Please contact the Engineering Department with any questions.

Sincerely,

Ryan Melhouse

Ryan Melhouse
Assistant City Engineer

CITY OF Monticello

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

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Stony Brook

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. All new residential townhouses shall comply with any/all applicable provisions of the 2020 MN Residential Building Code, including Appendix K-Sound Transmission.

2. The Monticello Department of Building Safety Requires a Certificate of survey showing any/all proposed improvements including driveways, sidewalks, and patios.

3. The Monticello Department of Building Safety Requires Foundation As built Surveys prior to the start of framing and final grading as Built Survey prior to the issuance of the Certificate of Occupancy.

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

2B. Public Hearing - Consideration of a request for a Preliminary Plat for Jefferson Commons Fifth Addition and Conditional Use Permits for Cross-Access on a 7.01 acre site in a B-4 (Regional Business) district, for a Day Care Center use. Applicant: Kid's Haven Childcare and Preschool

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	**Meeting Date:** 03/03/2026	**Council Date (pending Commission action):** 03/23/2026
Additional Analysis by: Community Development Director, Economic Development Manager, Assistant City Engineer, Chief Building Official, Community & Economic Development Coordinator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of a request for a Preliminary Plat for Jefferson Commons Fifth Addition

1. Motion to adopt Resolution No. PC-2026-09 recommending approval of a request for a Preliminary Plat for Jefferson Commons Fifth Addition, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-09 recommending denial of a request for a Preliminary Plat for Jefferson Commons Fifth Addition based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-09.

Decision 2: Consideration of a request for a Conditional Use Permit for cross-access

1. Motion to adopt Resolution No. PC-2026-10 recommending approval of Conditional Use Permits for cross-access subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-10 recommending denial of a request for Conditional Use Permits for cross-access based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-10.

Decision 3: Consideration of a request for a Conditional Use Permit for cross-access

1. Motion to adopt Resolution No. PC-2026-11 recommending approval of Conditional Use Permit for cross-access subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-11 recommending denial of a request for Conditional Use Permits for cross-access based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-11.

REFERENCE AND BACKGROUND

Property:	Legal Description: Outlot C Jefferson Commons, except that part platted as Jefferson Commons Second Addition] PID #: 155164000030, 155192001011, 155164000070
Planning Case Number:	2026-05
Request(s):	1. Preliminary Plat for Jefferson Commons Fifth Addition 2. Conditional Use Permit for Cross-Access 3. Conditional Use Permit for Cross-Access
Deadline for Decision:	April 3, 2026 (60-day deadline) June 2, 2026 (120-day deadline)
Land Use Designation:	Regional Commercial
Zoning Designation:	B-4 (Regional Business)
Overlays/Environmental Regulations Applicable:	None
Current Site Uses:	Vacant Land
Surrounding Land Uses:	North: Vacant Commercial East: Vacant Commercial South: Commercial (Monticello Theater) West: Stormwater Ponding
Project Description:	The applicants seek to subdivide a portion of an existing outlot in the Jefferson Commons commercial district to establish a

commercial daycare facility for up to 316 students. The building would be approximately 26,704 square feet in area, on a parcel of 2.93 acres. The remaining undeveloped portion of the existing outlot would be 4.09 acres, and replatted as a new outlot in the "Fifth Addition", together with the building site.

Because the property was originally developed with specified access points to School Boulevard, along with a shared access easement between this land and the Theater parcel to the south, the consideration of the plat includes Conditional Use Permits to two shared/cross access easements that facilitate access from this parcel and the theater parcel to School Boulevard.

ANALYSIS:

Preliminary Plat

The proposed plat consists of one building parcel (Lot 1, Block 1) which will be developed as a commercial daycare facility, and a residual outlot to the east available for future development. The underlying property is currently owned by the City of Monticello, which has consented to the plat application. Pending approval of the plat and property sale, the easterly outlot will be retained by the City.

In the current condition, the subject property is encumbered by an access easement along its far westerly property line. This easement would be vacated or amended through a separate action of the City Council in coordination with the Council's Final Plat consideration. This easement would be replaced with two access points, including a revised location for the westerly access, which better facilitates development of the proposed daycare site. One additional benefit of the driveway/easement relocation is the provision of proof-of-parking space for the daycare (discussed more directly in the Site Plan Review comments below). The configuration is further discussed as part of the cross-access analysis below. The service drive located along the south property line is an existing condition and subject to an existing easement.

Apart from confirmation of the various easement descriptions and management of stormwater as reviewed separately by the City Engineer, planning staff believes the Plat to be consistent with the requirements of the Subdivision Ordinance. The applicant has supplied a concurrent application for final plat consideration, which will be forwarded to the City Council for review pending the Planning Commission's recommendation.

Conditional Use Permits for Cross Access

Intertwined with the proposed plat are the CUPs for cross access. The first CUP establishes shared access from the theater parcel across the daycare site to School Boulevard, and the second CUP establishes access for the daycare site across the undeveloped portion of the adjoining outlot, also to School Boulevard. The access points along School Boulevard are controlled by the City to ensure that School Boulevard traffic is not disrupted by unregulated driveway locations. School Boulevard is a major east-west collector route for the city.

The primary requirement for such cross access permitting relates to assurances that the proper agreements are recorded to manage requirements for shared long-term maintenance of the access routes and ensure permanent access easements across the driveways for the benefitted parcels. As noted above, the locations of driveway access points on School Boulevard are ed by the City, resulting in the need for these CUPs as the subdivision patterns often will not mesh with the prescribed driveway access points.

Staff have made one comment related to improving access circulation, which is discussed below. Other than that revision and the recording of cross easement documents as conditions of approval, planning staff sees no issues with these CUP requests.

Site Plan

The Preliminary Plat and the Cross-Access CUPs are the formal items for Planning Commission hearing and review. The proposed use of the property as a day care facility is a permitted use in the B-4 (Regional Business) District and consistent with the Regional Business 2040 Plan land use designation.

As a permitted use, an administrative site plan review is required for the use itself. The applicants have prepared site plans to demonstrate the ability to develop the proposed use on the subdivided property. Staff completed a site plan review concurrent with the land use applications and included the site plan review comments here for reference.

Parking Supply. Based on student and staff capacity, the Zoning Ordinance would require a total of 99 parking spaces. The applicable parking ratios require one space per 5 students (64 spaces), plus 35 staff spaces on maximum shift, a total of 99. The applicant proposed to construct 85 parking spaces and has illustrated the remaining 14 spaces along the westerly driveway as “proof of parking”, to be constructed if the City observes common overflow on the property. There is no parking permitted on School Boulevard, so the site must be able to contain its parking on site. For daycare facilities of this type, parents typically walk their children into the building (as opposed to more common drop-off circulation for older school students). However, the parking stays are short and turn over rapidly. It is staff’s belief that the 85 spaces should be sufficient for the use, and notes that if needed, the 14 proof-of-parking spaces can be required if needed.

Circulation. The site is designed to accommodate access to School Boulevard in two locations – first along the westerly boundary of the site, and second via the extension of a driveway onto the easterly outlot. Both of these access points are shared with adjoining parcels. The building is also accessible for service purposes via a shared service drive along the south boundary of the site, shared with the Theater parcel. One aspect of the parking and circulation design that bears attention is the alignment of the parking immediately to the west of the building. The layout leaves a large triangle of pavement without clear delineation for vehicle use and direction. It further adds impervious surface that serves no circulation or other purpose.

By repositioning the island parking rows along the west building line (adjacent to the sidewalk that abuts the building and planting space, the design could replace the 14 spaces in the island, or even add a few more, and create more defined circulation for all vehicles on the site, as well as those utilizing the shared driveway aisle from the Theater. This triangular island, along with the additional edge islands near the building, would reduce pavement, but not increase planting requirements. An illustration of this idea is shown below, but other alternatives to accomplish a clear circulation path may also be acceptable.

Staff Option **Proposed Plan**

Pedestrian Circulation. The plan shows sidewalk construction around the building, as well as pathway along School Boulevard, accommodating the eventual extension of this pathway system to both sides of the collector roadway. The plan shows a private sidewalk connection from the School Boulevard path into the site. However, the location of this sidewalk extension leads to parking spaces, which are the accessible spaces with accessible ramps. By shifting the private sidewalk connection to the east, it could align with the front entrance, and shorten the

distance for pedestrians using that sidewalk across the main driveway. However, that shift would impact the site plan's current compliance with parking lot island delineator requirements. As such, as a site plan comment, if the applicant can provide an alternative to align the front entrance, the site plan may be adjusted to accommodate this change. As a site plan comment, this is not a condition of approval.

Lighting. The applicants have provided a photometric lighting plan for the facility. Site lighting levels appear to be consistent with the standards for commercial areas and should be confirmed at the time of building permit. The Zoning Ordinance requires that all site lighting is hooded and directed downward to avoid direct light source glare onto adjoining property or public right or way. In addition, the Ordinance requires site lighting to be on poles no greater than 25 feet in height. These details are not included on the plans but should also be confirmed at the time of building permit.

Landscaping. The applicants have provided an extensive landscaping plan for the building perimeter, parking lot islands, and site perimeter. The plans include a calculation of the Landscaping code requirements, and compliance with the quantities as required. One note to mention – the zoning ordinance prescribes tree planting quantities based on total caliper inches of planting size. Therefore, the 13 boulevard trees along School Boulevard are to be planted at 3 caliper inches (DBH) to meet the standard as the plan notes. It is recommended that the tree species are varied among the four species proposed, rather than just the two as shown. Other trees in the plan are shown to be planted at 2-inch caliper and are accounted for at that size.

Signage. Limited signage information has been provided at this time. The site will be required to meet the general ordinance standards, as well as specifics applicable to the Jefferson Commons development.

Building Materials. The primary building materials are LP "Cedar Mill Panel" siding, with a series of accent metal and other materials used on the primary building. The front entrance includes an area of cultured stone fascia. All materials meet the requirements of the City's building materials regulations as shown on the plans.

STAFF RECOMMENDED ACTION

Staff recommends approval of the Preliminary Plat, as well as the two Conditional Use Permits for cross parking, with the conditions identified in Exhibit Z and incorporated into the resolutions. The proposed plat and cross access CUPs are consistent with the zoning and subdivision regulations applicable to the site, as well as the development expectations for the Jefferson Commons commercial area.

SUPPORTING DATA

A. Resolution PC-2026-09
B. Resolution PC-2026-10

C. Resolution PC-2026-11
D. Aerial Site Image
E. Applicant Narrative
F. Preliminary Plat
G. Final Plat
H. Plans, Including:
    1. Architectural
    2. Site Plan
    3. Grading & Drainage
    4. Sanitary Sewer & Water Plan
    5. Storm Sewer Plan
    6. SWPPP
    7. Existing Conditions & Removal Plan
    8. Pipe Size Analysis
    9. Drainage Analysis
    10. Landscape Plans
    11. Photometrics
I. Easement Exhibits
J. City Engineer's Letter and Plan Comments, dated February 20, 2026
K. Chief Building Official's Letter, dated February 20, 2026
Z. Conditions of Approval

EXHIBIT Z
Conditions of Approval

Legal Description: Outlot C Jefferson Commons, except that part platted as Jefferson Commons Second Addition
PID #: 155164000030, 155192001011, 155164000070

1. Cross access rights and agreements are prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
3. 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.
4. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
5. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
6. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
7. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
8. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.
9. Comments and recommendations of other Staff and Planning Commission.

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC 2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO RECOMMENDING APPROVAL OF A PRELIMINARY PLAT FOR JEFFERSON COMMONS FIFTH ADDITION PID: 155164000030

WHEREAS, the applicant is seeking a preliminary plat of a parcel of currently undeveloped land, currently platted as Outlot C of Jefferson Commons; and

WHEREAS, the proposed plat would incorporate development opportunity for a commercial daycare land uses as an allowed use in the proposed B-4, Regional Zoning District; and

WHEREAS, the plat creates a single commercial development parcel and one outlot reflecting common access area in the commercial district, 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; 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 Regional Business; and

WHEREAS, the proposed preliminary plat accommodates the proposed commercial daycare under the B-4 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 March 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 B-4, Regional Business 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 Jefferson Commons Fifth Addition be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. Cross access rights and agreements are prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
3. 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.
4. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.

5. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
6. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
7. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
8. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.
9. Comments and recommendations of other Staff and Planning Commission.

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

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-10

RECOMMENDING APPROVAL OF A
CONDITIONAL USE PERMIT FOR CROSS ACCESS
IN A B-4, REGIONAL BUSINESS DISTRICT BETWEEN PARCELS
TO BE PLATTED AS LOT 1, BLOCK 1, AND OUTLOT A JEFFERSON COMMONS FIFTH ADDITION

WHEREAS, the applicant has submitted a request for a Conditional Use Permit for cross access over and with an adjoining parcel; and

WHEREAS, the proposed access would facilitate the reasonable subdivision of commercial property; and

WHEREAS, the proposed cross access is an aspect of the controlled access locations to School Boulevard from adjoining commercial development; and

WHEREAS, the site is zoned Regional Business (B-4), which allows cross- and shared-access site development configurations between adjoining commercial parcels; and

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

WHEREAS, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-4 zoning district; and

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

WHEREAS, the Planning Commission held a public hearing on March 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

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

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for cross access found in the zoning ordinance.

2. The applicant has provided plans demonstrating that the use will improve long-term use of, and access to, the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the existing and proposed use of the property.
4. The operation of the business will benefit from the controlled access configurations through safer public street traffic and more predictable vehicle access maneuvers.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

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

1. Cross access rights and agreements are prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
3. 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.
4. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
5. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
6. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.

7. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.

8. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

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

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

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2026-11

RECOMMENDING APPROVAL OF A
CONDITIONAL USE PERMIT FOR CROSS ACCESS
IN A B-4, REGIONAL BUSINESS DISTRICT
PID 155-164-000030 (FOR THAT PORTION TO BE PLATTED AS LOT 1, BLOCK 1, JEFFERSON COMMONS FIFTH ADDITION); 155192001011, 155164000070

WHEREAS, the applicant has submitted a request for a Conditional Use Permit for cross access over and with adjoining parcels; and

WHEREAS, the proposed access would facilitate the reasonable subdivision of commercial property; and

WHEREAS, the proposed cross access is an aspect of the controlled access locations to School Boulevard from adjoining commercial development; and

WHEREAS, the site is zoned Regional Business (B-4), which allows cross- and shared-access site development configurations between adjoining commercial parcels; and

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

WHEREAS, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-4 zoning district; and

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

WHEREAS, the Planning Commission held a public hearing on March 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

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

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for cross access found in the zoning ordinance.

2. The applicant has provided plans demonstrating that the use will improve long-term use of, and access to, the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the existing and proposed use of the property.
4. The operation of the business will benefit from the controlled access configurations through safer public street traffic and more predictable vehicle access maneuvers.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

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

1. Cross access rights and agreements are prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
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4. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
5. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
6. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.

7. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.

8. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

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

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

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

_____
Angela Schumann, Community Development Director

Consider Prelim Plat for Jefferson Commons 5th Addn. & CUPs

PID: 155164000030, 155192001011, 155164000070 LEGAL: see notice

Created by: City of Monticello

KID'S HAVEN
CHILD CARE & PRESCHOOL

Kid's Haven of Monticello – Conditional Use Permit Narrative

1. Description of the Proposed Conditional Use

Kid's Haven of Monticello is a proposed licensed child care and early childhood education center to be located within the City of Monticello, Minnesota. The use is classified as a child care center, which is a conditional use within the applicable zoning district and therefore requires City approval.

The proposed facility will operate as a full-day early childhood education center serving infants, toddlers, preschool-aged children, and school-age children. The center will employ approximately 70 employees in total, with a maximum of approximately 35 employees on-site during any single shift. The building is approximately 27,000 square feet and is designed to accommodate up to 316 children in compliance with Minnesota Department of Human Services (DHS) child care licensing requirements. The center will employ approximately 50 qualified staff members to ensure appropriate supervision, safety, and educational quality.

The facility will utilize the Creative Curriculum framework and Teaching Strategies assessment system to support developmentally appropriate learning outcomes across all age groups. Operations will include structured classroom instruction, supervised indoor and outdoor play, meals and snacks prepared and served in accordance with licensing standards, rest periods, and family drop-off and pick-up activities.

Hours of operation will be Monday through Friday from 5:30 a.m. to 6:30 p.m., consistent with the needs of working families in the community and comparable child care facilities within the City of Monticello. The center will be closed on weekends and major holidays, except as otherwise permitted by licensing requirements.

The site will be developed to safely and efficiently accommodate vehicular traffic associated with staff, parents, and service providers. Design elements will include designated drop-off and pick-up areas, adequate off-street parking, safe pedestrian circulation, and secured outdoor play areas. The property will be maintained in a manner that is compatible with surrounding land uses and consistent with City standards for landscaping, lighting, signage, and stormwater management.

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2. Compliance with Conditional Use Permit Approval Criteria

The proposed conditional use meets the criteria for approval set forth in the Monticello Zoning Ordinance, as outlined below:

A. Consistency with the Comprehensive Plan and Zoning Intent

The proposed child care center is consistent with the City of Monticello's Comprehensive Plan goals related to supporting families, employment, and community services. Child care facilities are an essential community use that supports workforce participation and residential stability. The use aligns with the intent of the zoning district by providing a service-oriented facility that is compatible with surrounding development.

B. Compatibility with Surrounding Land Uses

Kid's Haven of Monticello is designed to be compatible with adjacent and nearby land uses. The facility will operate primarily during daytime hours and will not generate noise, lighting, or activity levels beyond what is typical for institutional or community service uses. Building design, site layout, and landscaping will minimize potential impacts on neighboring properties.

C. Traffic, Parking, and Access

Traffic generated by the proposed use will be distributed throughout the day. While some activity will occur during typical morning and afternoon periods, parent drop-off and pick-up times will vary due to the center's flexible scheduling model, which helps reduce concentrated peak traffic impacts. The site plan provides adequate on-site parking and clearly designated circulation patterns to promote safe and efficient vehicle movement. Access points and internal drive aisles are designed to reduce congestion and prevent spillover onto public streets.

D. Public Health, Safety, and Welfare

The proposed use will not be detrimental to the public health, safety, or general welfare. The facility will be licensed and regulated by the Minnesota Department of Human Services and will comply with all applicable building codes, fire codes, and safety standards. Outdoor play areas will be fully enclosed and secured, and all children will be supervised by trained staff at all times.

E. Adequacy of Public Utilities and Services

The property is served by existing public utilities and infrastructure, including water, sanitary sewer, stormwater facilities, and roadways, which are adequate to support the proposed use. No extraordinary demand on public services is anticipated.

F. Site Design and Operational Standards

The proposed development meets or exceeds applicable zoning and site design standards, including setbacks, parking requirements, landscaping, lighting, and signage. Operations will be conducted in an orderly and well-managed manner to ensure minimal impact on surrounding properties.

G. Compliance with Additional Use-Specific Criteria

The proposed child care center complies with all additional criteria applicable to child care facilities as outlined in the Monticello Zoning Ordinance, including licensing requirements, outdoor play area standards, and operational controls.

Conclusion

Kid's Haven of Monticello will provide a high-quality, licensed early childhood education and care option that meets a documented community need. The proposed conditional use is compatible with surrounding land uses, consistent with City planning goals, and designed to operate safely and efficiently. For these reasons, the request for approval of the conditional use permit is respectfully submitted for consideration.

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIRMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

SETBACKS:

LOCATION:	BUILDING
FRONT	30'
INTERIOR SIDE YARD	10'
REAR YARD	20'
STREET SIDE	20'

LOT MINIMUM:

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

PARKING DATA

REQUIRED PARKING
1.0 SPACE FOR EACH EMPLOYEE PLUS ONE SPACE PER FIVE CHILDREN
316 STUDENTS
35 STAFF MAX SHIFT
TOTAL REQUIRED STALLS = 99

PROVIDED PARKING
85 STALLS (INCLUDES 4 HANDICAP STALLS)
14 PROOF PARKING STALLS

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) (26,704 / 127,517): 0.209

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)

EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 77,948/127,517) 61.13%

TOTAL PERVIOUS AREA: (landscape, turf areas) 49,569 SF

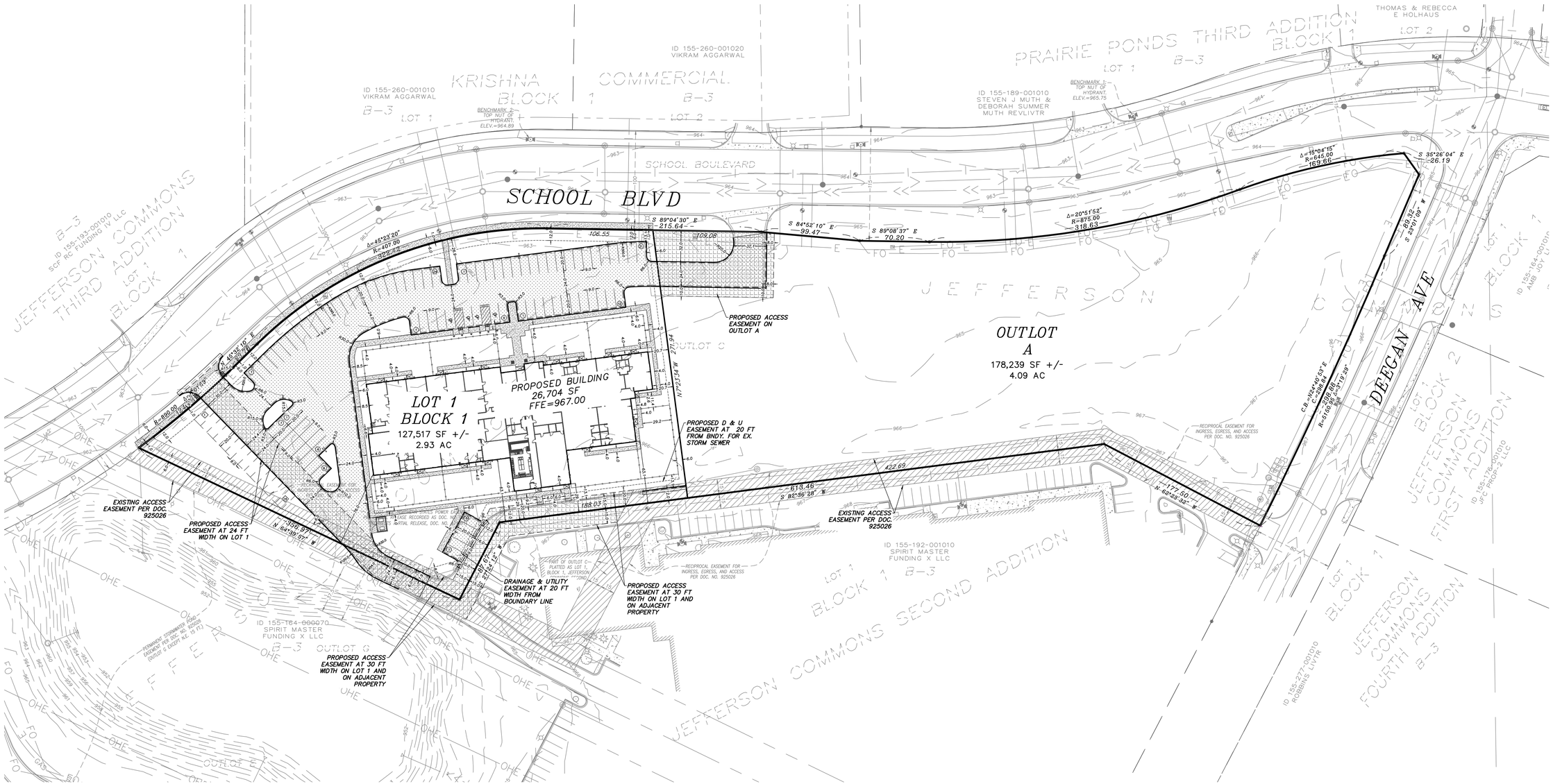
PERCENT PERVIOUS AREA: (% of lot area; 49,569/127,517) 38.87%

DISTURBANCE AREA: 38,535 SF, 3.26 AC

LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- (#) PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

0 50 100 150
GRAPHIC SCALE IN FEET



CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

PRELIMINARY PLAT OF JEFFERSON COMMONS FIFTH ADDITION

xxxxx School Blvd
Monticello, MN 55362

PRELIMINARY PLAT

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY:
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 256
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

1/1

Preliminary Plat

JEFFERSON COMMONS FIFTH ADDITION

PRELIMINARY DRAFT FOR CITY REVIEW - REVISED 01/30/2026

0 60 120 180

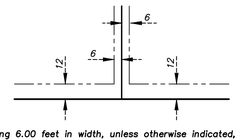
GRAPHIC SCALE IN FEET

1 INCH = 60 FEET (IF PRINTED FULL SIZE)

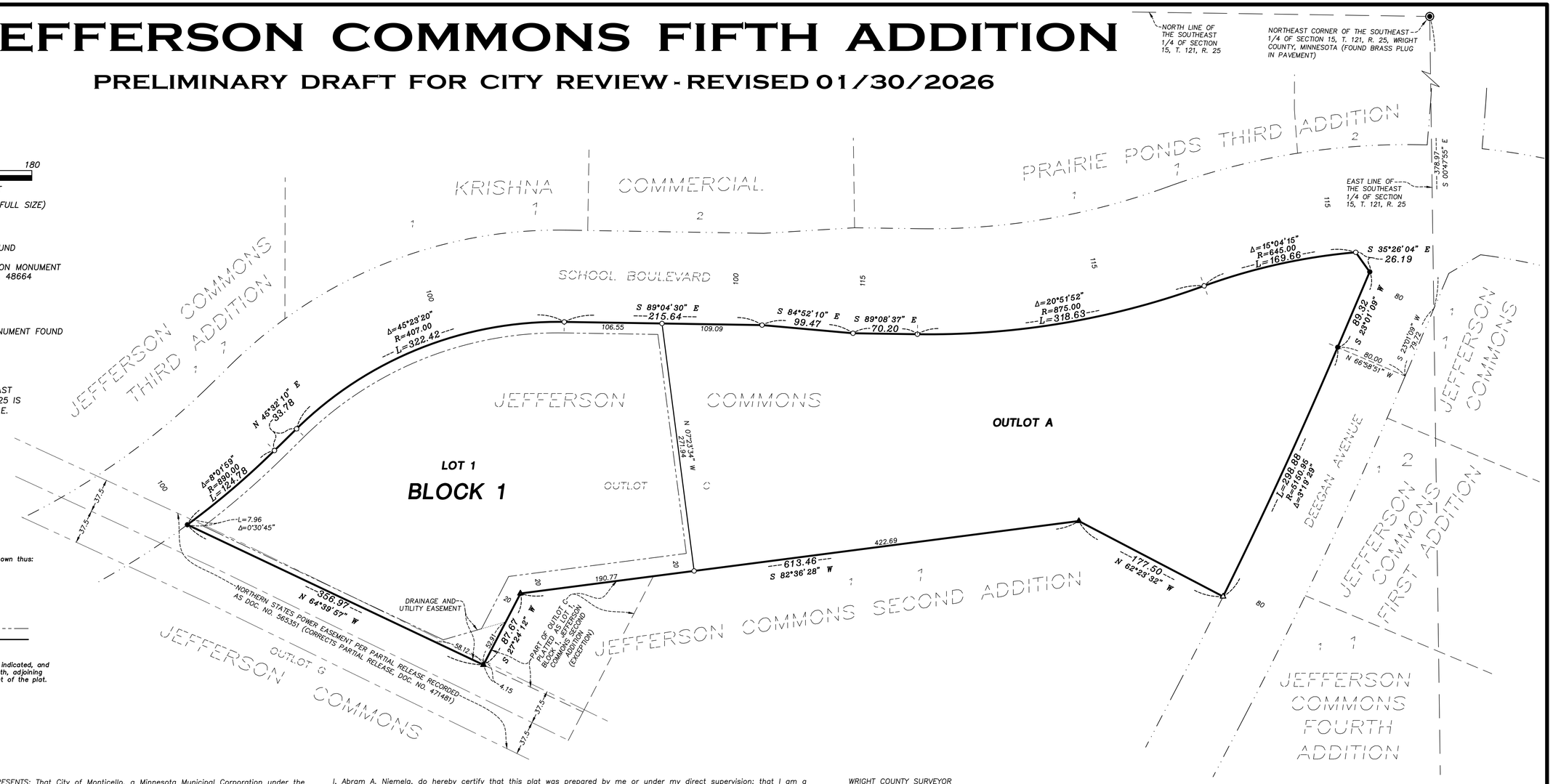
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 in. x 14 in. IRON MONUMENT SET, MARKED BY LICENSE NO. 48664
- ▲ DENOTES P.K. NAIL FOUND
- △ DENOTES P.K. NAIL SET
- ◉ DENOTES WRIGHT COUNTY MONUMENT FOUND

BEARING ORIENTATION:
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, T. 121, R. 25 IS ASSUMED TO BEAR S 00°47'55" E.

Drainage and utility easements are shown thus:



Being 6.00 feet in width, unless otherwise indicated, and adjoining lot lines, and 12.00 feet in width, adjoining right-of-way lines as shown on this sheet of the plat.



KNOW ALL PERSONS BY THESE PRESENTS: That City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property situated in the County of Wright, State of Minnesota, to wit:

Outlot C, JEFFERSON COMMONS, except that part platted as JEFFERSON COMMONS SECOND ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as **JEFFERSON COMMONS FIFTH ADDITION** and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

City of Monticello

_____ _____
Mayor City Administrator

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, Mayor and _____, City Administrator of City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

_____
(Signature)

_____
(Name Printed)

Notary Public, _____County, Minnesota

My Commission Expires_____

Meyer-Rohlin LAND SERVICES

I, Abram A. Niemela, 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 this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 _____.

_____
Abram A. Niemela, Licensed Land Surveyor
Minnesota License No. 48664

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Abram A. Niemela, Licensed Land Surveyor, Minnesota License No. 48664.

_____
(Signature)

_____
(Name Printed)

Notary Public, _____County, Minnesota

My Commission Expires_____

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 **JEFFERSON COMMONS FIFTH ADDITION** .

_____ _____
Chairperson Secretary

CITY COUNCIL, CITY OF MONTICELLO, MINNESOTA
This plat of **JEFFERSON COMMONS FIFTH 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.

_____ _____
Mayor 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, Subd. 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____.

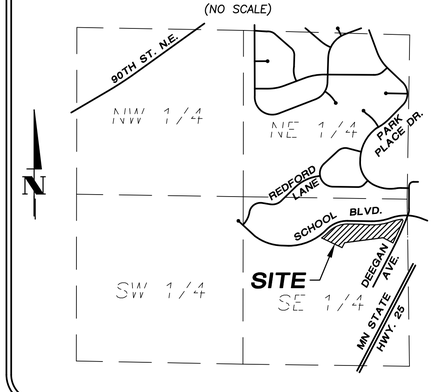
_____
Wright County Land Records Administrator

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 No._____.

_____
Wright County Recorder

VICINITY MAP

SECTION 15, T. 121, R. 25, WRIGHT COUNTY, MN
(NO SCALE)



PROJECT TEAM

ARCHITECT
Michael J. Thomas Architect, LLC
Michael Thomas, MN Licensed Architect
4918 S. Tri Oak Circle NE
East Bethel, MN 55092
651-245-2346
mjtallc2520@gmail.com
www.michaeljthomasarchitect.com

OWNER
Missy Sjolin
Director/Owner of
Kid's Haven Child Care and Preschool
302 12th Ave S Buffalo, MN 55313
763-682-3072
Msjolin@kidshaven.net

GENERAL CONTRACTOR
By invitation and approval by the Owner only.

CIVIL ENGINEER
Civil Engineering Site Design
Scott Dalke, MN Licensed PE
118 East Broadway St.
PO Box 566
Monticello, MN 55362
763-314-0929
sdahlke@civil.com

LANDSCAPE ARCHITECT
Inside Outside Architecture, Inc.
Paul Kangas MN Licensed Landscape Architect
14165 James Road, Suite 200A
Rogers, MN 55374
612-237-8355
www.insideoutsidearchitecture.com

STRUCTURAL ENGINEER
Innovative Structural Solutions, P.A.
Shawn Parks, MN Licensed PE
5279 Kyler Avenue NE
Albertville, MN 55301
763-425-9960
SParks@isseng.com

MECHANICAL & PLUMBING ENGINEER
Steen Engineering, Inc.
Richard Becker, MN Licensed PE
763-235-4802
Richardb@steeneng.com
Scott Davis, Sr. Mechanical Designer
763-235-4791
Scottd@steeneng.com

Project & Bidding Information

SUMMARY AND SCOPE
This a 26,686 SF, single-story, new construction, child care and preschool facility. It is to be constructed of combustible, wood-framed walls and roof, meeting the 2020 MN Building Code Type VB construction. Occupancy Type I-4. It shall be equipped with a fire sprinkler system. There are no fire-rated walls required.

LUMP SUM BID
The General Contractor (GC) shall provide a lump sum construction contract to include all labor and material for work as shown on the architectural, civil, structural, mechanical, plumbing, & electrical plans. The GC shall also include all labor and material for power, water, sewer, and gas connections required for the food service equipment.

SITE UTILITIES
The GC shall provided all perminent site water, site sewer, site gas, site power, and site storm sewer connections, phone/ data and related work as shown on the drawings.

MECHANICAL & PLUMBING
The mechanical and plumbing scope shall be per Steen Engineering drawings.

Project & Bidding Information (continued)

DESIGN/BUILD SCOPE
Electrical, fire alarm, and fire sprinkler systems design, materials, and install shall be included by the GC through a design/build bid by applicable sub-contractors.

DEFERRED SUBMITTALS
Deferred building permit submittals due to design/build scope shall include Electrical Light Fixture Cut Sheets, Electrical Ceiling Plans, Fire Alarm System, & Fire Sprinkler System.

GEOTECHNICAL REPORT
A geotechnical report dated 01-25-26 has been prepared by Chosen Valley Testing, Inc. It is available for download at the same location as these drawings.

BUILDING PERMIT AND OTHER FEES
The GC shall:
1. Include all costs for building permit and plan review fees.

2. Provide all temporary measures such as HVAC, trash, toilets, traffic control, and other typical general conditions during construction.

3. Pay for all temporary utility bills/ cost during construction such as natural gas/ propane, electricity, phone/ data up until a certificate of substantial completion is issued or until a certificate of occupancy is issued (whichever comes first).

4. Include and pay for all builders risk insurance.

5. Assist as required with kitchen MN Department of Health and childcare licensing, however the Owner will pay the cost for said permits.

EXCEPTIONS
The following items will be provided by the Owner outside the GC contract and shall not be included in the GC bid or contract, however the GC shall coordinate this work with the Owner-contracted contractors:

1. Play Area Turf. However, the GC shall include compacted granular base at the play areas set 1 1/2" below the top of stoops.

2. Play Area Fencing.

3. Play Area Equipment.

4. Commercial Food Service Appliances/ Equipment. Note, the feeding rooms and breakroom refrigerators/ microwaves noted on the plans will be provided by the GC. Note, the commercial kitchen exhaust hood will be povided by the food service equipment supplier. However, the install of said hood must be by the GC's HVAC subcontractor and include all ductwork, roof/ wall penetraitions, vent cap, fan, power, controls, etc.

5. Low Voltage. The GC shall include in their bid all conduit and junction boxes for all low voltage work as indicated on the Electrical Power & Low Voltage Plan. Include a "ring and sling" in walls to access above suspended ceiling. The Owner, under a separate contract will provide all low voltage wiring, devices, connections, etc..

6. Utility install/ connection fees for electric/power, gas, and phone/data will be paid for by the Owner. However the GC must include coordinating these installs and include applicable connections at the building.

7. Fire extinguishers will be provided by the Owner. GC to provide fire extinguisher cabinets where noted on the drawings.

ALTERNATES - REQUIRED TO BE INCLUDED IN LUMP SUM BID WITH ALTERNATE PROVIDED TO OMIT FROM BASE BID!!!!!

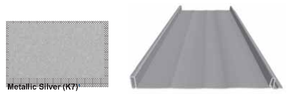
Alternate A-1. Exterior Windows
Based Bid: Andersen 100 Series Fibrex Windows
Alternate: Silverline Vinyl Windows - V1 Series or Pella 250 Series

Alternate A-2. Weather Barrier
Base Bid: Provide taped/ sealed joints and fastener penetrations per the insulating sheathing manufacturer.
Altenate: Omit the taped/ sealed joints at the insulating sheathing. Provide a taped, sheet weather barrier over the insulating wall sheathing as detailed and specified. The insulating sheathing shall have untaped/ sealed joints.

Alternate A-3. Trash Enclosure Roof
Base Bid: Provide roof at trash enclosure as shown on the drawings.
Alternate: Omit trash enclosure roof and stud knee walls. Install a prefin. metal parapet cap at the top of the trash enclosure CMU walls.

VOLUNTARY ALTERNATES
The GC and sub-contractors must include the entire scope of work including materials, equipments, etc. as specified in the lump sum bid. Voluntary deduct alternates may be considered if submitted at time of bidding.

BID DATE
The lump sum General Contractor bids will be received no later than 3:00 PM Central Time, Tuesday, February 24th, 2026. The bids shall be emailed to the Owner Missy Sjolin at Msjolin@kidshaven.net and to the Architect Michael J. Thomas mjtallc2520@gmail.com.



Standing Seam Metal Wall Panels
Metal Sales - IMAGE II - 16" Panel Coverage
Color : Metallic Silver

Base Bid
Fiberglass Windows
Anderson 100 Series Fibrex
Color: White

Alternate Bid
Vinyl Windows
Silverline Windows - V1 Series
or Pella 250 Series
Color: White

LP Prefinished Abyss Black
Cedar Mill Panel w/ 5/4" x 4" Battens @ 24" O.C.

Field Painted Sherwin Williams 6710 Melange Green
LP Brushed Smooth Panel Accents

PREFINISHED METAL
Elevate - UNA Clad
Kynar finish
"Bone White"
Main Roof fascias, soffits, drip caps, and misc. break metal locations.

Field Painted Sherwin Williams 6479 Drizzle
LP Brushed Smooth Panel Accents

LP Prefinished Cavern Steel
Cedar Mill Lap Siding w/ 10" and 4" Exposures

Field Painted Sherwin Williams 6311Memorable Rose
LP Brushed Smooth Panel Accents

Field Painted Sherwin Williams 6514 Respoite
LP Brushed Smooth Panel Accents

Field Painted Sherwin Williams 9047 Forever Lilac
LP Brushed Smooth Panel Accents

Aluminum Entry Doors
Clear Anodized Finish

Prefinished, Wood Grain, Metal Panel
MAC Harrywood Plus - Cork
Installed Vertically.

1 24005 Kids Haven Monticello 02-02-26 Main Entry View

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

SHEET INDEX

		Date Issued
Cover Sheet		
A0.0	Cover Sheet	Bid_Permit Set 02-02-26
A0.1	Exterior Renderings	Bid_Permit Set 02-02-26
A0.2	Exterior Elevations - Color & Materials	Bid_Permit Set 02-02-26
Architectural General		
A0.3	Code Information	Bid_Permit Set 02-02-26
A0.4	Room Finish Schedule	Bid_Permit Set 02-02-26
A0.5	Door Schedule & Specifications	Bid_Permit Set 02-02-26
A0.6	Wall, Window, Door, & Frame Types	Bid_Permit Set 02-02-26
A0.7	Outline Specifications	Bid_Permit Set 02-02-26
A0.8	Outline Specifications	Bid_Permit Set 02-02-26
Architectural Plans		
A1.1	First Story Floor Plan	Bid_Permit Set 02-02-26
A1.2	Clearstoty & Roof Plan	Bid_Permit Set 02-02-26
A1.3	Enlarged Floor Plan - Lower Right First Story	Bid_Permit Set 02-02-26
A1.4	Enlarged Floor Plans - Lower Middle First Story	Bid_Permit Set 02-02-26
A1.5	Enlarged Floor Plan -Lower Left First Story	Bid_Permit Set 02-02-26
A1.6	Enlarged Floor Plan - Upper Right First Story	Bid_Permit Set 02-02-26
A1.7	Enlarged Floor Plans Upper Middle First Story	Bid_Permit Set 02-02-26
A1.8	Enlarged Floor Plans - Upper Left First Story	Bid_Permit Set 02-02-26
A1.9	Enlarged Floor Plans 3/8" Scale	Bid_Permit Set 02-02-26
A1.10	Enlarged Floor Paln 3/8" Scale	Bid_Permit Set 02-02-26
A1.11	Enlarged Floor Plans - 3/8" Scale	Bid_Permit Set 02-02-26
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A2.2	Enlarged Exterior Elevations	Bid_Permit Set 02-02-26
A2.3	Enlarged Exterior Elevations	Bid_Permit Set 02-02-26
Architectural Sections		
A3.1	Building Sections	Bid_Permit Set 02-02-26
A3.2	Building Sections	Bid_Permit Set 02-02-26
Architectural Wall Sections		
A4.1	Wall Sections	Bid_Permit Set 02-02-26
A4.2	Wall Sections & Canopy Details	Bid_Permit Set 02-02-26
Details		
A5.1	Exterior Details	Bid_Permit Set 02-02-26
A5.2	Trash Enclosure	Bid_Permit Set 02-02-26
Vertical Circulation		
A6.1	Ship's Ladder & Int Details	Bid_Permit Set 02-02-26
Architectural Reflected Ceiling Plans		
A7.1	Reflected Ceiling Plan - First Story	Bid_Permit Set 02-02-26
Interior Details		
A8.1	Interior Elevations (IE)	Bid_Permit Set 02-02-26
A8.2	Interior Elevations (IE)	Bid_Permit Set 02-02-26
A8.3	Interior Elevations (EI) & Details	Bid_Permit Set 02-02-26
A8.4	First Story FFE & Finish Plan	Bid_Permit Set 02-02-26
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C0	Project Location Map	Bid_Permit Set 02-02-26
C1.1	Site Plan	Bid_Permit Set 02-02-26
C2.1	Grading & Drainage Plan	Bid_Permit Set 02-02-26
C3.1	Sanitary Sewer & Water Plan	Bid_Permit Set 02-02-26
C4.1	Storm Sewer Plan	Bid_Permit Set 02-02-26
C5.1	Storm Water Pollution Prevention Plan	Bid_Permit Set 02-02-26
C6.1	Existing Conditions & Removal Plan	Bid_Permit Set 02-02-26
C7.1	Details	Bid_Permit Set 02-02-26
C7.2	Details	Bid_Permit Set 02-02-26
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S2.1	Roof Framing Plan	Bid_Permit Set 02-02-26
S2.2	High Roof Framing Plan & Trash Enclosure	Bid_Permit Set 02-02-26
S3.1	Sections & Details	Bid_Permit Set 02-02-26
S3.2	Sections & Details	Bid_Permit Set 02-02-26
S3.3	Sections & Details	Bid_Permit Set 02-02-26
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E0.0	Site Photometrics Calculations	Bid_Permit Set 02-02-26
E1.0	First Story Elec Power & Low Voltage Plan	Bid_Permit Set 02-02-26
Mechanical & Plumbing		
M0.0	Mechanical Title Sheet	Bid_Permit Set 02-02-26
M1.0	Main Level Drain Waste and Vent Plan	Bid_Permit Set 02-02-26
M1.1	Main Level Domestic Water and Gas Plan	Bid_Permit Set 02-02-26
M1.2	Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.3	Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.4	Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.5	Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M2.0	Main Level HVAC Plan	Bid_Permit Set 02-02-26
M3.0	Roof Mechanical Plan	Bid_Permit Set 02-02-26
M4.0	Mechanical Details	Bid_Permit Set 02-02-26
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M5.0	Mechanical Equipment Schedules	Bid_Permit Set 02-02-26
M5.1	Mechanical Equipment Schedules	Bid_Permit Set 02-02-26
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K1	Food Service Equipment Plan & Schedule	Bid_Permit Set 02-02-26
K2	Food Service Equipment Plumbing Rough-In	Bid_Permit Set 02-02-26
K3	Food Service Equipment Electrical Rough-In	Bid_Permit Set 02-02-26
K	Food Service Equipment Information	Bid_Permit Set 02-02-26

MICHAEL J. THOMAS ARCHITECT
Est. 2005
4918 S. Tri Oak Circle NE
East Bethel, MN 55092
Phone: 651-245-2346
Email: mjtallc2520@gmail.com
Web:michaeljthomasarchitect.com

Project No:
24005
Date Last Revised:
03-25-24, 07-17-25, 10-26-24, 11-20-25, 12-28-25,
90% Progress Set 01-26-26
Bid_Permit Set 02-02-26

File Name:
24005 Kids Haven Monticello 02-02-26.pln
Drawn By:
MJT
Minnesota License No.:
23592
Date Signed:
00-00-0000

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.

