

**2K. Consideration of adopting Ordinance 862 for adoption of the 2026 City of Monticello Official Zoning Map**

<p><b>Prepared by:</b> Community &amp; Economic Development Coordinator</p>	<p><b>Meeting Date:</b> 1/12/2026</p>	<p><input checked="" type="checkbox"/> <b>Consent Agenda Item</b> <input type="checkbox"/> <b>Regular Agenda Item</b></p>
<p><b>Reviewed by:</b> Community Development Director</p>	<p><b>Approved by:</b> City Administrator</p>	

**ACTION REQUESTED**

Motion to adopt Ordinance 862 for the adoption of the 2026 City of Monticello Official Zoning Map and appendices, based on the findings in Resolution PC-2026-01.

*The Planning Commission recommends approval of the ordinance for adoption of the 2026 zoning map.*

**REFERENCE AND BACKGROUND**

The City Council is asked to adopt the proposed 2026 City of Monticello Official Zoning Map and its companion appendix maps. The appendix maps include the Central Community District (CCD) Sub-District Map, Pointes at Cedar (PCD) Sub-District Map, and the Shoreland/Mississippi Wild Scenic and Recreational River (MWSRR)/Floodplain Overlay Map.

The Official Zoning Map and appendix maps reflect all rezoning actions approved since the adoption of the previous official map in January 2025. The proposed 2026 map incorporates the following rezonings adopted in 2025:

- Ordinance No. 843 – Meadowbrook Planned Unit Development
- Ordinance No. 845 – Mastercraft Planned Unit Development
- Business Districts – Color updates for greater color contrast between B-2 and B-3

Adopting of the 2026 Official Zoning Map also includes the adoption of the 2026 Shoreland/MWSRR/Floodplain Overlay District map, the CCD map, and the PCD map.

There are no changes to the CCD and PCD maps for 2026. The Shoreland/MWSRR/Floodplain map was updated in 2025 through Ordinance 825 to reflect the June 2024 FEMA Floodplain mapping. Additionally, the 2025 Shoreland/MWSRR/Floodplain map was amended to include a shoreland designation for a lake just south of the City’s southern municipal boundary, consistent with the Department of Natural Resources and Wright County Shoreland records.

Finally, while the City Council adopted Ordinance 838 in 2024 to rezone the Broadway Plaza Planned Unit Development, that rezoning is contingent upon annexation and final plat approval, including the resolution of all conditions of approval. As these steps have not yet been completed, the rezoning of Broadway Plaza PUD zoning is not effective at this time.

- I. **Budget Impact:** The 2025 and 2026 Planning & Zoning budget includes funding for the annual update of the Official Zoning map and ordinance publication.
- II. **Staff Workload Impact:** Staff review of the maps and ordinances is estimated at 6 hours.
- III. **Comprehensive Plan Impact:** The Monticello 2040 Vision + Plan’s Implementation Chapter states that “The City will need to update its zoning regulations and zoning map, to achieve consistency with the Comprehensive Plan Vision and Land Use Plan.” The Official Zoning Map is intended to reflect the City Council’s zoning decisions made over the past year, which are each evaluated with reference to the Comprehensive Plan.

**PLANNING COMMISSION REVIEW AND RECOMMENDATION**

The Planning Commission reviewed this item and held a public hearing on January 6, 2025.

During the meeting, the Commission inquired about the process for amending land uses associated with the zoning map, referencing land in the western area of the community near the Bertram Chain of Lakes. Staff clarified the distinction between land use guidance and zoning and explained that amendments to either may be initiated by the Commission through a public hearing to review and consider changes to the 2040 Future Land Use Map or the Official Zoning Map. The Commission could do so as an additional item on its agenda.

During the public hearing, a resident requested clarification on the land area discussed for potential amendment and additional information on the reasoning. The Commission and Council liaison noted that there have been recent discussions about identifying locations for additional low density or estate residential housing opportunities. Given the natural amenities in the referenced area, a review of the existing land use designation may be a consideration for the Commission and Council.

Following discussion, the Planning Commission recommended approval of the 2026 zoning map unanimously.

No further action to direct an amendment to the Zoning Map or Land Use Map was made by the Commission.

**STAFF RECOMMENDED ACTION**

Staff recommends the adoption of the 2026 Official Zoning Map and companion appendix maps. The updated Official Zoning Map is reflective of the map amendment actions taken by

the City over the prior year. The CCD, PCD, and Shoreland/MWSRR/Floodplain maps are consistent with the prior 2025 adoption.