Signature

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KID'S HAVEN
CHILD CARE & PRESCHOOL

Kid's Haven Child Care & Preschool
New Building
School Boulevard
Monticello, MN

A0.0

3 24005 Kids Haven Monticello 02-02-26 SE Aerial View

4 24005 Kids Haven Monticello 02-02-26 SW View

2 24005 Kids Haven Monticello 02-02-26 NW Aerial View

1 24005 Kids Haven Monticello 02-02-26 NE View

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

MICHAEL J. THOMAS ARCHITECT

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East Bethel, MN 55092
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Drawn By:
MJT

Minnesota License No.:
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Date Signed:
00-00-0000

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Signature

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Monticello, MN

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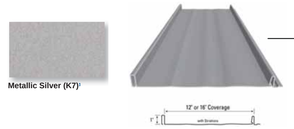
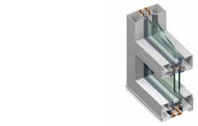


Standing Seam Metal Wall Panels
Metal Sales - IMAGE II - 16" Panel Coverage
Color : Metallic Silver

Alternate Bid
Vinyl Windows
Silverline Windows - V1 Series or Pella 250 Series
Color: White

4 East Exterior Colors
SCALE: 3/32" = 1'-0"

3 West Exterior Colors
SCALE: 3/32" = 1'-0"



Aluminum Entry Doors
Clear Anodized Finish

BASE BID
Fiberglass Windows
Anderson 100 Series Fibrex
Color: White

PREFINISHED METAL
Elevate - UNA Clad
Kynar finish
"Bone White"
Main Roof fascias, soffits, drip caps, and misc. break metal locations.

Field Painted Sherwin Williams 6479 Drizzle
Cedar Mill Panel Accents

Field Painted Sherwin Williams 6311Memorable Rose
Cedar Mill Panel Accents

2 South Exterior Colors
SCALE: 3/32" = 1'-0"

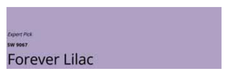
LP Prefinished Cavern Steel
Cedar Mill Lap Siding w/ 10" and 4" Exposures

Manufactured Stone Veneer
Boulder Creek
Prairie Bluff - Yuma

LP Prefinished Abyss Black
Cedar Mill Panel w/ 5/4" x 4" Battens @ 24" O.C.

Field Painted Sherwin Williams 6514 Respoite
LP Cedar Mill Panel Accents

Field Painted Sherwin Williams 6710 Melange Green
Cedar Mill Panel Accents



Field Painted Sherwin Williams 9047 Forever Lilac
Cedar Mill Panel Accents

Prefinished, Wood Grain, Metal Panel
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Installed Vertically.

1 North Exterior Colors
SCALE: 3/32" = 1'-0"

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Drawn By:
MJT

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Date Signed:
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KID'S HAVEN
CHILD CARE & PRESCHOOL

Kid's Haven Child Care & Preschool
New Building
School Boulevard
Monticello, MN

A0.2

2020 MINNESOTA STATE BUILDING CODE

Chapter 3 Use and Occupancy Classification
Table 302.2 Care Facilities
Child Care Center <24 hours per day
More than 5 children -/< 2.5 year of age not classified as E.
Occupancy Class I-4. Institutional Group I-4, day care ad day service facilities.

Section 308.5.1.3 Child day care. All infants and toddlers (132) are -/< 2.5 years of age, therefore condition (a) is not met and this facility is not an Group E.

Section 303 Assembly Group A
303.1.2 Small assembly spaces.
Item 1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as Group B or as part of that occupancy (I-4). Therefore, the Motor/ Gym with an occupant load of (30) will be considered an I-4 occupancy.

Chapter 5 General Building Heights and Areas
Table 504.3 Allowable Building Height In Feet Above Grade Plane
Occupancy Class I-4 Group. Type V B, Sprinklered = 60 feet Allowed
Actual = 26 feet

Table 504.4 Allowable Number of Stories Above Grade Plane
Occupancy Class I-4 Group. Type VB, Sprinklered = 2 Stories Allowed
Actual 1 Story

Table 506.2 Allowable Area Factor In Square Feet
Occupancy Class I-4 Group. Type VB, Sprinklered, Single Story = 36,000 SF Allowed
Actual = 26,686

Chapter 6 Types of Construction
Table 601.
0 Hour Fire-resistance Rating required for all elements.
Type V B.

Table 602.
Type VB, I Occupancy
Fire Separation Distance required = 10 </+ X <30.
Actual:
- Distance from South property line = 29.1'
- Distance from North property line = 30'+
- Distance from West property line = 30'+
- Distance from East property line = 20.7'

Therefore, 0 fire rating required.

Chapter 9 Fire Protection Systems
Section 903.2.6 Group I
Although not required per exception 2.
An automatic sprinkler system shall be provided throughout to for allowable area per Table 506.2.

Chapter 10 Means of Egress
Table 1004.5 Maximum Floor Area Allowances per Occupant.
Day care = 35 net Occupant Load Factor.
- Infant Younger 1 = 773 SF/ 35 = 22 Occupants
- Infant Younger 2 = 770 SF/ 35 = 22 Occupants
- Infant Older/ Mobile 1 = 770 SF/ 35 = 22 Occupants
- Infant Older/ Mobile 2 = 790 SF/ 35 = 22 Occupants
- Toddler 1 = 1,231 SF/ 35 = 35 Occupants
- Toddler 2 = 1,232 SF/ 35 = 35 Occupants
- Toddler 3 = 1,187 SF/ 35 = 33 Occupants
- Toddler 4 = 1,197 SF/ 35 = 34 Occupants
- School Age 1 = 1,297 SF/ 35 = 37 Occupants
- School Age 2 = 1,320 SF/ 35 = 37 Occupants
- Preschool 1 = 840 SF/ 35 = 24 Occupants
- Preschool 2 = 819 SF/ 35 = 23 Occupants
- Preschool 3 = 827 SF/ 35 = 23 Occupants
- Preschool 4 = 873 SF/ 35 = 24 Occupants

Total Day care = 393

Exercise rooms (Indoor Play Area) = 50 gross Occupant Load Factor
1,542 SF/ 50 = 30 Occupants
Total Per Code = 393+ 30 = 423 Occupants

Section 1004.5, Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor of building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

Actual Occupant Load based upon day care license and intended building use.
- Infant Younger 1 = 16 Occupants
- Infant Younger 2 = 16 Occupants
- Infant Older/ Mobile 1 = 16 Occupants
- Infant Older/ Mobile 2 = 16 Occupants
- Total Infants = 64 Occupants
- Toddler 1 = 28 Occupants
- Toddler 2 = 28 Occupants
- Toddler 3 = 28 Occupants
- Toddler 4 = 28 Occupants
- Total Toddlers = 112 Occupants
- School Age 1 = 30 Occupants
- School Age 2 = 30 Occupants
- Total School Age = 60
- Preschool 1 = 20 Occupants
- Preschool 2 = 20 Occupants
- Preschool 3 = 20 Occupants
- Preschool 4 = 20 Occupants
- Total Preschool = 80 Occupants

Total Infants & Toddlers </= 2 1/2 years of age = 176
School Age and Preschool = 140
Infant & Children Occupants = **316** Actual Based Upon Licensing

Motor/Gym
Note: Motor/Gym occupancy not included in licensed occupant load.
Children will either be in classroom, outside, or Motor/Gym.

Staff Count
Per MN Administrative Rules 9503.0040 Staff Ratios and Group Size
Infant 1:4 ratio. Therefore (4) classrooms X (16) each = 64 total infants. 64/ 4 = (16) Infant Teachers
Toddler 1:7 ratio. Therefore (4) classrooms X (28) each = 112 total toddlers. 112/7 = (16) Toddler Teachers
School Age 1:15 ratio. Therefore (2) classrooms X (30)ea.. = 60 total School Age. 60/15 = (4) School Age Teachers
Preschool 1:10 ratio. Therefore (4) classrooms X (20)ea.. = 80 total Preschooler. 80/10 = (8) Preschooler Teachers

Support Staff
- Administrative = (8)
- Food Service/ Custodian = (4)

Total Staff Count = **56** Occupants

Total Actual Occupant Load 316 + 56 = 372 Occupants

Section 1006.2.2.4 Group E and I-4 means of egress
Rooms or spaces where care is provided for more than 10 children that are 2 1/2 years of ages or less, shall have access to not less than two exits or exit access doors. All care rooms have two exits. Either to corridor or directly to exterior.

Table 1020.1 Corridor Fire-Resistance Rating
I-4 Occupancy, with sprinkler system = 0.

Table 1020.2 Minimum Corridor Width
Minimum corridor width required is 44"
Actual = 72 ½"

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Chapter 29 Plumbing Systems
Table 2902.1 Minimum Plumbing Fixtures
Institutional Adult day care and child day car
372 Occupants by Licensing and Actual Use.
Subtract 64 Infants, because infants do not use plumbing fixtures.
Therefore the load used for plumbing fixture count will be **372 - 64 = 308**

Do to use and licensing requirements, all child toilet and lavatories are shown to be unisex. A separate Men's and separate Women's toilet room will be provided for adult staff and visitors.

Water Closets
- Required = 308/ 15 = 20.5, round up to 21 required.
- Provided = 23 water closet + 1 urinal
  - Child Unisex = 20
  - Men's = 1 Toilet + 1 Urinal
  - Women's = 2

Lavatories
- Required = 308/ 15 = 20.5, round up to 21 required.
- Provided = 28
- (not including Warming Kitchen or classroom counter sinks)
  - Unisex Hand Washing Lavatories = 24
  - Men's Lavatory = 2
  - Women's Lavatory = 2

Bathtub/ Shower = 0 Required. Propose to provide 0.

Drinking Fountains = 308/ 100 = 3.8 or round up to 4 Required.
- Provided = 2
- Note, with the building official approval, only 2 provide because each classroom has a counter sink with disposable cups to allow children to access water in each classroom.

Service Sink = 1 Required. 2 Provided.

2020 Minnesota Provisions to the Minnesota State Building Code

1303.1500 Recycling Space, Table 1-A.
Nurseries for children (day care) = .002 factor.
26,686 SF x .002 = 53.372 SF required.
60 SF provided.

2024 MINNESOTA ENERGY CODE

Section 5.1.4 Climate
Wright County, Minnesota = 6A

Section 5.4.3.1 Continuous Air Barrier
- Section 5.4.3.1.1 Whole Building Air Leakage rate of 0.40 cfm/ft².
- Section 5.4.3.1.2 Continuous Air Barrier Design and Installation.
  - Taped joints and sealed nails at Huber Insulated ZIP-sheathing.

Section 5.5 Prescriptive Building Envelope Compliance Path
Prescriptive Method for compliance proposed.

Table 5.5-6 Building Envelope Requirements for Climate Zone (A,B)- Nonresidential
- Roof, Insulation Entirely Above Deck = R-30 CI
- Roof, Attic = R-49
- Walls Above Grade, Wood Framed and other (walls) = R-19 + R-5 CI
- Below Grade Walls = R-10 CI
- Fixed Fenestration = 0.36 U-factor or less/ 0.38 SHGC or less
- Operable Fenestration = 0.42 U-factor or less/ 0.34 SHGC or less
- Entrance Doors = 0.63 U-factor or less/ 0.34 SHGC or less.

Electrical Systems will be Design/ Build by applicable subcontractor. It shall be said subcontractor's responsibility to design their system to meet all applicable energy code (and other codes) requirements.

2020 MINNESOTA ACCESSIBILITY CODE

Chapter 11 of the 2018 IBC w/MN Amendments
Section 1104.4 Accessible Route.
Multilevel Buildings and Facilities.
This is a single story building.

Section 1105 Accessible Entrances.
The main entrance is the accessible route. However, all classroom exterior play area doors are designed to be accessible as well.

Section 1106 Parking and Passenger Loading Facilities
See Civil plans.
Table 1106.1
76-100 parking spaces requires 4 to be accessible.
Therefore, (4) accessible parking spaces of the total (99) provided.

1109.2.2 Water closet compartment.
At least 5% of water closet compartments in each toilet room shall be accessible. If two or more water closets are provided, at least 5% shall be ambulatory accessible. Therefore, all locations where toilet rooms have toilet compartments, all will have one child accessible and one child ambulatory accessible compartments.

Section 1109.5 Drinking Fountains
Not fewer than two drinking fountains shall be provided. On drinking fountain shall comply with the requirements for people who use a wheel chair and one drinking fountain shall comply with requirements for standing persons. (2) provided.

Section 1109.12.3 Point of sale and service counters.
The main entry/ lobby service counter is accessible. A 34" height portion of the service counter will be provided.

Section 1109.13 Controls, operating mechanisms and hardware.
All door hardware is lever handle or stationary punch/ pulls.

Section 1111 Signage
To be by Owner, but will comply.

Chapter 4
Section 406 Curb Ramps. The main entry and access from accessible parking access isle includes curb ramp to comply.

Chapter 5
Section 502 Parking Spaces. (4) accessible parking spaces 9' wide x 19' deep with an 8' minimum wide access isle provided.

Chapter 6
Section 602.4 Spout outlet heights for drinking fountains.
(1) at 36" max. for wheel chair use and (1) between 38"-43" for standing persons provided.

Section 603.1 Clearances, door swings, mirrors, operable parts at all adult accessible toilet rooms and child accessible toilet rooms comply.

Section 604 Water Closets and Toilet Compartments. Clearances an grab bars shown to comply with Adult and Child accessible requirements.

Section 606 Lavatories and Sinks
All adult and child accessible toilet rooms include lavatories at 34" height, 27" clearance, & 30" widths.

Section 804.4 Sinks.
All counter sinks comply with Section 606.
34" Height. Removable sink base or open space to comply with Section 306.

APPLICABLE CODES:

2020 Minnesota Building Code
2024 Minnesota Energy Code
2020 Minnesota Accessibility Code
2020 Minnesota Mechanical and Fuel Gas Code
2020 Minnesota Plumbing Code
2020 Minnesota Fire Code
Minnesota Electrical Coded

2020 Minnesota Provisions to the State Building Code

National Fire Alarm and Signalling Code (NFPA) 72

NFPA 13 Standard for the Installation of Sprinkler Systems

Key to Code Plan

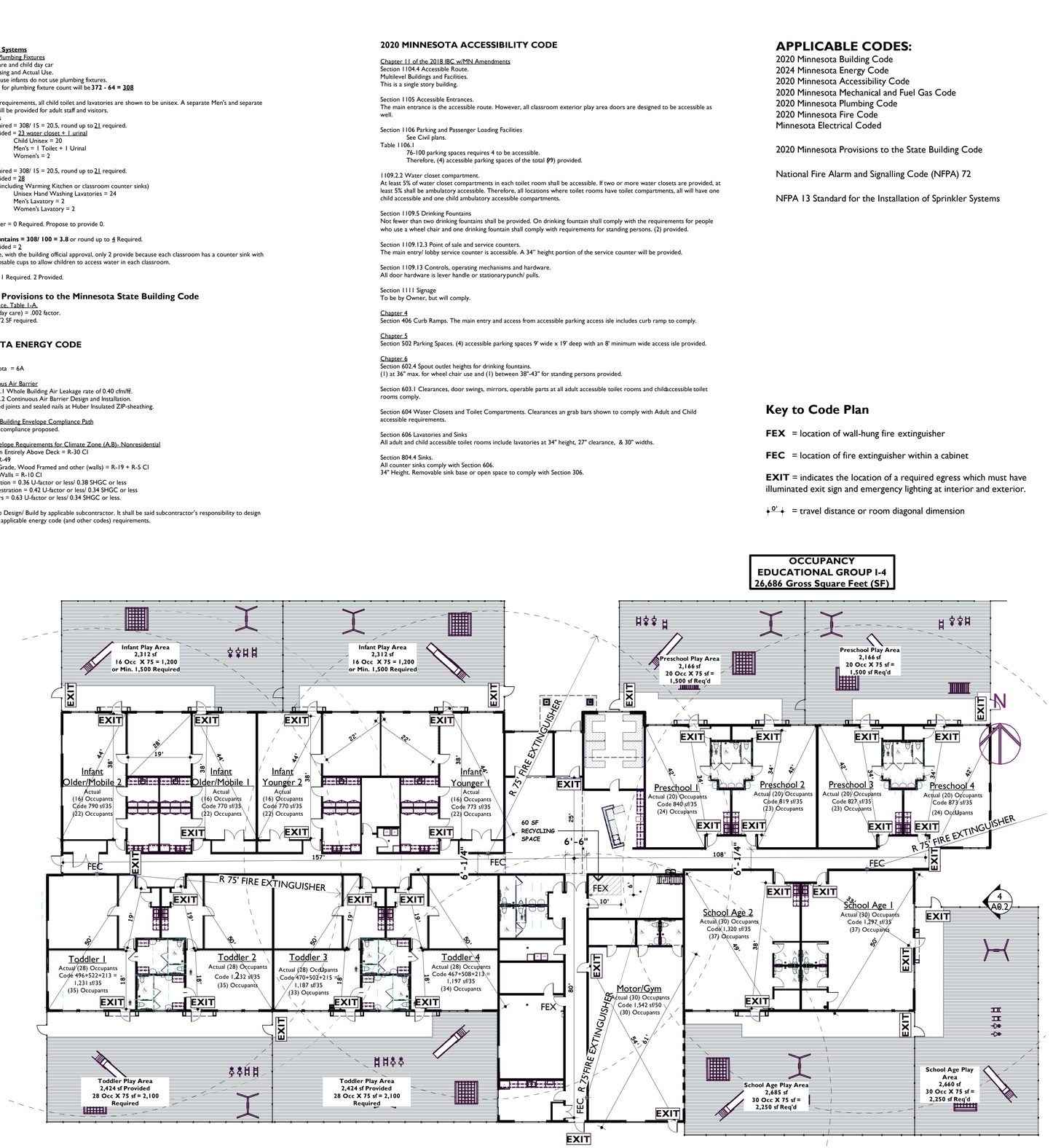
FEX = location of wall-hung fire extinguisher

FEC = location of fire extinguisher within a cabinet

EXIT = indicates the location of a required egress which must have illuminated exit sign and emergency lighting at interior and exterior.

6'-0" = travel distance or room diagonal dimension

OCCUPANCY
EDUCATIONAL GROUP I-4
26,686 Gross Square Feet (SF)



1 Code Plan - First Story
SCALE: 1/16" = 1'-0"

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Bid_Permit Set 02-02-26

File Name:
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Drawn By:
MJT

Minnesota License No.:
23592

Date Signed:
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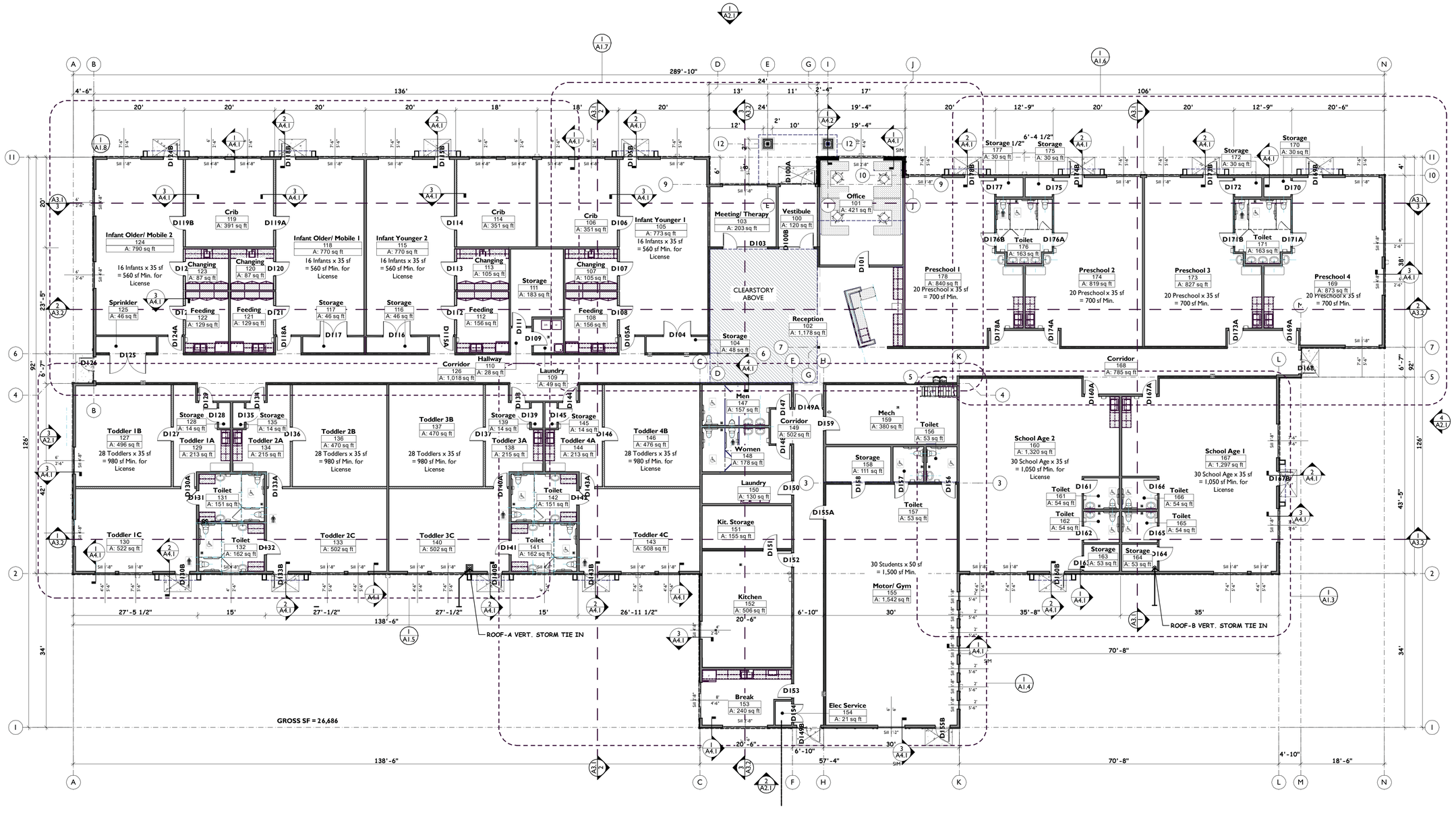
CHILD CARE & PRESCHOOL

Kid's Haven Child Care & Preschool
New Building
School Boulevard
Monticello, MN

A0.3



First Story Floor Plan

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

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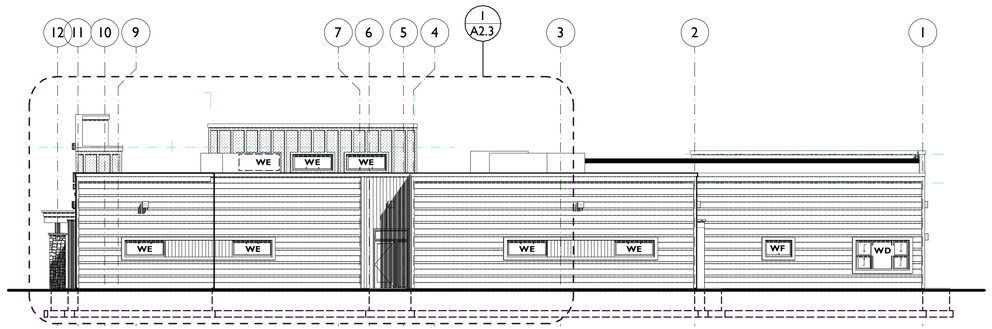
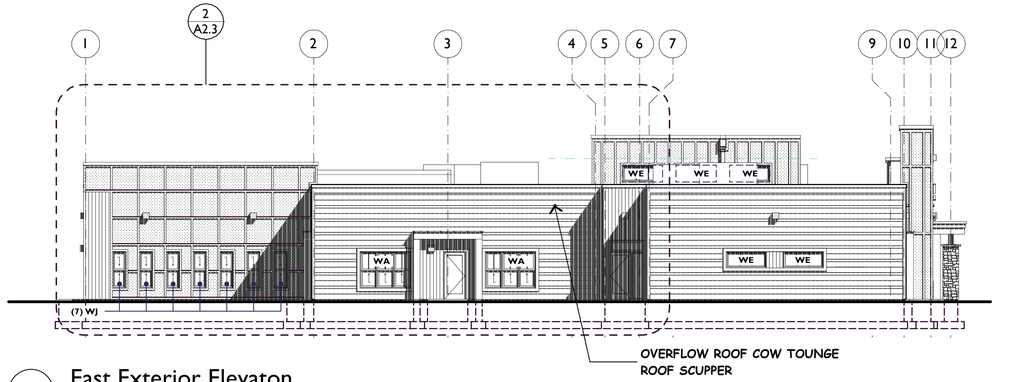
A1.1



3 West Exterior Elevaton
SCALE: 3/32" = 1'-0"
0 8' 16' 24'



4 East Exterior Elevaton
SCALE: 3/32" = 1'-0"
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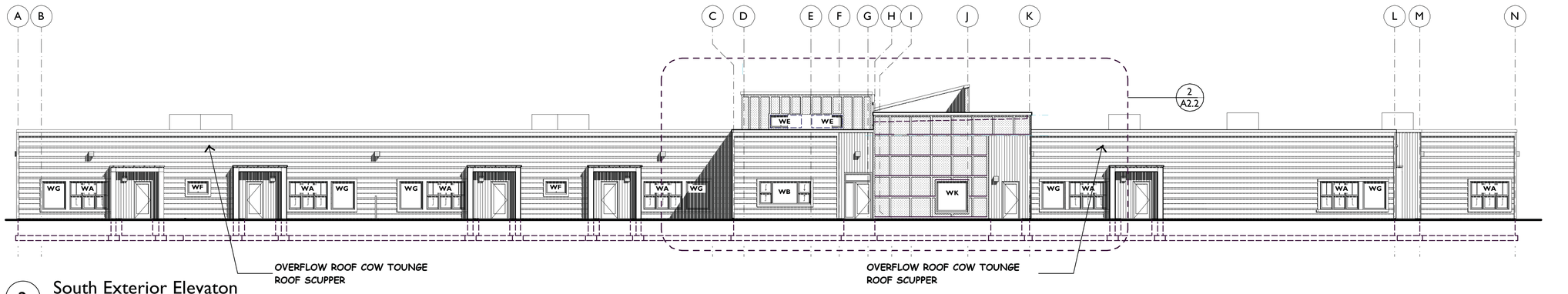

2 South Exterior Elevaton
SCALE: 3/32" = 1'-0"
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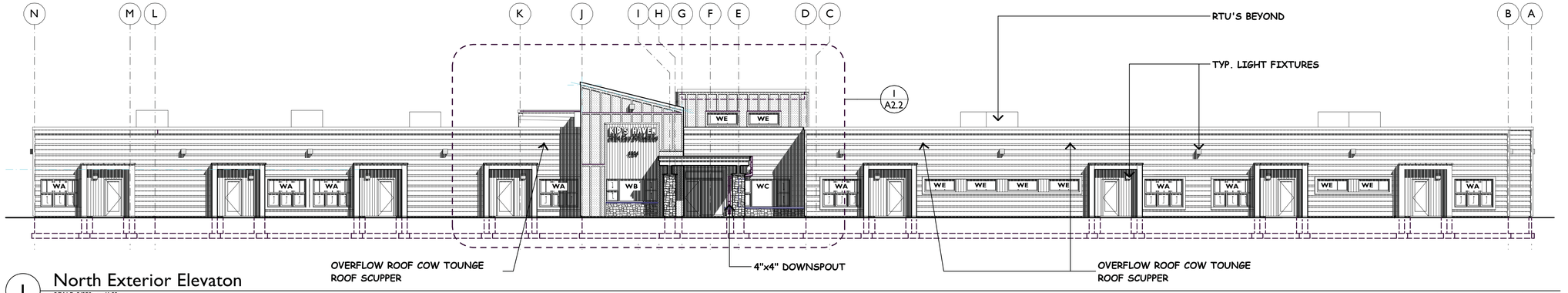

1 North Exterior Elevaton
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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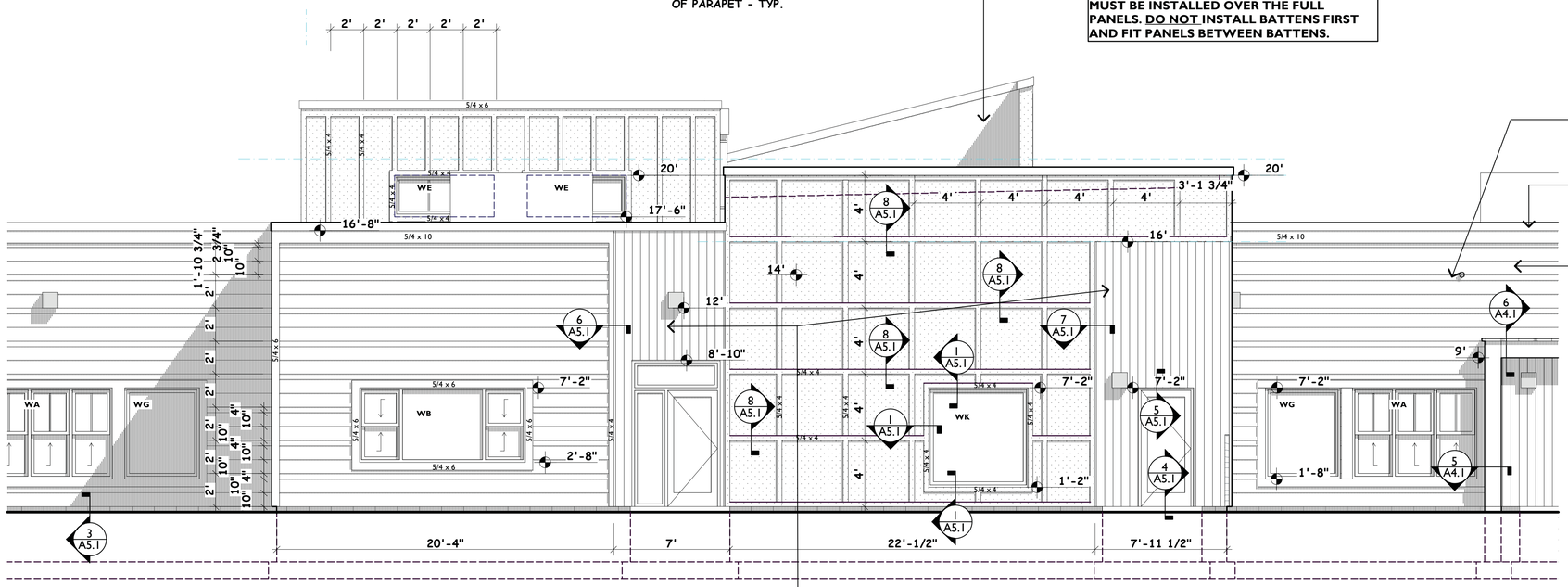
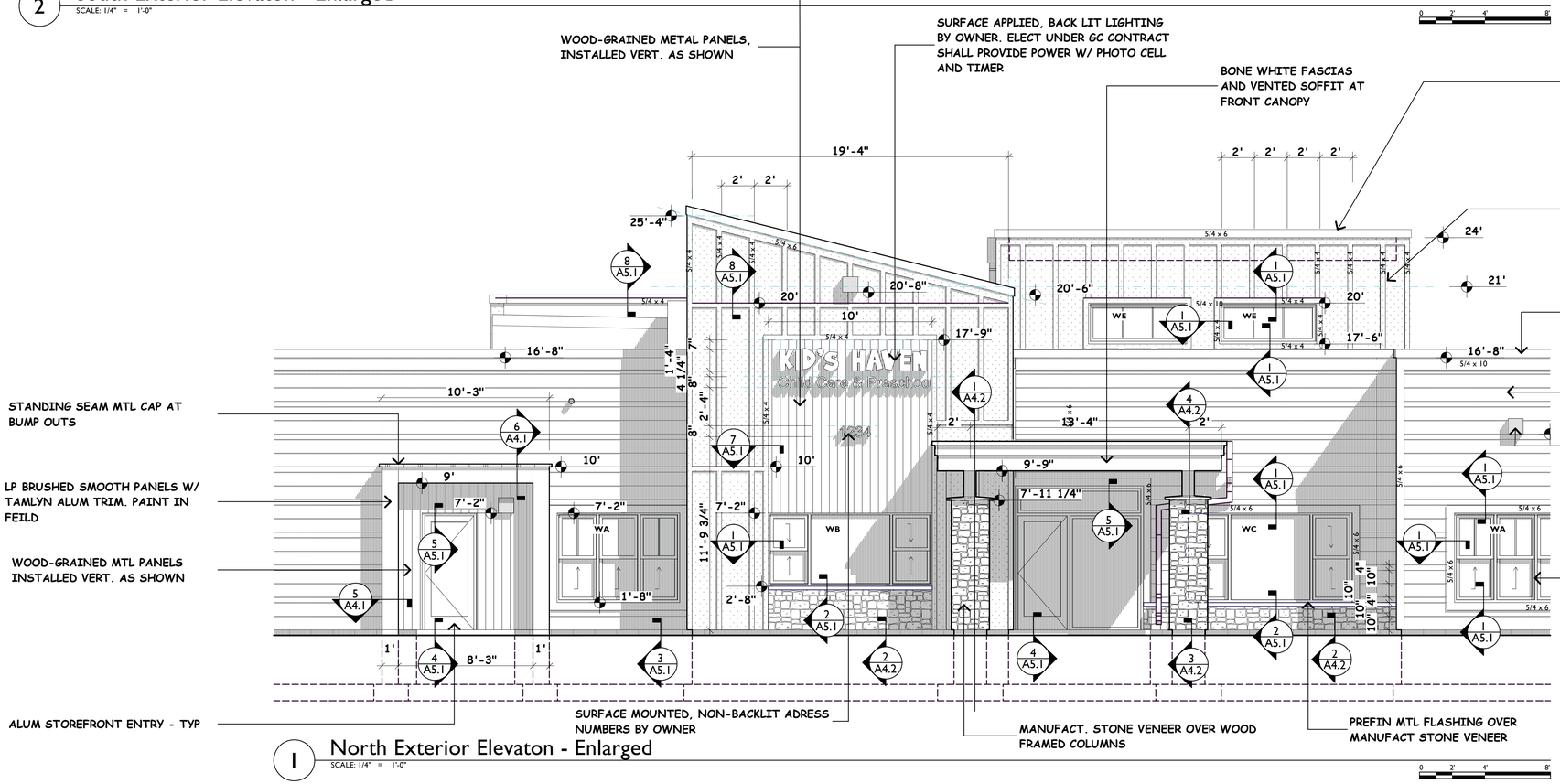


2 South Exterior Elevaton - Enlarged

SCALE: 1/4" = 1'-0"



1 North Exterior Elevaton - Enlarged

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New Building

School Boulevard
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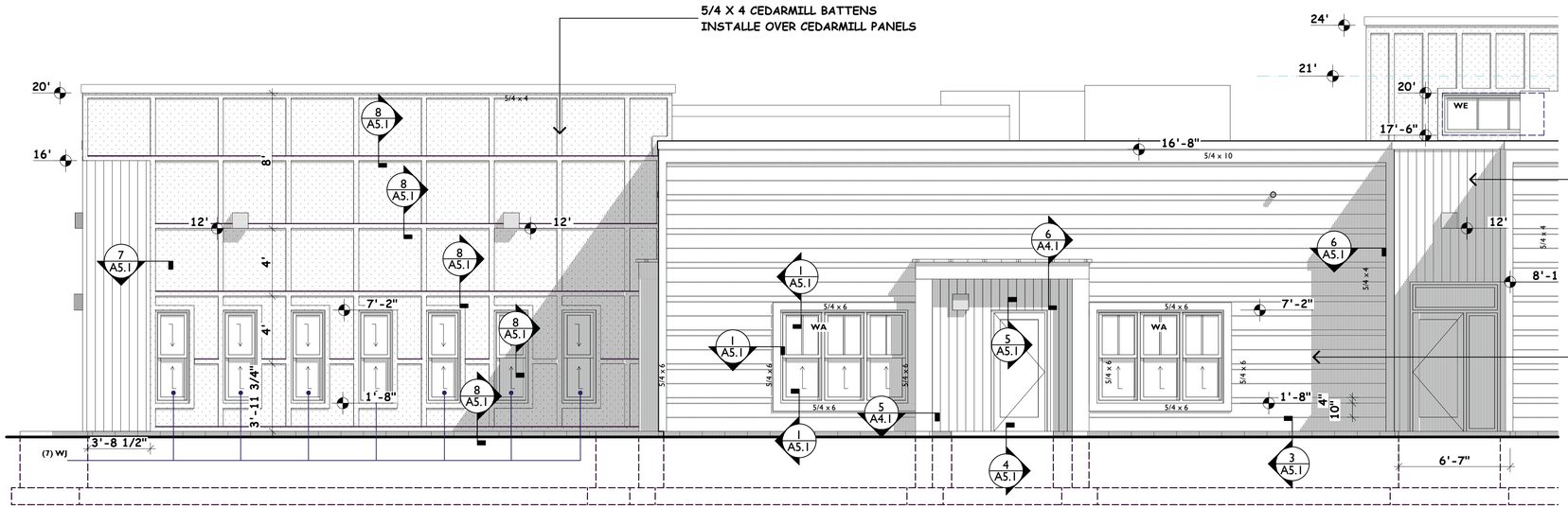
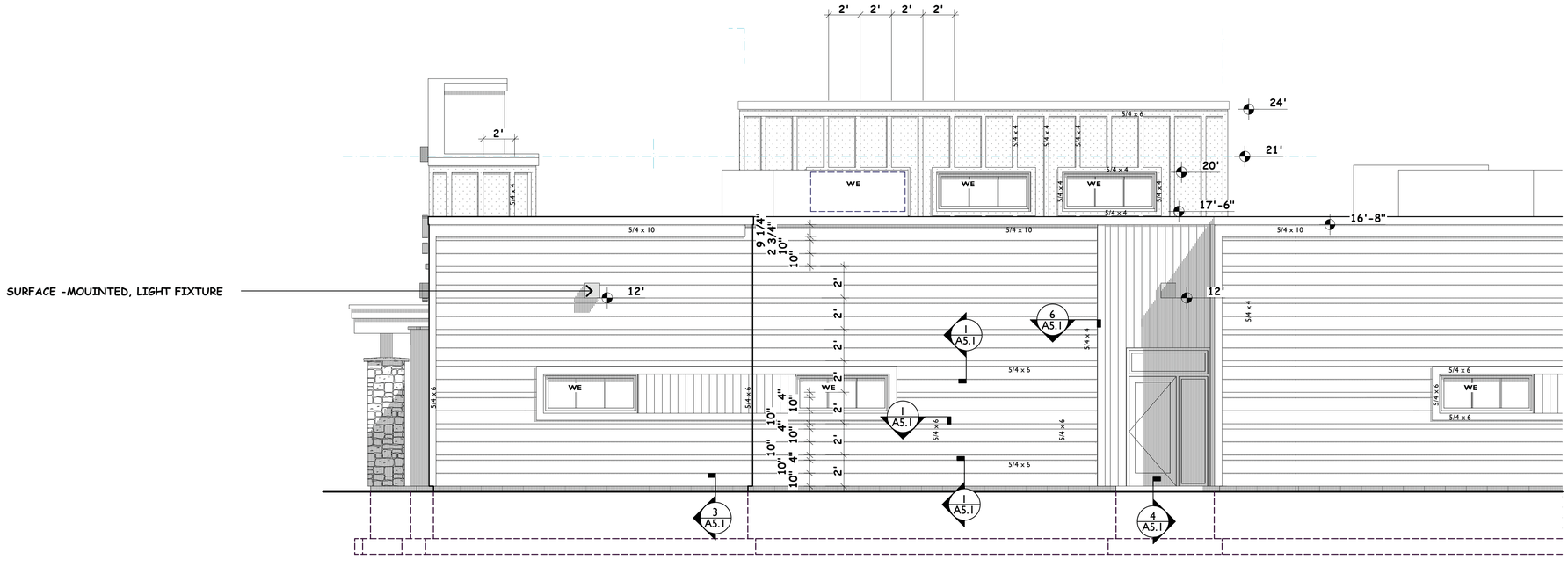
A2.2



2 East Exterior Elevaton - Enlarged

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 West Exterior Elevaton - Enlarged

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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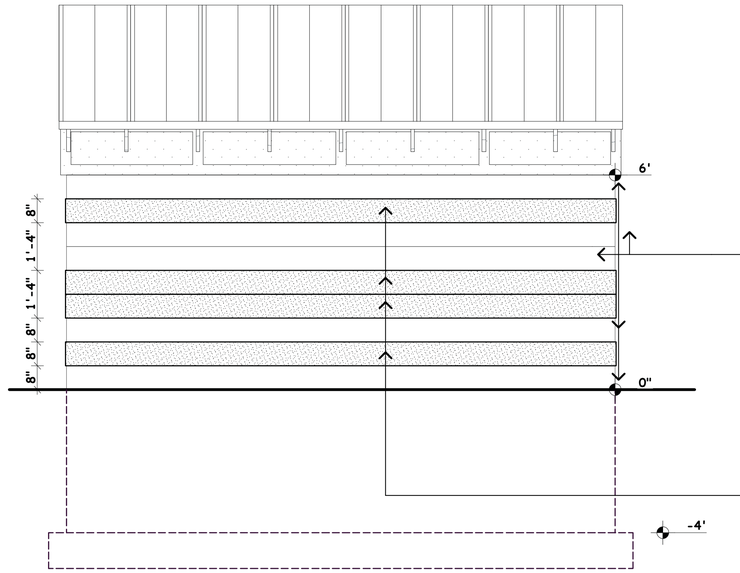
A2.3

4 Trash Enclosure



5 Trash Enclosure - Back Elevation
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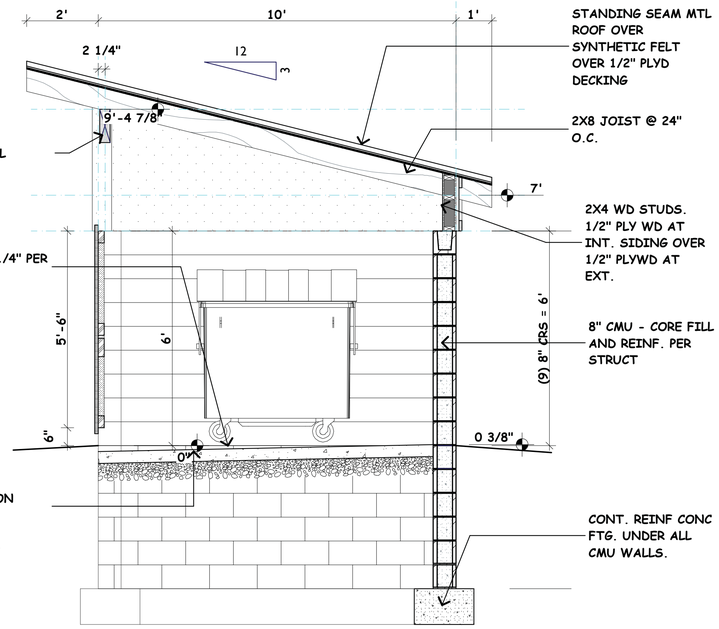
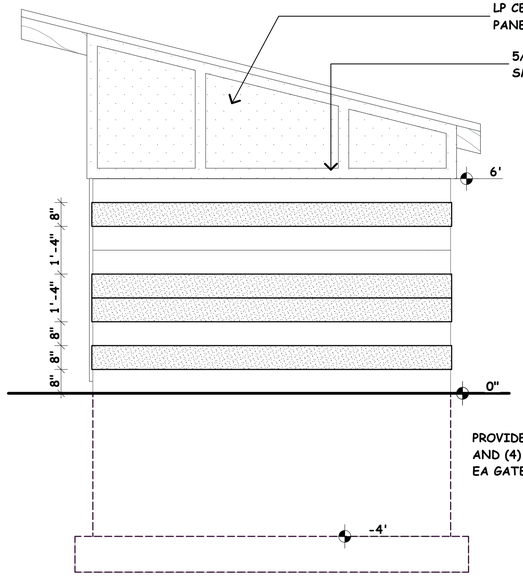
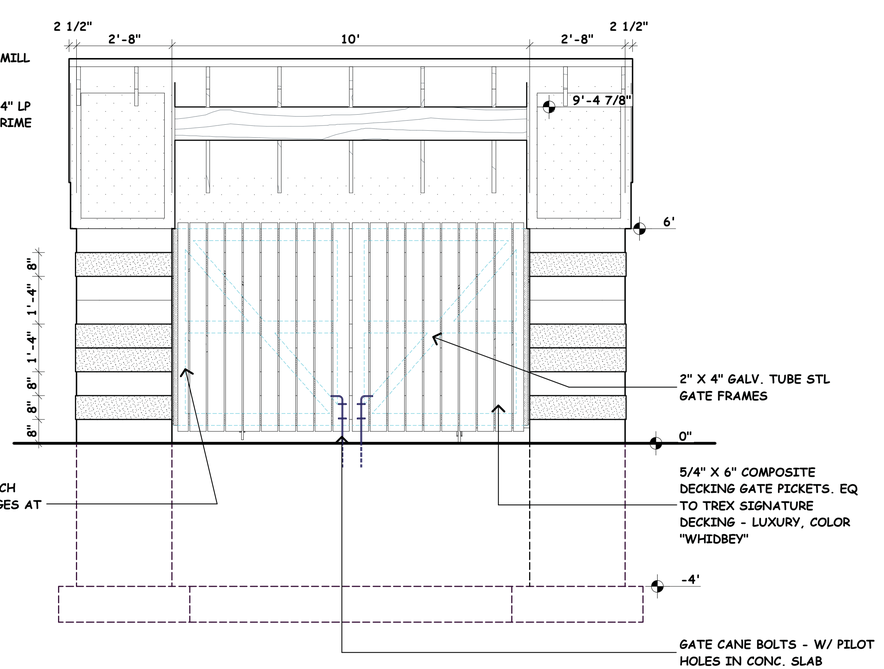


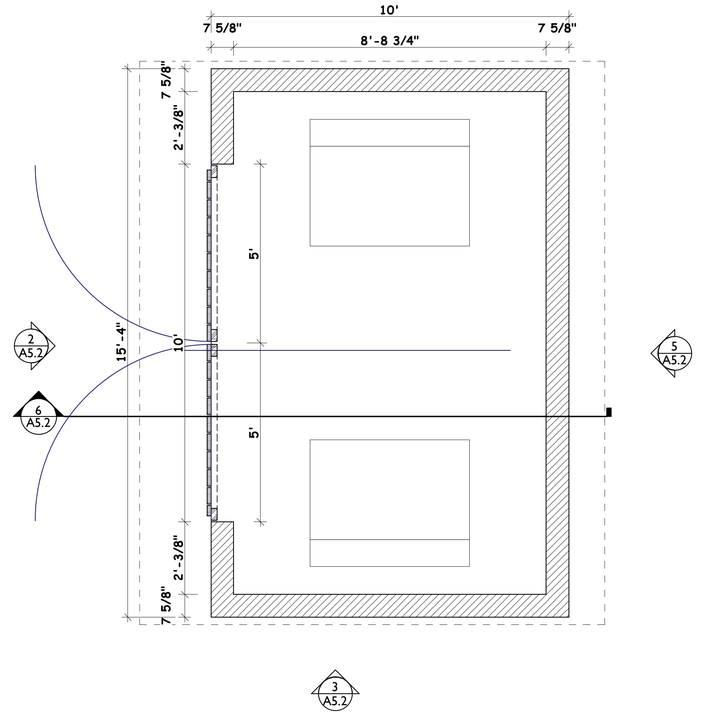
6 Trash Encl Section
SCALE: 1/2" = 1'-0"



3 Trash Enclousure - Side Elevation
SCALE: 1/2" = 1'-0"



2 Trash Enclosure - Front Elevation
SCALE: 1/2" = 1'-0"



1 Trash Enclosure Plan
SCALE: 1/2" = 1'-0"

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

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90% Progress Set 01-26-26
Bid_Permit Set 02-02-26

File Name:
24005 Kids Haven Monticello 02-02-26.pln

Drawn By:
MJT

Minnesota License No.:
23592

Date Signed:
00-00-0000

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.

Signature

Michael J. Thomas

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The architectural works depicted herein are the sole property of Michael J. Thomas Architect, LLC and may not be constructed or used without its expressed written permission. No permission to modify or reproduce any of these architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building(s) depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due to Michael J. Thomas Architect, LLC and, in absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

KID'S HAVEN
CHILD CARE & PRESCHOOL

Kid's Haven Child Care & Preschool
New Building
School Boulevard
Monticello, MN

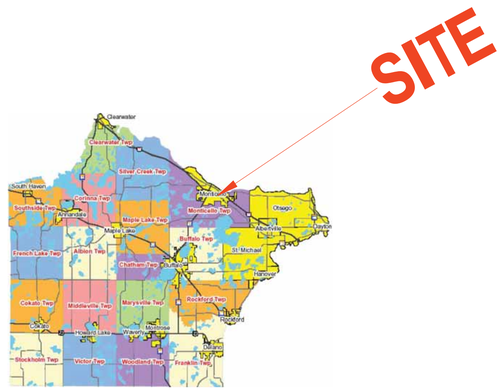
A5.2

KID'S HAVEN

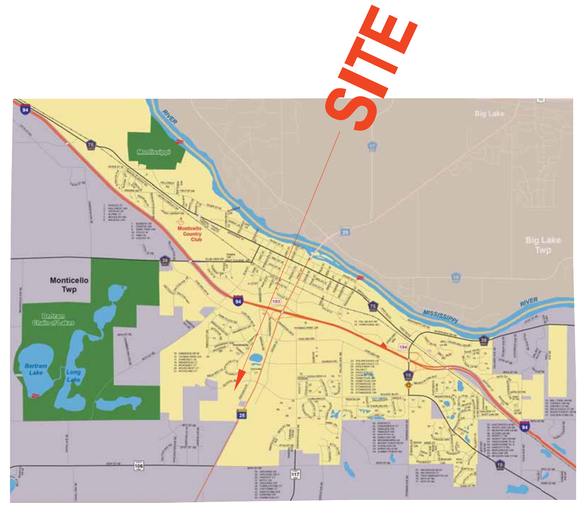
SITE IMPROVEMENT PROJECT

MONTICELLO, MN

MINNESOTA



WRIGHT COUNTY



CITY OF MONTICELLO

PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

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C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

PROJECT LOCATION PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
PO Box 586
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

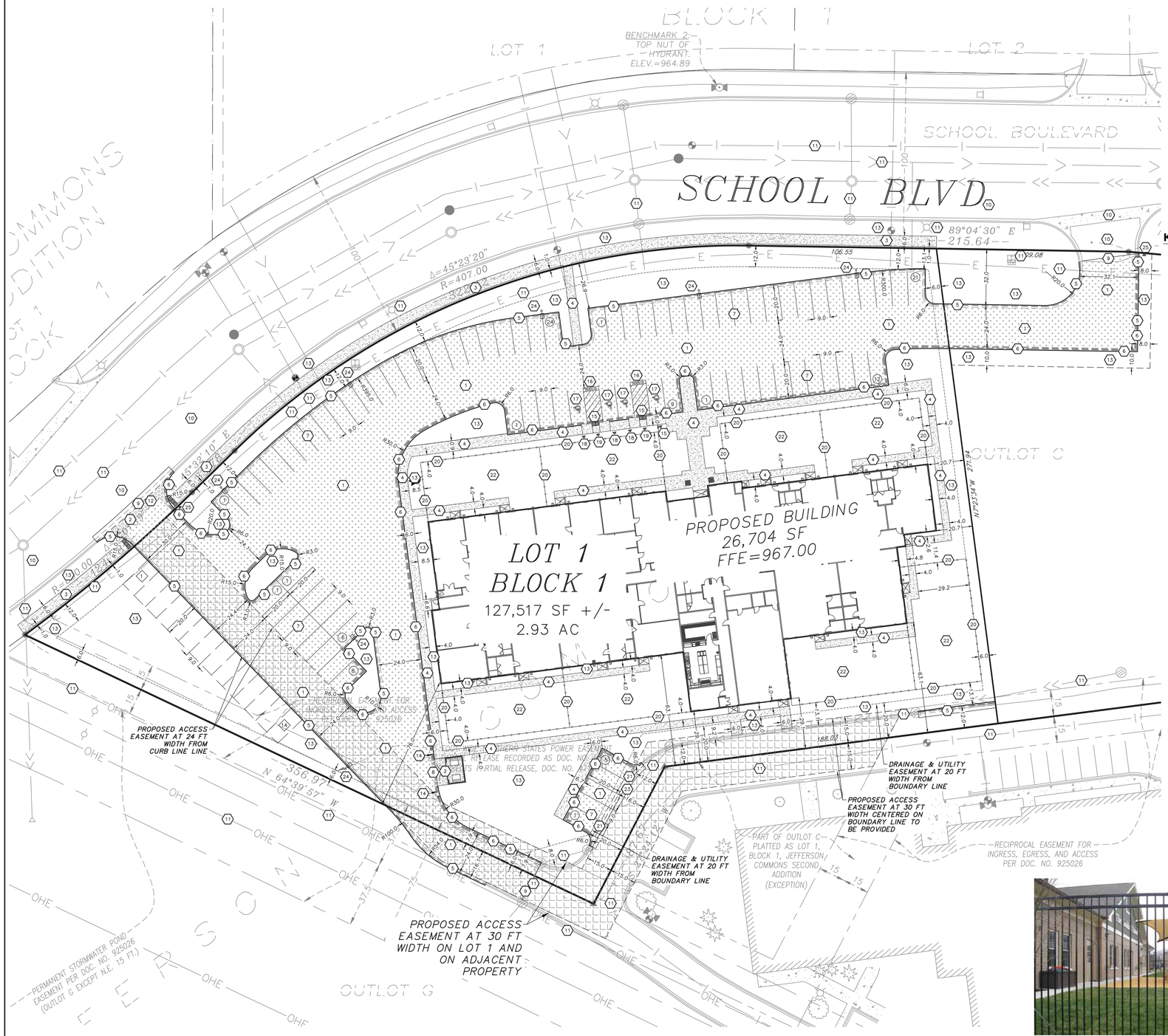
FILE NO. 00992

C0

Project Location plan

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTORS EXPENSE.
8. THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) 0.209
(26,704 / 127,517)

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF
(includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF
(building and pavement areas)

EXISTING IMPERVIOUS AREA: 4,651 SF
(includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF
PERCENT PROPOSED IMPERVIOUS AREA: 61.13%
(% of lot area; 77,948/127,517)

TOTAL PERVIOUS AREA: 49,569 SF
(landscape, turf areas)

PERCENT PERVIOUS AREA: 38.87%
(% of lot area; 49,569/127,517)

DISTURBANCE AREA: 38,535 SF
3.26 AC

LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- (#) PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
3. PUBLIC SIDEWALK. SEE MONTICELLO DETAIL ON SHEET C7.2
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
5. B612 (6") CONCRETE CURB & GUTTER
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
6. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
7. PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
8. RIBBON CURB CONCRETE CURB & GUTTER
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
9. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
10. EXISTING PAVEMENT TO REMAIN
11. EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
12. COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
13. PERVIOUS AREA. SEE LANDSCAPE PLAN BY OTHERS.
14. 6' TRANSITION RIBBON CURB TO B612 CURB
15. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MnDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
16. PAINT 24" HIGH LETTERS - WHITE.
17. PAINT INTERNATIONAL SYMBOL OF ACCESSABILITY-WHITE LATEX PAINT.
18. ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
19. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
20. METAL FENCE. 4.0 FT HEIGHT. AMERISTAR MONTAGE MAJESTIC WROUGHT IRON OR EQUAL. BLACK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
21. TYPICAL VALLEY GUTTER (SEE DETAIL)
22. PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS.
23. SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB LIP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PATCH WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
24. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
25. INSTALL TRAFFIC 'STOP' SIGN (MNDOT R1-1) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.

EXAMPLE METAL FENCE

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C7.1-C7.2	DETAILS

N

0 30 60 90

GRAPHIC SCALE IN FEET

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

PARKING DATA

REQUIRED PARKING
1.0 SPACE FOR EACH EMPLOYEE PLUS ONE SPACE PER FIVE CHILDREN
316 STUDENTS
35 STAFF MAX SHIFT
TOTAL REQUIRED STALLS = 99

PROVIDED PARKING
85 STALLS (INCLUDES 4 HANDICAP STALLS)
14 PROOF PARKING STALLS

SETBACKS:

LOCATION:	BUILDING
FRONT	30'
INTERIOR SIDE YARD	10'
REAR YARD	20'
STREET SIDE	20'

LOT MINIMUM:

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIRMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

SITE PLAN

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.

Date: 02/02/26 *Reg. No. 24348*

PREPARED BY:

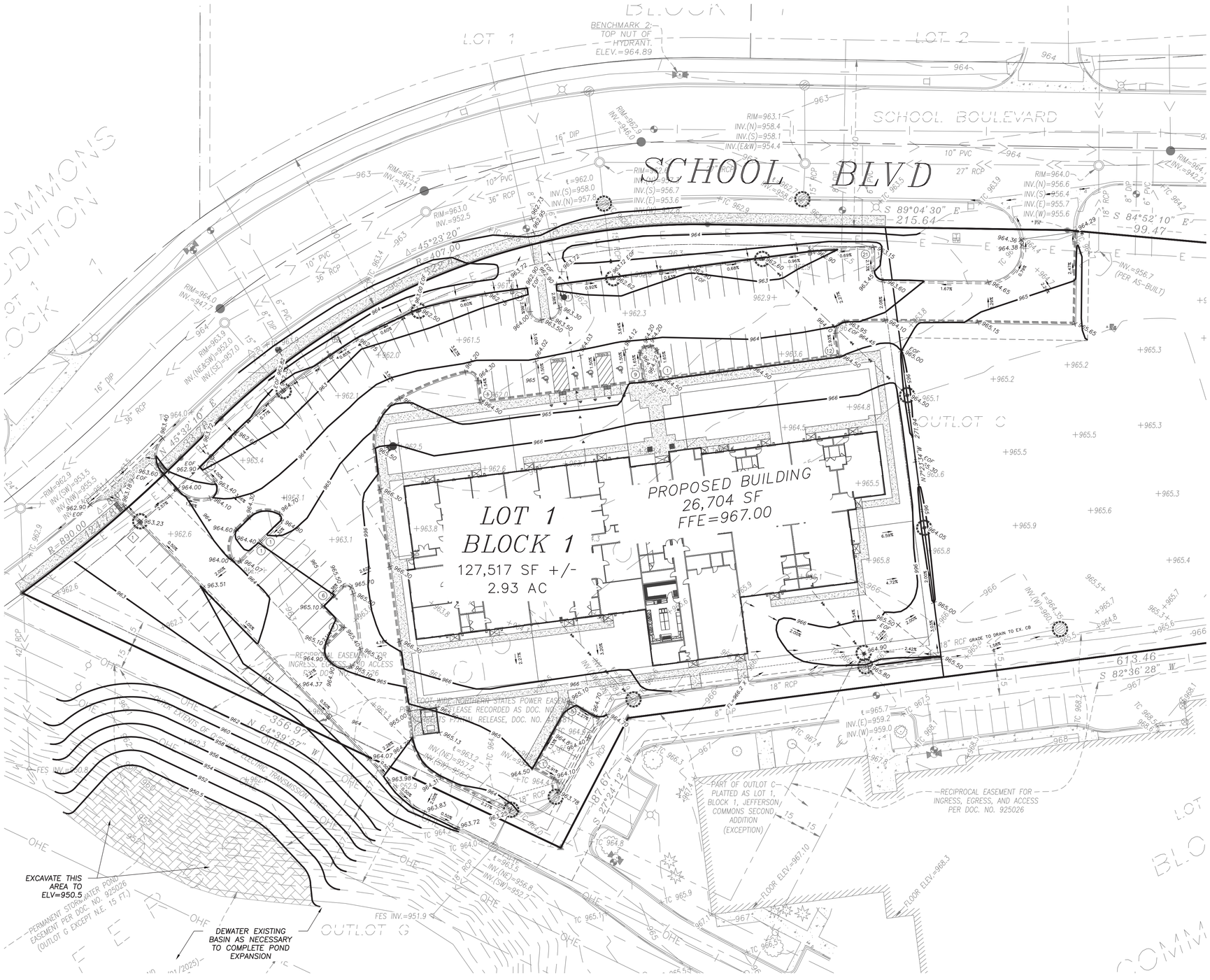
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway
PO Box 456
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY
	02/02/26	SD	SD	SD

FILE NO. 00992

C1.1

Site Plan



0 30 60 90

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >>— Existing Storm Sewer
- ×908.0 — Existing Spot Elevation
- 908 — Proposed Contours
- ▸▸ — Proposed Storm Sewer
- × 943.50 — Proposed Spot Elevation
- 2.40 <<< — Flow Direction
- ⟹ — Overflow Route

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

NOTE:
PLAY GROUND AREA GRADING TO REMOVE ALL TOPSOIL. FILL WITH SELECT GRANULAR MATERIAL TO 3.5 INCH HOLD DOWN FROM FINISH GRADE.

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Monticello, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A. Silt Fence.
   B. Rock Construction Entrance.
   C. Demolition
   D. Common excavation (grading).
   E. Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A. Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B. Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All proposed elevations are at curb flow line or finished bituminous surface unless otherwise noted.
15. All erosion control best management practices shall be per City standards.

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Missy Sjolin
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763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

GRADING & DRAINAGE PLAN

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Scott Dahle

Date: 02/02/26 Reg. No. 24348

PREPARED BY:

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SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C2.1

Grading & Drainage Plan

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

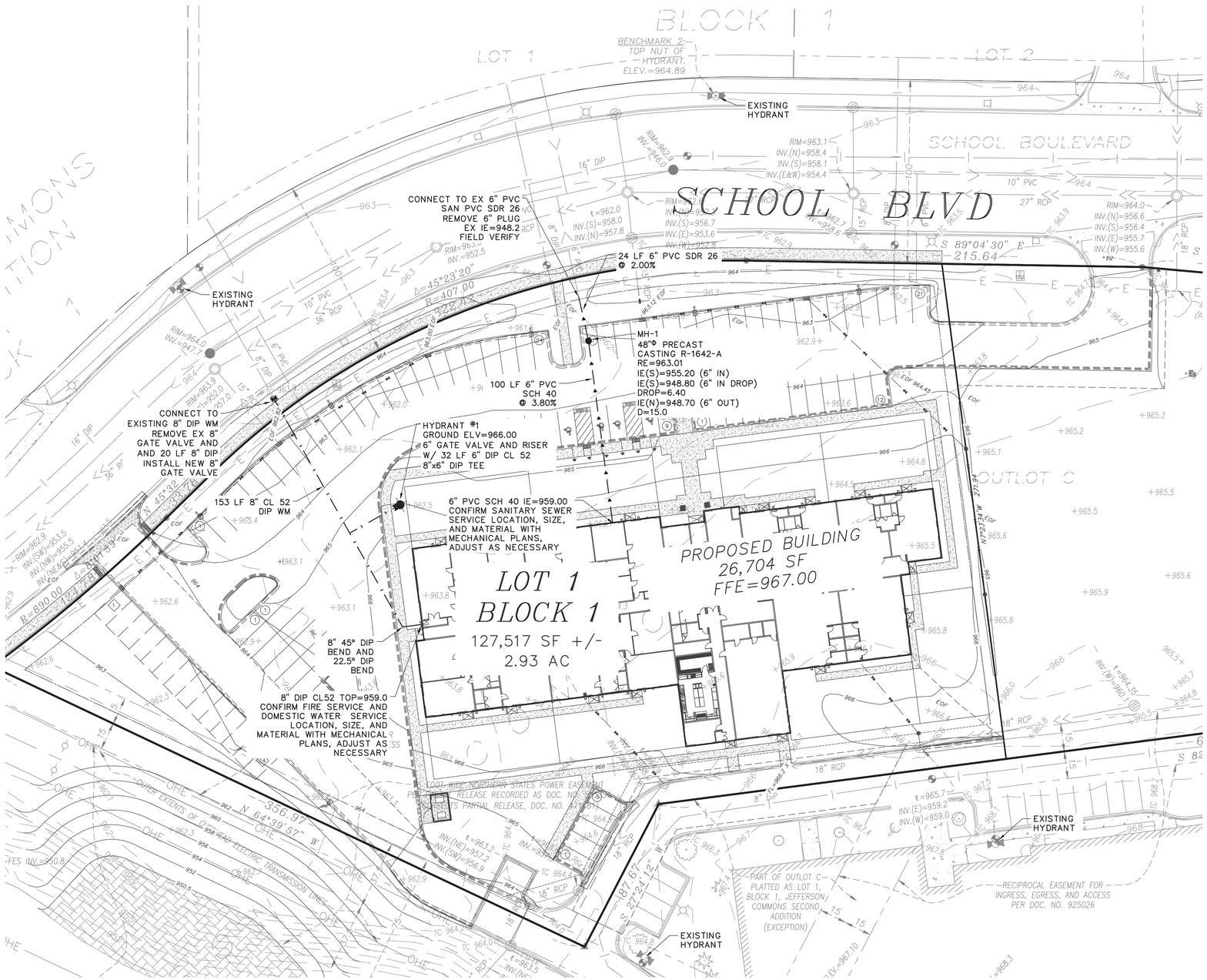
DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Water Main
- Existing Sanitary Sewer
- Existing Trees
- Existing Bndy Line
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gate Valve
- Proposed Storm Sewer
- Proposed Fire Hydrant

0 30 60 90
GRAPHIC SCALE IN FEET



GENERAL UTILITY NOTES

1. Specifications applicable for this project: Current standard specifications for the City of Monticello, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" prior to any excavation (651–454–0002 or 1–800–252–1166 out state.)
4. The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
5. The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
6. The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
7. Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
8. Final Plat shall govern for easements.
9. The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
10. The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
11. The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
12. The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
13. The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
    A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
    B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test–ASTM: D–698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
14. The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re–tested by the Owner's testing agent at the Contractor's expense.
15. All water main shall be installed with a minimum of 7.5 feet of cover.
16. Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
17. Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
18. The contractor shall coordinate schedule with adjacent property owners to minimize disturbance for water shut down and temporary closure of access if necessary.
19. The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
20. The contractor shall provide all necessary traffic control.
21. The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
22. Existing curb and pavement damaged or impacted on adjacent property shall be restored with in–kind materials and section. All match lines are to be saw cut.
23. The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
24. City will not be responsible for costs incurred that are associated with variations in the utility as–built elevations. These elevations are to be field verified prior to construction.
25. Property owners will maintain sanitary sewer mainline and watermain system within the site. Property owners will be responsible for maintenance of storm sewer system.
26. Installation of fire suppression systems in buildings to only be installed when deemed necessary by building department based on building use and/or occupier activity.
27. Sanitary and storm sewer crossing above or less than 12 inches below a water service shall be PVC pipe ASTM D 1785, ASTM D 2665, ASTM F 891, ASTM F 1488, ASTM F 1760, or ABS pipe ASTM F 1488 with the water service not containing any joints or connections within 10 feet of the crossing.
28. Watermain and service line installation to comply with the requirements of Section 2611 of the City Engineers Association of Minnesota (CEAM), 2018 specifications or current edition.
29. Tracer wire to be installed in accordance with Appendix D of the City of Monticello, MN General Specifications, revised July 2019 or latest edition.
30. Where the watermain crosses either sanitary or storm sewer maintain 18" of separation and insulate with 4" rigid insulation.
27. The City 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.
28. 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.
29. All watermain and sanitary sewer testing shall be conducted in accordance with the City 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.
30. Watermain shall have a minimum cover of 7.5'.
31. Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.
32. The City will require televising for sanitary and storm sewer pipe installations prior to accepting a warranty for the utility system; provide report and video files to the City for review.

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Monticello, MN 55362

SANITARY SEWER & WATER PLAN

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.

Signature: Scott Dahlke Reg. No. 24348

Date: 02/02/26

PREPARED BY:

CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 585
Monticello, MN 55362
Phone: 763–314–0929
www.civilesd.com

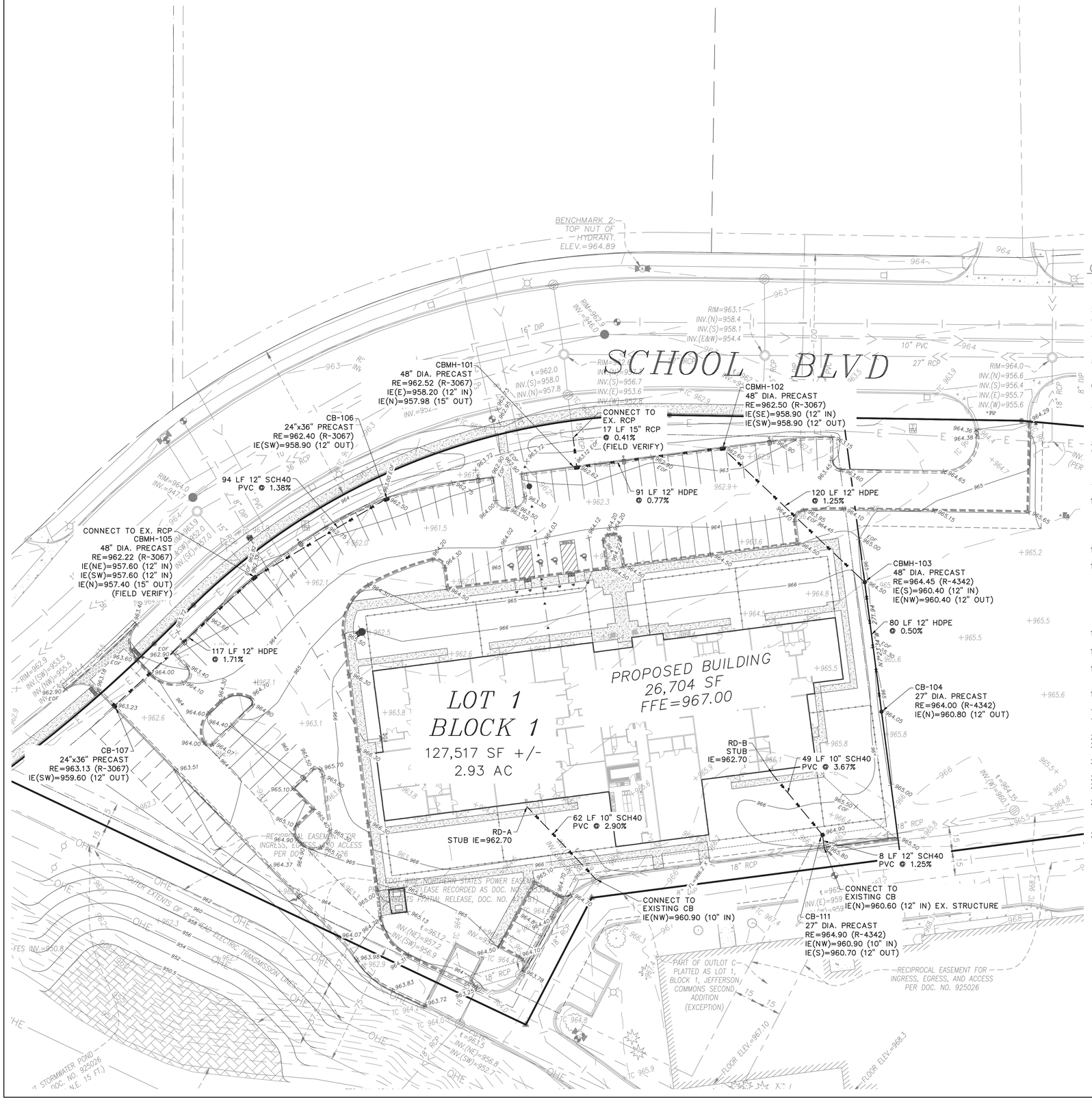
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C3.1

Sanitary Sewer & Water Plan



0 30 60 90

GRAPHIC SCALE IN FEET

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

LEGEND:

- 908 — Existing Contours
- Existing Storm Sewer
- Existing Water Main
- Existing Sanitary Sewer
- Existing Trees
- Existing Bndy Line
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gate Valve
- Proposed Storm Sewer
- Proposed Fire Hydrant

GENERAL UTILITY NOTES

1. Specifications applicable for this project: Current standard specifications for the City of Monticello, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
4. The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
5. The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
6. The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
7. Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
8. Final Plat shall govern for easements.
9. The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
10. The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
11. The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
12. The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
13. The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
    A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
    B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
14. The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
15. Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
16. Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
17. All manhole castings in pavement shall be sumped 0.05'. All catch basin castings in curb shall be sumped 0.10'. Rim elevations on plan reflect sumped elevations.
18. Castings shall be Neenah or equivalent.
19. The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
20. The contractor shall provide all necessary traffic control.
21. The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
22. Existing curb and pavement damaged or impacted on adjacent property shall be restored with in-kind materials and section. All match lines are to be saw cut.
23. Pipe lengths shown are measured from center of structures and to end of apron.
24. The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
25. Sanitary and storm sewer crossing above or less than 12 inches below a water service shall be PVC pipe ASTM D 1785, ASTM D 2665, ASTM F 891, ASTM F 1488, ASTM F 1760, or ABS pipe ASTM F 1488 with the water service not containing any joints or connections within 10 feet of the crossing.
26. Contractor or owner to provide an as-built utility plan once construction is complete.

INDEX OF CIVIL SITE DRAWINGS:

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C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

STORM SEWER PLAN

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.

Sara Dulas

Reg. No. 24348

Date: 02/02/26

PREPARED BY:

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REVISIONS

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02/02/26	SD	SD	SD

FILE NO. 00992

C4.1

Storm Sewer Plan

SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) 0.209
(26,704 / 127,517)

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF
(includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF
(building and pavement areas)

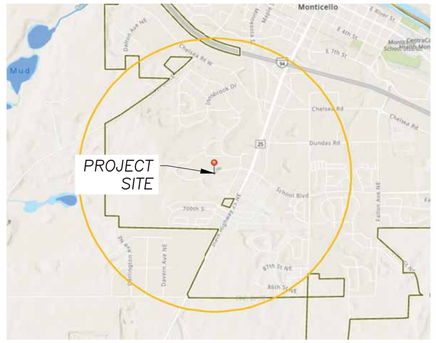
EXISTING IMPERVIOUS AREA: 4,651 SF
(includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF
PERCENT PROPOSED IMPERVIOUS AREA: 61.13%
(% of lot area; 77,948/127,517)

TOTAL PERVIOUS AREA: 49,569 SF
(landscape, turf areas)

PERCENT PERVIOUS AREA: 38.87%
(% of lot area; 49,569/127,517)

DISTURBANCE AREA: 38,535 SF
3.26 AC



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

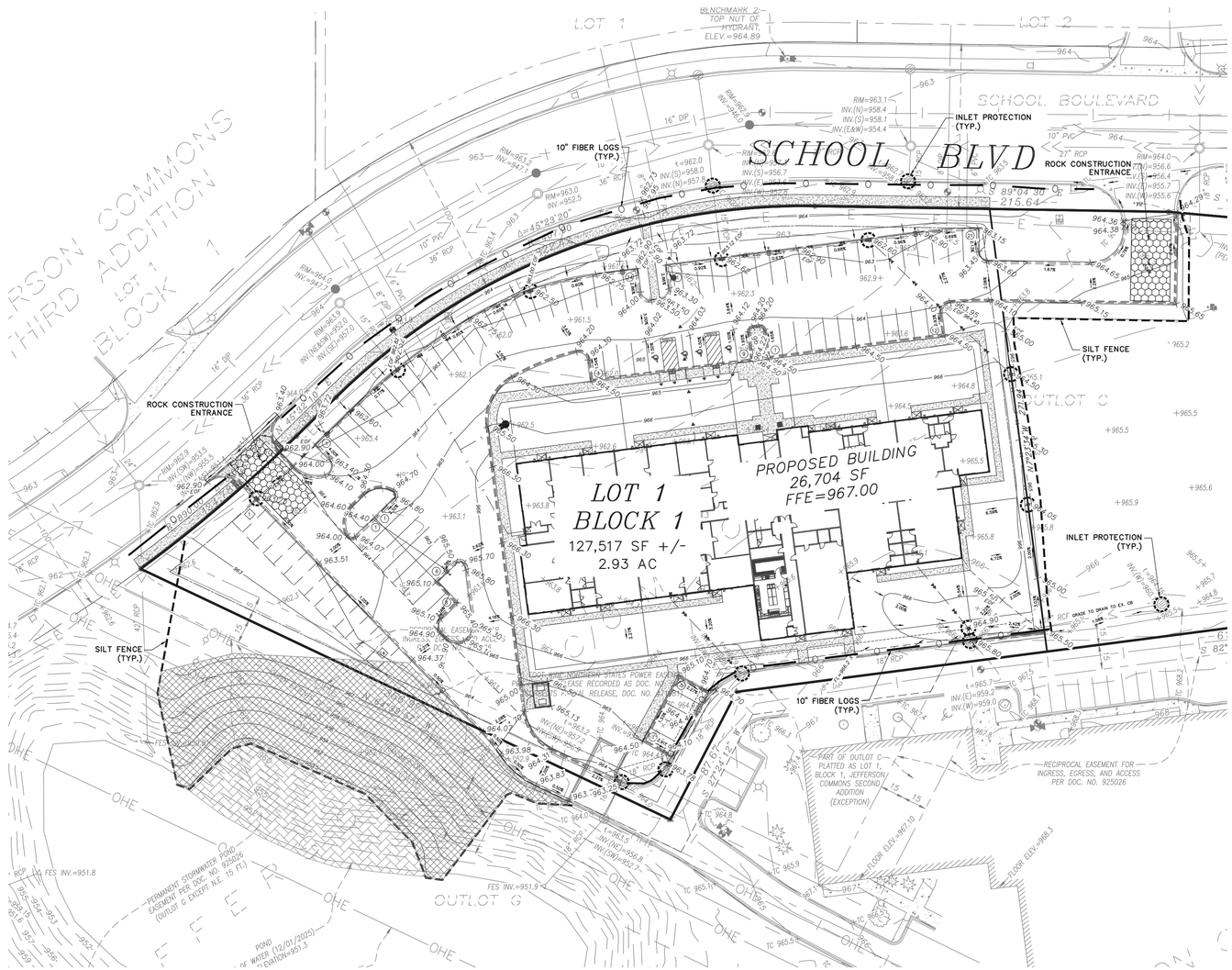
Owner: MISSY SJOLIN
302 12TH AVE. S
BUFFALO, MN 55313

Contractor: NOT KNOWN YET

Manager: NOT KNOWN YET

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design
SWPPP Designer: Scott Dahlke (Expires 2028)



SWPP NARRATIVE

This comerial project construction will consist of site clearing, grading, utilities, and street construction. Construction is planned for 2026.

The permanent stormwater treatment for this project is part of an off-site regional pond located south of this project.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 14 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately 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. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix Sandy Inslope (IS) applied at 65 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix Crop (TCC) shall be applied at 25 lbs/ac, or equivalent as approved by Township. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer for stormwater seed shall be Type 4, 17-10-7 applied at 120 lb/ac. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 14 days of final grading.

TEMPORARY SEDIMENT BASIN

1. A temporary sediment basin must be provided where 10 or more acres of disturbed soil at one time drain to a common location. If within a mile of an impaired water, the temporary basin must be provided where 5 or more acres of disturbed soil at one time drain to a common location.
2. The temporary basin must provide 3,600 cubic feet of live storage per acre draining to the basin or calculate the greater volume of 1,800 cubic feet of live storage per acre or runoff volume of the 2-year, 24-hour storm.
3. The basin must be constructed prior to disturbing 10 acres or 5 acres within the one mile impaired water zone.
4. The basin outlet must be designed to withdraw water from the surface and prevent short-circuiting andthe discharge of floating debris.

SWPPP AMENDMENTS

1. One of the individuals described in Responsible Party information 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. NPDES permittees must amend the SWPPP to include additional or modified BMP's 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. NPDES permittees must amend the SWPPP to include additional or modified BMP's 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 exceedances or the SWPPP is not consistent with the objectives of a USEPA approved TMDL.

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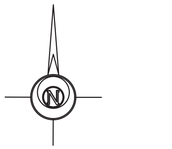

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- 0 — Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	2	EA
SILT FENCE	840	LF
WOOD FIBER LOG	905	LF
MULCH TYPE 1 & DISC ANCHOR	1.0	AC
EROSION BLANKET CAT. 3	1,760	SY
INLET PROTECTION	17	EA

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1-C7.2
STORM WATER CALCULATIONS	STORM WATER REPORT
SITE MAP	STORM WATER REPORT
	GRADING PLAN SHEET C2

CLIENT:
KID'S HAVEN CHILD CARE AND PRESCHOOL
302 12th Ave S
Buffalo, MN 55313
Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362

STORM WATER POLLUTION PREVENTION PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
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REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C5.1

Storm Water Pollution Prevention Plan

LEGEND:

- 908 — Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL AREA

0 50 100 150

GRAPHIC SCALE IN FEET

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS 2ND ADDITION,
WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

REMOVE & DISPOSE OF 60 LF OF CURB & GUTTER & 120 SF OF BITUMINOUS

REMOVE EX 20 LF 8" DIP AND EX 8" GATE VALVE

SAWCUT & REMOVE DISPOSE OF 56 SF OF BITUMINOUS

REMOVE & DISPOSE OF 56 LF OF CURB & GUTTER

REMOVE & DISPOSE OF 86 LF OF CURB & GUTTER

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegitated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

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EXISTING CONDITION & REMOVAL PLAN

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Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

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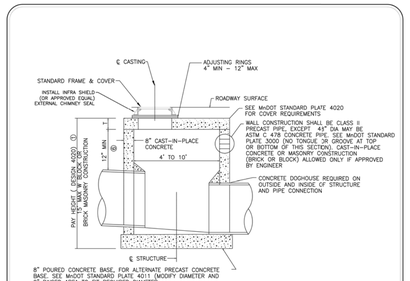
FILE NO. 00992

C6.1

Existing Conditions & Removal Plan

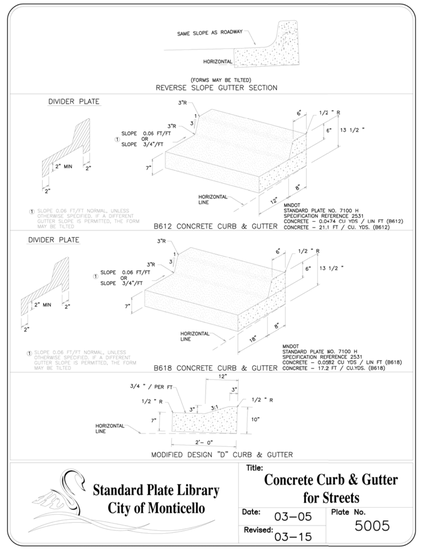


1. REFER TO STANDARD PLANS FOR HEIGHT AND DIAMETER REQUIRED.
2. MANHOLE STEPS SHALL BE CAST IRON OR MA MODEL PS-I-PF (BY MA INDUSTRIAL INC.) CONFORMING TO ALL OSHA REGULATIONS AND SPACED 16" OC.
3. MINIMUM STEEL REINFORCEMENT
4. EQUIVALENT STEEL AREA IN WIRE MESH MAY BE USED.
5. GENERAL DIMENSIONS FOR CONCRETE APPLY TO BRICK AND CONCRETE MASONRY UNIT CONSTRUCTION ALSO, EXCEPT AS NOTED.
6. 12" MINIMUM FOR PRECAST, 3 BRICKS OR 1 BLOCK MINIMUM FOR MASONRY CONSTUCTION
7. REINFORCEMENT AS PER MnDOT SPEC 3301, GRADE 60.

Standard Plate Library City of Monticello

Title: **Standard Manhole for Storm Sewer**

Date: 03-05 | Revised: 03-17 | Plate No. 4001

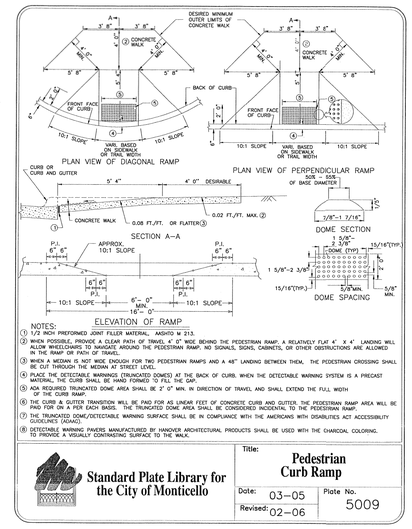


1 SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED

Standard Plate Library City of Monticello

Title: **Concrete Curb & Gutter for Streets**

Date: 03-05 | Revised: 03-15 | Plate No. 5005

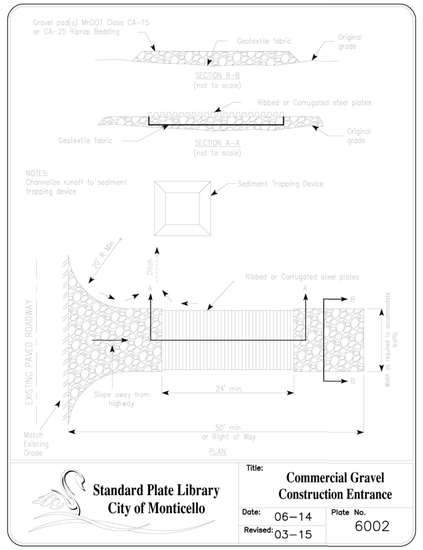


NOTES:
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. WHEN POSSIBLE, PROVIDE A CLEAR PATH OF TRAVEL 4' X 4' WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO MANEUVER AROUND THE PEDESTRIAN RAMP. NO SIGNALS, SIGNS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.
3. WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
4. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) AT THE BACK OF CURB, WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
5. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP.
6. THE CURB & GUTTER TRANSITION WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB AND GUTTER. THE PEDESTRIAN RAMP AREA WILL BE PAID FOR ON SLOPER EACH BASIS. THE TRUNCATED DOME AREA SHALL BE CONSIDERED INCIDENTAL TO THE PEDESTRIAN RAMP.
7. THE TRUNCATED DOME/DETECTABLE WARNING SURFACE SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
8. DETECTABLE WARNING PAVERS MANUFACTURED BY HANOVER ARCHITECTURAL PRODUCTS SHALL BE USED WITH THE CHARCOAL COLORING, TO PROVIDE A VISUALLY CONTRASTING SURFACE TO THE WALK.

Standard Plate Library for the City of Monticello

Title: **Pedestrian Curb Ramp**

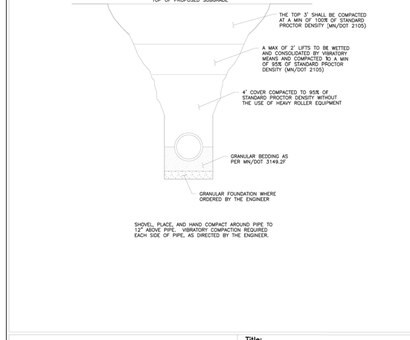
Date: 03-05 | Revised: 02-06 | Plate No. 5009



Standard Plate Library City of Monticello

Title: **Commercial Gravel Construction Entrance**

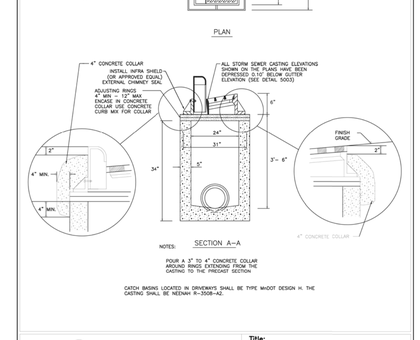
Date: 06-14 | Revised: 03-15 | Plate No. 6002



Standard Plate Library City of Monticello

Title: **Typical Trench Compaction and Class B Bedding**

Date: 03-05 | Revised: 03-15 | Plate No. 1007



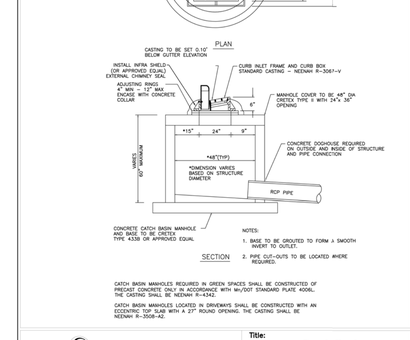
NOTES:
POUR A 3" TO 4" CONCRETE COLLAR AROUND RINGS EXTENDING FROM THE CASTING TO THE PRECAST SECTION

CATCH BASINS LOCATED IN DRIVEWAYS SHALL BE TYPE MnDOT DESIGN H. THE CASTING SHALL BE NEENAH R-3058-A2.

Standard Plate Library City of Monticello

Title: **Standard Catch Basin**

Date: 03-05 | Revised: 03-17 | Plate No. 4002



NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.

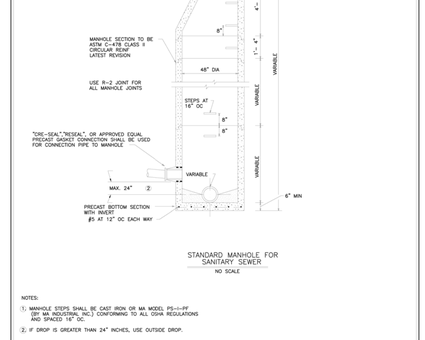
CATCH BASIN MANHOLES REQUIRED IN GREEN SPACES SHALL BE CONSTRUCTED OF PRECAST CONCRETE ONLY IN ACCORDANCE WITH MnDOT STANDARD PLATE 4006L. THE CASTING SHALL BE NEENAH R-4342.

CATCH BASIN MANHOLES LOCATED IN DRIVEWAYS SHALL BE CONSTRUCTED WITH AN ECCENTRIC TOP SLAB WITH A 27" ROUND OPENING. THE CASTING SHALL BE NEENAH R-3058-A2.

Standard Plate Library City of Monticello

Title: **Catch Basin Manhole**

Date: 03-05 | Revised: 03-17 | Plate No. 4003



STANDARD MANHOLE FOR SANITARY SEWER
NO SCALE

NOTES:
1. MANHOLE STEPS SHALL BE CAST IRON OR MA MODEL PS-I-PF (BY MA INDUSTRIAL INC.) CONFORMING TO ALL OSHA REGULATIONS AND SPACED 16" OC.
2. IF DROP IS GREATER THAN 24" INCHES, USE OUTSIDE DROP.