**SUPPORTING DATA**

- A. Resolution PC-2026-01
- B. Ordinance 862, Draft – Adoption of Official Zoning Map and Appendix Maps
- C. 2026 Proposed Official Zoning Map
- D. 2026 Shoreland/MWSRR/Floodplain Map
- E. 2026 CCD Subdistrict Map
- F. 2026 PCD Map
- G. 2025 Official Zoning Map and Appendices
- H. Ordinances for Rezoning, 2025

CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO THE OFFICIAL  
ZONING MAP AND ITS APPENDICES IN ITS ENTIRETY

**WHEREAS**, the Zoning Map of the City of Monticello requires amendment; and

**WHEREAS**, the proposed map and its appendices accommodates and furthers the intentions and policies of the Monticello 2040 Vision + Plan Comprehensive Plan; and

**WHEREAS**, the proposed zoning map is consistent with the intent of the City's Comprehensive land use plan; and

**WHEREAS**, the Planning Commission of the City of Monticello finds that the proposed zoning map and its appendices will be consistent with the intent of the proposed zoning districts; and

**WHEREAS**, the Planning Commission has conducted a public hearing on January 6th, 2026 to review the requests and receive public comment on the zoning map amendment including appendices; and

**WHEREAS**, the Planning Commission finds that the proposed zoning map and its appendices has met the requirements for adoption as found in the zoning ordinance and state law;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Monticello, Minnesota:

The Planning Commission recommends that the City Council adopt the amendment to the zoning map and its appendices to be identified as Ordinance No. 8XX.

**ADOPTED** this 6<sup>th</sup> day of January, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By:   
\_\_\_\_\_  
Andrew Tapper, Chair

CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-01

ATTEST:

  
\_\_\_\_\_  
Angela Schumann, Community Development Director

**ORDINANCE 862**

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING AND ADOPTING THE 2026 OFFICIAL  
ZONING MAP AND ITS APPENDIX MAPS FOR THE CITY OF MONTICELLO**

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

**Section 1.** The zoning map amendments attached hereto and incorporated herein as Exhibit "A" are adopted as the Official Zoning Map under Title XV, Chapter 153, Section 153.040 of the Zoning Ordinance for the City of Monticello.

**Section 2.** This Ordinance shall take effect and be in full force from and after its passage and publication. Revisions will be made online after adoption by Council. Copies of the complete Zoning Ordinance are available online and at Monticello City Hall upon request.

***ADOPTED AND APPROVED FOR PUBLICATION BY*** the Monticello City Council this 12<sup>th</sup> day of January, 2026.

CITY OF MONTICELLO

\_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Schreiber, City Clerk

VOTING IN FAVOR:

VOTING IN OPPOSITION:

## ORDINANCE 862

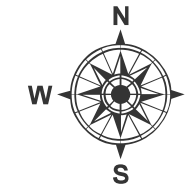
### EXHIBIT "A"

Following are the approved amendments to the Official Zoning Map and its Appendix Maps

- Ordinance No. 843 – Mastercraft
- Ordinance No. 845 – Meadowbrook

DRAFT

# City of Monticello Official Zoning Map



1 inch = 2,500 feet

## Legend

### BASE ZONING DISTRICTS

#### Residential Districts

-- Low Residential Densities

- A-O
- R-A
- R-1

-- Medium Residential Densities

- T-N
- R-2
- R-PUD

-- High Residential Densities

- R-3
- R-4
- M-H

#### OTHER

- Water

#### PUD Districts

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 01 Swan River</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 02 Monticello High School</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 03 Mills Fleet Farm</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 04 Red Rooster</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 05 Spaeth Industrial Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 06 Camping World</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 07 Affordable Storage</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 08 Autumn Ridge Villas</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 09 Rivertown Suites</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 10 Monticello RV</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 11 Deephaven</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 12 Twin Pines</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 13 UMC</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 14 Edmonson Ridge</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 15 Nuss Truck and Equipment Addition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 16 Storalink Monticello</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 17 Stony Brook Village</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 18 Monticello Lakes</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 19 Hoglund Bus Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 20 Block 52</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 21 Country Club Manor 2nd Addition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 22 Haven Ridge 2nd Addition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 23 Great River Addition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 24 Big River Addition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 25 Haven Ridge West</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 26 Cedar Street Storage</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 27 Meadowbrook</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> 28 Mastercraft Outdoors</li> </ul> |
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### OVERLAY DISTRICTS