Standard Plate Library City of Monticello

Title: **Standard Sanitary Manhole**

Date: 03-05 | Revised: 03-15 | Plate No. 3001

INDEX OF CIVIL SITE DRAWINGS:

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C1.1	SITE PLAN
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C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

DETAILS

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 586
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

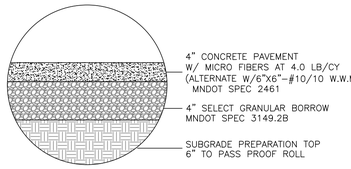
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C7.1

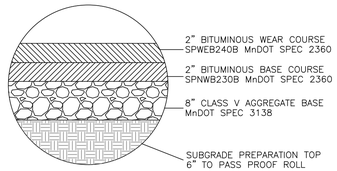
Details



NOTES:

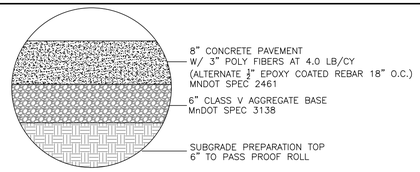
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'–0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY (PRIVATE SIDEWALK)



BITUMINOUS PAVEMENT

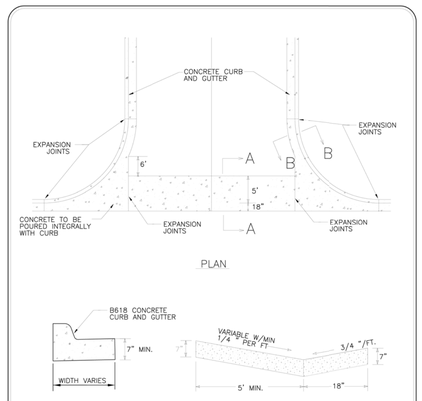
NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS



NOTES:

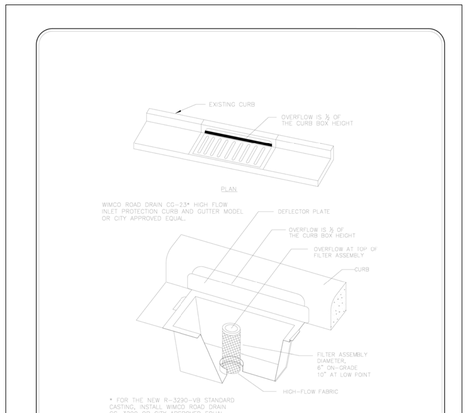
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'–0" O.C.
4. DOWEL TO EXISTING CONCRETE WITH #4 REBAR AT 18" O.C.
   WITH EMBEDMENT MINIMUM 6" EACH SIDE OF JOINT. EPOXY
   BOND DOWEL TO EXISTING CONCRETE.
5. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - HEAVY DUTY



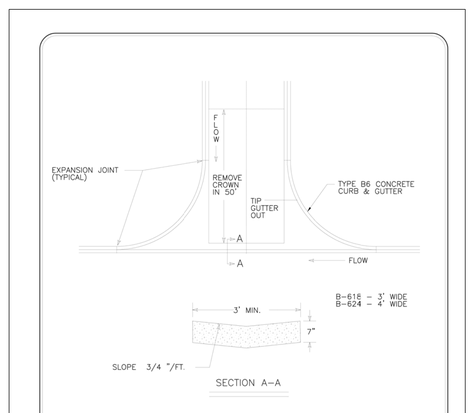
Standard Plate Library
City of Monticello

Title: Commercial Driveway Entrance
Date: 03–05
Revised: 03–15
Plate No. 5008



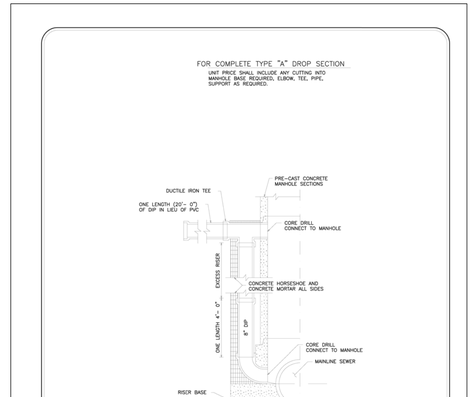
Standard Plate Library
City of Monticello

Title: Inlet Protection Catch Basin Insert
Date: 03–07
Revised: 03–15
Plate No. 6004



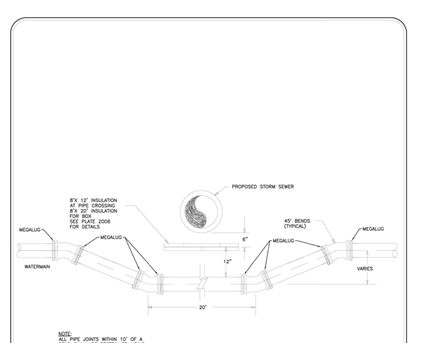
Standard Plate Library
City of Monticello

Title: Typical Concrete Valley Gutter
Date: 03–05
Revised: 03–15
Plate No. 5009



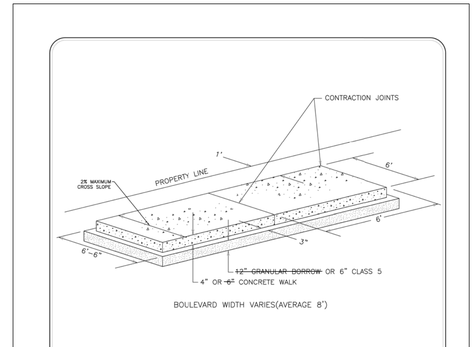
Standard Plate Library
City of Monticello

Title: Outside Drop Section for Sanitary Manhole
Date: 03–04
Revised: 03–15
Plate No. 3002



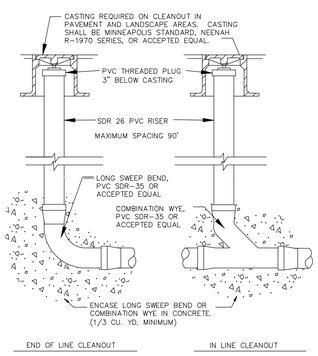
Standard Plate Library
City of Monticello

Title: Watermain Offset
Date: 03–05
Revised: 03–17
Plate No. 2005

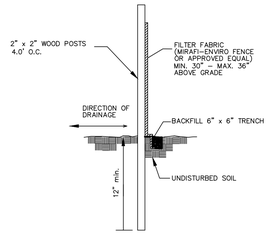


Standard Plate Library
City of Monticello

Title: Typical Sidewalk
Date: 03–05
Revised: 03–17
Plate No. 5012



SERVICE LINE CLEANOUTS



SILT FENCE NOTES:

1. SILT FENCE SHALL BE BLACK IN COLOR.
2. DIG A 6"x6" TRENCH ALONG THE INTENDED FENCE LINE, OR MACHINE SLICE TO 6" DEPTH.
3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
4. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
5. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART TO SUPPORT THE FABRIC.
6. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

SILT FENCE DETAIL

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
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CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

DETAILS

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 586
Monticello, MN 55362
Phone: 763–314–0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C7.2

Details

Kids Haven
Site Improvement Project
School Boulevard
Monticello, MN

STORM SEWER PIPE SIZE ANALYSIS

Prepared for:

Kid's Haven Childcare and Preschool
Attn: Missy Sjolin
302 12th Ave. S.
Buffalo, MN 55313
Phone: (763) 682-3072
msjolin@kidshaven.net

Prepared by:

Civil Engineering Site Design
PO Box 566
118 East Broadway St.
Monticello, MN 55362
Contact: Scott Dahlke.
Phone: (763) 314-0929
sdahlke@civilesd.com

February 02, 2026

CESD Project # 00992

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Narrative
- Proposed Project
- Site Location
- Requirements
- Summary
- Certification

Pipe Size Calculation Tabulation (Rational Method)
- 10 yr Rainfall Event

Pipe Size Drainage Areas
- Drawing CB Storm Sewer Drainage Area Plan

NARRATIVE

PROPOSED PROJECT:

The project proposes a 2.9-acre industrial site improvement project to be constructed on Lot 1, Block 1, JEFFERSON COMMONS 2ND ADDITION in Monticello, MN. The project will provide building and parking lot improvements, and drainage and erosion control as required by the City of Monticello.

The project proposes to collect a majority of hard surface storm water runoff for the project site and convey storm water to the existing storm water management basin southwest of the project.

SITE LOCATION:

The project site is located south of School Boulevard and westerly of MN State Highway No. 25 in the City of Monticello, MN. The property is bounded by current and future industrial business sites. An existing storm water management basin is located to the southwest on city property.

The project is in the NE ¼ of the SE ¼ of Section 15, Township 121, Range 25, Wright County, MN. Access to the site can be achieved from School Boulevard.

REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Monticello. Pipe size analysis for on-site storm drainage is required. According to the City of Monticello regulations, the goal for the pipe size design is to control storm water runoff for the 10-year storm event using Minnesota IDF curve rainfall data.

SUMMARY:

The attached pipe size calculation tabulations propose to satisfy the City of Monticello requirements.

CERTIFICATION:

I hereby certify that this 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.

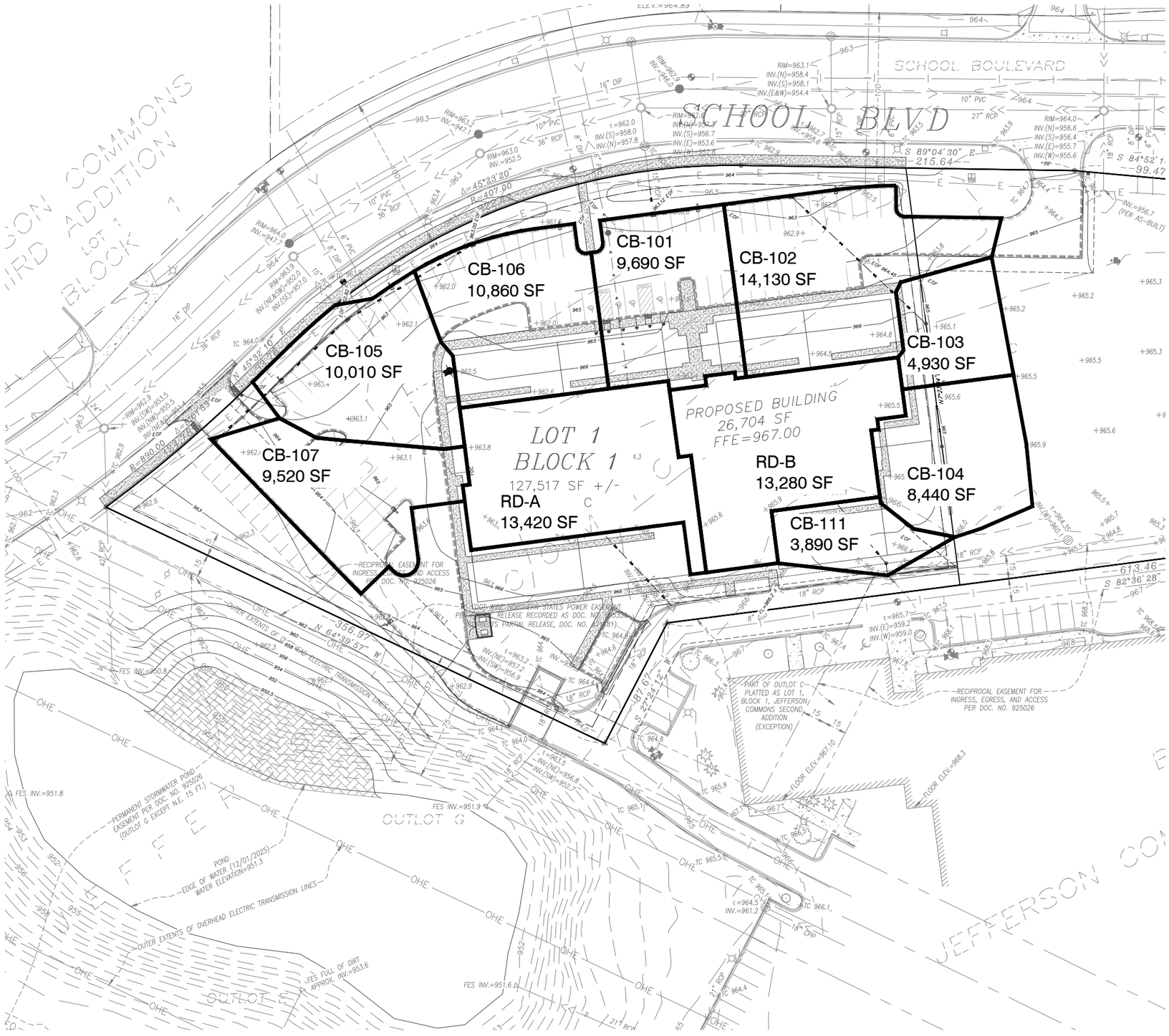
2/2/2026

Scott Dahlke, P.E. — Date

STORM SEWER DESIGN SHEET - RATIONAL METHOD

Project Name: Kids Haven, Monticello, MN
Date: 2/2/2026

					CATCH BASIN CALCULATIONS								UPSTREAM				PIPE CALCULATIONS						HYDRAULIC CALCULATIONS		
STRUCTURE ID	**D.S. STRUCT**	**DA(acre)**	**tc(area) (min)**	**Travel Time (min)**	**tc(cb) (min)**	**i -10yr (in/hr)**	**C**	**CA**	**SUM(CA)**	**MH DIA**	**RIM ELEV**		**STR. ID**	**IE**	**DOWNSTREAM IE**	**STR. ID.**	**CIR. Dia (in)**	**Wall**	**Lgth(ft)**	**Grade (%)**	**V(fps)**	**Actual Q (cfs)**	**Qcap(cfs)**	**UPSTREAM HGL**	**HGL(%)**	**DOWNSTREAM HGL**
RD-B		**0.30**	10		10.0	**5.8**	**0.90**	0.2743802	0.27	**STUB**	**N/A**		**RD-B**	**962.70**								1.59				
	CB-111			0.1											**960.90**	**CB-111**	**10**	0.153	**49**	3.67%	7.7		4.21	961.57	0.53%	961.32
CB-111		**0.09**	10		10.1	**5.8**	**0.24**	0.0212351	0.30	**27**	**964.90**		**CB-111**	**960.70**								1.71				
	EX CB			0.0											**960.60**	**EX CB**	**12**	0.167	**8**	1.25%	5.1		3.99	961.67	0.23%	**961.65**
RD-A		**0.31**	10		10.0	**5.8**	**0.90**	0.2772727	0.28	**STUB**	**N/A**		**RD-A**	**962.70**								1.61				
	EX CB			0.2											**960.90**	**EX CB**	**10**	0.153	**62**	2.90%	6.9		3.74	961.65	0.54%	**961.32**
CB-107		**0.22**	10		10.0	**5.8**	**0.81**	0.1761249	0.18	**2x3**	**963.13**		**CB-107**	**959.60**								1.02				
	CB-106			0.3											**957.60**	**CB-106**	**12**	0.167	**117**	1.71%	5.9		4.67	958.20	0.08%	958.10
CB-106		**0.25**	10		10.0	**5.8**	**0.63**	0.1578512	0.16	**2x3**	**962.40**		**CB-106**	**958.90**								0.92				
	CB-105			0.3											**957.60**	**CB-105**	**12**	0.167	**94**	1.38%	5.3		4.20	958.16	0.07%	958.10
CB-105		**0.23**	10		10.3	**5.8**	**0.79**	0.18191	0.52	**48**	**962.22**		**CB-105**	**957.40**								2.99				
	EX STUB			0.0											**957.40**	**EX STUB**	**15**	0.188	**0**	1.00%	5.3		6.47	958.02	0.21%	**958.02**
CB-104		**0.19**	10		10.0	**5.8**	**0.24**	0.0463039	0.05	**27**	**964.00**		**CB-104**	**960.80**								0.27				
	CB-103			0.4											**960.40**	**CB-103**	**12**	0.167	**80**	0.50%	3.2		2.52	960.90	0.01%	960.90
CB-103		**0.11**	10		10.4	**5.8**	**0.24**	0.0268136	0.07	**48**	**964.45**		**CB-103**	**960.40**								0.42				
	CB-102			0.4											**958.90**	**CB-102**	**12**	0.167	**120**	1.25%	5.1		3.99	0.21	0.01%	0.19
CB-102		**0.32**	10		10.8	**5.7**	**0.66**	0.2125574	0.29	**48**	**962.50**		**CB-102**	**958.90**								1.63				
	CB-101			0.4											**958.20**	**CB-101**	**12**	0.167	**91**	0.77%	4.0		3.13	0.19	0.21%	0.00
CB-101		**0.22**	10		11.2	**5.6**	**0.72**	0.159068	0.44	**48**	**962.52**		**CB-101**	**957.98**								2.49				
	EX STUB			0.1											**957.91**	**EX STUB**	**15**	0.188	**17**	0.41%	3.4		4.15	958.56	0.15%	**958.54**



0 30 60 90

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- ▶▶ — Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS 2ND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362

STORM SEWER DRAINAGE AREA PLAN

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.

Date: Reg. No.

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
P.O. Box 646
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

CB1

Storm Sewer Drainage Area Plan

Kid's Haven
Site Improvement Project
School Boulevard
Monticello, MN

DRAINAGE ANALYSIS

Prepared for:

Kid's Haven Childcare and Preschool
Attn: Missy Sjolin
302 12th Ave. S.
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Phone: (763) 682-3072
msjolin@kidshaven.net

Prepared by:

Civil Engineering Site Design
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February 02, 2026

CESD Project # 00992

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- Summary
- Certification

Appendix A - Existing TP-40 Pond with CN 76 Conditions Analysis
- DA 1 – Existing Pond Conditions Drainage Area Plan
- 2 yr TP-40 Rainfall Event HydroCAD Calculation
- 10 yr TP-40 Rainfall Event HydroCAD Calculation
- 100 yr TP-40 Rainfall Event HydroCAD Calculation

Appendix B - Proposed Atlas 14 Pond Conditions Analysis
- DA 2 – Proposed Pond Conditions Drainage Area Plan
- 2 yr Atlas 14 Rainfall Event HydroCAD Calculation
- 10 yr Atlas 14 Rainfall Event HydroCAD Calculation
- 100 yr Atlas 14 Rainfall Event HydroCAD Calculation

Appendix C – Soils Data
- Web Soil Survey

Appendix D – Basin Water Quality Volume Calculations
- Infiltration Shelf Volume Worksheet

NARRATIVE

PROPOSED PROJECT:

The project proposes a 2.9-acre industrial site improvement project to be constructed on Lot 1, Block 1, JEFFERSON COMMONS 2ND ADDITION in Monticello, MN. The project will provide building and parking lot improvements, and drainage and erosion control as required by the City of Monticello.

The project proposes to collect a majority of hard surface storm water runoff for the project site and convey storm water to the existing storm water management basin southwest of the project.

SITE LOCATION:

The project site is located south of School Boulevard and westerly of MN State Highway No. 25 in the City of Monticello, MN. The property is bounded by current and future industrial business sites. An existing storm water management basin is located to the southwest on city property.

The project is in the NE ¼ of the SE ¼ of Section 15, Township 121, Range 25, Wright County, MN. Access to the site can be achieved from School Boulevard.

REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Monticello, MN. The significant requirements are no net increase in runoff volume and water quality treatment in accordance with the National Pollutant Discharge Elimination System (NPDES) permit.

The attached storm water runoff and ponding calculations are based on the Soil Conservation Service Synthetic Unit Hydrograph Method incorporated into the software program HydroCAD 10.00. Calculations use NOAA Atlas 14 rainfall depths and NRCS MSE 3 rainfall distribution.

EXISTING SITE CONDITIONS:

The existing site is part of JEFFERSON COMMONS plat. Drainage for the existing property is by surface drainage. The site drains northwest to the School Blvd. storm sewer system which drains to the existing storm water management basin southwest of the project.

Existing topography elevation change of the property ranges from minimal to moderate with surface slopes from less than 1% to 20%.

For this drainage analysis, the existing storm water management basin is assumed to have the proposed condition capacity and NURP pond water quality to satisfy stormwater management requirements at the time of the industrial park's development. Since this occurred before Atlas 14 rainfall data, the existing pond model uses a TP-40 Type II rainfall distribution as the existing condition. The project site has an assumed curve number less than 76 per city engineer email dated 10/26/25.

Existing Pond Conditions Drainage Area Map DA 1 and associated HydroCAD calculation model printouts for the pond existing condition with TP-40 rainfall data and curve number 76 can be found in attached Appendix A.

PROPOSED SITE CONDITIONS:

The project proposes a 2.9-acre industrial site improvement project that includes a building, entrance access, and parking lot improvements.

The storm water will be collected by storm sewer from the proposed building and parking lot improvements and routed to the existing storm sewer stubs provided by the School Blvd. storm sewer system which is conveyed to the existing storm water management basin. The existing basin will be expanded to increase capacity to mitigate the increased runoff volume from incorporating Atlas 14 rainfall data from the old, assumed TP-40 rainfall data and from the increased curve number of 81 that is above the assumed value of 76. An infiltration shelf will also be incorporated to satisfy water quality requirements.

Proposed Pond Conditions Drainage Area Map DA 2 and associated HydroCAD calculation model printouts for the pond proposed condition with Atlas 14 rainfall data and resulting curve number of 83 can be found in attached Appendix B.

SOILS DATA:

Based on Web Soil Survey data, soils in the project area are understood to be mainly Hydrologic Soil Group B which are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Soils data for the site can be found in attached Appendix C.

RUNOFF VOLUME CALCULATIONS:

Calculations have been generated using HydroCAD 10.00 for runoff volume analysis. Refer to attachments of Exhibit A for drainage area plans and hydrographs for the TP-40 rainfall distribution 2-year 50% (2.70”) storm event, 10-year 10% (4.10”) storm event, and 100-year 1% (5.85”) storm event and Exhibit B for hydrographs for the Atlas 14 rainfall distribution 2-year 50% (2.81”) storm event, 10-year 10% (4.18”) storm event, and 100-year 1% (6.93”) storm event.

Individual subcatchment areas have been identified and runoff volumes have been calculated in the HydroCAD model. Increasing the capacity of the existing storm water management basin is proposed, and the basin size and volume capacity has been designed to mitigate the increased storm water runoff from the increase of rainfall from the difference of TP-40 to Atlas 14 rainfall distribution and the increase from the difference of curve numbers from 76 to 81. The site runoff volumes are then tabulated for both the existing pond condition and proposed pond condition. Results indicate the proposed modified pond condition storage is greater than the increase in runoff volume.

The following table summarizes the calculation model results for comparison of storm water runoff volumes and pond storage of existing conditions to proposed conditions:

CALCULATION SUMMARY

Item	Subcatchment Area	2 yr (2.81") Runoff Vol. (cf)	10 yr (4.18") Runoff Vol. (cf)	100 yr (6.93") Runoff Vol. (cf)	Pond Storage to Berm (cf)
Existing TP-40 with CN 76 Pond Condition	1S (3.3 ac.) Contributing Project Area	9,845 (2.7" rainfall)	21,824 (4.1" rainfall)	39,073 (5.85" rainfall)	769,637
Proposed Atlas 14 with CN 81 Pond Condition	11S (3.3 ac.) Contributing Project Area	14,070	27,312	56,933	847,250
Increased Pond Condition	Existing to Proposed	4,225	5,488	17,860	77,613

BASIN WATER QUALITY:

Basin water quality volume is provided by the existing NURP pond. The expansion of the basin footprint and added infiltration shelf will serve as increased water quality for the proposed condition.

Calculation of the basin water quality volume is to conform with MPCA General Construction Permit requirements. The required water quality volume is equal to one point one inch (1.1") of runoff from the applicable new impervious surfaces created by the project. Pretreatment of the storm water before rising onto the infiltration shelf is provided by the wet basin.

The impervious surface and basin volume calculations are provided in attached Appendix D. The following table summarizes the calculations:

Item	Applicable New Impervious Surface Area (sf)	1.1" Runoff Volume Required (cf)	48 hr Discharge Capacity (cf)	Infiltration Storage Provided (cf)
Basin 11P	79,830	7,277	11,628	8,392

SUMMARY:

The project improvements and drainage analysis propose to satisfy the City of Monticello and MPCA NPDES requirements for storm water management.

CERTIFICATION:

I hereby certify that this 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.

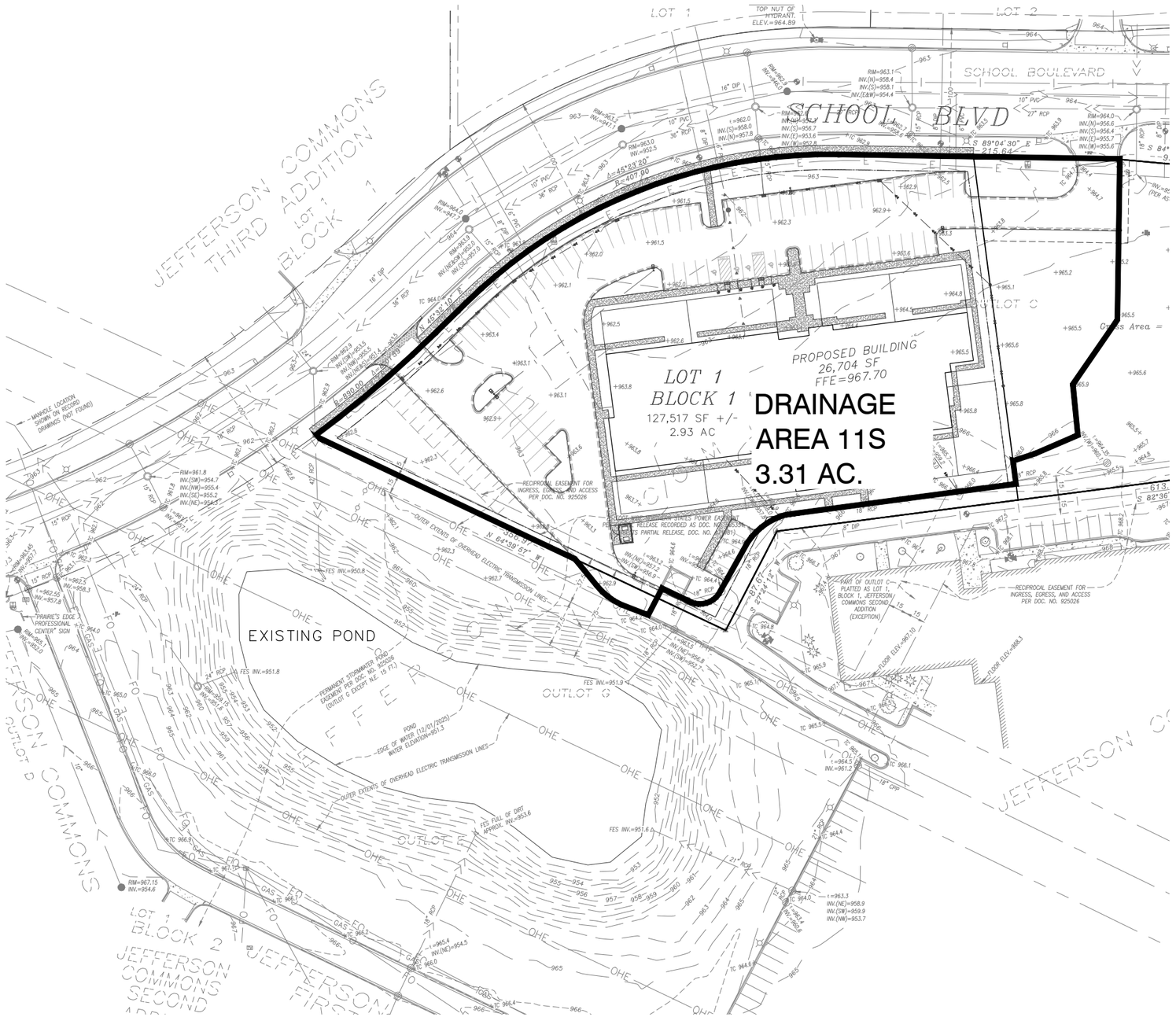
2/2/2026

Scott Dahlke, P.E.
Reg. No. 24348

Date

APPENDIX A

Existing TP-40 Pond with Curve Number 76 Calculations



0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- ▶▶ — Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C, JEFFERSON COMMONS 2ND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

EXISTING POND BASIN DRAINAGE PLAN

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.

Date: _____ Reg. No. _____

PREPARED BY:
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civildsd.com

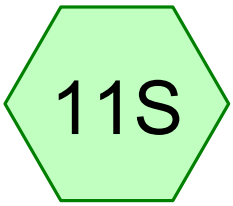
REVISIONS

DATE 12/16/25	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

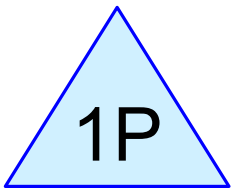
FILE NO. 00992

DA1

Existing Pond Basin Drainage Plan



Lot 1 Block 1 Drainage Area - TP-40 CN 76



Existing Pond

Subcat Reach Pond Link

Routing Diagram for 00992 Existing Pond TP-40 CN 76
Prepared by Civil Engineering Site Design, Printed 1/19/2026
HydroCAD® 10.20-3h s/n 01607 © 2024 HydroCAD Software Solutions LLC

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76

Runoff = 3.21 cfs @ 12.09 hrs, Volume= 0.226 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type II 24-hr 2-Year Rainfall=2.70"

	Area (ac)	CN	Description
*	3.310	76	Overall CN 76
	3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 1P: Existing Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
1=RCP_Round 24" (Controls 0.00 cfs)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76

Runoff = 7.43 cfs @ 12.08 hrs, Volume= 0.501 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type II 24-hr 10-Year Rainfall=4.10"

	Area (ac)	CN	Description
*	3.310	76	Overall CN 76
	3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 1P: Existing Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
1=RCP_Round 24" (Controls 0.00 cfs)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76

Runoff = 13.34 cfs @ 12.08 hrs, Volume= 0.897 af, Depth= 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type II 24-hr 100-Year Rainfall=5.85"

	Area (ac)	CN	Description
*	3.310	76	Overall CN 76
	3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 1P: Existing Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

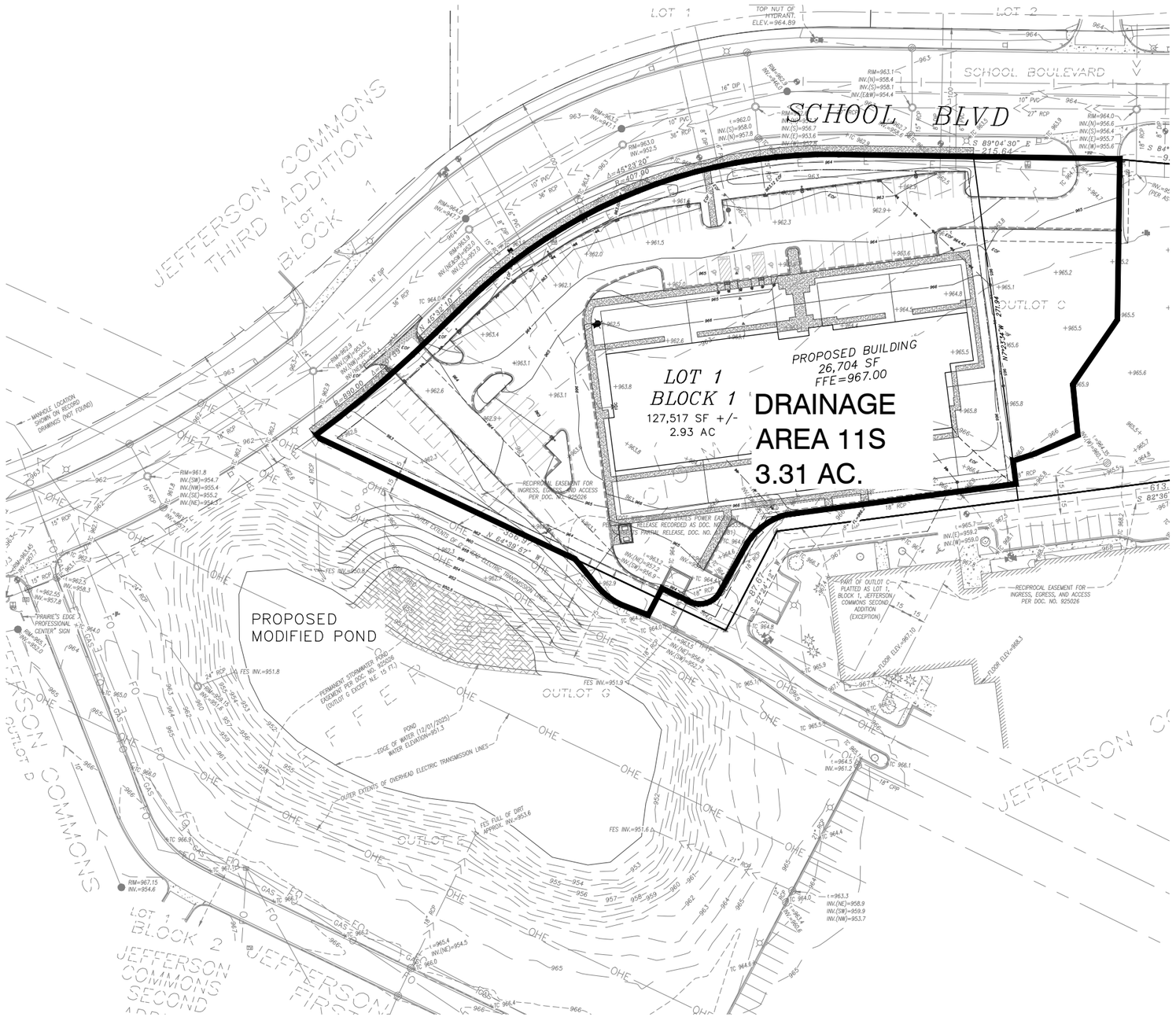
Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
1=RCP_Round 24" (Controls 0.00 cfs)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

APPENDIX B

Proposed Atlas 14 Modified Pond with CN 81 Calculations



0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- ▸▸ — Proposed Storm Sewer

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS 2ND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

PROPOSED MODIFIED POND BASIN DRAINAGE PLAN

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.

Date: _____ Reg. No. _____

PREPARED BY:
CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

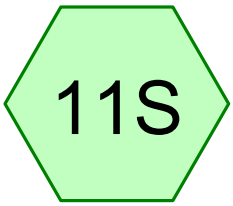
REVISIONS

DATE 02/02/26	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

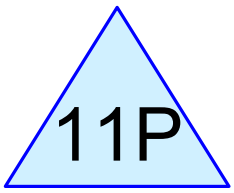
FILE NO. 00992

DA2

Proposed Modified Pond Basin Drainage Plan



Lot 1 Block 1 Drainage Area - Atlas 14



Proposed Modified Pond

Subcat Reach Pond Link

Routing Diagram for 00992 Proposed Pond Atlas 14 CN 81
Prepared by Civil Engineering Site Design, Printed 1/19/2026
HydroCAD® 10.20-3h s/n 01607 © 2024 HydroCAD Software Solutions LLC

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14

Runoff = 4.79 cfs @ 12.25 hrs, Volume= 0.323 af, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 11P: Proposed Modified Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

			n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
└**1=RCP_Round 24"** (Controls 0.00 cfs)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14

Runoff = 9.43 cfs @ 12.24 hrs, Volume= 0.627 af, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
MSE 24-hr 3 10-Year Rainfall=4.18"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 11P: Proposed Modified Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

			n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
└─**1=RCP_Round 24"** (Controls 0.00 cfs)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14

Runoff = 19.40 cfs @ 12.23 hrs, Volume= 1.307 af, Depth= 4.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
MSE 24-hr 3 100-Year Rainfall=6.93"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 11P: Proposed Modified Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf
Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

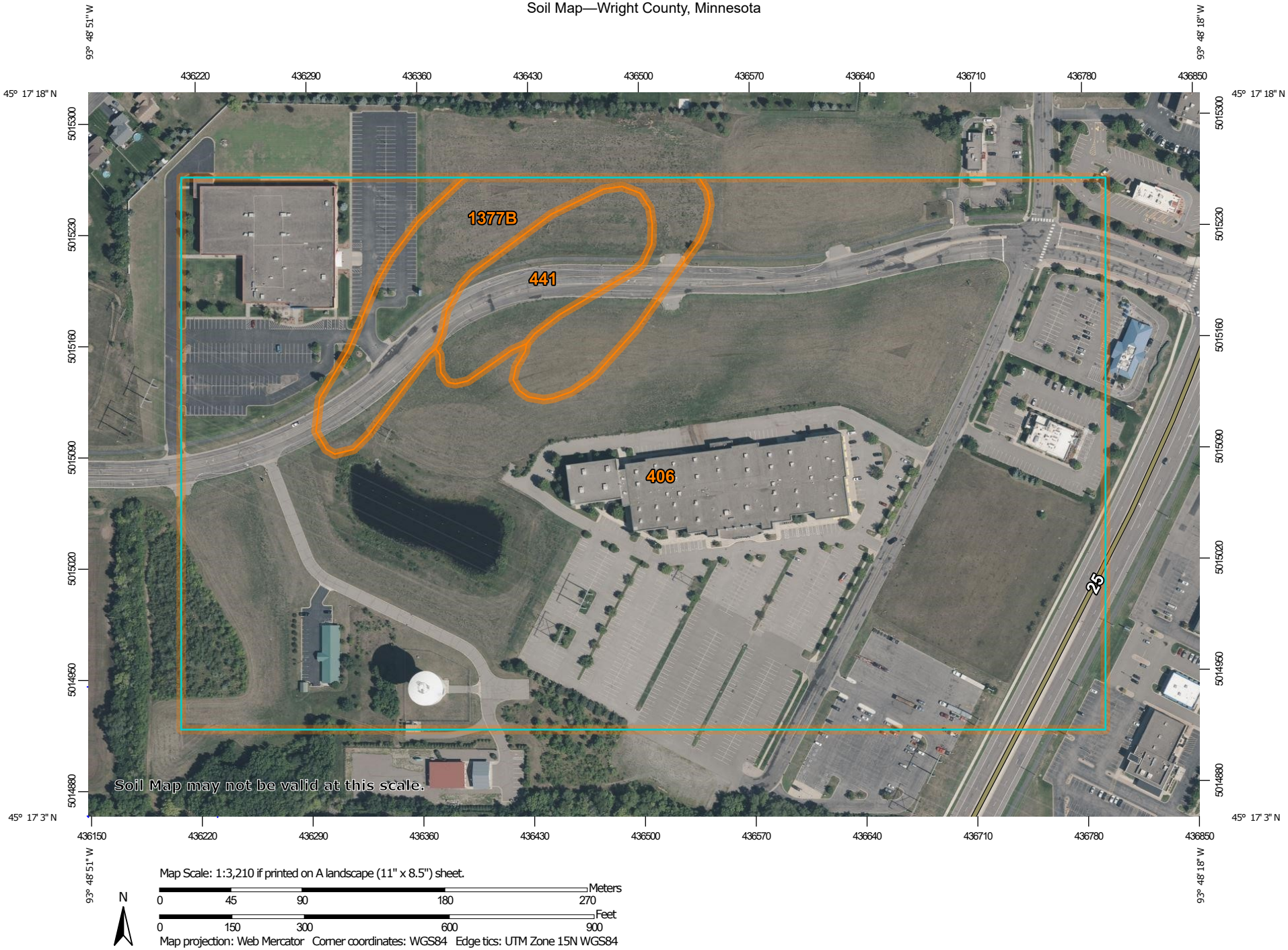
Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	**24.0" Round RCP_Round 24"** L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

			n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	**20.0' long + 4.0 '/' SideZ x 8.0' 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) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)
└─**1=RCP_Round 24"** (Controls 0.00 cfs)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

APPENDIX C

Soils Data



Map Scale: 1:3,210 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wright County, Minnesota
Survey Area Data: Version 19, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
406	Dorset sandy loam, 0 to 2 percent slopes	44.4	88.1%
441	Almora loam, 0 to 2 percent slopes	2.0	4.0%
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	4.0	7.9%
Totals for Area of Interest		**50.4**	**100.0%**

Wright County, Minnesota

406—Dorset sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0m2
Elevation: 660 to 1,710 feet
Mean annual precipitation: 25 to 33 inches
Mean annual air temperature: 37 to 48 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Dorset and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorset

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy glaciofluvial deposits over sandy and gravelly outwash

Typical profile

Ap - 0 to 11 inches: sandy loam
Bt - 11 to 20 inches: sandy loam
2Bk - 20 to 38 inches: gravelly coarse sand
2C - 38 to 79 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B

Ecological site: R057XY008MN - Shallow Gravelly Prairie
Forage suitability group: Sandy (G057XN022MN)
Other vegetative classification: Sandy (G057XN022MN)
Hydric soil rating: No

Minor Components

Corliss
Percent of map unit: 10 percent
Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy (G057XN022MN)
Hydric soil rating: No

Oylen
Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sloping Upland, Low AWC, Neutral (G057XN004MN)
Hydric soil rating: No

Forada
Percent of map unit: 3 percent
Landform: Swales
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Level Swale, Neutral (G057XN001MN)
Hydric soil rating: Yes

Forada, occasionally ponded
Percent of map unit: 2 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Ponded If Not Drained (G057XN013MN)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Wright County, Minnesota
Survey Area Data: Version 19, Sep 10, 2025

Wright County, Minnesota

441—Almora loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: gkc8
Elevation: 870 to 1,130 feet
Mean annual precipitation: 23 to 35 inches
Mean annual air temperature: 43 to 50 degrees F
Frost-free period: 155 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Almora and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Almora

Setting

Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Outwash

Typical profile

Ap - 0 to 10 inches: loam
BE - 10 to 14 inches: fine sandy loam
Bt - 14 to 36 inches: loam
2Bt - 36 to 41 inches: loamy sand
2C - 41 to 80 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R057XY010MN - Loamy Prairie
Forage suitability group: Sloping Upland, Neutral (G091XN002MN)

Other vegetative classification: Sloping Upland, Neutral (G091XN002MN)
Hydric soil rating: No

Minor Components

Dorset
Percent of map unit: 8 percent
Hydric soil rating: No

Southhaven
Percent of map unit: 2 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Wright County, Minnesota
Survey Area Data: Version 19, Sep 10, 2025

Wright County, Minnesota

1377B—Dorset-Two Inlets complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: glqv
Elevation: 850 to 1,150 feet
Mean annual precipitation: 23 to 35 inches
Mean annual air temperature: 43 to 50 degrees F
Frost-free period: 155 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Dorset and similar soils: 70 percent
Two inlets and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorset

Setting

Landform: Hills on outwash plains, hills on stream terraces
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Outwash

Typical profile

Ap,A - 0 to 11 inches: sandy loam
Bt - 11 to 19 inches: sandy loam
2BC - 19 to 32 inches: gravelly loamy sand
2C - 32 to 80 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: R057XY008MN - Shallow Gravelly Prairie

Forage suitability group: Sloping Upland, Low AWC, Acid (G091XN008MN)
Other vegetative classification: Sloping Upland, Low AWC, Acid (G091XN008MN)
Hydric soil rating: No

Description of Two Inlets

Setting

Landform: Hills on outwash plains, hills on stream terraces
Landform position (two-dimensional): Shoulder
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Outwash

Typical profile

Ap - 0 to 9 inches: loamy sand
Bt - 9 to 19 inches: gravelly loamy sand
C - 19 to 80 inches: gravelly sand

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F057XY018MN - Steep Sandy Upland Forest
Forage suitability group: Sandy (G091XN022MN)
Other vegetative classification: Sandy (G091XN022MN)
Hydric soil rating: No

Minor Components

Verndale, acid substratum

Percent of map unit: 5 percent
Hydric soil rating: No

Southhaven

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Wright County, Minnesota
Survey Area Data: Version 19, Sep 10, 2025

APPENDIX D

Basin Water Quality Volume Calculations

KID'S HAVEN – CITY OF MONTICELLO
SITE IMPROVEMENT PROJECT
INFILTRATION WORKSHEET

Requirements:

Infiltration of runoff generated from a 1.1" rainfall over the applicable new impervious surface within 48 hours.

Step 1: Determine areas of impervious surfaces area outside of right of way and effective infiltration area.

Proposed impervious surface area = 79,380 sf
Total existing impervious surface = 0 sf
Net increase of impervious surface = 79,380 sf

Effective Infiltration Area = 6,460 sf
Effective Infiltration Area equals infiltration shelf footprint area at 950.5 elevation.

Step 2: Calculate water quality volume from increase of impervious surface generated by 1.0" runoff.

79,380 sf Net Increased Impervious Surface Area	x	1.0 Coefficient	x	1.1 inch Rainfall	x	1ft/12inch	=	**7,277 cf** Volume Required to be Treated

Step 3: Calculate volume capacity of being infiltrated on site in 48 hours. Use infiltration rate for Type B soils = 0.45 in/hr.

6,460 sf Effective Infiltration Area	x	0.45 in/hr Infiltration Rate	x	48 hrs	x	1ft/12inch	=	**11,628 cf** Volume Capacity in 48 Hours

Step 4: Compare volume capacity to volume required to be treated.

11**,628 cf** Volume Capacity in 48 Hours	>	**8,392 cf** Volume of Infiltration Storage	>	**7,277 cf** Volume Required to be Treated

Additional Basin storage = 8,391 cf (62,003 – 53,612) basin volume below outlet invert of 951.8 in excavated infiltration shelf area at 950.5 elevation (see custom stage data)

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. SOME SPECIES MAY BE LARGER, BUT ABSOLUTE MINIMUM SIZES ARE AS FOLLOWS:

1. 2" CAL. FOR DECIDUOUS TREES
2. 1.5" CAL. FOR ORNAMENTAL TREES
3. 6' HEIGHT FOR CONIFEROUS TREES

PER THE CITY OF MONTICELLO LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED USING A VARIETY OF METHODS BASED ON AUTO USE ZONES, ADJACENT PROPERTY LAND USE, BUILDING PERIMETER LENGTH, AND TOTAL PARCEL SITE AREA. FOR THIS PROJECT, WE ARE INCLUDING THE FOLLOWING LANDSCAPING:

REQUIREMENT:
PARKING USE AREA = 469 LF ON NORTH SIDE = 4.69 X 8 ACI PER 100 = 37.52 (ROUNDED TO 38 TOTAL ACI)

PROVIDED:
13 TREES AT 3.0 DBH = 39 TOTAL CALIPER INCHES
NORTH EDGE OF PARKING LOT ADJACENT TO SCHOOL BOULEVARD

REQUIREMENT:
SITE LANDSCAPE OVERALL PROJECT AREA = 127,516 SF = 2.38 ACRES = 23.80 ACI (ROUNDED TO 24 TOTAL ACI) PLUS 2 SHRUBS PER 10 LF OF BUILDING PERIMETER = 842 LF/10 = 84.2 x 2 = 168.4 SHRUBS (ROUNDED TO 168 SHRUBS)

PROVIDED:
6 OVERSTORY TREES AT 2.0 DBH = 12 TOTAL CALIPER INCHES
4 ORNAMENTAL TREES AT 1.5 DBH = 6 TOTAL CALIPER INCHES
8 CONIFEROUS TREES AT 6' HGT = 9 TOTAL CALIPER INCHES
123 SHRUBS - 25 CONIFEROUS AND 98 DECIDUOUS
85 ORNAMENTAL GRASSES
130 MIXED PERENNIALS

REQUIREMENT:
PARKING ISLANDS = 1 OVERSTORY OR ORNAMENTAL TREE PER 180 SF
1,542 SF/180 = 8.6 (ROUNDED TO 9 TREES)

PROVIDED:
5 OVERSTORY TREES
4 ORNAMENTAL TREES

LANDSCAPE CALCULATIONS:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
AWS	8	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	13	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL	5	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER GRANITE RIVER ROCK MULCH	3" DEPTH
	SOD	BLUEGRASS PEAT SOD	N/A
	TURF SEED	MN/DOT SEED MIX #33-261	35 LBS/ACRE

N/A

GROUNDCOVER SCHEDULE:

PARKING USE AREA TREES:

	HACKBERRY Celtis occidentalis 6 = Quantity @ 3" Caliper
	PRINCETON ELM Ulmus americana 'Princeton' 7 = Quantity @ 3" Caliper

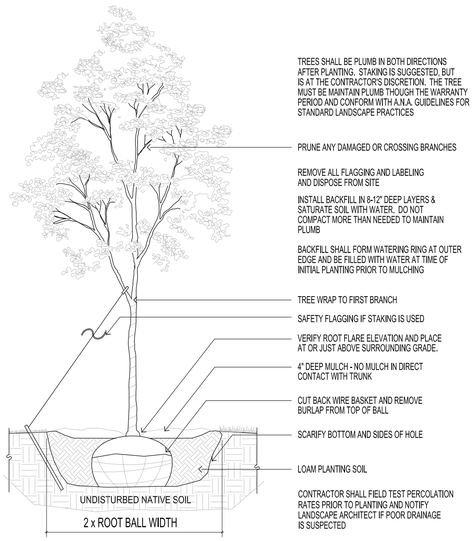
PARKING LOT TREES:

	JAPANESE TREE LILAC Syringa reticulata 4 = Quantity @ 2" Caliper
	KENTUCKY COFFEETREE Gymnocladus dioicus 3 = Quantity @ 2" Caliper
	SWAMP WHITE OAK Quercus bicolor 2 = Quantity @ 2" Caliper

SITE LANDSCAPE TREES:

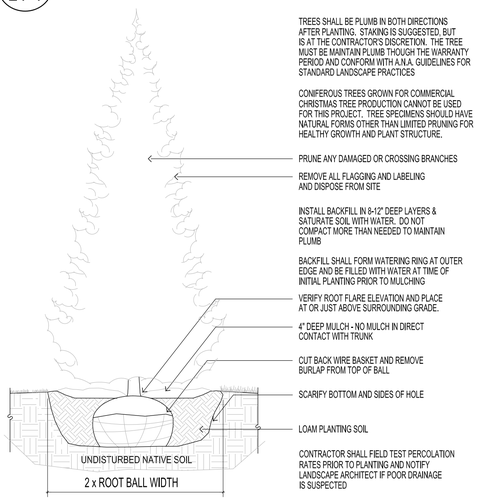
	SPRING SNOW CRABAPPLE Malus x 'Spring Snow' 3 = Quantity @ 1-1/2" Caliper
	RIVER BIRCH Betula nigra 14 = Quantity @ 2-1/2" Caliper
	BOULEVARD LINDEN Tilia americana 'Boulevard 5 = Quantity @ 2-1/2" Caliper
	BLACK HILL SPRUCE Picea glauca densata 3 = Quantity @ 6' Height
	AUSTRIAN PINE Pinus nigra 5 = Quantity @ 6' Height

PLANTING KEYS:



1 L1-1 DECIDUOUS TREE PLANTING DETAIL

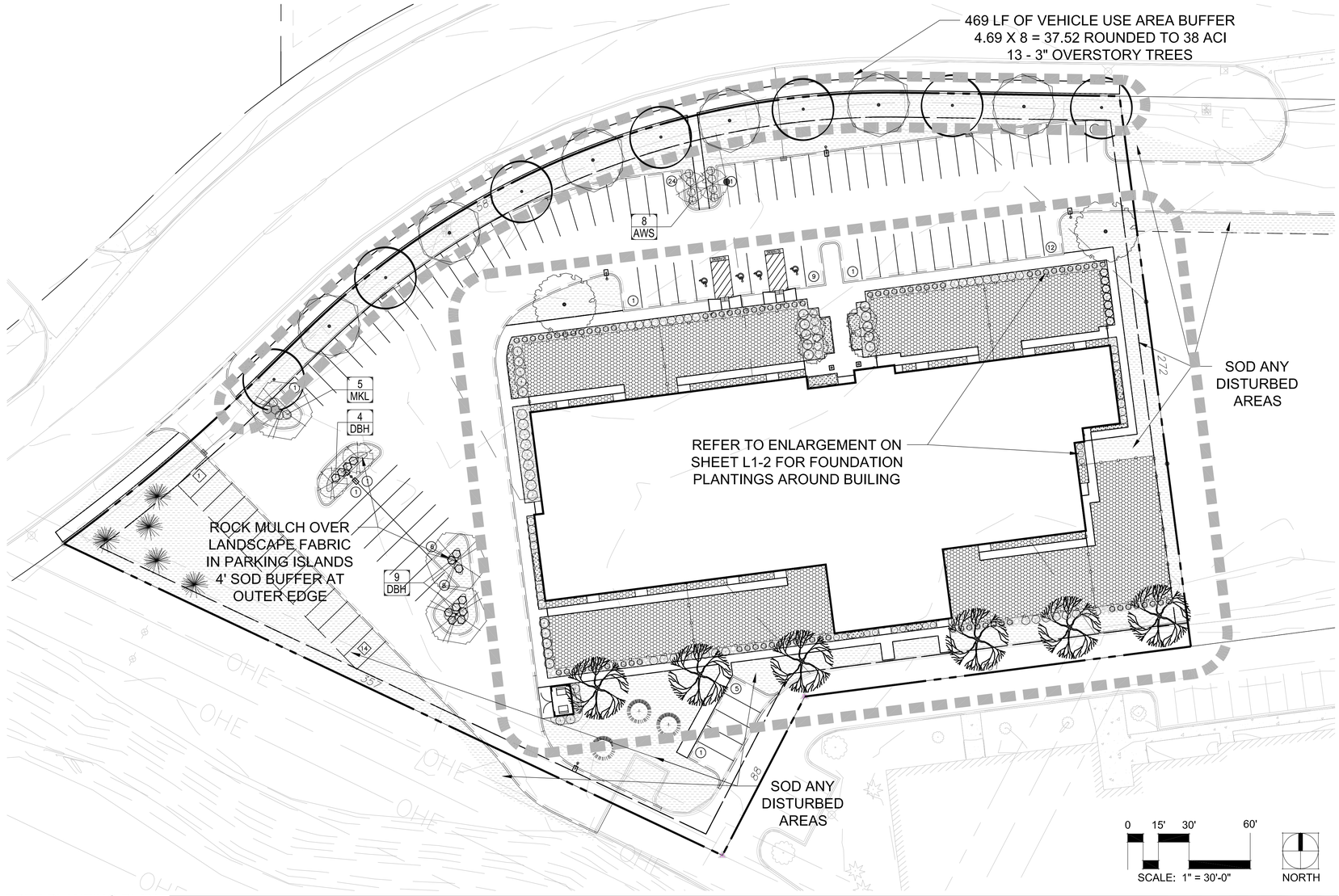
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

TREE PLANTING DETAILS:



TREE PLANTING PLAN:

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:

KID'S HAVEN CHILDCARE

Monticello, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Kangas

Registration #: 26017

Signature:

Project #:	--
Date:	CITY SUBMITTAL | 02-02-2026
Revision:	SCALE CORRECTION | 02-13-2026
Drawn By:	PK
Checked By:	PK

Sheet Title:

OVERALL LANDSCAPE AND TREE PLANTING PLAN

Sheet Number:

L1-1

THE CONTRACTOR SHALL:
VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:
ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION AND PHASING:
COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:
ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION..

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEA/COMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR TTHEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

EDGING AND MAINTENANCE STRIPS:
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:
ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

PLANTING NOTES:

IRRIGATION:
VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

SEEDING AND SODDING:
SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MNDOT SPECS UNLESS OTHERWISE NOTED.

ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

CALENDAR OR CLIMATIC RESTRICTIONS:
THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th, HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.
THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANOR, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS
THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

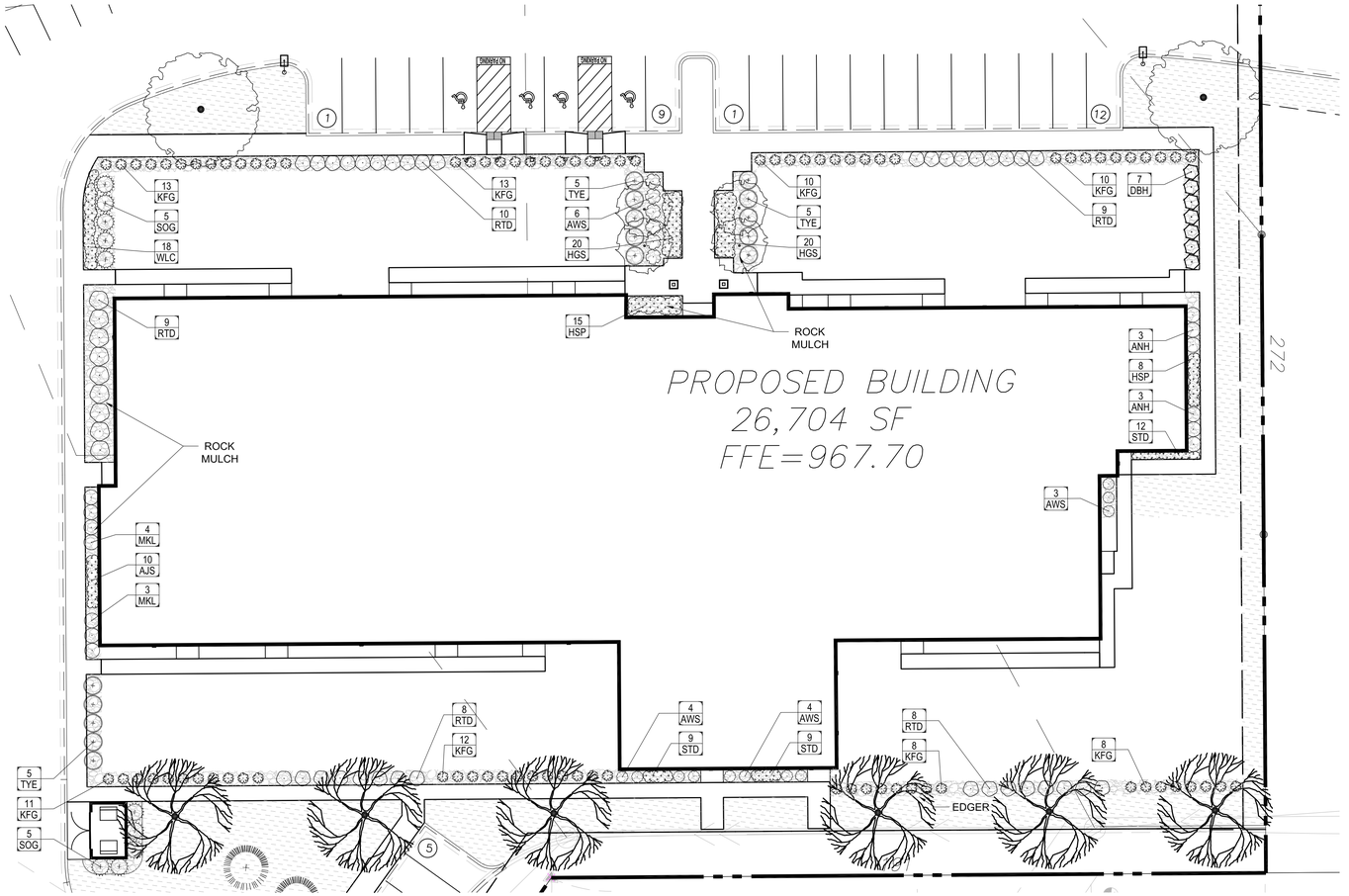
THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

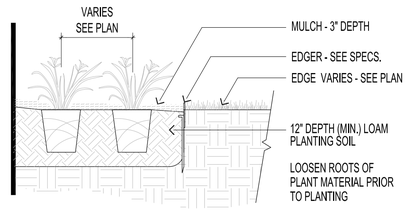
AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDINGT AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

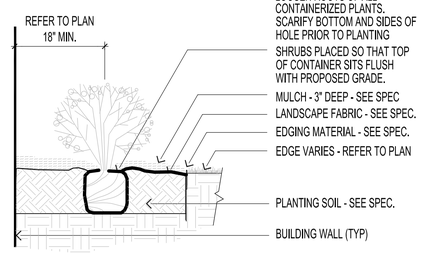
PLANTING DETAILS:



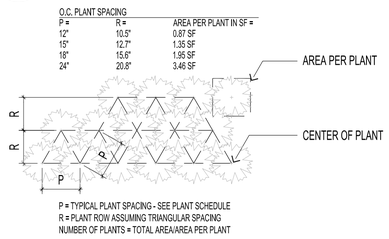
PLANTING ENLARGEMENT PLAN:



2 L1-2 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"



1 L1-2 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



3 L1-2 PERENNIAL SPACING GUIDELINES
SCALE: 3/4" = 1'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	6	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWS	17	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	7	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL	7	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	35	RED TWIGGED DOGWOOD	Cornus sericea 'Bailadeline'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
SOG	10	SEA OF GOLD JUNIPER	Juniperus x pfitzeriana 'MonSan'	5 GAL	POT	5' O.C.
TYE	15	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	85	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	--
PERENNIALS AND GRASSES						
AJS	10	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
HGS	40	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	23	HOSTA - SUN POWER	Hosta x 'Sun Power"	2 GAL	POT	30" O.C.
STD	39	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	18	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	24" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
KID'S HAVEN CHILDCARE

Monticello, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

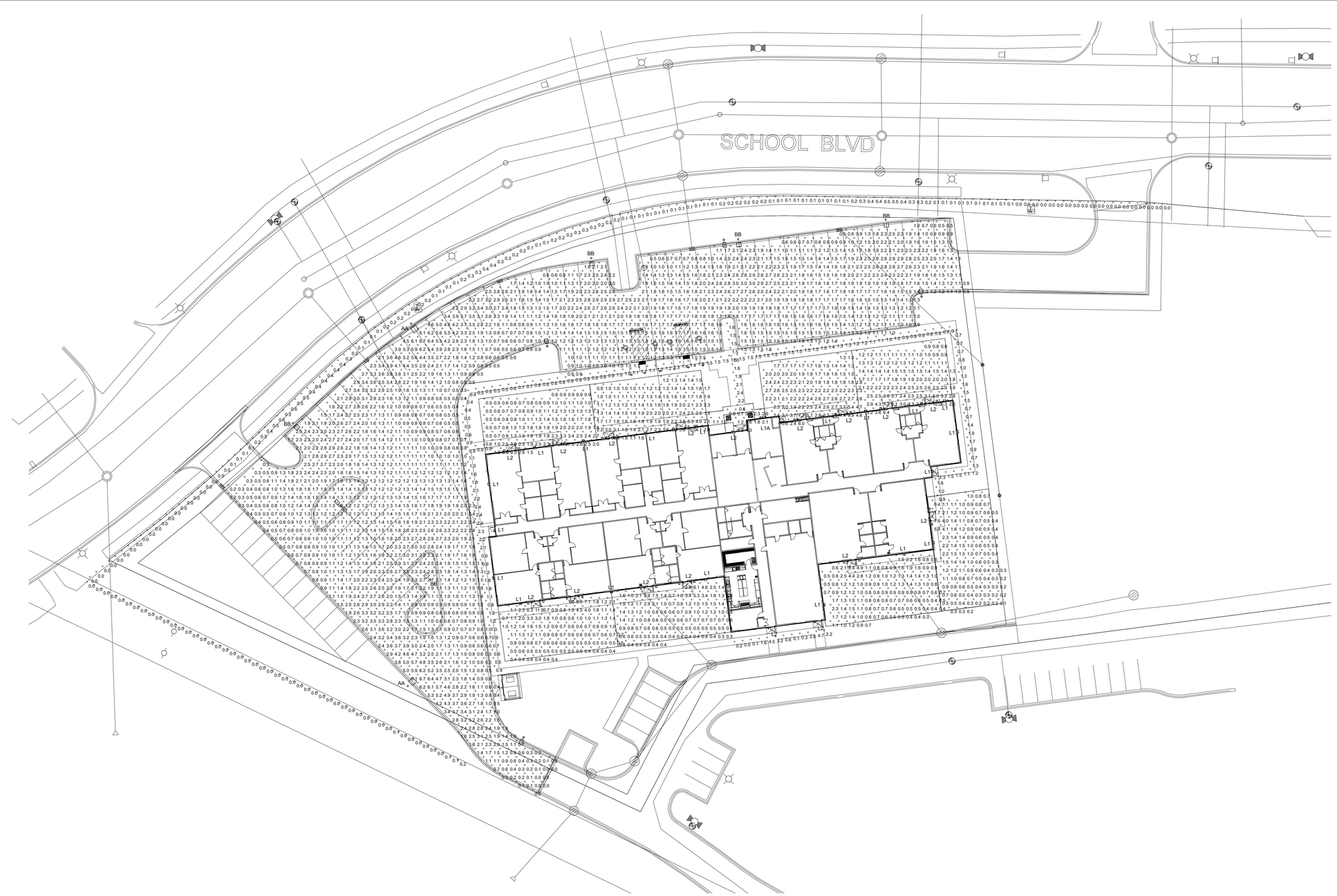
Name: Paul Kangas
Registration #: 26017

Signature:

Project #: --
Date: CITY SUBMITTAL | 02-02-2026
Revision: SCALE CORRECTION | 02-13-2026
Drawn By: PK
Checked By: PK

Sheet Title:
SHRUB PLANTING ENLARGMENT

Sheet Number:
L1-2



1 SITE PHOTOMETRIC CALCULATIONS
NOT TO SCALE

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

STEEN ENGINEERING
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com

5430 Douglas Drive North
Minneapolis, MN 55429

Project No: KHV202501

Date Last Revised:

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # xx/xx/2026 Date

PRELIMINARY Do Not Use For Construction

Kid's Haven Child Care & Preschool
New Building

School Boulevard
Monticello, MN

SITE PHOTOMETRIC CALCULATIONS

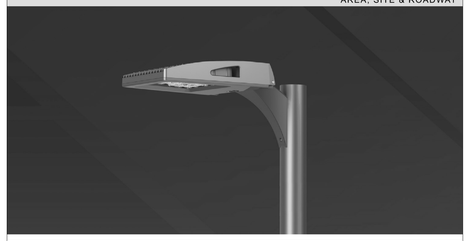
E0.0

TYPES AA & BB

NLS LIGHTING

NV-1

AREA, SITE & ROADWAY



LED WATTAGE CHART				
Drive Current	**14L**	**32L**	**48L**	**64L**
400 milliamps	21w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w-37w	71w	104w-105w	136w-139w
1000 milliamps	-	-	-	-
1050 milliamps	58w-56w	106w-107w	156w-157w	200w-207w

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- IP65 Rated Against Dust & Water Ingress. IK10 Rated for Tamper/Vandalism/Impact Protection
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

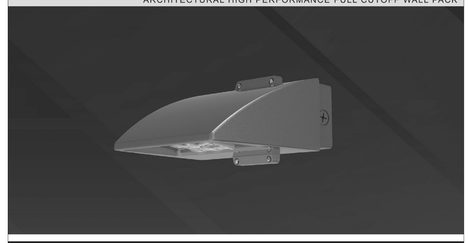
REV. 09.05.25

TYPE L1

NLS LIGHTING

NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK



LED WATTAGE CHART		
	14L	**32L**
400 milliamps	21w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	102w
1050 milliamps	56w	-

KEY FEATURES
- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

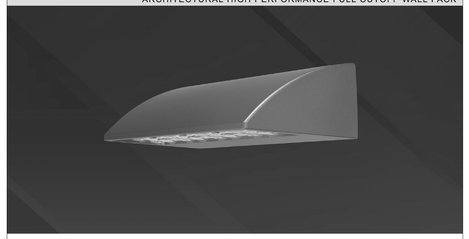
Rev. 08.25.25

TYPE L1A

NLS LIGHTING

NV-W2

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK



LED Wattage Chart	
Drive Current	**64L**
530 milliamps	99W
700 milliamps	136W
1050 milliamps	205W

KEY FEATURES
- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H) Compliments the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H)
- 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP66 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/Vandalism/Impact Protection
- 20KA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors Listings
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN
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Rev. 07.08.25

TYPE L2

SLOPE SLIM

BROWNLEE

7070 LED

Slope is a sleek and minimal lighting solution for both interior and exterior spaces. Crafted from stout aluminum, the series features a low-profile tapered form factor and is available in three sizes with various beam spreads. Perfect for architectural entrances, columns, facades, elevator lobbies, patios, and more. Less than 3" projection, ADA-compliant.

FINISHES

BL BZ MG MB WH TB TG TW TZ

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA		2	NLS LIGHTING	NV-1-T2-48L-1-40K7-HSS	NV-1 site fixture with version 1 backs shields	1	12753	1	156
□	BB		5	NLS LIGHTING	NV-1-T4FTW-48L-1-40K7-HSS	OUTDOOR AREA LIGHT	1	10610	1	156
▭	L1		19	NLS LIGHTING	NV-W-T4FTW-16L-4-40K7	OUTDOOR AREA LIGHT	1	2502	1	21
▭	L1A		1	NLS LIGHTING	NV-W2-T4FTW-64L-35-40K7	OUTDOOR AREA LIGHT	1	8098	1	68
△	L2		17	BROWNLEE LIGHTING INC	7070-08-PL-U07-FT-35K	Chrome wedge light with single LED	1	673	1	6.86

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Entrance	+	1.9 fc	9.0 fc	0.5 fc	18.0:1	3.8:1
Parking	+	1.7 fc	6.7 fc	0.0 fc	N/A	N/A
Play Area 1	+	1.7 fc	11.2 fc	0.5 fc	22.4:1	3.4:1
Play Area 2	+	2.0 fc	12.0 fc	0.9 fc	13.3:1	2.2:1
Play Area 3	+	2.3 fc	10.0 fc	0.8 fc	12.5:1	2.9:1
Play Area 4	+	2.5 fc	9.9 fc	0.6 fc	16.5:1	4.2:1
Play Area 5	+	1.3 fc	11.9 fc	0.4 fc	29.8:1	3.3:1
Play Area 6	+	1.3 fc	9.9 fc	0.3 fc	33.0:1	4.3:1
Play Area 7	+	1.0 fc	7.6 fc	0.1 fc	76.0:1	10.0:1
Play Area 8	+	1.1 fc	8.4 fc	0.3 fc	28.0:1	3.7:1
PROPERTY LINE - APPROX	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Sidewalk 1	+	1.7 fc	4.7 fc	0.0 fc	N/A	N/A
Sidewalk 2	+	1.4 fc	2.4 fc	0.4 fc	6.0:1	3.5:1
Sidewalk 3	+	1.1 fc	2.3 fc	0.4 fc	5.8:1	2.8:1
Sidewalk 4	+	1.7 fc	2.4 fc	0.6 fc	4.0:1	2.8:1

Luminaire Locations										
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	AA	518580.90	212880.80	25.00	25.00	146.05	0.00	518581.70	212879.70	0.00
2	AA	518578.90	212660.80	25.00	25.00	45.94	0.00	518579.90	212661.70	0.00
1	BB	518868.90	212943.90	25.00	25.00	172.64	0.00	518869.10	212942.80	0.00
2	BB	518779.40	212932.00	25.00	25.00	172.55	0.00	518779.60	212930.90	0.00
3	BB	518509.20	212820.30	25.00	25.00	135.47	0.00	518510.00	212819.50	0.00
8	BB	518690.20	212920.50	25.00	25.00	172.55	0.00	518690.30	212919.40	0.00
10	BB	518592.70	212725.30	25.00	25.00	315.88	0.00	518591.90	212726.10	0.00
1	L1A	518794.40	212823.50	20.50	20.50	352.65	0.00	518794.40	212823.60	0.00
1	L1	518655.80	212805.60	12.00	12.00	352.65	0.00	518655.80	212805.80	0.00
2	L1	518631.80	212755.40	12.00	12.00	262.14	0.00	518631.60	212755.40	0.00
3	L1	518897.00	212791.00	12.00	12.00	83.80	0.00	518897.20	212791.00	0.00
6	L1	518685.50	212809.40	12.00	12.00	352.65	0.00	518685.50	212809.60	0.00
7	L1	518723.20	212814.30	12.00	12.00	352.65	0.00	518723.20	212814.50	0.00
8	L1	518754.00	212818.30	12.00	12.00	352.65	0.00	518754.00	212818.50	0.00
1	L2	518815.80	212822.20	7.50	7.50	352.65	0.00	518815.80	212822.60	0.00
2	L2	518868.00	212829.00	7.50	7.50	352.65	0.00	518867.90	212829.40	0.00
3	L2	518845.50	212826.10	7.50	7.50	352.65	0.00	518845.40	212826.50	0.00
4	L2	518897.90	212832.80	7.50	7.50	352.65	0.00	518897.80	212833.20	0.00
5	L2	518747.20	212817.30	7.50	7.50	352.65	0.00	518747.10	212817.70	0.00
6	L2	518699.10	212811.00	7.50	7.50	352.65	0.00	518699.00	212811.40	0.00
7	L2	518672.20	212807.50	7.50	7.50	352.65	0.00	518672.10	212807.90	0.00
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9	L2	518895.80	212761.10	7.50	7.50	83.80	0.00	518896.30	212761.10	0.00
20	L1	518831.50	212710.00	12.00	12.00	83.80	0.00	518831.70	212710.00	0.00
21	L1	518880.10	212741.10	12.00	12.00	171.39	0.00	518880.10	212740.90	0.00
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23	L1	518882.90	212831.00	12.00	12.00	352.65	0.00	518882.90	212831.20	0.00
24	L1	518856.80	212827.60	12.00	12.00	352.65	0.00	518856.80	212827.80	0.00
25	L1	518830.60	212824.20	12.00	12.00	352.65	0.00	518830.60	212824.40	0.00
26	L1	518759.60	212725.50	12.00	12.00	171.39	0.00	518759.60	212725.30	0.00
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28	L1	518702.50	212718.10	12.00	12.00	171.39	0.00	518702.50	212717.90	0.00
29	L1	518897.70	212747.70	12.00	12.00	83.80	0.00	518897.90	212747.70	0.00
30	L1	518628.20	212783.30	12.00	12.00	262.14	0.00	518628.00	212783.30	0.00
31	L1	518631.00	212726.40	12.00	12.00	262.14	0.00	518630.80	212726.40	0.00
32	L1	518912.40	212815.10	12.00	12.00	83.80	0.00	518912.60	212815.10	0.00
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11	L2	518825.70	212700.00	7.50	7.50	171.39	0.00	518825.80	212699.60	0.00
12	L2	518797.60	212696.30	7.50	7.50	171.39	0.00	518797.70	212695.90	0.00
13	L2	518750.60	212724.40	7.50	7.50	171.39	0.00	518750.70	212724.00	0.00
14	L2	518722.40	212720.90	7.50	7.50	171.39	0.00	518722.50	212720.50	0.00
15	L2	518682.40	212715.70	7.50	7.50	171.39	0.00	518682.50	212715.30	0.00
16	L2	518654.00	212711.90	7.50	7.50	171.39	0.00	518654.10	212711.50	0.00
17	L2	518776.00	212815.00	7.50	7.50	352.65	0.00	518775.90	212815.40	0.00

STEEN ENGINEERING
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com

5430 Douglas Drive North
Minneapolis, MN 55429

Project No: KHV202501

Date Last Revised:

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # xx/xx/2026 Date

PHOTOMETRIC DATA AND FIXTURES

PRELIMINARY Do Not Use For Construction

Kid's Haven Child Care & Preschool
New Building

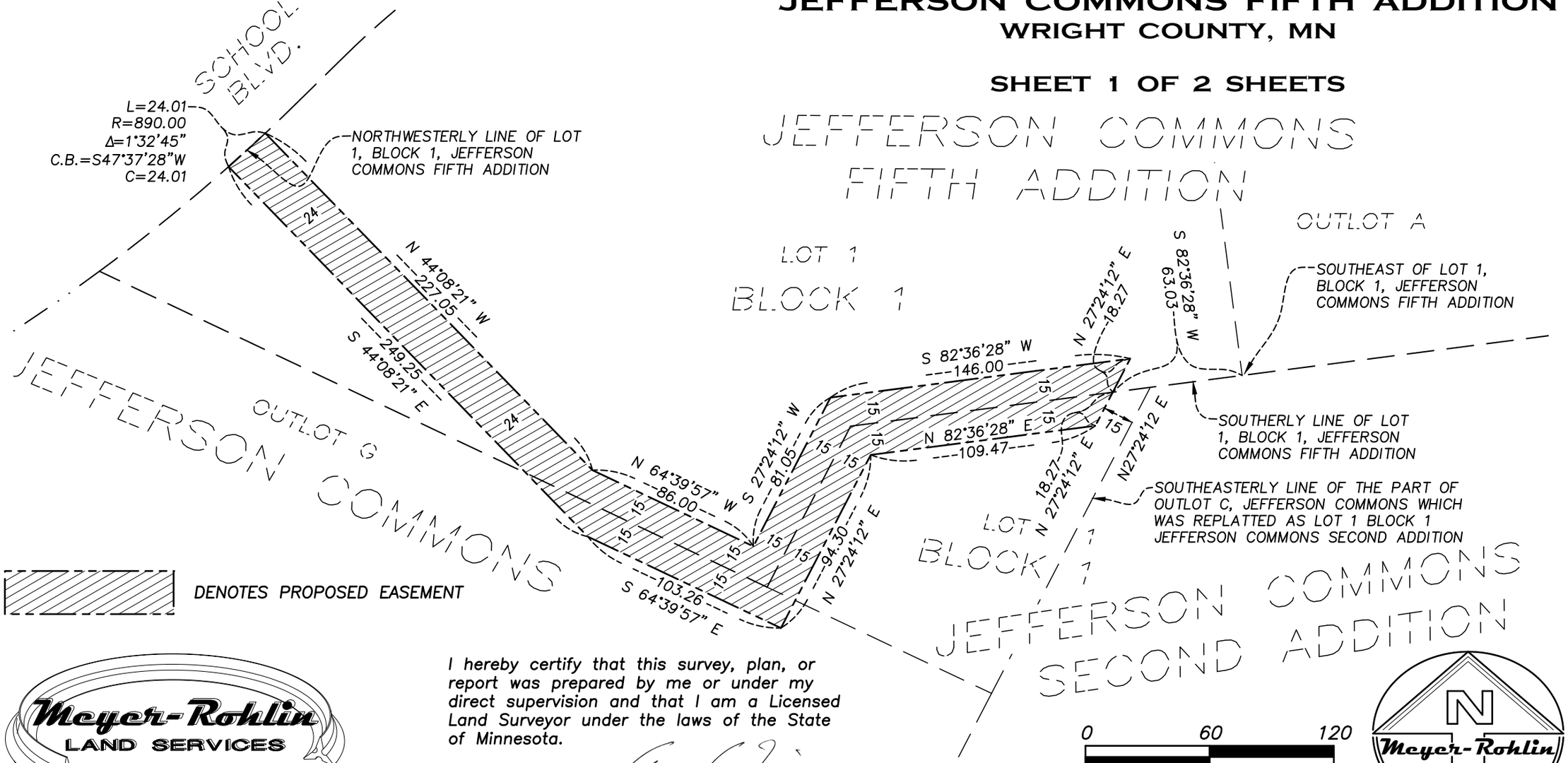
School Boulevard
Monticello, MN

E0.1

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

EASEMENT EXHIBIT
LOCATED IN THE PLAT OF
JEFFERSON COMMONS FIFTH ADDITION
WRIGHT COUNTY, MN

SHEET 1 OF 2 SHEETS



DENOTES PROPOSED EASEMENT

Meyer-Rohlin LAND SERVICES
708 1ST AVENUE NE, #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.COM

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

Date 02/02/2026

Abram A. Niemela
License No. 48664

DRAWN BY: AAN
FILE NO. 25333

0 60 120
GRAPHIC SCALE IN FEET

N
Meyer-Rohlin LAND SERVICES

EASEMENT DESCRIPTION
LOCATED IN THE PLAT OF
JEFFERSON COMMONS FIFTH ADDITION
WRIGHT COUNTY, MN

SHEET 2 OF 2 SHEETS

PROPOSED EASEMENT

That part of Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION, that part of Lot 1, Block 1, JEFFERSON COMMONS SECOND ADDITION, and that part of Outlot G, JEFFERSON COMMONS, according to the recorded plats thereof, Wright County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION; thence South 82 degrees 36 minutes 28 seconds West, plat bearing, along the southerly line of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION, a distance of 63.03 feet to a point lying 15 feet northwesterly of the southeasterly line of that part of Outlot C of said JEFFERSON COMMONS which was replatted as Lot 1, Block 1, JEFFERSON COMMONS SECOND ADDITION, also being the point of beginning; thence North 27 degrees 24 minutes 12 seconds East, parallel with said southeasterly line of Outlot C, a distance of 18.27 feet; thence South 82 degrees 36 minutes 28 seconds West, a distance of 146.00 feet; thence South 27 degrees 24 minutes 12 seconds West, a distance of 81.05 feet; thence North 64 degrees 39 minutes 57 seconds West, a distance of 86.00 feet; thence North 44 degrees 08 minutes 21 seconds West, a distance of 227.05 feet to the northwesterly line of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION; thence southwesterly along said northwesterly line on a non–tangential curve, having a radius of 890.00 feet, a central angle of 1 degree 32 minutes 45 seconds, a chord bearing of South 47 degrees 37 minutes 28 seconds West, and an arc length of 24.01 feet; thence South 44 degrees 08 minutes 21 seconds East, not tangent to said curve, a distance of 249.25 feet; thence South 64 degrees 39 minutes 57 seconds East, a distance of 103.26 feet; thence North 27 degrees 24 minutes 12 seconds East, a distance of 94.30 feet; thence North 82 degrees 36 minutes 28 seconds East, a distance of 109.47 feet to a line bearing South 27 degrees 24 minutes 12 seconds West from the point of beginning; thence North 27 degrees 24 minutes 12 seconds East, a distance of 18.27 feet to the point of beginning.

DRAWN BY: AAN
FILE NO. 25333

Meyer-Rohlin
LAND SERVICES
708 1ST AVENUE NE, #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.COM

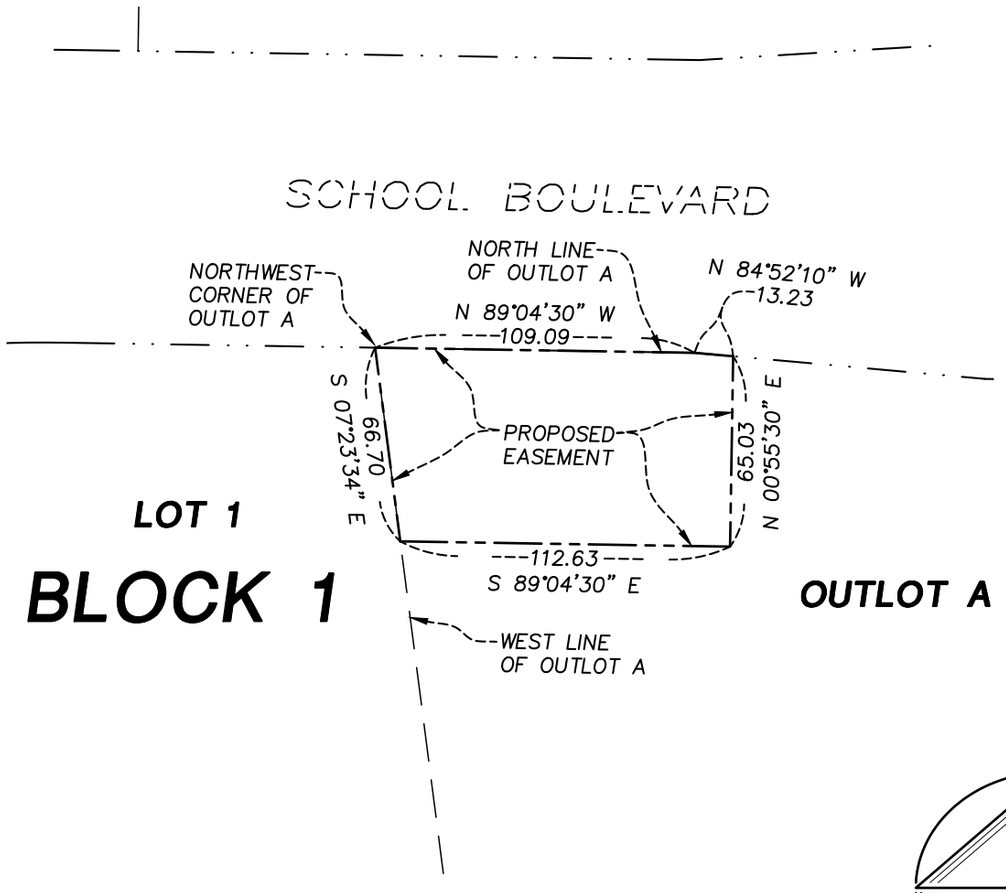
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date 02/02/2026

Abram A. Niemela
License No. 48664

NOTE:
As of the date on this drawing, the plat of JEFFERSON COMMONS FIFTH ADDITION has not been recorded. The above description will not be valid until the plat is recorded.

EASEMENT EXHIBIT
LOCATED IN THE PLAT OF
JEFFERSON COMMONS FIFTH ADDITION
WRIGHT COUNTY, MN



PROPOSED EASEMENT

That part of Outlot A, JEFFERSON COMMONS FIFTH ADDITION, Wright County, Minnesota, described as follows: Beginning at the northwest corner of said Outlot A; thence South 07 degrees 23 minutes 24 seconds East, assumed bearing, along the west line of said Outlot A, a distance of 66.70 feet; thence South 89 degrees 04 minutes 30 seconds East, a distance of 112.63 feet; thence North 00 degrees 55 minutes 30 seconds East, a distance of 65.03 feet to the north line of said Outlot A, also being the southerly line of School Boulevard; thence North 84 degrees 52 minutes 10 seconds West, along said north line, a distance of 13.23 feet; thence North 89 degrees 04 minutes 30 seconds West, along said north line, a distance of 109.09 feet to the point of beginning.

NOTE:

As of the date on this drawing, the plat of JEFFERSON COMMONS FIFTH ADDITION has not been recorded. The above description will not be valid until the plat is recorded.

Meyer-Rohlin LAND SERVICES

0 60 120

GRAPHIC SCALE IN FEET

DRAWN BY: AAN
FILE NO. 25333

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

Date 12/22/2025

Abram A. Niemela
License No. 48664

Meyer-Rohlin LAND SERVICES
708 1ST AVENUE NE, #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.COM

February 20, 2026

Matt Leonard
City Engineer/Public Works Director
City of Monticello
505 Walnut Street, Suite 1
Monticello, MN 55362

Re: Kids Haven Daycare Development – Prelim/Final Plat & Civil Engineering Plan Review
City Project No. 2026-005
WSB Project No. 033402-000

Dear Mr. Leonard:

WSB staff have reviewed the Kids Haven Daycare Development preliminary/final plat and civil plan submittal dated February 2, 2026. The applicant proposes to construct an approximate 27,000 SF childcare/preschool facility on a three acre parcel.

The documents were reviewed for general conformance with the City of Monticello's general engineering standards and Stormwater Design Manual. We have the following comments with regards to engineering and stormwater management matters.

General

1. City staff will provide comments under separate cover.

2. The Fire Marshall and/or building department will review required fire hydrant location(s) and emergency vehicle access/circulation. Fire truck circulation will need to accommodate the City's ladder truck. Provide a turning movement exhibit to show that a fire truck can access all building structures and parking lots as applicable. Additional comments may be provided under separate cover by the Fire Marshall.

3. The proposed improvements include expanding the existing regional pond to the south of the site. The work is proposed in and around existing electrical transmission poles and overhead lines. The applicant shall coordinate with the utility company that owns/maintains the lines and provide documentation that the proposed grading work within the easement is acceptable.

4. Additional comments have been provided directly on the plan sheets. Not all comments on the plans have been summarized in this review letter.

Site Plan & Streets (Sheets C1.1)

5. The City will require the construction of a sidewalk along School Boulevard with the City right of way. The applicant is showing a proposed 6' wide sidewalk meeting City standards but continue extension further east and connect with the driveway location.

6. The final pavement section shall be designed by a registered geotechnical engineer for the specific soil conditions found on the site. Confirm whether or not there will be multiple bituminous pavement sections such as "light duty" and/or "heavy duty" and provide

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

different hatching information. Bituminous patching along for the entrance along School Boulevard shall be noted something to the effect of “match existing pavement section in-kind”.

7. Remove existing eastbound “RIGHT TURN LANE” signs, furnish and install RIGHT LANE MUST TURN RIGHT (R3-7R) signs where full width turn lane begins. At the westerly entrance, restripe the fog line to the east to better match up with the proposed location.

Grading and Erosion Control (Sheet C2.1)

8. With final plan submittal provide the following
    a. In general, maintain all surface grades within the minimum of 2% and maximum 33% slopes. Vegetated swale grades shall also be a minimum of 2.0%.
    b. Drainage arrows on plans showing direction of runoff. Note specifically high points between each side-yard swale.
    c. Include percent slope In all other swale locations and verify that it meets the City requirement of 2%.
    d. The City will require a common draintile collection system (rigid PVC Schedule 40 or SDR 26) for sump pump discharges. A separate foundation pipe system in addition to the sump discharge system should be considered where full basements are proposed. The size of the common collection system should be 6” and comprised of PVC schedule 40 or SDR 26.
    e. Add rip-rap quantities and class notes at each flared end section and pond overflows (if applicable).
    f. Note the size of proposed storm sewer structures.

Utility Plans (Sheets C3.1-4.1)

9. Based on the current design within the commercial site, it appears the applicant will also be required to apply for a permit from DLI, provide copies to the City.

10. Hydrant locations shall be reviewed and approved of by the City Fire Marshal; typically, a maximum of 250’ overlapping influence radius (maximum 400’ spacing) is required along roadway (hose length).

11. The watermain connections to the building(s) will be reviewed and approved by the City Fire Marshall.

12. In the City of Monticello, property owners are responsible for maintenance of services up to the main within the city street. The property owner would be responsible for to fix the unused service stubs if they were to leak or burst. The City highly recommends that the developer cap the unused services at the main.

13. Add general notes to the utility plans to the effect of:
    a. The City 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 conducted in accordance with the City 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. Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.

14. Where watermain crosses storm or sanitary sewer, add a note at each location to the effect of "Maintain 18" Minimum Separation, 4" Rigid Insulation".

Erosion Control & SWPPP Plans (Sheets C5.1)

15. The proposed project will disturb more than one acre. Develop and include a SWPPP consistent with the MPCA CSWGP with future plan submittals.

16. 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.

17. A detailed review of erosion/sediment control and SWPPP will be conducted with the final plan submittal.

Existing Conditions & Removal Plan (Sheet 6.1)

18. See markups on plan sheets concerning bituminous patching.

19. City Public Works to determine required removal or abandonment of unused utility services

Construction Notes & Standard Details Plans (Sheets C7.1-7.2)

20. The proposed pavement section should be reviewed and designed by a geotechnical engineer. Provide soil borings and geotechnical report with final plat submittal.

21. Provide details for the proposed stormwater treatment areas.

22. Provide specific details for each of the control structures proposed.

23. Include City details for the watermain and related work.

24. Include the City detail for the proposed drop manhole.

25. A full review of standard details will be conducted with the final plan submittal.

Traffic & Access

26. Based on the proposed site plan and 316 students, the anticipated daycare center traffic generation would be 1,198 daily trips, 250 AM peak hour trips and 250 PM peak hour trips.
27. Provide a figure showing truck movements throughout the site including the largest truck and the largest fire truck. Design driveways and circulation routes to accommodate these vehicles.

28. A photometric plan has been provided. Label all lighting units, several are unlabeled and it is unclear if they were included in the photometric analysis or shown by mistake (unlabeled ones do not appear to be on the site plan). Include light levels at the property line.
29. Provide intersection sight distance exhibits to verify sight lines will be clear at each access in consideration of both existing roadway geometrics and proposed landscaping improvements.

Stormwater Management

30. The development will need to meet the City's volume control requirement to capture and retain onsite 1.1" of runoff from the net new impervious surface. By satisfying the volume requirement the water quality requirement is considered met. Follow the City's Stormwater Design Manual for alternative credits towards the volume requirement if infiltration is not feasible.

    Volume control requirements will be met with a regional pond. The city-wide model assumed the proposed impervious for this site would be 42%. For the 3.31 acre drainage area, this would equate to 1.38 acres (60,052 sq ft) of impervious. Kid's Haven proposes 1.82 ac (79,279 sq ft) of impervious. The applicant will be required to provide 1.1" of additional water quality volume for the increase in impervious area (19,227 sq ft).

    19,227 sf * 1.1" * 1/12 = 1,763 cu ft additional WQV required

    8,392 cf of additional water quality volume is provided.
31. The City-wide model includes all tributary areas to the existing stormwater pond. The existing City-wide model shows that this pond has a 100-year HWL of 956.4'. After including the additional storage to be added with the Kids Haven project, the proposed City-wide model shows the pond has a HWL of 955.9'. Include these existing and proposed HWLs on the plan set. Also show the 100-year HWL that results from only the Kids Haven development draining to the pond on the plan set. Include the NWL on the plan set.
32. Provide a cross section through the proposed infiltration shelf. Indicate if soil amendments will be incorporated.
33. The existing outlet for the regional pond is 951.8. The pond typically has a standing water pool based on aerial review. The proposed infiltration shelf will be excavated to 950.5, resulting in 1.3' of infiltration depth. Please provide additional documentation of the feasibility of infiltration in this location given the existing pond has standing water and the survey notes from 12/1/2025 indicate a water elevation of 951.3.
34. The existing storm sewer to the north of the planned development has capacity for the development. However, we assumed that half of the roof of the theater and rear drive aisle are tributary to the existing 18" storm sewer located south of the proposed Kids Haven development. Based on this assumption, the existing 18" pipe does not have any additional capacity for discharge from the proposed development. The entirety of the proposed site will need to be routed to the existing stubs along School Blvd or into a new pipe that will outlet into the stormwater pond.
35. The City requires two feet of freeboard from structure low openings to 100-year high water levels and EOF's. Provide maintenance access to all ponding facilities. Kids Haven currently has over 10' of freeboard from the FFE to the proposed HWL of 955.9'.
36. The City will require a stormwater maintenance agreement.\

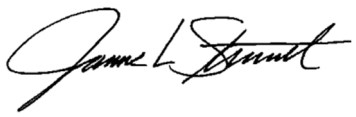
Wetlands & Environmental

37. The site is entirely within an upland area and no wetland impacts are proposed.

Please have the applicant provide a written response addressing the comments above. We would be happy to discuss this review in more detail. Please contact me at 612-419-1549 if you have any questions or if you would like to set up a time to meet.

Sincerely,

WSB



Jim Stremel, P.E.
Senior Project Manager

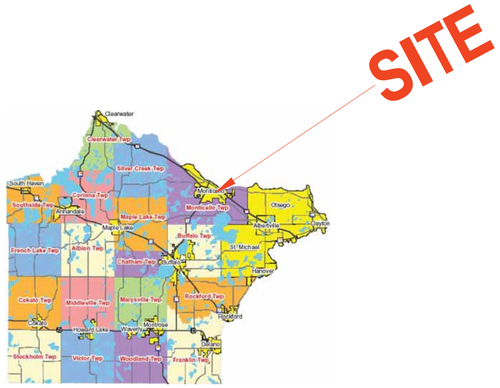
KID'S HAVEN

SITE IMPROVEMENT PROJECT

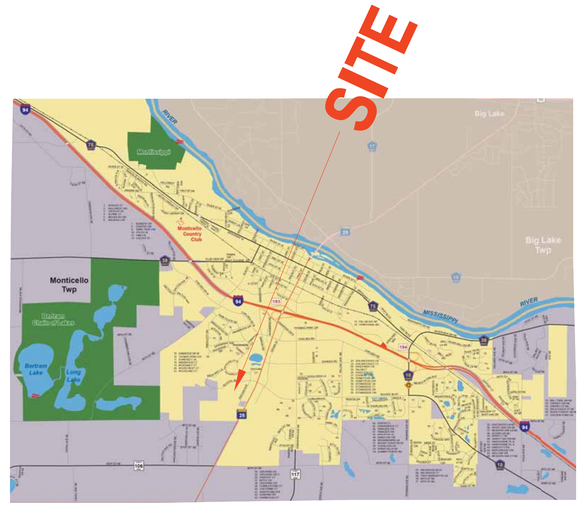
MONTICELLO, MN

WSB Reviewed February 20, 2026

MINNESOTA



WRIGHT COUNTY



CITY OF MONTICELLO

PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

PROJECT LOCATION PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 586
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

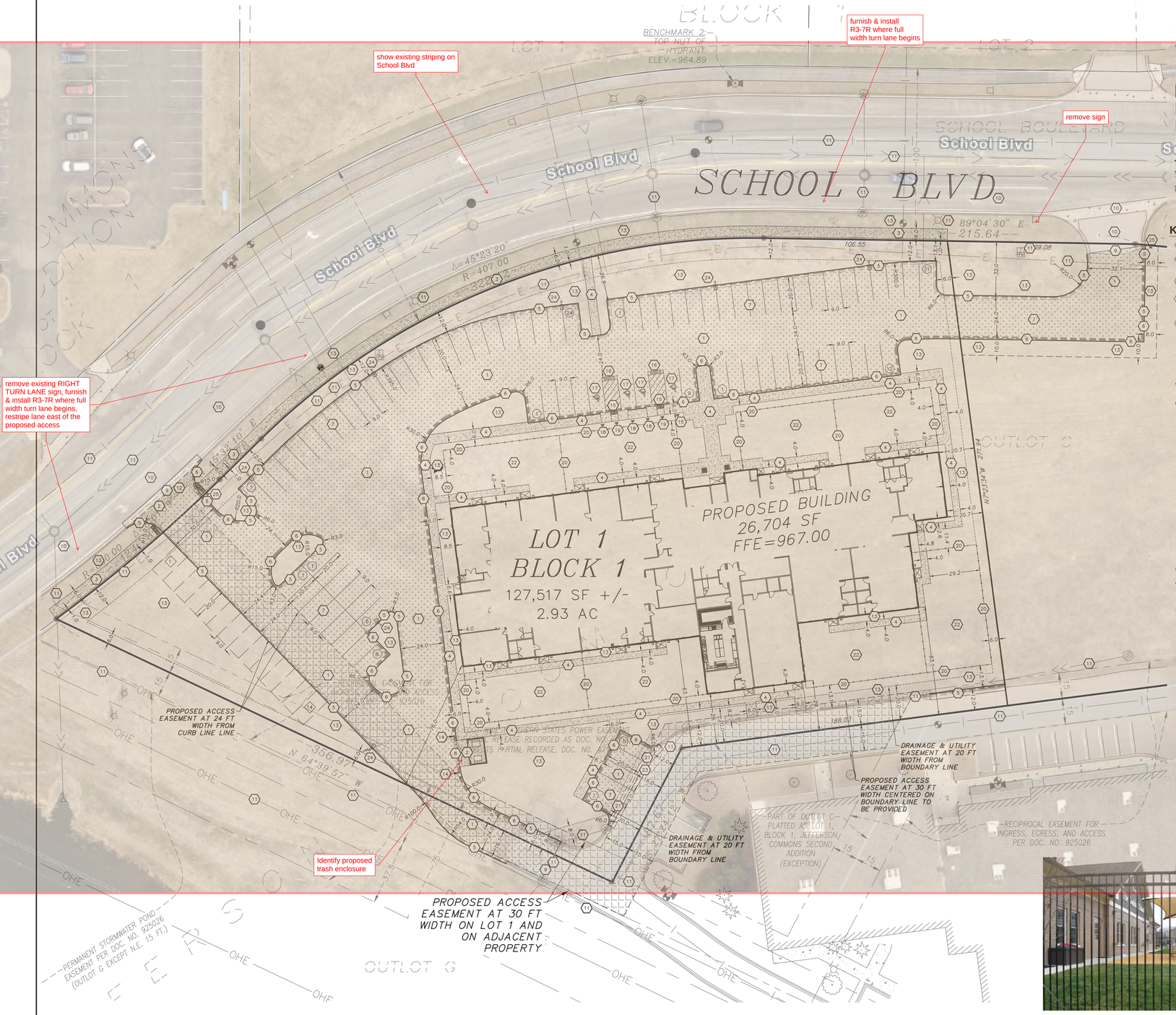
FILE NO. 00992

C0

Project Location plan

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTORS EXPENSE.
8. THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) (26,704 / 127,517): 0.209

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)

EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF
PERCENT PROPOSED IMPERVIOUS AREA: 61.13% (% of lot area; 77,948/127,517)

TOTAL PERVIOUS AREA: 49,569 SF (landscape, turf areas)

PERCENT PERVIOUS AREA: 38.87% (% of lot area; 49,569/127,517)

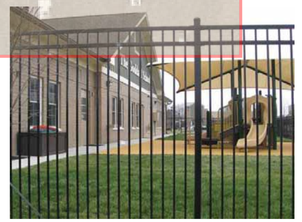
DISTURBANCE AREA: 38,535 SF 3.26 AC

LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- (#) PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
3. PUBLIC SIDEWALK. SEE MONTICELLO DETAIL ON SHEET C7.2
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
5. B612 (6") CONCRETE CURB & GUTTER
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
6. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
7. PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
8. RIBBON CURB CONCRETE CURB & GUTTER
   MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
   MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
9. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
10. EXISTING PAVEMENT TO REMAIN
11. EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
12. COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
13. PERVIOUS AREA. SEE LANDSCAPE PLAN BY OTHERS.
14. 6" TRANSITION RIBBON CURB TO B612 CURB
15. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
16. PAINT 24" HIGH LETTERS - WHITE.
17. PAINT INTERNATIONAL SYMBOL OF ACCESSABILITY-WHITE LATEX PAINT.
18. ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
19. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
20. METAL FENCE. 4.0 FT HEIGHT. AMERISTAR MONTAGE MAJESTIC WROUGHT IRON OR EQUAL, BLACK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
21. TYPICAL VALLEY GUTTER (SEE DETAIL)
22. PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS.
23. SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB LIP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PATCH WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
24. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
25. INSTALL TRAFFIC 'STOP' SIGN (MNDOT R1-1) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.



EXAMPLE METAL FENCE

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS

0 30 60 90

GRAPHIC SCALE IN FEET

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

PARKING DATA

REQUIRED PARKING
1.0 SPACE FOR EACH EMPLOYEE PLUS ONE SPACE PER FIVE CHILDREN
316 STUDENTS
35 STAFF MAX SHIFT
TOTAL REQUIRED STALLS = 99

PROVIDED PARKING
85 STALLS (INCLUDES 4 HANDICAP STALLS)
14 PROOF PARKING STALLS

SETBACKS:

LOCATION:	BUILDING
FRONT	30'
INTERIOR SIDE YARD	10'
REAR YARD	20'
STREET SIDE	20'

LOT MINIMUM:

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIRMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

SITE PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

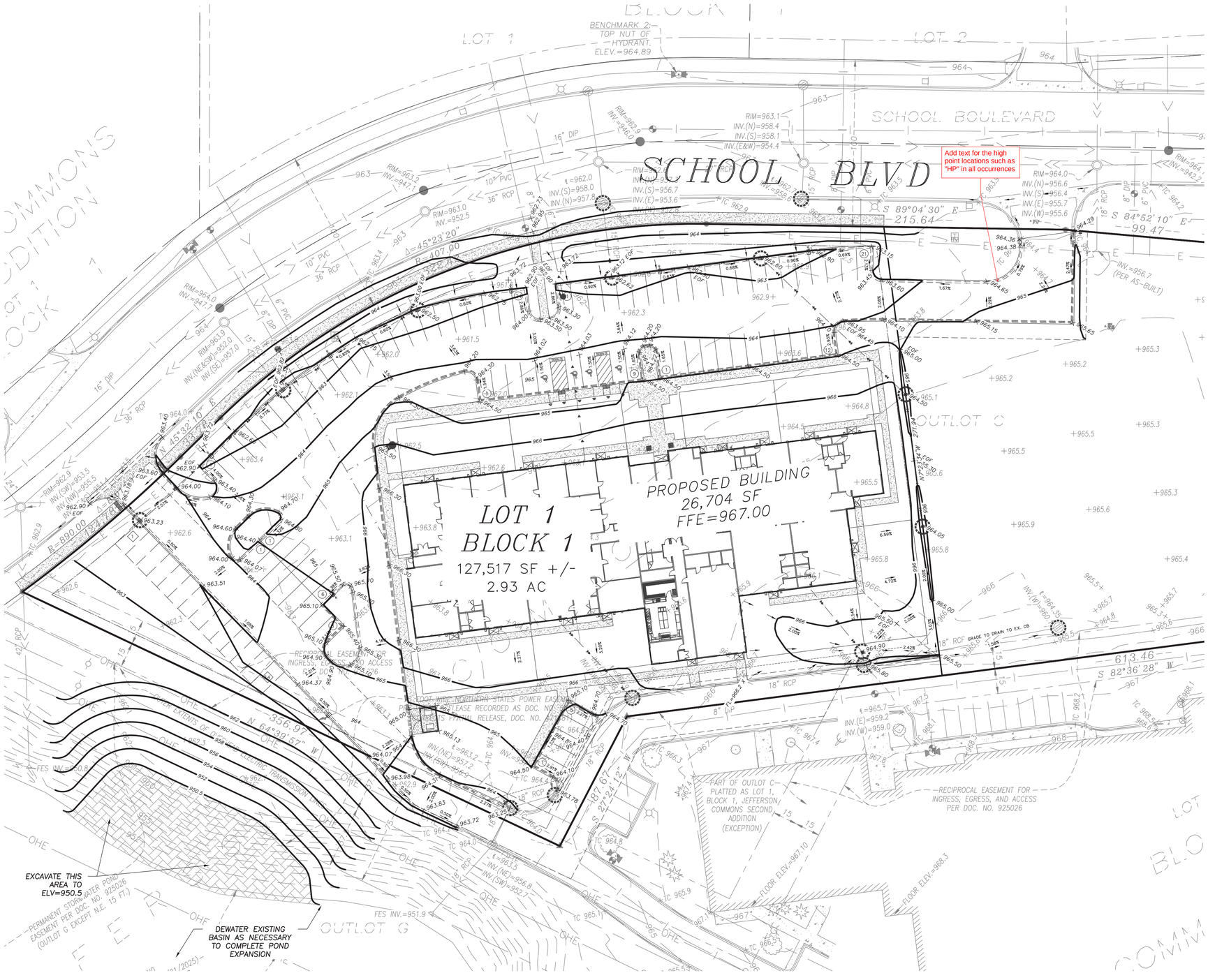
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C1.1

Site Plan


SCHOOL BLVD
SCHOOL BOULEVARD
LOT 1
BLOCK 1
127,517 SF +/-
2.93 AC
PROPOSED BUILDING
26,704 SF
FFE=967.00
LOT 2
OUTLOT C
OUTLOT G
BENCHMARK 2:
TOP NUT OF
HYDRANT.
ELEV.=964.89
Add text for the high point locations such as "HP" in all occurrences
964.36
964.38 HP
S 89°04'30" E
215.64
S 84°52'10" E
99.47
S 82°36'28" W
613.46
N 64°39'57" W
356.97
Δ=45°23'20"
R=407.00
R=890.00
Δ=45°32'10"
RIM=963.1
INV.(N)=958.4
INV.(S)=958.1
INV.(E&W)=954.4
RIM=964.0
INV.(N)=956.6
INV.(S)=956.4
INV.(E)=955.7
INV.(W)=955.6
INV.=956.7
(PER AS-BUILT)
RIM=962.9
INV.(SW)=953.5
INV.(NW)=955.5
INV.(E)=952.8
INV.(S)=952.7
RIM=963.0
INV.=952.5
RIM=964.0
INV.=947.7
RIM=963.9
INV.(NE&SW)=952.0
INV.(SE)=957.0
RIM=963.3
INV.=947.1
RIM=962.9
INV.=946.0
RIM=964.1
INV.=942.2
RIM=964.2
INV.=942.9
16" DIP
36" RCP
10" PVC
8" DIP
6" PVC
15" RCP
42" RCP
18" RCP
18" RCF GRADE TO DRAIN TO EX. CB
8" DIP
INV.(W)=960.8
INV.(E)=959.2
INV.(W)=959.0
INV.(NE)=957.2
INV.(SW)=956.7
INV.(NE)=956.8
INV.(SW)=952.7
FES INV.=950.8
FES INV.=951.9
EOF 962.90
EOF 964.45
EOF 964.40
EOF 964.10
EOF 963.78
EOF 963.72
EOF 963.30
EOF 963.25
EOF 963.20
EOF 963.12
EOF 962.62
EOF 962.60
963.23
963.51
964.00
964.07
964.10
964.40
964.60
964.90
965.10
965.70
965.80
966.00
966.50
967.10
967.67
968.15
968.80
963.72
963.78
964.37
964.50
964.90
965.00
965.13
965.16
965.50
965.80
966.00
966.50
963.98
964.07
964.10
964.40
964.50
964.90
965.00
965.13
965.16
965.50
965.80
966.00
966.50
963.83

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

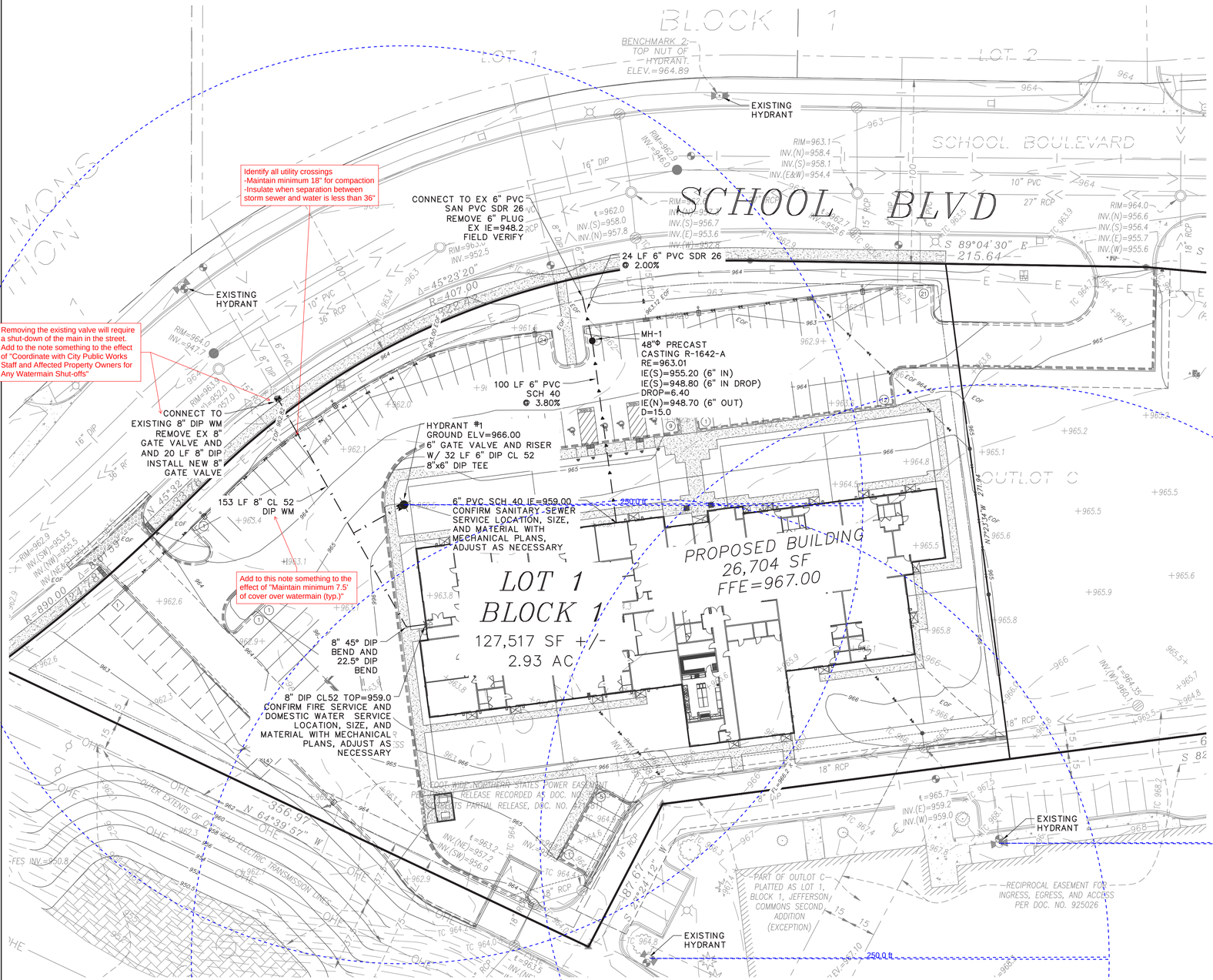
DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Water Main
- Existing Sanitary Sewer
- Existing Trees
- Existing Bndy Line
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gate Valve
- Proposed Storm Sewer
- Proposed Fire Hydrant

0 30 60 90
GRAPHIC SCALE IN FEET



GENERAL UTILITY NOTES

1. Specifications applicable for this project: Current standard specifications for the City of Monticello, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
4. The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
5. The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
6. The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
7. Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
8. Final Plat shall govern for easements.
9. The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
10. The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
11. The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
12. The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
13. The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
    A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
    B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
14. The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
15. All water main shall be installed with a minimum of 7.5 feet of cover.
16. Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
17. Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
18. The contractor shall coordinate schedule with adjacent property owners to minimize disturbance for water shut down and temporary closure of access if necessary.
19. The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
20. The contractor shall provide all necessary traffic control.
21. The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
22. Existing curb and pavement damaged or impacted on adjacent property shall be restored with in-kind materials and section. All match lines are to be saw cut.
23. The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
24. City will not be responsible for costs incurred that are associated with variations in the utility as-built elevations. These elevations are to be field verified prior to construction.
25. Property owners will maintain sanitary sewer mainline and watermain system within the site. Property owners will be responsible for maintenance of storm sewer system.
26. Installation of fire suppression systems in buildings to only be installed when deemed necessary by building department based on building use and/or occupier activity.
27. Sanitary and storm sewer crossing above or less than 12 inches below a water service shall be PVC pipe ASTM D 1785, ASTM D 2665, ASTM F 891, ASTM F 1488, ASTM F 1760, or ABS pipe ASTM F 1488 with the water service not containing any joints or connections within 10 feet of the crossing.
28. Watermain and service line installation to comply with the requirements of Section 2611 of the City Engineers Association of Minnesota (CEAM), 2018 specifications or current edition.
29. Tracer wire to be installed in accordance with Appendix D of the City of Monticello, MN General Specifications, revised July 2019 or latest edition.
30. Where the watermain crosses either sanitary or storm sewer maintain 18" of separation and insulate with 4" rigid insulation.
27. The City 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. 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.
29. All watermain and sanitary sewer testing shall be conducted in accordance with the City 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.
30. Watermain shall have a minimum cover of 7.5'.
31. Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.
32. The City will require televising for sanitary and storm sewer pipe installations prior to accepting a warranty for the utility system; provide report and video files to the City for review.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
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C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362

SANITARY SEWER & WATER PLAN

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.

Signature: Scott Dahlke Reg. No. 24348
Date: 02/02/26

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 585
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

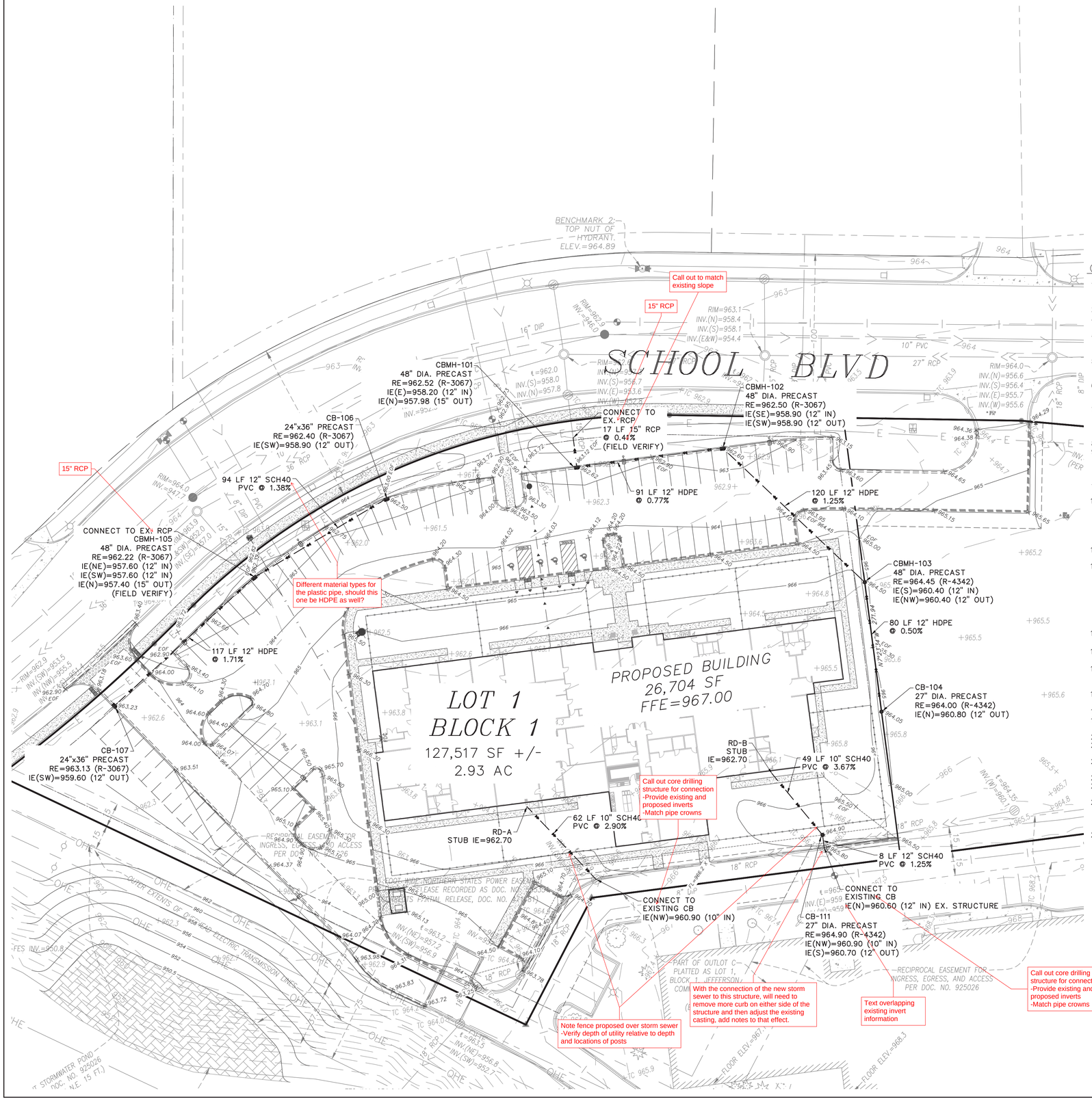
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C3.1

Sanitary Sewer & Water Plan


SCHOOL BLVD
BENCHMARK 2:
TOP NUT OF HYDRANT.
ELEV.=964.89
Call out to match existing slope
15" RCP
CBMH-101
48" DIA. PRECAST
RE=962.52 (R-3067)
IE(E)=958.20 (12" IN)
IE(N)=957.98 (15" OUT)
CB-106
24"x36" PRECAST
RE=962.40 (R-3067)
IE(SW)=958.90 (12" OUT)
CONNECT TO EX. RCP
17 LF 15" RCP
@ 0.41%
(FIELD VERIFY)
CBMH-102
48" DIA. PRECAST
RE=962.50 (R-3067)
IE(SE)=958.90 (12" IN)
IE(SW)=958.90 (12" OUT)
15" RCP
94 LF 12" SCH40
PVC @ 1.38%
91 LF 12" HDPE
@ 0.77%
120 LF 12" HDPE
@ 1.25%
CONNECT TO EX. RCP
CBMH-105
48" DIA. PRECAST
RE=962.22 (R-3067)
IE(NE)=957.60 (12" IN)
IE(SW)=957.60 (12" IN)
IE(N)=957.40 (15" OUT)
(FIELD VERIFY)
Different material types for the plastic pipe, should this one be HDPE as well?
CBMH-103
48" DIA. PRECAST
RE=964.45 (R-4342)
IE(S)=960.40 (12" IN)
IE(NW)=960.40 (12" OUT)
80 LF 12" HDPE
@ 0.50%
117 LF 12" HDPE
@ 1.71%
PROPOSED BUILDING
26,704 SF
FFE=967.00
LOT 1
BLOCK 1
127,517 SF +/-
2.93 AC
CB-104
27" DIA. PRECAST
RE=964.00 (R-4342)
IE(N)=960.80 (12" OUT)
CB-107
24"x36" PRECAST
RE=963.13 (R-3067)
IE(SW)=959.60 (12" OUT)
RD-B
STUB
IE=962.70
49 LF 10" SCH40
PVC @ 3.67%
RD-A
STUB IE=962.70
62 LF 10" SCH40
PVC @ 2.90%
Call out core drilling structure for connection
-Provide existing and proposed inverts
-Match pipe crowns
8 LF 12" SCH40
PVC @ 1.25%
CONNECT TO EXISTING CB
IE(NW)=960.90 (10" IN)
CONNECT TO EXISTING CB
IE(N)=960.60 (12" IN) EX. STRUCTURE
CB-111
27" DIA. PRECAST
RE=964.90 (R-4342)
IE(NW)=960.90 (10" IN)
IE(S)=960.70 (12" OUT)
With the connection of the new storm sewer to this structure, will need to remove more curb on either side of the structure and then adjust the existing casting, add notes to that effect.
Text overlapping existing invert information
Call out core drilling structure for connection
-Provide existing and proposed inverts
-Match pipe crowns
Note fence proposed over storm sewer
-Verify depth of utility relative to depth and locations of posts
RECIPROCAL EASEMENT FOR INGRESS, EGRESS, AND ACCESS PER DOC. NO. 925026
100' WIDE NORTHERN STATES POWER EASEMENT (LEASE RECORDED AS DOC. NO. 925026 PARTIAL RELEASE, DOC. NO. 1000)
PART OF OUTLOT C PLATTED AS LOT 1, BLOCK 1, JEFFERSON COMMONS
OUTER EXTENTS OF 0458 HEAD ELECTRIC TRANSMISSION LINES
STORMWATER POND DOC. NO. 925026 N.E. 15 FT.)
FLOOR ELEV=967.0
FLOOR ELEV=968.3
RIM=963.1
INV.(N)=958.4
INV.(S)=958.1
INV.(E&W)=954.4
RIM=964.0
INV.(N)=956.6
INV.(S)=956.4
INV.(E)=955.7
INV.(W)=955.6
RIM=962.9
INV.(NW)=946.0
RIM=964.0
INV.=947.7
RIM=962.9
INV.(SW)=953.5
INV.(NW)=955.5
RIM=964.35
INV.(W)=960.10
INV.(E)=959.
INV.(NE)=956.8
INV.(SW)=952.7
INV.(NE)=957.2
INV.(SW)=956.9
INV.(NE)=963.2
INV.(SW)=963.0
INV.(SE)=963.0
INV.(SW)=963.0
INV.(NE)=963.9
INV.(SW)=952.0
INV.(SE)=952.0
INV.(NW)=957.0
INV.(SW)=957.0
INV.(SE)=957.0
INV.(NW)=957.0
INV.(SW)=957

SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) 0.209
(26,704 / 127,517)

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF
(includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF
(building and pavement areas)

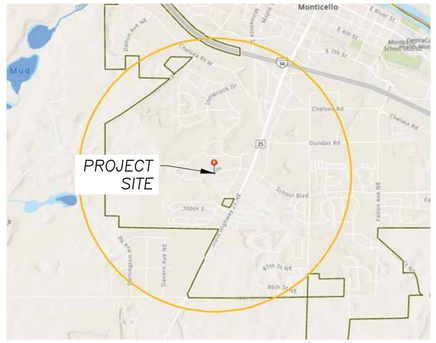
EXISTING IMPERVIOUS AREA: 4,651 SF
(includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF
PERCENT PROPOSED IMPERVIOUS AREA: 61.13%
(% of lot area; 77,948/127,517)

TOTAL PERVIOUS AREA: 49,569 SF
(landscape, turf areas)

PERCENT PERVIOUS AREA: 38.87%
(% of lot area; 49,569/127,517)

DISTURBANCE AREA: 38,535 SF
3.26 AC



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

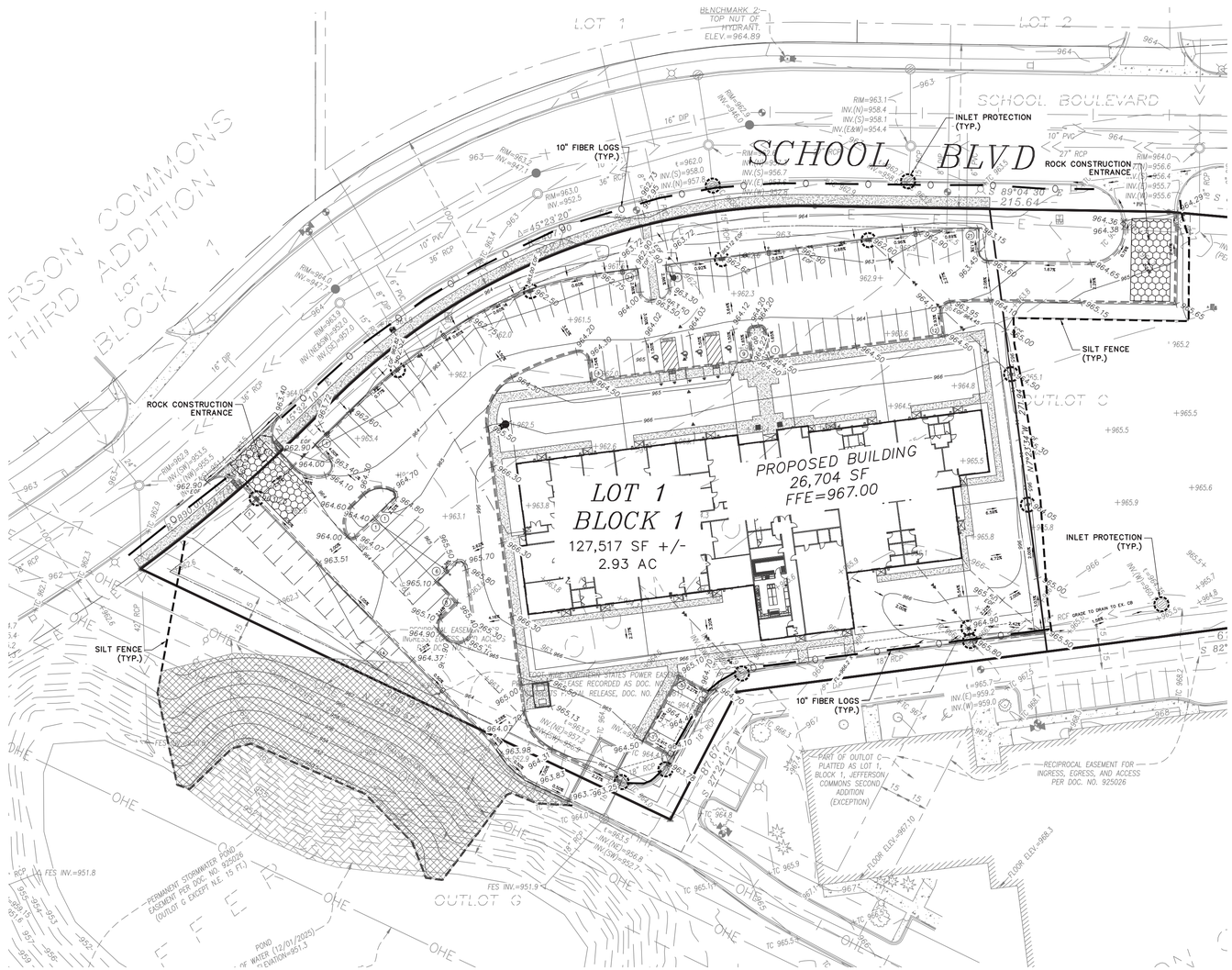
Owner: MISSY SJOLIN
302 12TH AVE. S
BUFFALO, MN 55313

Contractor: NOT KNOWN YET

Manager: NOT KNOWN YET

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design
SWPPP Designer: Scott Dahlke (Expires 2028)



SWPP NARRATIVE

This comerial project construction will consist of site clearing, grading, utilities, and street construction. Construction is planned for 2026.

The permanent stormwater treatment for this project is part of an off-site regional pond located south of this project.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 14 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately 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. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix Sandy Inslope (IS) applied at 65 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix Crop (TCC) shall be applied at 25 lbs/ac, or equivalent as approved by Township. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer for stormwater seed shall be Type 4, 17-10-7 applied at 120 lb/ac. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 14 days of final grading.

TEMPORARY SEDIMENT BASIN

1. A temporary sediment basin must be provided where 10 or more acres of disturbed soil at one time drain to a common location. If within a mile of an impaired water, the temporary basin must be provided where 5 or more acres of disturbed soil at one time drain to a common location.
2. The temporary basin must provide 3,600 cubic feet of live storage per acre draining to the basin or calculate the greater volume of 1,800 cubic feet of live storage per acre or runoff volume of the 2-year, 24-hour storm.
3. The basin must be constructed prior to disturbing 10 acres or 5 acres within the one mile impaired water zone.
4. The basin outlet must be designed to withdraw water from the surface and prevent short-circuiting andthe discharge of floating debris.

SWPPP AMENDMENTS

1. One of the individuals described in Responsible Party information 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. NPDES permittees must amend the SWPPP to include additional or modified BMP's 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. NPDES permittees must amend the SWPPP to include additional or modified BMP's 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 exceedances or the SWPPP is not consistent with the objectives of a USEPA approved TMDL.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
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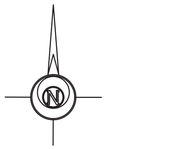
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS



LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- 0 — Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	2	EA
SILT FENCE	840	LF
WOOD FIBER LOG	905	LF
MULCH TYPE 1 & DISC ANCHOR	1.0	AC
EROSION BLANKET CAT. 3	1,760	SY
INLET PROTECTION	17	EA

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1-C7.2
STORM WATER CALCULATIONS	STORM WATER REPORT
SITE MAP	STORM WATER REPORT
	GRADING PLAN SHEET C2

CLIENT:
KID'S HAVEN CHILD CARE AND PRESCHOOL
302 12th Ave S
Buffalo, MN 55313
Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362

STORM WATER POLLUTION PREVENTION PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 465
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C5.1

Storm Water Pollution Prevention Plan

LEGEND:

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL AREA

0 50 100 150

GRAPHIC SCALE IN FEET

12.In the City of Monticello, property owners are responsible for maintenance of services up to the main within the city street. The property owner would be responsible for to fix the unused service stubs if they were to leak or burst. The City highly recommends that the developer cap the unused services at the main.

REMOVE & DISPOSE OF 60 LF OF CURB & GUTTER & 120 SF OF BITUMINOUS

REMOVE EX 20 LF 8" DIP AND EX 8" GATE VALVE

City to determine removal and replacement limits (half or full lane widths)

Saw cut/ remove bituminous

With the connection of the new storm sewer to this structure, will need to remove more curb on either side of the structure and then adjust the existing casting, add notes to that effect.

SAWCUT & REMOVE DISPOSE OF 56 SF OF BITUMINOUS

REMOVE & DISPOSE OF 56 LF OF CURB & GUTTER

REMOVE & DISPOSE OF 86 LF OF CURB & GUTTER

2' wide strip of bituminous should also be removed/patched here as well

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS 2ND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegitated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

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C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

EXISTING CONDITION & REMOVAL PLAN

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

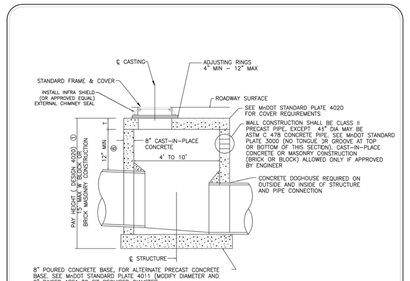
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C6.1

Existing Conditions & Removal Plan

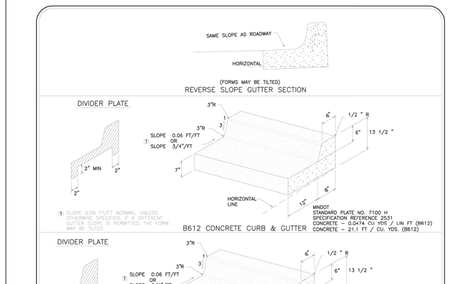


1. REFER TO STANDARD PLANS FOR HEIGHT AND DIAMETER REQUIRED.
2. MANHOLE STEPS SHALL BE CAST IRON OR MA MODEL PS-I-PF (BY MA INDUSTRIAL INC.) CONFORMING TO ALL OSHA REGULATIONS AND SPACED 16" OC.
3. MINIMUM STEEL REINFORCEMENT
4. EQUIVALENT STEEL AREA IN WIRE MESH MAY BE USED.
5. GENERAL DIMENSIONS FOR CONCRETE APPLY TO BRICK AND CONCRETE MASONRY UNIT CONSTRUCTION ALSO, EXCEPT AS NOTED.
6. 12" MINIMUM FOR PRECAST, 3 BRICKS OR 1 BLOCK MINIMUM FOR MASONRY CONSTUCTION
7. REINFORCEMENT AS PER MnDOT SPEC 3301, GRADE 60.

Standard Plate Library City of Monticello

Title: **Standard Manhole for Storm Sewer**

Date: 03-05 | Revised: 03-17 | Plate No. 4001

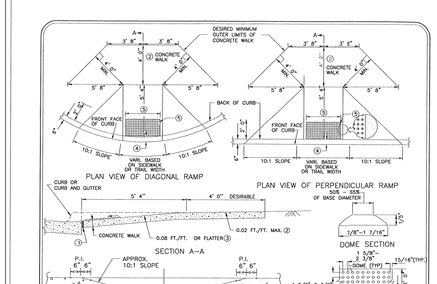


1 SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED

Standard Plate Library City of Monticello

Title: **Concrete Curb & Gutter for Streets**

Date: 03-05 | Revised: 03-15 | Plate No. 5005

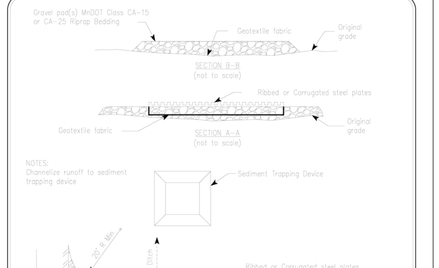


NOTES:
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. WHEN POSSIBLE, PROVIDE A CLEAR PATH OF TRAVEL 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO MANEUVER AROUND THE PEDESTRIAN RAMP. NO SIGNALS, SIGNS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.
3. WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
4. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) AT THE BACK OF CURB, WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
5. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP.
6. THE CURB & GUTTER TRANSITION WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB AND GUTTER. THE PEDESTRIAN RAMP AREA WILL BE PAID FOR ON SUITER EACH BASIS. THE TRUNCATED DOME AREA SHALL BE CONSIDERED INCIDENTAL TO THE PEDESTRIAN RAMP.
7. THE TRUNCATED DOME/DETECTABLE WARNING SURFACE SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
8. DETECTABLE WARNING PAVERS MANUFACTURED BY HANOVER ARCHITECTURAL PRODUCTS SHALL BE USED WITH THE CHARCOAL COLORING. TO PROVIDE A VISUALLY CONTRASTING SURFACE TO THE WALK.

Standard Plate Library for the City of Monticello

Title: **Pedestrian Curb Ramp**

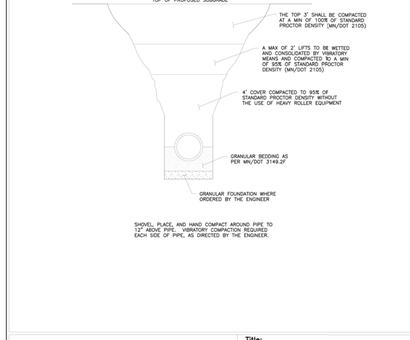
Date: 03-05 | Revised: 02-06 | Plate No. 5009



Standard Plate Library City of Monticello

Title: **Commercial Gravel Construction Entrance**

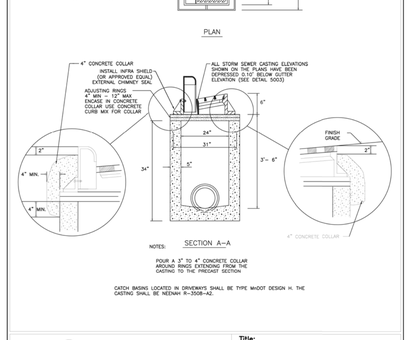
Date: 06-14 | Revised: 03-15 | Plate No. 6002



Standard Plate Library City of Monticello

Title: **Typical Trench Compaction and Class B Bedding**

Date: 03-05 | Revised: 03-15 | Plate No. 1007



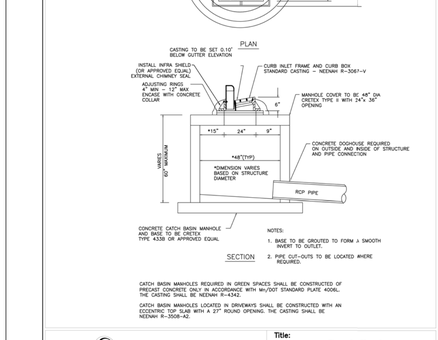
NOTES:
POUR A 3" TO 4" CONCRETE COLLAR AROUND RINGS EXTENDING FROM THE CASTING TO THE PRECAST SECTION

CATCH BASINS LOCATED IN DRIVEWAYS SHALL BE TYPE MnDOT DESIGN H. THE CASTING SHALL BE NEENAH R-3058-A2.

Standard Plate Library City of Monticello

Title: **Standard Catch Basin**

Date: 03-05 | Revised: 03-17 | Plate No. 4002



NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.

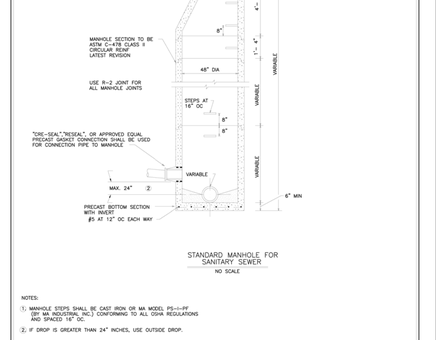
CATCH BASIN MANHOLES REQUIRED IN GREEN SPACES SHALL BE CONSTRUCTED OF PRECAST CONCRETE ONLY IN ACCORDANCE WITH MnDOT STANDARD PLATE 4006L. THE CASTING SHALL BE NEENAH R-4342.

CATCH BASIN MANHOLES LOCATED IN DRIVEWAYS SHALL BE CONSTRUCTED WITH AN ECCENTRIC TOP SLAB WITH A 27" ROUND OPENING. THE CASTING SHALL BE NEENAH R-3058-A2.

Standard Plate Library City of Monticello

Title: **Catch Basin Manhole**

Date: 03-05 | Revised: 03-17 | Plate No. 4003



STANDARD MANHOLE FOR SANITARY SEWER
NO SCALE

NOTES:
1. MANHOLE STEPS SHALL BE CAST IRON OR MA MODEL PS-I-PF (BY MA INDUSTRIAL INC.) CONFORMING TO ALL OSHA REGULATIONS AND SPACED 16" OC.
2. IF DROP IS GREATER THAN 24" INCHES, USE OUTSIDE DROP.

Standard Plate Library City of Monticello

Title: **Standard Sanitary Manhole**

Date: 03-05 | Revised: 03-15 | Plate No. 3001

Add details for the watermain work

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CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

xxxxx School Blvd
Monticello, MN 55362

DETAILS

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.

Date: 02/02/26 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING & SITE DESIGN, Inc.
118 East Broadway St.
PO Box 580
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

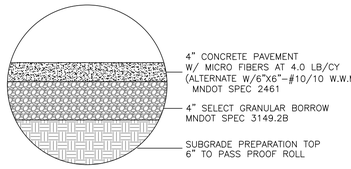
REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C7.1

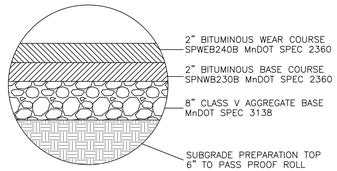
Details



NOTES:

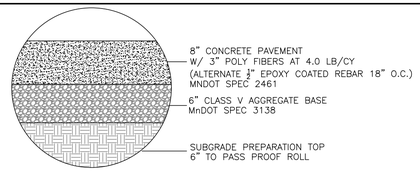
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'–0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY (PRIVATE SIDEWALK)



BITUMINOUS PAVEMENT

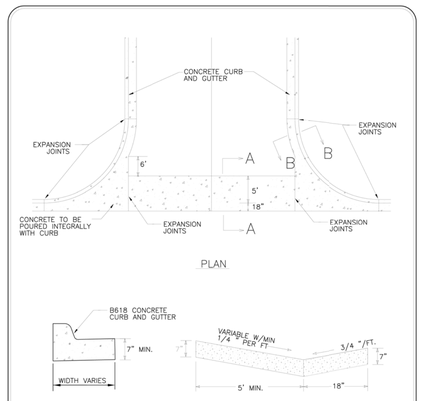
NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS



NOTES:

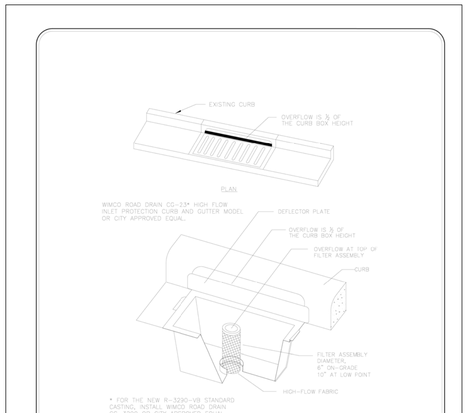
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'–0" O.C.
4. DOWEL TO EXISTING CONCRETE WITH #4 REBAR AT 18" O.C.
   WITH EMBEDMENT MINIMUM 6" EACH SIDE OF JOINT. EPOXY
   BOND DOWEL TO EXISTING CONCRETE.
5. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - HEAVY DUTY



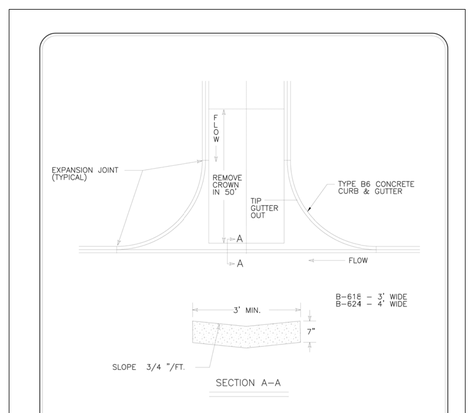
Standard Plate Library
City of Monticello

Title: Commercial Driveway Entrance
Date: 03–05
Revised: 03–15
Plate No. 5008



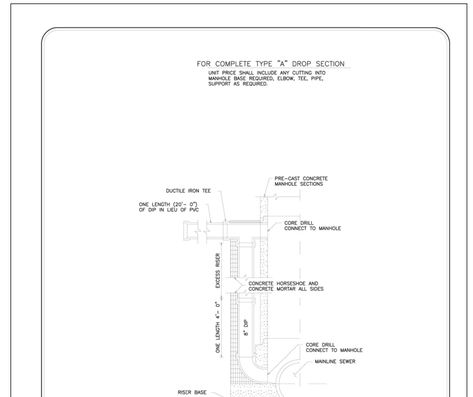
Standard Plate Library
City of Monticello

Title: Inlet Protection Catch Basin Insert
Date: 03–07
Revised: 03–15
Plate No. 6004



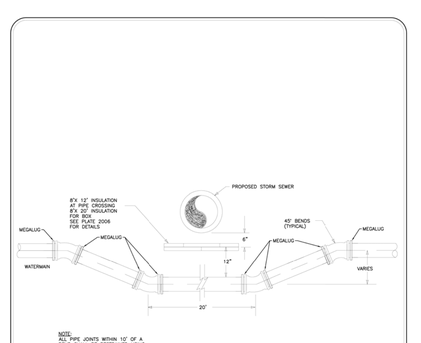
Standard Plate Library
City of Monticello

Title: Typical Concrete Valley Gutter
Date: 03–05
Revised: 03–15
Plate No. 5009



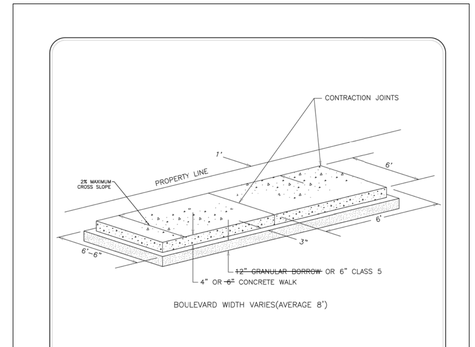
Standard Plate Library
City of Monticello

Title: Outside Drop Section for Sanitary Manhole
Date: 03–04
Revised: 03–15
Plate No. 3002



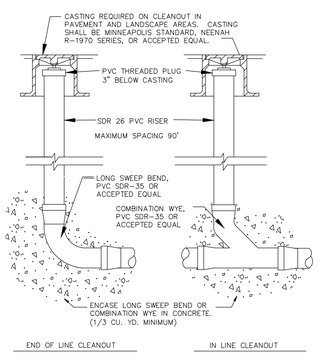
Standard Plate Library
City of Monticello

Title: Watermain Offset
Date: 03–05
Revised: 03–17
Plate No. 2005

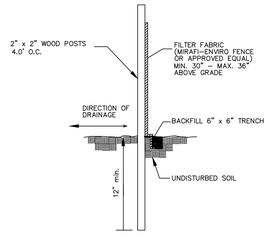


Standard Plate Library
City of Monticello

Title: Typical Sidewalk
Date: 03–05
Revised: 03–17
Plate No. 5012



SERVICE LINE CLEANOUTS



SILT FENCE NOTES:

1. SILT FENCE SHALL BE BLACK IN COLOR.
2. DIG A 6"x6" TRENCH ALONG THE INTENDED FENCE LINE, OR MACHINE SLICE TO 6" DEPTH.
3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
4. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
5. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART TO SUPPORT THE FABRIC.
6. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

SILT FENCE DETAIL

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.2	DETAILS

CLIENT:

KID'S HAVEN CHILD CARE AND PRESCHOOL

302 12th Ave S
Buffalo, MN 55313

Missy Sjolin
msjolin@kidshaven.net
763-682-3072

KID'S HAVEN
SITE IMPROVEMENT PROJECT

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Monticello, MN 55362

DETAILS

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.

Date: 02/02/26 Reg. No. 24348

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Phone: 763–314–0929
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REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

C7.2

Details

CITY OF Monticello

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

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Kids Haven

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 parking lots is at least 26ft wide for aerial apparatus access and circulation within these 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 hydrant 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 department of building safety 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.

8. The Monticello Department of Building Safety Requires Foundation As Built Surveys prior to the start of framing and final grading as Built Survey prior to the issuance of the Certificate of Occupancy.

9. The Monticello Department of Building Safety is requesting collaboration with the State Fire Marshals office related to their plan review and inspections for this project relative to this being a Licensed Child Care Facility.

10. The Monticello Department of Building Safety is requesting collaboration with the Minnesota Department of Health related to their plan review and inspections for this project relative to this being a Licensed Child Care Facility.

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

2C. Public Hearing - Consideration of an Amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation", re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area.
Applicant: City of Monticello

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	**Meeting Date:** 03/03/2026	**Council Date (pending Commission action):** TBD
Additional Analysis by: Community Development Director, City Administrator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of amendment to the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation", re-guiding certain parcels from the Light Industrial Park land use designation to other land use designations, and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area

1. Motion to recommend approval of amendments to the Comprehensive Plan reguiding land use designations on certain properties as noticed based on findings to be made by the Planning Commission and directing staff to prepare a resolution for Planning Commission consideration.
2. Motion to recommend denial of amendments to the Comprehensive Plan reguiding land use designations on certain properties as noticed based on findings to be made by the Planning Commission and directing staff to prepare a resolution for Planning Commission consideration.
3. Motion to postpone action to the regular Planning Commission meeting of April 7, 2026 on a recommendation for amendment to the Comprehensive Plan reguiding land use designations on certain properties as noticed.

REFERENCE AND BACKGROUND

Property:	Legal Description:	Lengthy Legal – City Hall
	PID #:	213-100-161101 213-100-152205 213-100-103300 213-100-094400

Planning Case Number: 2026-07

Request(s): Amendments to the Comprehensive Plan reguiding certain parcels from the current LIP, Light Industrial Park designation and including any other amendments to related sections of Chapter 3 necessary to regulate land use for the subject area

Land Use Designation: LIP, Light Industrial Park

Zoning Designation: NA

Overlays/Environmental Regulations Applicable: NA

Current Site Uses: Agriculture

Surrounding Land Uses:

North:	Park/Open Space & Resource Conservation and Industrial
East:	Light Industrial Park and Rural Residential
South:	Rural Residential
West:	Park/Open Space & Resource Conservation and Rural Residential

Project Description: The City Council has requested a reconsideration of the appropriate land use for the subject parcels, based on recent discussions related to the City's housing goals and the existing land use patterns in the area.

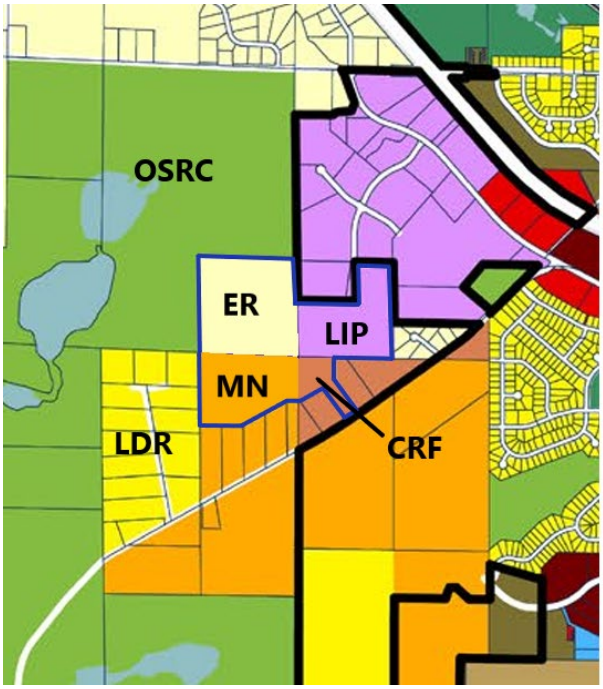
ANALYSIS:

Background

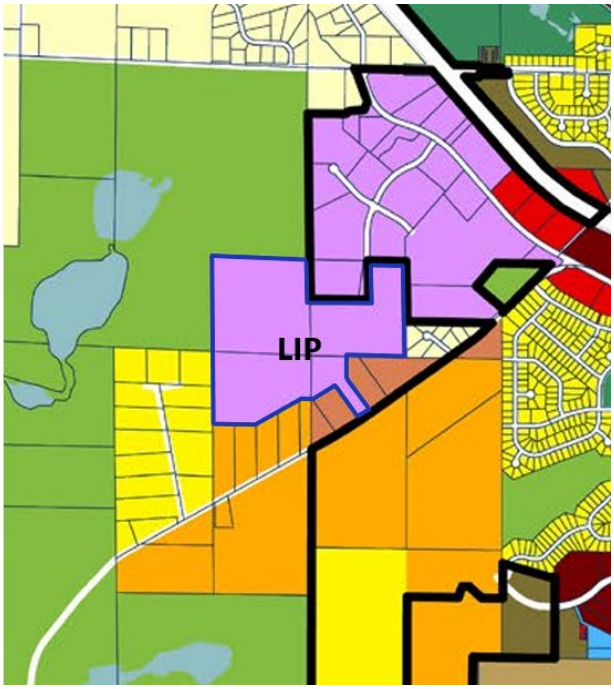
On January 12, 2026, the City Council directed that the Planning Commission hold a public hearing to examine the land use designation for a collection of four parcels, totaling approximately 106 acres, that in 2025 were re-guided to LIP, Light Industrial Park. These parcels are often referred to collectively as the "Spike" parcels after the most current listed owner's name.

The City's adopted comprehensive plan is the Monticello Vision + Plan, adopted in 2020. At the time of adoption, the land use designations for these parcels included ER – Estate Residential, MN – Mixed Neighborhood, CRF, Commercial-Residential Flex, and one 30-acre parcel

designated LIP, Light Industrial Park. The prior and current Future Land Use Maps from the 2040 Plan are shown below, with the subject parcels outlined in blue:



Prior Future Land Use Plan



Future Land Use Plan Adopted 5/27/25

As shown on the maps, the subject parcels are not currently annexed to the City of Monticello, but lie within Monticello Orderly Annexation Area boundary. The City has guided land use within the MOAA in the 2040 Plan, subject to annexation under the terms of the Orderly Annexation Agreement in place and development interest.

Subsequent to the amendment to the Comprehensive Plan that resulted in the land use map change shown above, the City began a process of reexamination of its housing goals and land use imperatives for residential property. Of the many considerations arising from that process (which is still in progress) are the City's goals for its residential neighborhoods generally, and a companion element of how and where to allocate areas of higher-end residential development.

Land Use Considerations and Comprehensive Plan Amendment

High-end and step-up housing in the community is an important component of the spectrum of the City's goals for providing a full range of housing opportunities, balancing with affordable or entry-level housing, and middle-range housing development. It is typically more dependent on amenities – both natural and developed – than more modestly priced neighborhoods.

That said, all land use decisions are evaluated based on the following factors as laid out in the City's Zoning Ordinance for Comprehensive Plan Amendments:

§ 153.028 (A) (5) Approval criteria. Recommendations and decisions on Comprehensive Plan amendments shall be based on consideration of the following criteria:

(a) Whether the proposed amendment corrects an error or addresses the need resulting from some changing condition, trend, or fact arising since the adoption of the Comprehensive Plan;

(b) Whether the proposed amendment is consistent with the guiding principles of the Comprehensive Plan;

(c) The extent to which the proposed amendment addresses a demonstrated community need;

(d) Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;

(e) The impacts on the natural and built environments, including air, water, noise, stormwater management, wildlife habitat, water quality, vegetation, drainage, streets, and other engineering design or environmental factors;

(f) Whether the proposed amendment is compatible with existing and proposed uses surrounding the subject property; whether the proposed design and land uses are appropriate for the land; and whether the proposed amendment will maintain or improve compatibility among uses and ensure efficient development within the city;

(g) Whether the proposed amendment will result in a logical, orderly and predictable development pattern; and

(h) Whether the proposed amendment is consistent with the purpose of this chapter.

Planning Commission Scope of Study

Reconsideration of the land use designation(s) for the subject property is evaluated against these criteria, and such a study would be an important undertaking in light of the City's review of its housing goals. It is also noted that this type of reconsideration can benefit from a more comprehensive study of the City's residential land use patterns. While opportunities for housing of several types exist within the boundaries of the subject property, the quality of those opportunities can vary when considered in the context of many other future housing areas, both within the City's boundaries or within the limits of the MOAA.

Thus, the Planning Commission's initial decision may be (1) To pursue a reconsideration of the land use patterns for the four parcels in question; or (2) To expand the scope of the Commission's study, incorporating both the recent goals for housing as discussed in recent

workshop sessions, and the larger geographic context for the long-term growth of Monticello overall, including its goals for step-up housing opportunity.

If the Commission chooses to proceed with reconsideration of the subject parcels under option (1), staff offers the following observations as a part of that review.

"Spike Property" Land Use Considerations

(a) Whether the proposed amendment corrects an error or addresses the need resulting from some changing condition, trend, or fact arising since the adoption of the Comprehensive Plan;

Staff Comment: The Council's call for this hearing is grounded in the change to the City's residential land use priorities since the time of the amendment to LIP. That change reflects a greater emphasis on the need and opportunities for housing that reflects both the community's typical single family housing styles, as well as the interest in preserving unique lands for Estate Residential. While the interest in Estate Residential is not new, a closer examination of the opportunities has contributed to the interest in a closer look at such properties.

(b) Whether the proposed amendment is consistent with the guiding principles of the Comprehensive Plan;

Staff Comment: This criterion is a balancing act between preservation of what may be high-amenity residential land and the City's expressed interest in the accommodation of Light Industrial Park development. Site context and other factors are likely to weigh more heavily in choosing the appropriate land use for this area.

(c) The extent to which the proposed amendment addresses a demonstrated community need;

Staff Comment: As with item (b), there are competing arguments for Comprehensive Plan direction and community need. Both residential and light industrial land use categories can fulfill these criteria. As discussed previously, need for either of these uses is probably best evaluated in context of what other land resources are available to meet those goals and needs.

(d) Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;

Staff Comment: This standard relates to the general review criteria for land use regulation. Often, these protections come down to site planning and design more than raw land use considerations, although clearly, industrial land uses will have differing impacts both in type and in scale. Mitigation of negative impacts is the imperative for any land use decision.

(e) The impacts on the natural and built environments, including air, water, noise, stormwater management, wildlife habitat, water quality, vegetation, drainage, streets, and other engineering design or environmental factors;

Staff Comment: For this standard, the City commonly evaluates both capacity of existing systems to facilitate the proposed land use as well as those supplemental considerations necessary to support the use. Additionally, the language gauges the impact of the use on those existing conditions – natural environmental conditions among them. Given the immediate proximity of the site to the Bertram Chain of Lakes Regional Park natural area, both the impacts of industrial development on that area – combined with the lost opportunity to capitalize on that proximity as a residential amenity – leans heavily towards a residential classification on the westerly edge of the property.

(f) Whether the proposed amendment is compatible with existing and proposed uses surrounding the subject property; whether the proposed design and land uses are appropriate for the land; and whether the proposed amendment will maintain or improve compatibility among uses and ensure efficient development within the city;

Staff Comment: While the prior criterion emphasizes impacts on physical and natural systems, this one expands the scope of review to compatibility of a particular use with all of the existing long-term land uses in the area. To the west and south, the site abuts both natural areas and rural-residential neighborhoods. While those neighborhoods are guided to accommodate higher densities if they annex to the City and redevelop, both existing and future land uses are relevant to this factor. As such, it would appear that some land use designation other than industrial would be the most compatible with existing, or even future land uses, particularly given the lack of detailed site design considerations for either option.

It is acknowledged that there are significant infrastructure facilities (in the form of extensive electric power transmission lines) that can impact the suitability of certain lands for various land uses. It is also acknowledged that much of Monticello's residential landscape incorporates power transmission of some scale, all the while accommodating a wide variety of residential development. Thus, while this can be a factor, it is also one that is already present in many areas of the community.

On the other hand, the north and east boundaries of the site abut land used or guided for industrial use – the Xcel Energy electrical substation to the north, and undeveloped industrial land to the east/northeast. With these factors in place, residential land would be less desirable in the northeast corner of the subject property. Previously, it was envisioned that Dalton Avenue NW would extend to the southwest and then south to connect to School Boulevard. This "minor

collector" road extension would have the benefit of creating a reasonable separation between more intensive light industrial areas to the east and lower density residential areas to the west.

It is always a situation justifying heightened scrutiny where industrial uses abut residential, as they often will. The City's zoning regulations are built to account for the additional buffering and screening when the conditions present themselves. Site design considerations become paramount when it is not possible to fully separate less compatible land uses.

Further, the size of the subject area allows the City to consider how to guide land use adjacent to both existing residential and industrial areas in that the guidance for the subject area may include not just one designation.

(g) Whether the proposed amendment will result in a logical, orderly and predictable development pattern;

Staff Comment: There is an argument that the change to Light Industrial Park on the subject parcels (changing from low density residential and mixed uses) created a less predictable development pattern, given the existing land uses, as well as those prescribed for future development of the surrounding land. The Planning Commission's study of this area is intended to reexamine whether the prior land use pattern, or some other pattern, would be superior to the now-adopted plan (LIP) – this in the context of the City's recent discussions on housing policy and in the larger community context as well. Consistency in land use designation for an area or set of parcels may not on its own inherently create a more predictable development pattern. In setting its land use guidance, the City is providing its expectations for the pattern of development, which may include a mix of land-uses or land use densities to achieve specific goals. Examples of this include areas of mixed residential densities, or even a mix of residential and commercial uses, as guided by the Commercial-Residential Flex land use designation.

(h) Whether the proposed amendment is consistent with the purpose of this chapter.

Staff Comment: The "purpose of this chapter" is ultimately the achievement of the City's goals and policies relating to the nature of the community that the Comprehensive Plan (and other documents) seek. Naturally, it is preferred that land use direction changes only occasionally. However, as noted in the initial criteria cited above, when change in policy or goals is expressed, there is reason to ensure that the City's guiding land use document reflects that change.

Summary

While this item has been set for public hearing by the City Council, staff refrains from a specific recommendation on the land use guidance for the subject parcels at this time, instead allowing

discussion by the Planning Commission on whether to address the "Spike" parcels independently as a part of this public hearing process, or defer consideration to a broader examination of the City's housing policy and the potential context for alternatives to both residential and light industrial land supply.

STAFF RECOMMENDED ACTION

Staff's recommendation is to postpone action on reguiding the parcels, pending the Commission's decision to either (1) proceed with reconsideration of the land use designations for the Spike parcels independently, or (2) defer action until a broader examination of land use (specifically including residential land use options) can be conducted. Although the Alternative Actions in this report are written to allow a recommendation for action as noticed for the public hearing, staff believe that Commission should first provide direction on the scope of its desired study. As such, no resolutions are included for consideration.

For option 1, staff would provide the Commission with a more comprehensive summary of the factors that may relate to the required elements for land use change as discussed in this report. While staff has provided a summarized analysis in this review, additional considerations are likely to be relevant to the Commission's study and ultimate recommendation. The Commission may also identify as part of its discussion other factors that may weigh on their decision.

Given the emphasis within the 2040 Plan on providing for a balanced approach to growth and development, staff would suggest that option 2 provides a broader perspective on how best to balance the considerations noted. The 2040 Plan states the following growth strategy: "*Encourage growth which creates a strong and vibrant place to live, work, shop and recreate, with focused infill development and redevelopment to create a vibrant downtown and core community; development which provides a range of housing, employment and economic opportunity; development which provides both a walkable community and safe multi-modal transportation options; and development which sustains and enhances the natural amenities of Monticello."* The option 2 approach is further supported by the more recent workshop conversations focused on single-family development and other policy discussions for achieving a diversified industrial sector that includes both tax base and employment generation opportunity.

For option 2, staff would research and provide a more extensive summary of land use options available to the City, including land supply and alternative areas for residential, commercial, and industrial land uses. While the City completed an extensive review and public engagement process for the 2040 Plan's adoption, the recent discussions suggest that a review of available areas for step-up housing and balancing housing opportunity against other land use goals may be desired. This summary is envisioned as being relevant to any reconsideration on the Spike property.

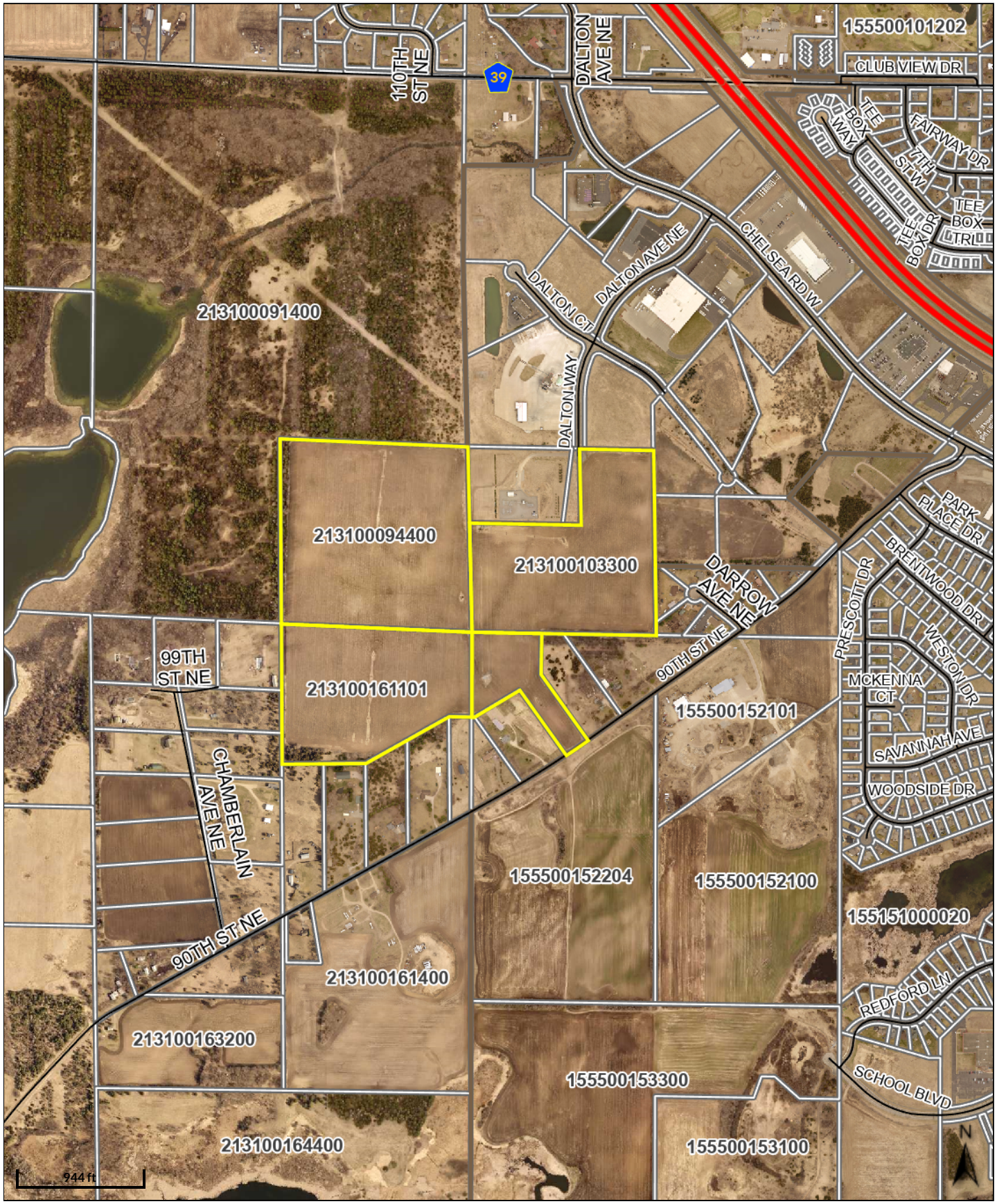
SUPPORTING DATA

A. Aerial Site Image
B. Future Land Use Map – As Adopted
C. Future Land Use Map – Prior to 2025 Amendments
D. Monticello 2040 Vision + Plan, Excerpts
E. 2025 City Council Report – Request for Land Use Map Amendment
F. Powerline Corridor Reference Images
G. Industrial/Residential Proximity Reference Images
H. Hillside Farms and Carlisle Village Reference Information
I. Public Comment

Consider Comp Plan Reguiding LIP Monticello 2040

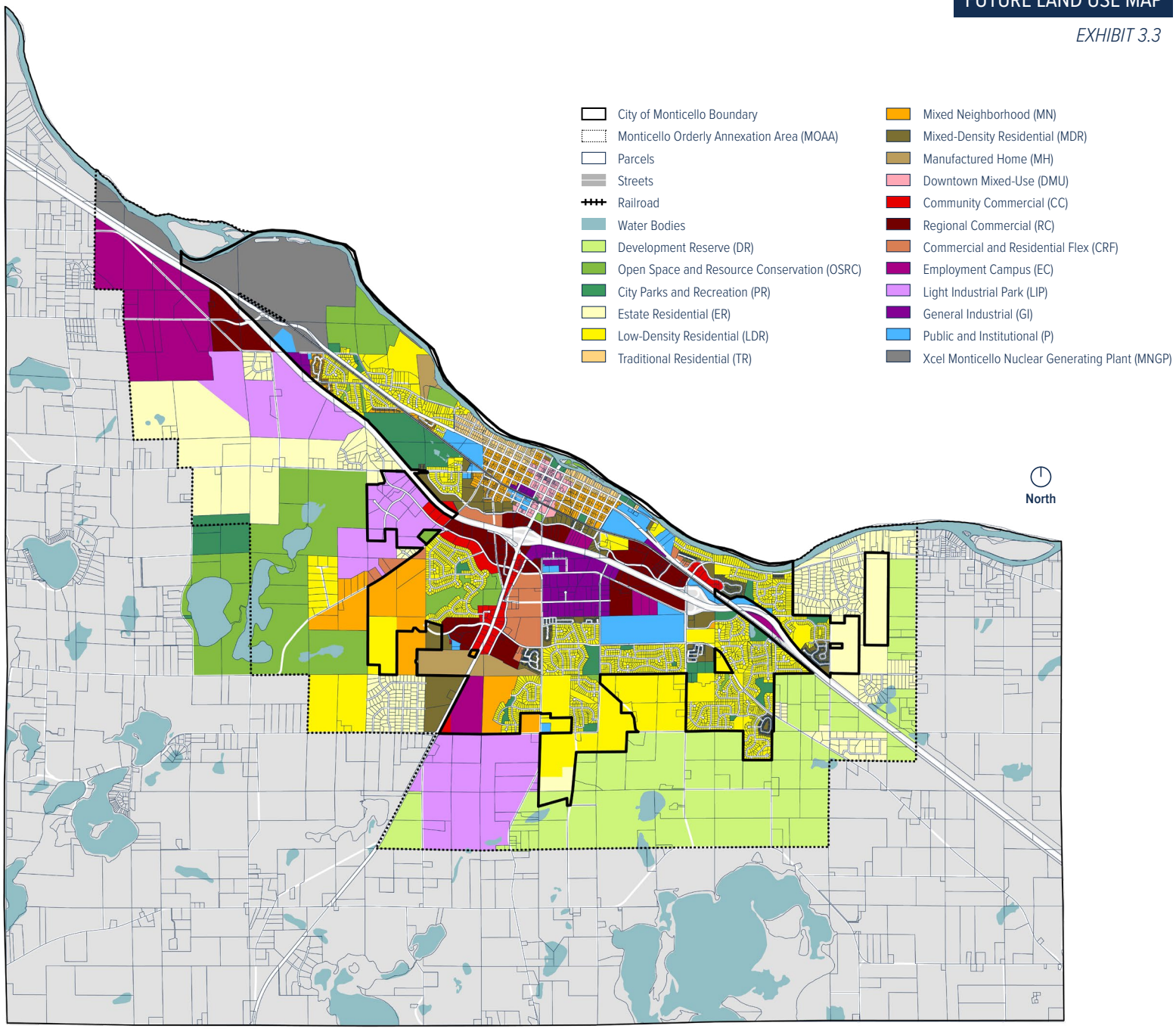
Created by: City of Monticello

PIDs: See Notice - Legal: Lengthy-contact City Hall



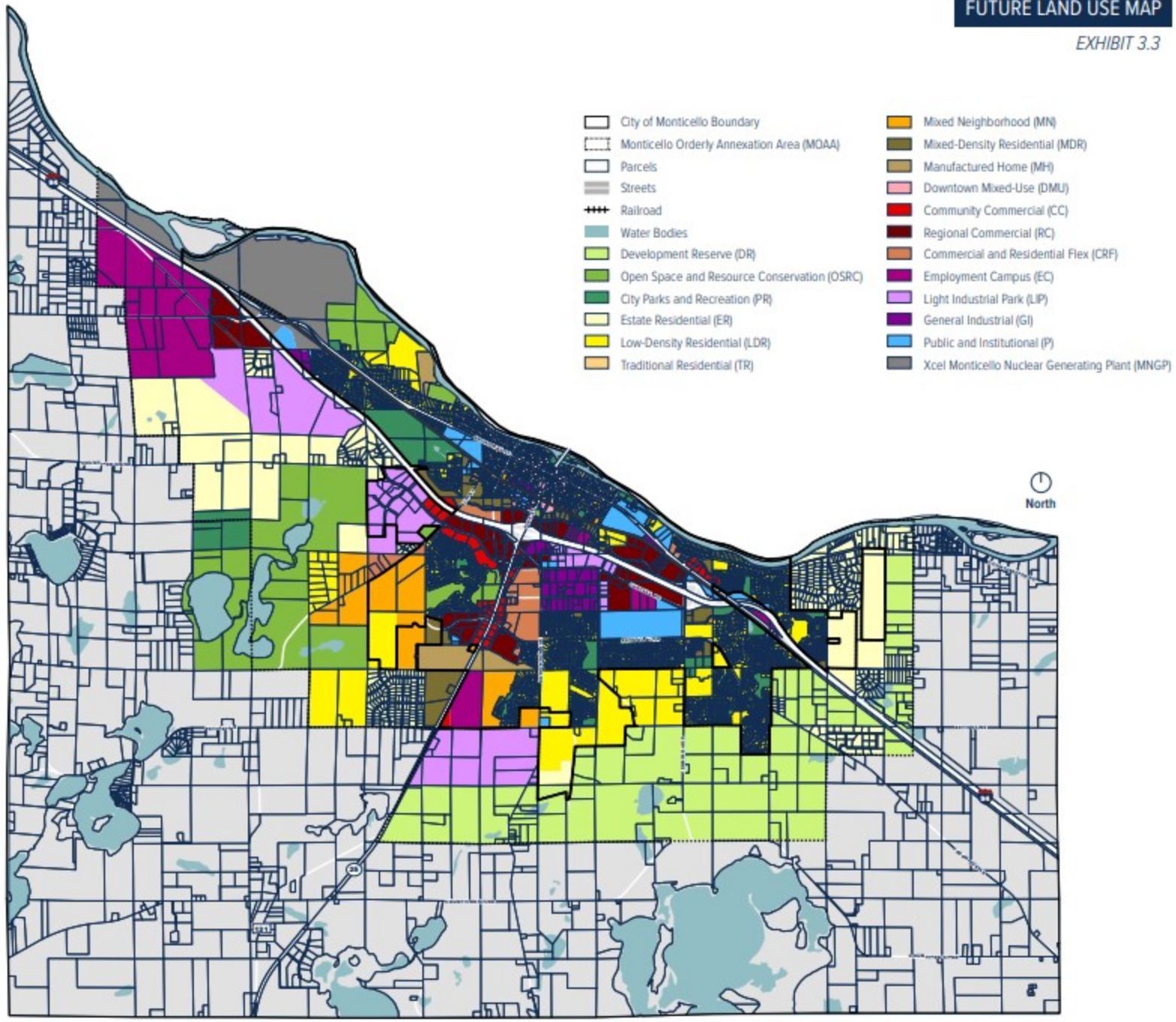
FUTURE LAND USE MAP

EXHIBIT 3.3



FUTURE LAND USE MAP

EXHIBIT 3.3



DEVELOPMENT RESERVE

A Development Reserve land use designation applies to a significant portion of the Monticello Orderly Annexation Area (MOAA). The Development Reserve includes 3,100 acres on the Future Land Use Map. The purpose of this designation is to serve as a growth reserve that maintains lands for agricultural, rural residential or other similar permitted uses until such time those lands are developed for other uses. Future uses could include residential, commercial or industrial development. As described previously, the Development Reserve is a long-term tertiary growth objective for the City. Future development and change of use would require a Comprehensive Plan amendment.

RESIDENTIAL DESIGNATIONS

Monticello has approximately 3,484 acres of land currently used for residential purposes. The majority of this land, 3,127 acres or roughly 90%, is developed with single-family homes. The remaining 357 acres accommodates a limited variety of attached single- and multi-family housing types, including townhomes, duplexes, multi-story apartment buildings, and manufactured homes.

There are approximately 4,496 acres of land designated for residential use on the Future Land Use Map, including 3,374 acres for single-family homes and 1,122 acres for a variety of mixed and multi-family style housing types. This acreage is projected to accommodate the existing uses and future anticipated housing needs in the City over the next twenty years consistent with the Primary Growth Strategy. This acreage does not include the 49 acres of Downtown Mixed-Use and 174 acres of Commercial/Residential Flex (both described in the following section on commercial land use) which also have potential to contain future residential development.

The Future Land Use Plan establishes six different residential designations to achieve a variety of housing and neighborhood character that differ between housing type, scale and form, and density. Three designations allow and encourage a range of new single-family, multi-family and mixed housing types and densities. The purpose of the residential designations is to characterize and preserve neighborhoods, promote a range of housing types and housing stock diversity, continue to provide areas for single-family homes, and encourage the infill development of small-lot single-family homes, townhomes, condominiums, senior housing and mixed or alternative styles of multi-family development.

TABLE 3.2: FUTURE LAND USE RESIDENTIAL ACREAGES

Land Use Categories	Acreage
Estate Residential	1,102
Low-Density Residential	2,198
Traditional Residential	74
Mixed Neighborhood	635
Mixed-Density Residential	348
Manufactured Home	135

Low-Density

There is ample available land that could be developed for low-density, single-family residential uses and create new neighborhoods. Two land uses, Estate Residential and Low-Density Residential, will guide new single-family residential neighborhoods in the City. By 2040, the Comprehensive Plan envisions low density single-family uses and conservation style development in these areas of the City and contiguous to the MOAA. Generally, an average density of 4 housing units per acre characterizes single-family neighborhoods but these areas could likely be developed between 3-6 units per acre depending on utility infrastructure, sensitive natural resources, conservation style development, developer preferences and project specifics. Other types of single-family housing styles, including small-lot development and attached single-family homes is encouraged in this and other residential land use designations.

Eastwood Knoll Residential Property, Source: City of Monticello

The **Missing Middle Housing** consists of multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments no bigger than a large house, These housing types are often integrated into blocks with primarily single-family homes, provide diverse housing choices and generate enough density to support transit and locally-serving commercial amenities. Although many of these are a common feature in pre-war building stocks, these housing types have become much less common.

MISSING MIDDLE HOUSING TYPES RANGES

Source: Opticos Design, Inc.

Traditional Residential and Mixed Neighborhood

Two new designations have been applied to both older and newer areas of the City in effort to capture correlating neighborhood types and compatibility with existing uses while allowing opportunities for development, improvement and growth. The existing neighborhoods surrounding and emanating from the downtown are designated as Mixed Neighborhood to recognize this area's potential for additional density and mixed housing types with neighborhood scaled commercial uses and services. Commercial uses are considered minor and are only intended for small, neighborhood serving uses. They should only be located on minor arterials or higher street classification. There may be other locations appropriate for these designations.

A smaller Traditional Neighborhood designation has been applied to portions of the riverfront and properties along River Street and Broadway Avenue where the street network and land parcels similar to older, traditional neighborhoods with residential-scaled streets, sidewalks, large street trees and mature housing stock.

Mixed-Density Residential

A Mixed-Density Residential designation encourages a wide range of housing types, densities and residential development between 8-25 dwelling units per acre. This designation applies primarily along the 7th Street corridor, south along State Highway 25, and other pockets of the City where higher densities and mixed housing types is encouraged, such as near the Downtown. The broad density range promotes a wide variety of housing types including small lot single-family, apartments, condominiums, and townhomes. This designation may be allowed in proximity to other medium to high density residential areas, however the nature and concentration of existing residential uses shall be carefully considered to avoid an over concentration of these uses. For example, there may be some locations more appropriate for small-lot single family development, and others where a four-story multi-family building is the best choice. This will be determined by the parcel size, surrounding land uses, and the existing form and scale of the neighborhood. In locations where the Mixed-Density Residential designation is applied adjacent to the low-density residential uses, new residential development should be of similar mass, scale and architectural character to existing neighborhoods.

Manufactured Home

Two manufactured home neighborhoods exist in Monticello. These include the West Side Park and River Terrace along River Street and Kjellberg's Manufactured Home Park along State Highway 25 in the southern part of the City. The intent of the designation is to recognize and maintain these neighborhoods as locations for manufactured housing types.

Residential Property in the City of Monticello

Residential Property in the City of Monticello

Residential Property in the City of Monticello

Residential Property in the City of Monticello

Conservation Subdivision Design

Conservation subdivisions are characterized by clustered style development in proximity to natural open spaces and resources areas. These types of neighborhoods are appropriate in any land use designation located close to natural resources. Conservation focused residential neighborhoods would be appropriate in the eastern and southern portions of the city where there are a high concentration of lakes, wetlands and valuable open space resources. Conservation style development is also appropriate in the Northwest Study Area where wetlands and woodlands exist. Conservation design is typically implemented through the City's zoning and subdivision codes. The City will need to create and adopt these ordinances to properly implement this design style.

Conservation subdivision design typically includes the following:

- *Clustered development patterns that concentrates development in one area to protect natural resources in another area.*
- *Natural drainage features and 'green infrastructure' measures, such as bioswales and biofiltration.*
- *Safe and inviting pedestrian paths and trails.*
- *Designated areas for community gardens and urban agriculture.*
- *Housing development oriented to maximize use of solar energy, and include design styles that promote passive lighting, heating, and cooling.*
- *Small and medium sized park-like open spaces.*

CONSERVATION STYLE BUSINESS PARK CASE STUDY

Source: Rendering of Eco Business Park II. by EcoWorld

The **Bellas Vista** is a 158-unit subdivision on 142 Acres with 21 wetlands and two lakes. The development generated 40% of the property being dedicated to the City or Dakota County for parkland, regional bikeway corridor and conservation easements. Through creative financing through assessment and regional trail dollars, the multi-party development agreement created a conservation easement that created a new neighborhood while preserving and improving important natural resources.

CONSERVATION STYLE RESIDENTIAL CASE STUDY - ROSEMONT, MN

Source:LENNAR

COMMERCIAL DESIGNATIONS

There are four commercial and mixed land use designations as follows:

Community Commercial

A Community Commercial designation applies to existing commercial uses along State Highway 25, School Boulevard and Chelsea Road, as well as other small pockets of Monticello that include existing shopping centers, retailers and entertainment uses. The intent of Community Commercial is to provide locations for everyday retail goods and services generally oriented to a city-wide basis.

Regional Commercial

A Regional Commercial designation applies to areas targeted for uses that serve the traveling public and larger retail uses and commercial development intended for a regional market. This designation is generally applied to various areas along the Interstate 94 corridor with high visibility. The development character of the regional commercial development will continue to be auto-oriented, large format commercial uses such as 'big-box' uses and other uses that require a large parking area. Looking to the future, opportunities for connectivity and design linkages between such development and nearby uses and neighborhoods will be emphasized.

Downtown Mixed-Use

The Downtown Mixed-Use category identifies and designates the downtown area as a primary development focus for downtown intended to improve, revitalize and redevelop Downtown Monticello as envisioned in the 2017 Downtown Small Area Plan. The goal is to transform downtown into a thriving commercial area with new mixed-use, specialty retail and restaurant uses with enhanced streetscape and pedestrian amenities. Entertainment uses, co-working spaces, boutiques and cafes are also envisioned. New downtown development should also embrace and be oriented towards the river whenever possible.

Commercial/Residential Flex

The Commercial/Residential Flex designation encourages the mix of flexible and compatible development of commercial, office, retail and residential uses in limited areas of the city on the same or adjacent properties. The purpose of this designation is to give the city and property owners flexibility for future land use based on market demand. The Commercial/Residential Flex designation is applied to a few of the remaining large vacant parcels in the City including the parcels located south of Chelsea Road and north of School Boulevard and centered along Dundas Road. This designation is also applied to parcels located between Interstate 94 and 7th Street West. These properties may be developed as commercial, residential, or mixed land uses under the city's PUD zoning, subject to review and approval of the City.

TABLE 3.3: FUTURE LAND USE COMMERCIAL ACREAGES

Land Use Categories	Acreage
Community Commercial	125
Regional Commercial	433
Downtown Mixed-Use	48
Commercial and Residential Flex	174

2017 DOWNTOWN SMALL AREA PLAN LAND USE FRAMEWORK

Source: Monticello Downtown Small Area Plan (2017)

EMPLOYMENT AND INDUSTRIAL DESIGNATIONS

Monticello currently contains approximately 194 acres of land used for industrial and employment purposes. The industrial land in Monticello is generally located in the Otter Creek Business Park, along Chelsea Road between Edmonson Avenue and Fenning Avenue, and the Cargill complex in downtown. The Future Land Use Map includes approximately 1,729 acres of industrial and employment designated land to promote a strong industrial business sector represented by increased jobs and tax revenue generated for Monticello. The goals for developing workforce and tax base are found in the Economic Development Chapter of this plan. Three designations classify industrial and employment generating uses.

Light Industrial Park

This designation encourages the broadest range of industrial related land uses, including warehousing and distribution. Three large areas of the City are designated as Light Industrial Park. This includes Otter Creek Business Park and parcels located directly to the north on Chelsea Road. Two large portions of the MOAA have also been designated as such, including portions of the Northwest Study Area and a large area just south of the city boundary on the east side of Highway 25. The planning objective for expanding the amount of industrially designated land is to increase the number and types of industrial and employment generating businesses in Monticello.

General Industrial

The General Industrial designation applies to areas centered along Chelsea and Dundas Roads. These areas include uses that may require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, outdoor storage or parking of commercial service vehicles. Cargill's facility adjacent to the Downtown is also designated as General Industrial.

Employment Campus

An Employment Campus designation applies to areas of Monticello where a high concentration of jobs is desired. The design character of these areas includes site and building design elements that incorporate landscaping, screening, and building treatments that promote a high-quality visual environment. Open spaces and smaller commercial uses or restaurants may be intermixed to serve the employment base. Other permitted employment uses may include advanced manufacturing, research and development, technology and communications, and professional and corporate office uses.

TABLE 3.4: FUTURE LAND USE EMPLOYMENT AND INDUSTRIAL ACREAGES

Land Use Categories	Acreage
Light Industrial Park	757
General Industrial	220
Employment Campus	752

Source: Cargill Kitchen Solutions Inc.

Source: WGI Industries

PARKS AND OPEN SPACE DESIGNATIONS

Open space preservation and the enhancement and increased use of parks, trails and open space remains as a strong focus of the land use vision for Monticello. The City will continue to place a high value on open space uses and protection of sensitive lands and habitats. The Future Land Use Map includes 1,600 acres for parks and open space uses. This does not include the 3,000+ acres of the Development Reserve which is largely non-designated open space and agricultural land. A significant focus of open space planning towards 2040 is maximizing the potential of Bertram Chain of Lakes Regional Park and development and enhancement of its athletic park. Another focus is completing the connections and linkages between parks and open space and other uses throughout Monticello is a primary open space and mobility strategy. There are two designations for parks and open space land uses including Parks and Recreation, and Open Space and Resource Conservation. Additional information can be found in the Parks, Pathways, and Open Space Chapter.

City Parks and Recreation

A new City Parks and Recreation designation includes all City parks and outdoor recreation facilities. The intent is to specifically identify active recreational facilities, including Monticello parks, golf courses and other outdoor recreation areas in the City. Some parks may have facilities that include parking lots, lights and organized sports leagues and activities. The Bertram Chain of Lakes Athletic Park is also designated as a City Park.

Open Space and Resource Conservation

An Open Space and Resource Conservation designation applies to natural areas, including sensitive habitats, lakes, wetlands, water features, areas for stormwater management, woodlands, wildlife corridors and other natural areas. The land use objective is to preserve such places as passive recreation areas for walking, bird watching, fishing and river access. These areas include regional park lands such as Bertram Chain of Lakes, county parks and cemeteries.

TABLE 3.5: FUTURE LAND USE PARKS AND OPEN SPACE ACREAGES

Land Use Categories	Acreage
City Parks and Recreation	418
Open Space and Resource Conservation	1,171

PUBLIC AND INSTITUTIONAL DESIGNATIONS

The institutional land use designations include Public and Institutional and a special classification for the Xcel Energy MNGP. The Future Land Use Map includes 269 acres for public and institutional land uses including City facilities, schools, and other government owned land. The Xcel Energy MNGP designation applies to 616 acres of its existing facility.

Public and Institutional

The Public and Institutional designation classifies public uses such as municipal facilities, schools, the Monticello CentraCare health care facilities, and other public and institutional uses. The City will need to continually evaluate their facility needs and ensure they have property available for new or expanded facilities when needed. A new school site is also expected prior to 2040 and once identified and controlled by the School District, should be reflected on the Future Land Use Map as a Public and Institutional land use. Place of worship are embedded within other districts and not specifically identified as institutional uses.

Xcel MNGP

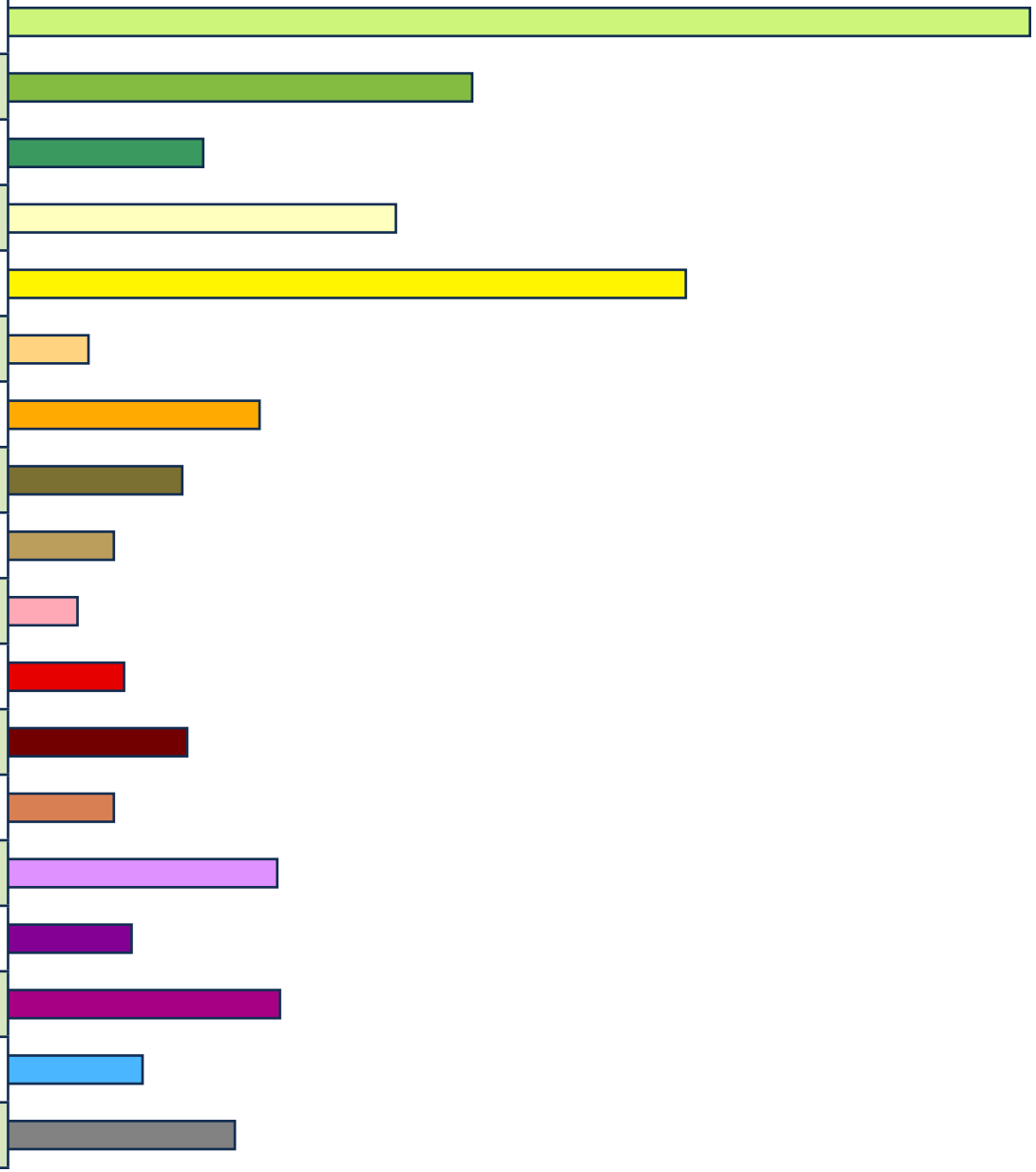
A special designation applies to the Xcel MNGP property and its 616 acres of land. The Future Land Use Map recognizes the MNGP as a special facility and land use with unique operational characteristics warranting a special designation for long-term planning purposes.

TABLE 3.6: FUTURE LAND USE PARKS AND OPEN SPACE ACREAGES

Land Use Categories	Acreage
Public and Institutional	268
Xcel MNGP	616

TABLE 3.7: FUTURE LAND USE ACREAGES

Land Use Categories	Acreage
Development Reserve	3,100
Open Space and Resource Conservation	1,171
City Parks and Recreation	418
Estate Residential	1,102
Low-Density Residential	2,198
Traditional Residential	74
Mixed Neighborhood	635
Mixed-Density Residential	348
Manufactured Home	135
Downtown Mixed-Use	48
Community Commercial	125
Regional Commercial	433
Commercial and Residential Flex	174
Light Industrial Park	757
General Industrial	220
Employment Campus	752
Public and Institutional	268
Xcel Monticello Nuclear Generating Plant	616



Note: This acreage includes both developed and undeveloped land within the City and MOAA.

ESTATE RESIDENTIAL (ER)

The Estate Residential designation includes land primarily used for residential purposes in the form of large estate style lots and housing. This designation includes lot sizes that are typically one-third acre or larger. Housing in this designation includes single-family detached residential units and may include detached accessory structures. These areas may have environmental constraints, such as wetlands and other natural features that preclude higher densities and may necessitate conservation style subdivision design. This designation applies to both existing and planned neighborhoods, and land within the City and Orderly Annexation Area (MOAA).

Residential

- Single-Family Residential

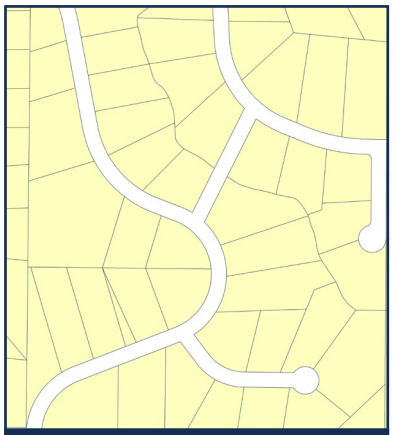
Recreational

- Parks/Playgrounds

Open Space

- Greenways
- Waterways
- Sensitive Habitat

LAND USE MIX



LOT PATTERN

- **Density** - Up to 2 units/acre *(may be higher with Conservation Neighborhood)*
- **Height** - 1-2 stories
- **Lot Area** - 16,000 sq. ft. minimum per unit

DEVELOPMENT FORM

2018 Correlating Zoning District

R-A
Residential Amenities District

ZONING INFORMATION

Primary Mode
Vehicular (slow speeds)

Secondary Mode
Pedestrian paths and trails

Bike facilities and parking

MOBILITY

VISUAL EXAMPLE

MIXED NEIGHBORHOOD (MN)

The Mixed Neighborhood designation applies to areas of the City intended for mixed land use types including single-family detached housing, duplexes, townhomes, and medium-density multi-family buildings as well as small scale commercial uses. Residential densities in these areas generally range between 8 and 12 units per acre, corresponding to site area allowances of 3,500-5,400 square feet per unit. These areas are residential in character but could also have neighborhood serving commercial uses that provide for the sale of goods and services generally needed on a day-to-day basis. The character of these areas is defined by the limited scale of businesses operating in these designations and may include local services, offices, small-scale retail stores and childcare centers. Other compatible uses, such as schools, nursing homes, fraternal organizations, private parks and religious facilities may also locate in this designation.

Residential

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Senior Living Facility

Commercial

- Small Scale Office/ Retail
- Daycare Centers
- Personal Service

Public/institutional

- Schools

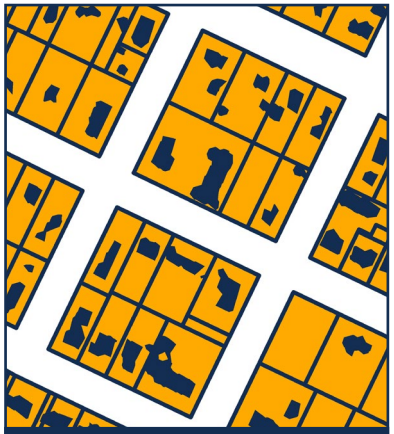
Recreational

- Parks/Playgrounds

Open Space

- Sensitive Habitat

LAND USE MIX



LOT PATTERN

- **Density** - 8-12 units/acre (Low-Mid Density Residential)
- **Height** - 1-2 stories
- **Lot Area** - 3,500-5,400 sq. ft. per unit

DEVELOPMENT FORM

2018 Correlating Zoning District

TN Traditional Neighborhood District

R-2 Single and Two Family Residence District

R-3 Medium Density Residential District

B-1 Neighborhood Business District

ZONING INFORMATION

Primary Mode

Vehicular (slow speeds)

Secondary Mode

Pedestrian paths and trails

Bicycle facilities and parking

Transit or Shuttle Service

MOBILITY

VISUAL EXAMPLE

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

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

GROWTH STRATEGY

Monticello's growth strategy balances land use development needs with real estate market demand, and transportation and infrastructure improvement requirements to ensure an orderly and efficient use of land and resources. There is a significant amount of development potential within Monticello's existing municipal boundary and even greater potential in the surrounding MOAA. Therefore, for the next 20 years, the general growth strategy prioritizes development of remaining available vacant land within existing boundaries and the downtown and surrounding area before substantially developing and annexing land within the MOAA.

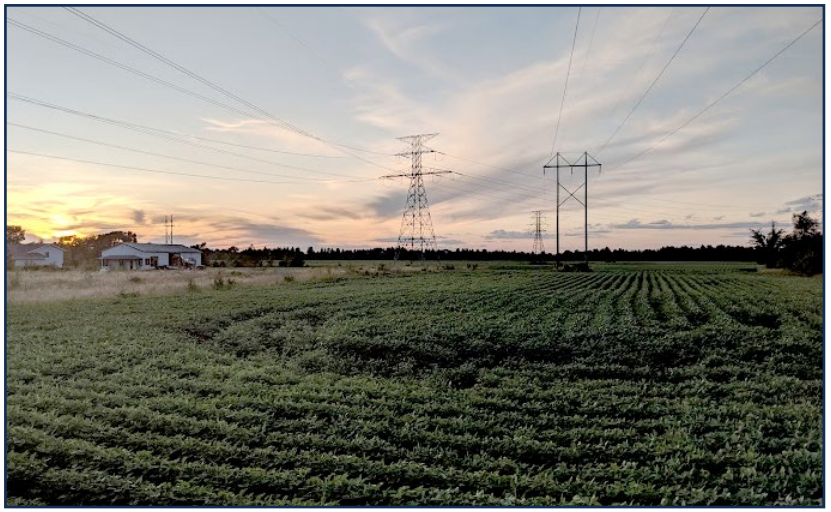
The growth strategy has three objectives:

- ***Encourage growth which creates a strong and vibrant place to live, work, shop and recreate, with focused infill development and redevelopment to create a vibrant downtown and core community; development which provides a range of housing, employment and economic opportunity; development which provides both a walkable community and safe multi-modal transportation options; and development which sustains and enhances the natural amenities of Monticello.***
- ***Support investment and reinvestment within the existing city boundary of Monticello, directing development into areas of Monticello already serviced or planned to be serviced by roads and utilities, while also thoughtfully designing and limiting development within and around sensitive natural areas.***
- ***Ensure the managed development of appropriate and compatible land uses which is resilient to shifts and changes in the economy, real estate market and consumer demand, and responds to a changing tax base.***

Briar Oakes Residential Property, Source: City of Monticello

Another aspect of the growth strategy is the designation of significant portions of the MOAA as a Development Reserve. This is land reserved for an extended, longer-term growth horizon beyond 2040 and the time horizon of this Comprehensive Plan. However, some development in the MOAA is likely to occur before 2040 and Monticello should adjust its land use policies and decision-making with some measure of flexibility to accommodate new development proposals as they occur. As long as development proposals meet the overarching land use planning goals presented in this Comprehensive Plan, an amendment to the Plan is the proper procedure for consideration of such projects.

Consideration for projects in the MOAA and annexation requests will follow the current annexation agreement parameters, or any future amendments to the agreement. Growth and development within the MOAA would naturally follow the existing roadway network and its potential for expansion as well as the availability of utility infrastructure, specifically sewer and water lines provided as City services. Specific projects will require analysis of utility and infrastructure needs, roadway network capacity, as well as land use compatibility. Given the MOAA's existing land area and its growth potential, its full development build-out would occur over a much longer time period, extending beyond the 20-year timeline of this plan.



Land in the Monticello Orderly Annexation Area

IMPLEMENTATION CHART: LAND USE, GROWTH AND ORDERLY ANNEXATION

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
Complete Neighborhoods ***Goal 2:*** A City that prioritizes growth inward by concentrating development activities within the existing city boundaries and grows or develops into the Orderly Annexation Area only when development is proposed or planned contiguous to city boundaries, sensitive open space lands are protected and thoughtfully incorporated into the development pattern, and the land is serviced by appropriate utility and transportation systems.	***Policy 2.1: Neighborhood Diversity & Life-Cycle Housing*** Sustain a diverse array of neighborhood character and housing types throughout Monticello. These will range from estate residential to established traditional neighborhoods, to new planned subdivisions and conservation development, and neighborhoods oriented around a center or activity generator. The unique design elements that define each neighborhood should be protected and enhanced in the future including its housing stock, parks and public infrastructure.	***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.	✓			✓
		Strategy 2.1.2 - Encourage opportunities for residents to stay in Monticello, with additional options for estate residential, senior living, and other life-cycle options.	✓			✓
		Strategy 2.1.3 - Amend zoning regulations as necessary to allow for small-lot single family homes, neo-traditional housing styles, cottage homes, accessory dwelling units (ADUs), and mansion style condos.	✓			
		Strategy 2.1.4 - Encourage housing options which incorporate Universal Design to promote equity in housing choice.			✓	✓
		Strategy 2.1.5 - Consider allowing Accessory Dwelling Units (ADUs).	✓			

Monticello's neighborhoods help define the city's form and ***sense of place***. The city's neighborhoods will continue to evolve in the years ahead. In areas where the basic development pattern is already established continued reinvestment in the housing stock and infrastructure is encouraged with an emphasis on sustainable design in terms of private property improvement and investment, as well as capital improvements. In the outlying areas of the city where the development pattern is still evolving, new neighborhoods will be safe, healthy, attractive with a diverse population and housing stock. The planning objective for all Monticello residential areas is to make each neighborhood "complete" — with a variety of housing choices, proximity to neighborhood- scaled commercial services, community services, and neighborhood parks that serve as an identifiable center and gathering place for its neighbors and future residents.

MONTICELLO 2040 COMPLETE NEIGHBORHOODS EXCERPT - CHAPTER 3

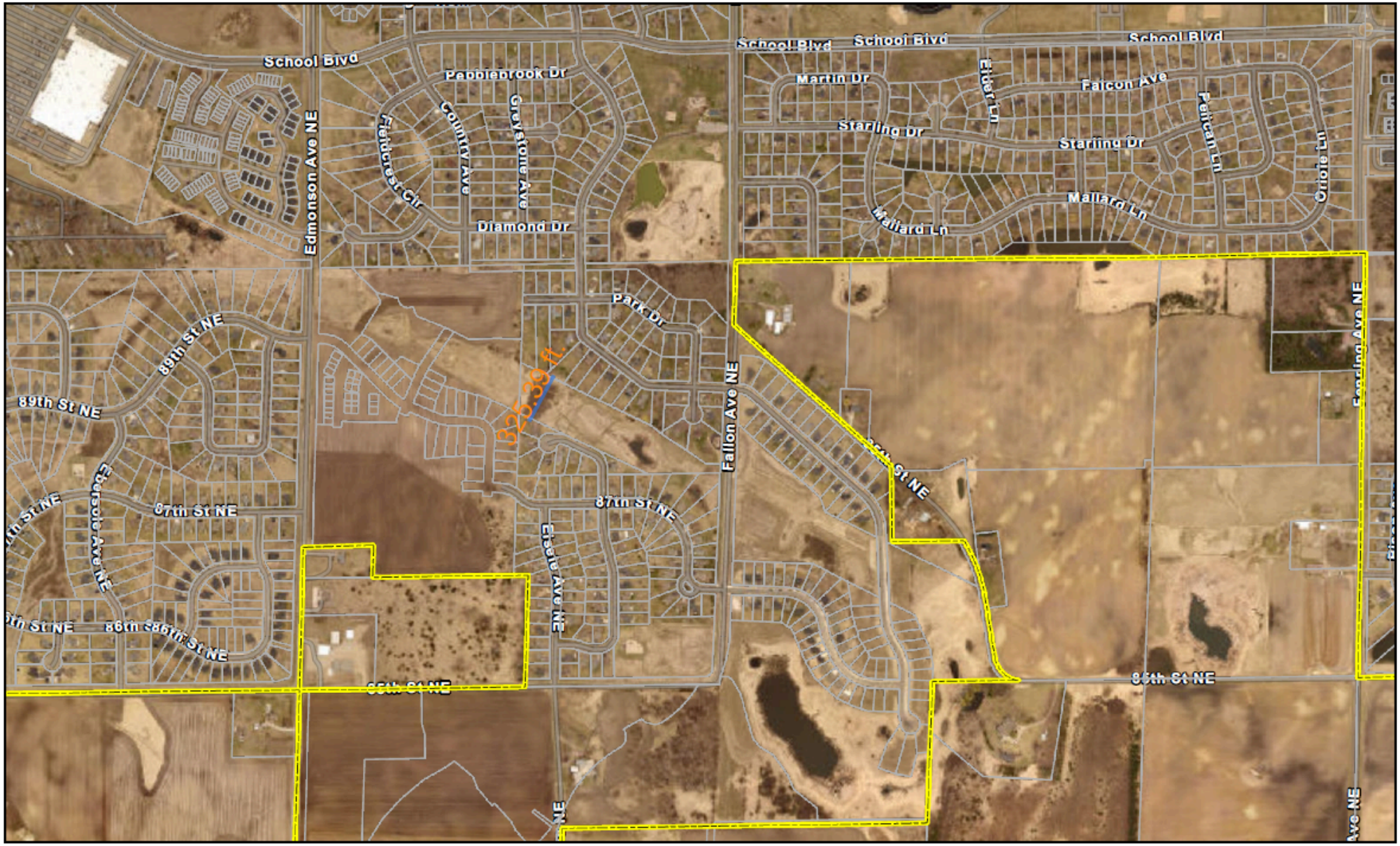
IMPLEMENTATION CHART: LAND USE, GROWTH AND ORDERLY ANNEXATION

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
Goal 2: Complete Neighborhoods	***Policy 2.7: Locations for Higher Density Housing*** Generally, locate new higher density housing and mixed-use development in proximity to Downtown where there is good access to parks and open space, proximity to local-serving commercial uses, and proximity to the transportation network. Consider impacts to over concentration of multi-family uses in specific locations. Conversely, the City should discourage the use of vacant sites with these attributes for new low employee intensity or low value land uses.	***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.				
Goal 2: Complete Neighborhoods	***Policy 2.8: Equitable Planning*** Ensure that no single neighborhood or population group is disproportionately impacted by flooding or environmental burdens, city services, incompatible uses, neighborhood constraints or potential hazards.					
Goal 2: Complete Neighborhoods	***Policy 2.9 - Neighborhood Design*** Support the development of neighborhoods with a strong set of amenities which enhance quality of life, retain residents and support continued investment.	***Strategy 2.9.1*** - Integrate open space, parks, street trees, landscaping, and natural features into Monticello's neighborhoods to enhance their visual quality, create inviting and safe spaces, and improve access to nature and recreation.				
		Strategy 2.9.2 - Create and maintain a Neighborhood Conservation Overlay zoning district to identify areas that should be developed in a manner consistent with conservation style development.				

IMPLEMENTATION CHART: ECONOMIC DEVELOPMENT

GOAL	POLICY	STRATEGY	SHORT-TERM	LONG-TERM	ONGOING	THEME
Goal 4: Redevelopment & Reinvestment	***Policy 4.2: Revitalization*** Support revitalization efforts for publicly owned properties and other opportunity sites throughout the community.	***Strategy 4.2.1*** - Evaluate any development related processes or fees which could be modified to support or encourage reinvestment in targeted areas.			✓	✓
		Strategy 4.2.2 - Research and develop reinvestment programs for targeted housing areas and other sites throughout the community for long-term investment.		✓		
		Strategy 4.2.3 - Use strategies identified in the Community Character, Design and the Arts Chapter in revitalization projects.			✓	✓
Life-Cycle Housing ***Goal 5:*** Goal 5 - Monticello will be a community with a wide variety of housing options that includes workforce, starter, step up, and senior housing to allow for new and existing residents to remain and age in the community.	***Policy 5.1: Housing to Support Employment*** Actively promote and seek opportunities for the development of a wide variety of housing types, styles and price points as a mechanism to support and attract employment.	***Strategy 5.1.1*** - Continue to market workforce housing development on EDA-owned land along East 4th Street and Outlot A of Country Club Manor, or at other suitable sites in the City, including the Downtown.			✓	
		Strategy 5.1.2 - Maintain and update annually property availability maps for residential housing sites as identified in the 2020 Housing Report.			✓	
		Strategy 5.1.3 - Support efforts by private and non-profit entities to develop affordable housing projects utilizing state and federal programs based on housing supply and demand data.			✓	✓
		Strategy 5.1.4 - Examine use and application of available housing TIF dollars per the 2016 TIF Management Plan and the adopted Policy Statements for Available TIF Funds.			✓	
		Strategy 5.1.5 - Complete updates to the 2020 Housing Study and regular and appropriate intervals.			✓	
		Strategy 5.1.6 - Continue to periodically examine housing stock for aging or blighted properties and research development of programs for redevelopment and/or revitalization of existing housing.			✓	

POWERLINE CORRIDOR



Central Monticello

POWERLINE CORRIDOR

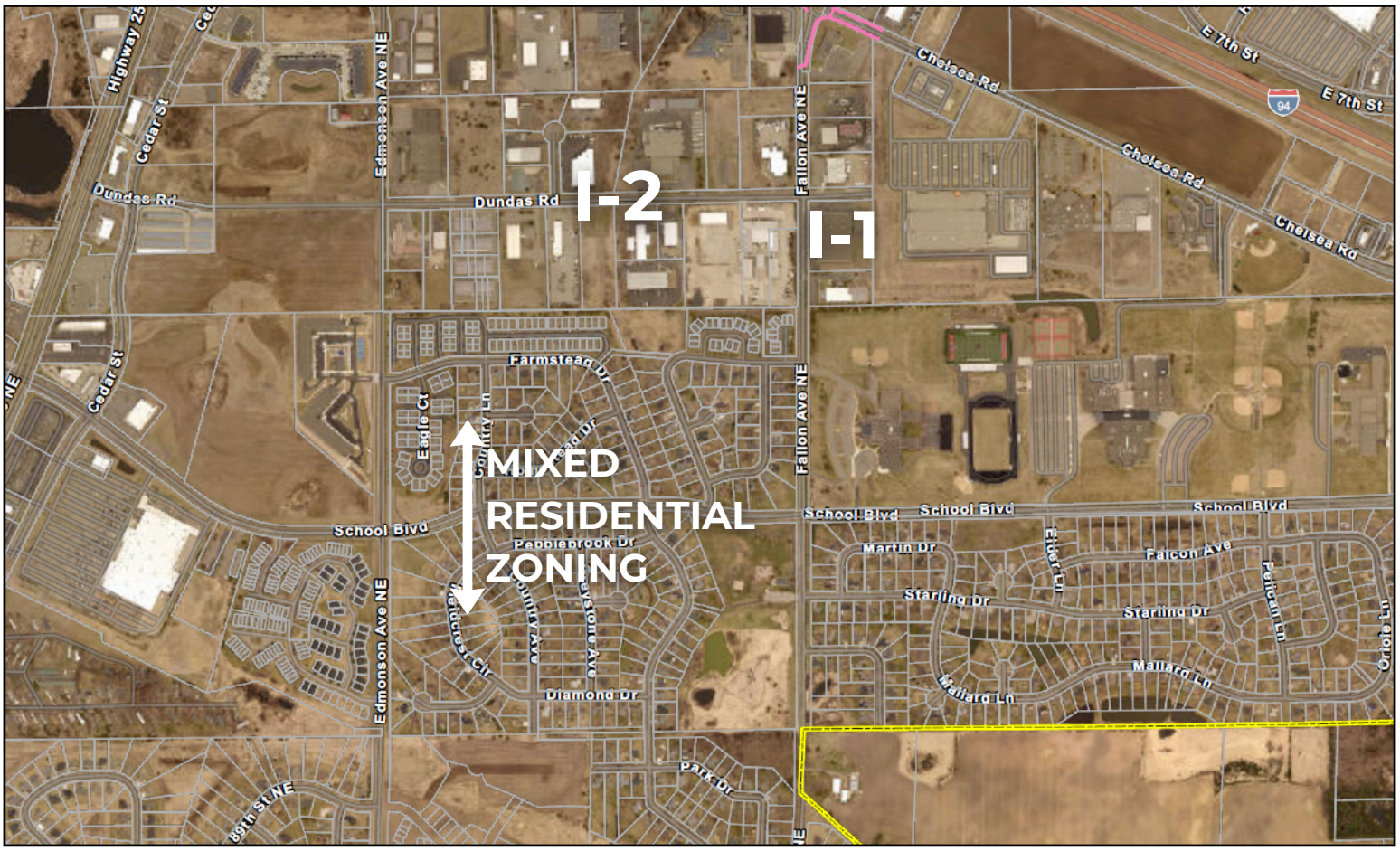
Bertram/Otter Creek Area

REFERENCE IMAGES

CITY OF MONTICELLO

RESIDENTIAL / INDUSTRIAL USE REFERENCE

Oakwood Industrial Park



1 in = 1,181 Ft

City Boundary
Electric Lines
Parcels

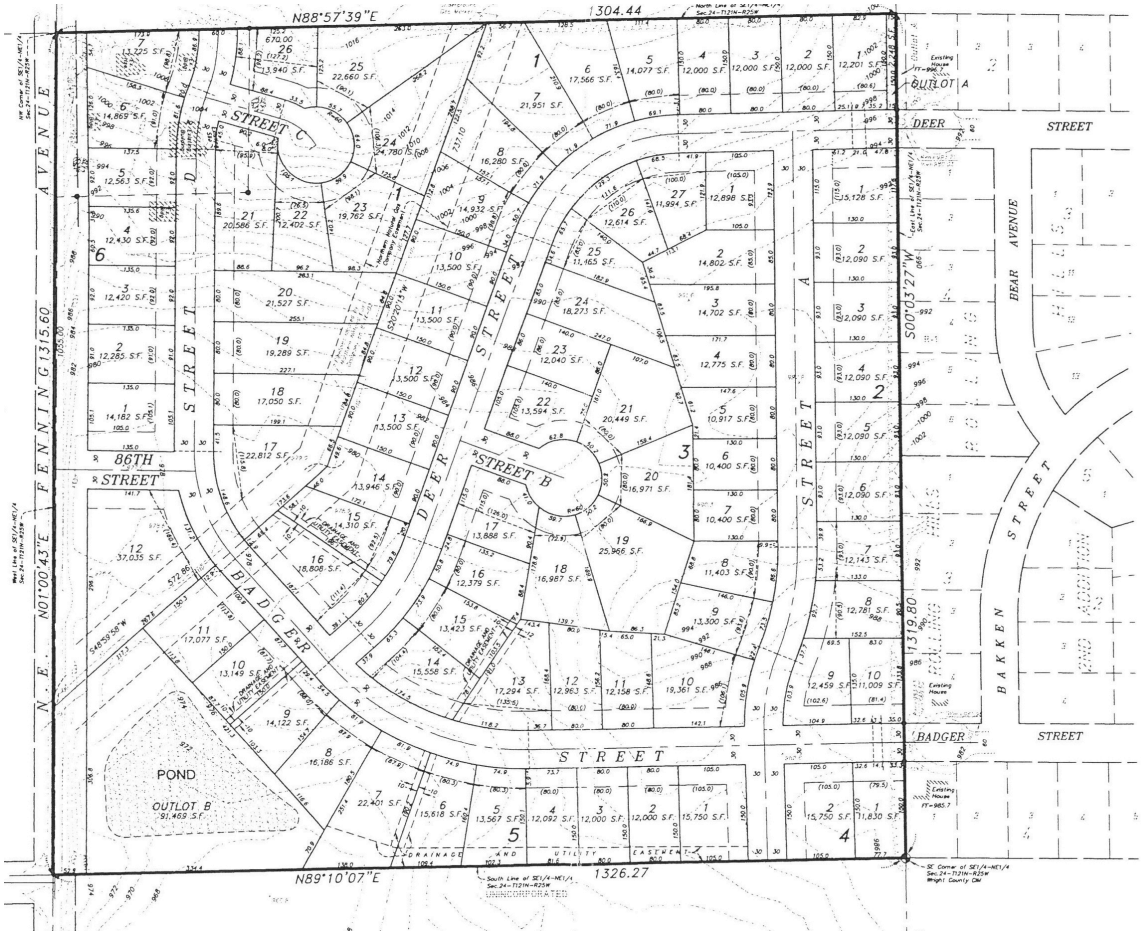
February 13, 2026
Map Powered By Datafi

Oakwood Industrial Park

CITY OF MONTICELLO

HILLSIDE FARM PUD
(R-A HOME DESIGN, R-1 LOT AREA)

Overall 39.78 Acres
84 Lots



DESIGNER: & CIVIL ENGINEERS, INC.
710 East River Road
Anoka, Mn. 55303
(763) 712-9099

OVERALL AREA: 39.78 Acres

EXISTING ZONING: UNINCORPORATED

PROPOSED ZONING: NEW R-1

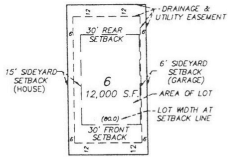
PROPOSED LOTS: Single Family Residential = 84
Density (units per acres) = 2.11
Average Lot Size = 15,033 S.F.
Maximum Lot Size = 37,035 S.F.
Minimum Lot Size = 10,400 S.F.
Outlots = 93,717 S.F.

DESCRIPTION

The Southeast Quarter of the Northeast Quarte of Section 24, Township 121 Range 25, Wright County Minnesota.

MINIMUM LOT REQUIREMENTS

MINIMUM AREA:
12,000 Sq.ft. Avg.
MINIMUM LOT WIDTH:
80 Feet Avg.
BUILDING SETBACKS:
30 Foot Front
30 Foot Rear (Usable)
30 Foot Side Street (HOUSE)
30 Foot Side Street (GARAGE)
15 Foot House Side
6 Foot Attached Garage



STREET
TYPICAL LOT DETAIL
(NOT TO SCALE)

Hillside Farm

CITY OF MONTICELLO

HILLSIDE FARM PUD
(R-A HOME DESIGN, R-1 LOT AREA)

PUD Standards	
Home	• Two Story and Modified Two Story homes with 2,200 SF of finished floor area above grade or 1,100 SF footprint with a full basement according to R1A Standards • All other R1A zoning district standards will apply
Lot Area	12,000 SF minimum lots 30' Front Yard Setbacks 30' Rear Yard Setbacks

Hillside Farm

Hillside Farm

CITY OF MONTICELLO

CARLISLE VILLAGE 4TH ADDITION (R-A HOMES, MODIFIED R-A LOT AREA)

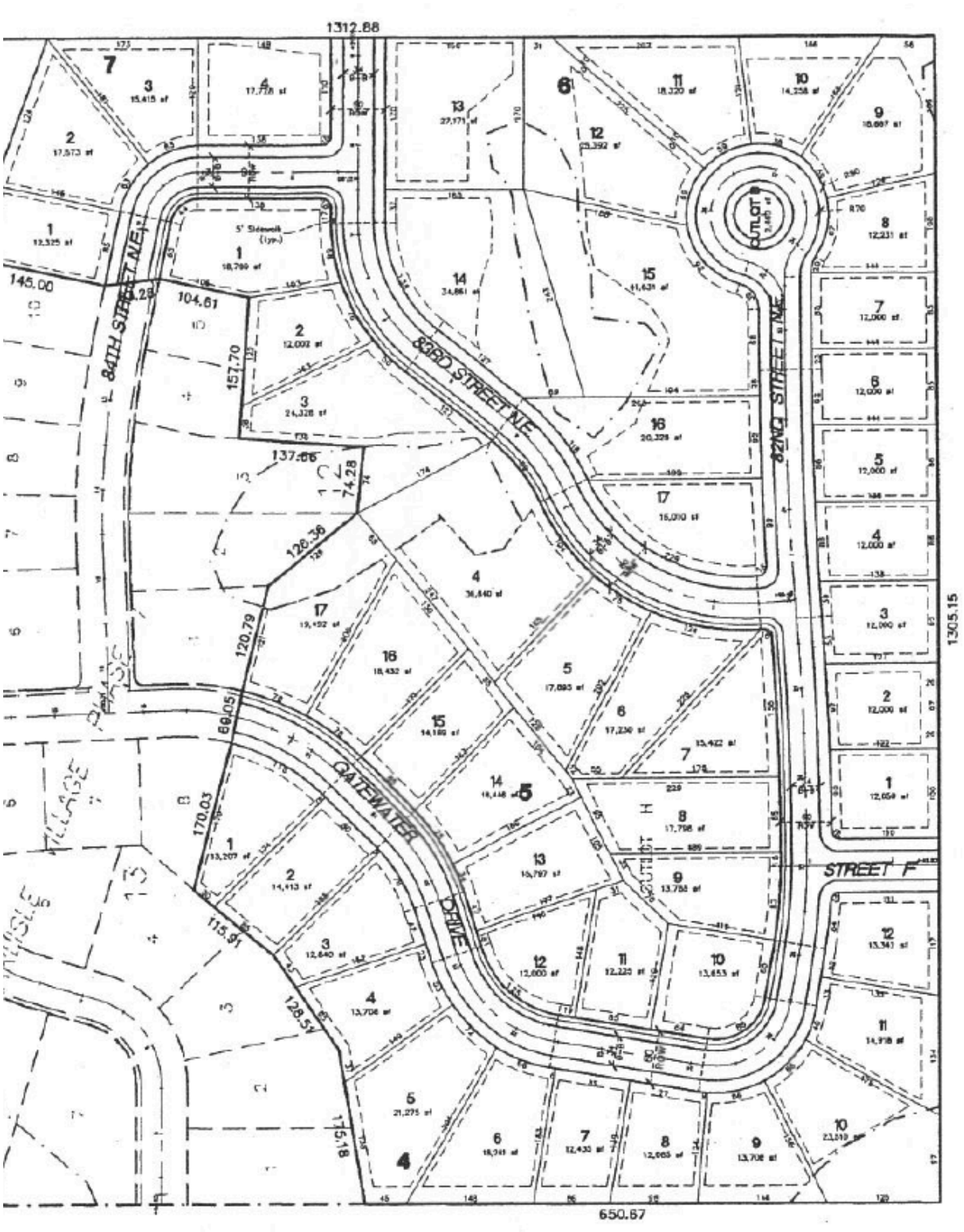
PUD Standards	
Building	• Multi-level roofs, varying elevations with cascading roof planes. • Roof pitch of 7: 12 and greater. • Roof coverings providing dramatic roof shingle texture at least equal to "Horizon Shingles", "Timberline", or handsplit cedar shakes. • Soffits and gables that extend at least 12' from the exterior wall plane. • At least 20% brick, stone, or approved equal on any front, facing a public street. • Fenestration/window and door placement and detailing on any façade facing a public street that • Interrupts any wall plan exceeding 12 feet in length. • Provides shapes and character to wall planes (such as transom lites, round top shapes, small lites/bars and muntons, and the like) • Garage doors without d or with flat surfaces (such as paneled garage doors without door lites) • No more than two (2) feet of exposed plain concrete block, plain concrete, or treated wood foundation above grade. • No split-entry homes in the R1A area outside of the 1st Addition. • Two-story and modified two-story residential dwellings must meet: ◦ A minimum finished first floor size of 1200 square feet; ◦ A minimum of 2300 square feet finished area ◦ Full basements. • Rambler residential dwelling must meet: ◦ A minimum main 1100 size of 1600 square feet. ◦ A minimum of 2000 square foot total finished area.
Lot Area	12,000 SF Minimum to 41,000 SF Maximum

Carlisle Village 4th Addition

Carlisle Village

CITY OF MONTICELLO

CARLISLE VILLAGE
(R-A HOMES, MODIFIED R-A LOT AREA)



Carlisle Village

CITY OF MONTICELLO

AERIALS

From: Angela Schumann
To: Tyler Bevier
Subject: FW: Comp Plan Amendment Discussion - Spike Property
Date: Thursday, February 26, 2026 12:15:55 PM
Attachments: image001.png
image002.png

Angela Schumann
Community Development Director
Development Services
763-271-3224
505 Walnut St, Suite 1, Monticello, MN 55362
MonticelloMN.gov | Facebook | Subscribe to E-News

Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

From: Erik Anderson <Erik.Anderson@scannellproperties.com>
Sent: Thursday, February 26, 2026 12:14 PM
To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>
Subject: Re: Comp Plan Amendment Discussion - Spike Property

Angela,

Here are comments on behalf of Scannell Properties regarding the proposed comprehensive plan amendment to reverse the guided zoning of the Spike property.

- The City of Monticello unanimously approved the comp plan amendment to light industrial zoning on this site less than one year ago. Revisiting that decision so quickly creates uncertainty for developers, economic development partners, and investors who rely on the stability of the city's planning process.
- The Spike land is purpose-built for light industrial use given its access through Otter Creek Business Park and existing power infrastructure on site.
- The landowners, Mr. and Mrs. Spike noted, not a single residential developer has ever inquired let alone offered on this land for

residential development.

    - The location, access, and existing infrastructure make light industrial the clear highest and best use for this site.

- Scannell Properties is actively pursuing advanced manufacturing projects for this site with the support of Monticello EDC, the Minnesota Department of Employment and Economic Development (DEED), and Greater MSP. All credible, well-resourced partners who have validated the site's potential and are working alongside Scannell to meet the City of Monticello's employment and tax base growth.

- Redirecting this land to any other use would leave significant economic value on the table and underutilize infrastructure that is already in place.

- Changing the land use designation now would jeopardize active prospects and send a negative signal to the regional economic development community that Monticello is not a reliable partner for investment.

Thank you for including this in the agenda packet.

Thanks,
Erik

Erik Anderson | Scannell Properties
C: 701.238.2649 | Erik.Anderson@ScannellProperties.com

4A. Community Development Director's Report

Council Action on/related to Commission Recommendations

- Consideration of approval of Resolution 2026-08 for Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development
  Requests approved 4-1 following removal from the consent agenda for discussion.

2026 Housing Legislation

Legislation for housing-related zoning pre-emption is expected to be introduced again this session. The Coalition of Greater MN Cities has provided initial information on possible language. The bill is likely to include a requirement for the introduction of Accessory Dwelling Units (ADUs) in all single-family districts, minimum requirements for multi-family residential development as a permitted use within various land use and zoning classifications, and restrictions on minimum building standards by code. Staff will continue to monitor legislation and provide updates to the Commission and Council.

Data Center Planned Unit Development Ordinance

The City Council held discussion for future consideration of the proposed Data Center Planned Unit Development ordinance. The City Council requested additional clarification on a variety of items. Staff will bring back information and possible alternative language on these items, as well as other ordinance components based on research and City Attorney review for consideration at the March 9, 2026 City Council meeting.

Floor Area Ratio Requirements

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

Development Project Update List

The project update list current through February of 2026 is attached**.**

Website Project Page

Current project news and information located at: **Projects | Monticello, MN**

MONTICELLO DEVELOPMENT PROJECTS

Concept Projects	Project Type	Address/Location	Description	Review Date & Info	Progress Report
Lakeshore Management	Commercia/Residential	9127 and 9187 State Highway 25 NE	Concept review for planned unit development for mixed use housing and commercial	Joint City Council and Planning Commission Review on 9/2/2025	

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