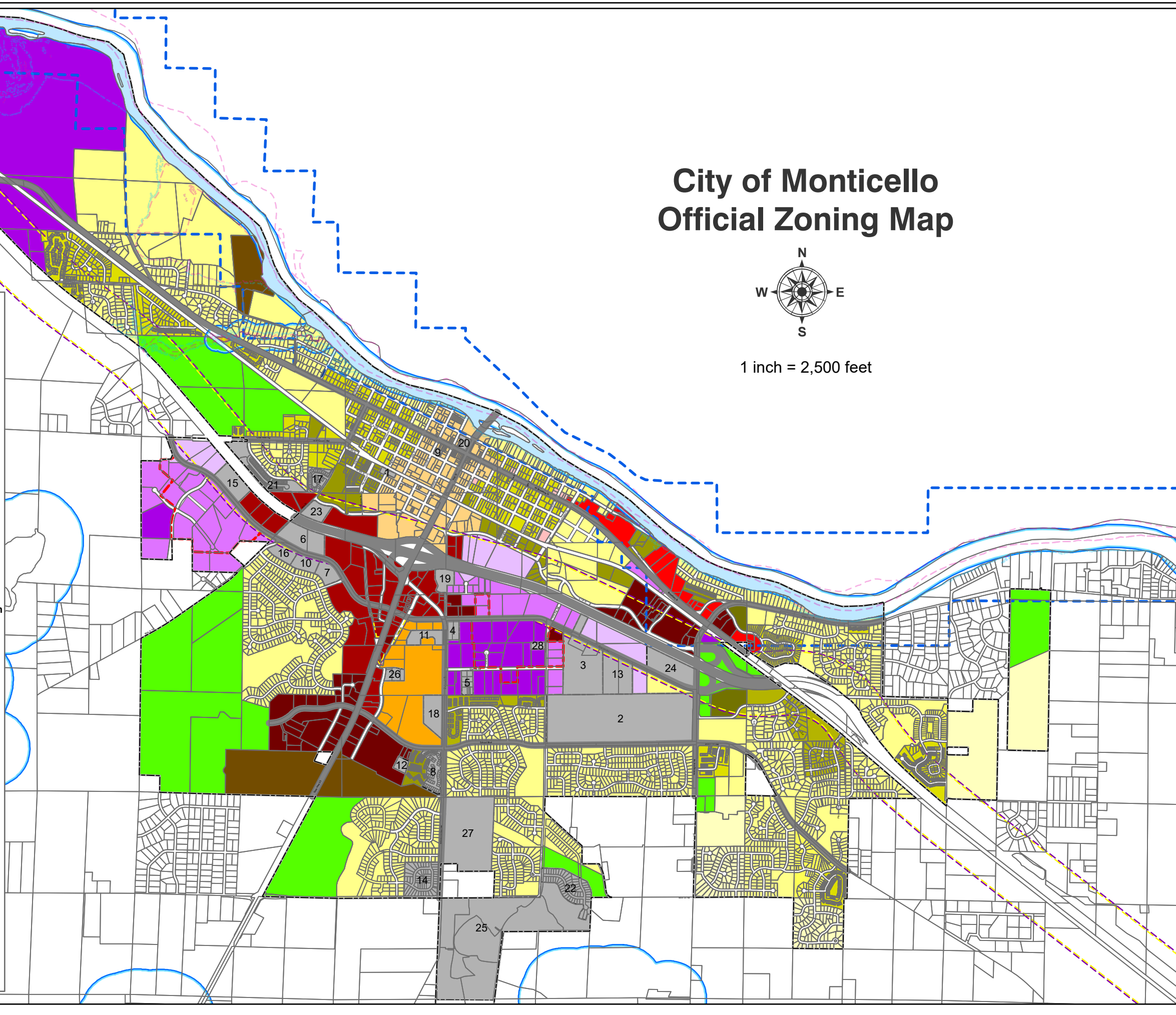
- Special Use Overlay District
- Mississippi Wild, Scenic & Rec Overlay District\*\*
- Shoreland District\*\*
- Freeway Bonus Sign District
- 0.2% Floodplain Boundary\*\*
- 1% Floodplain Boundary\*\*

Adopted January 12, 2026

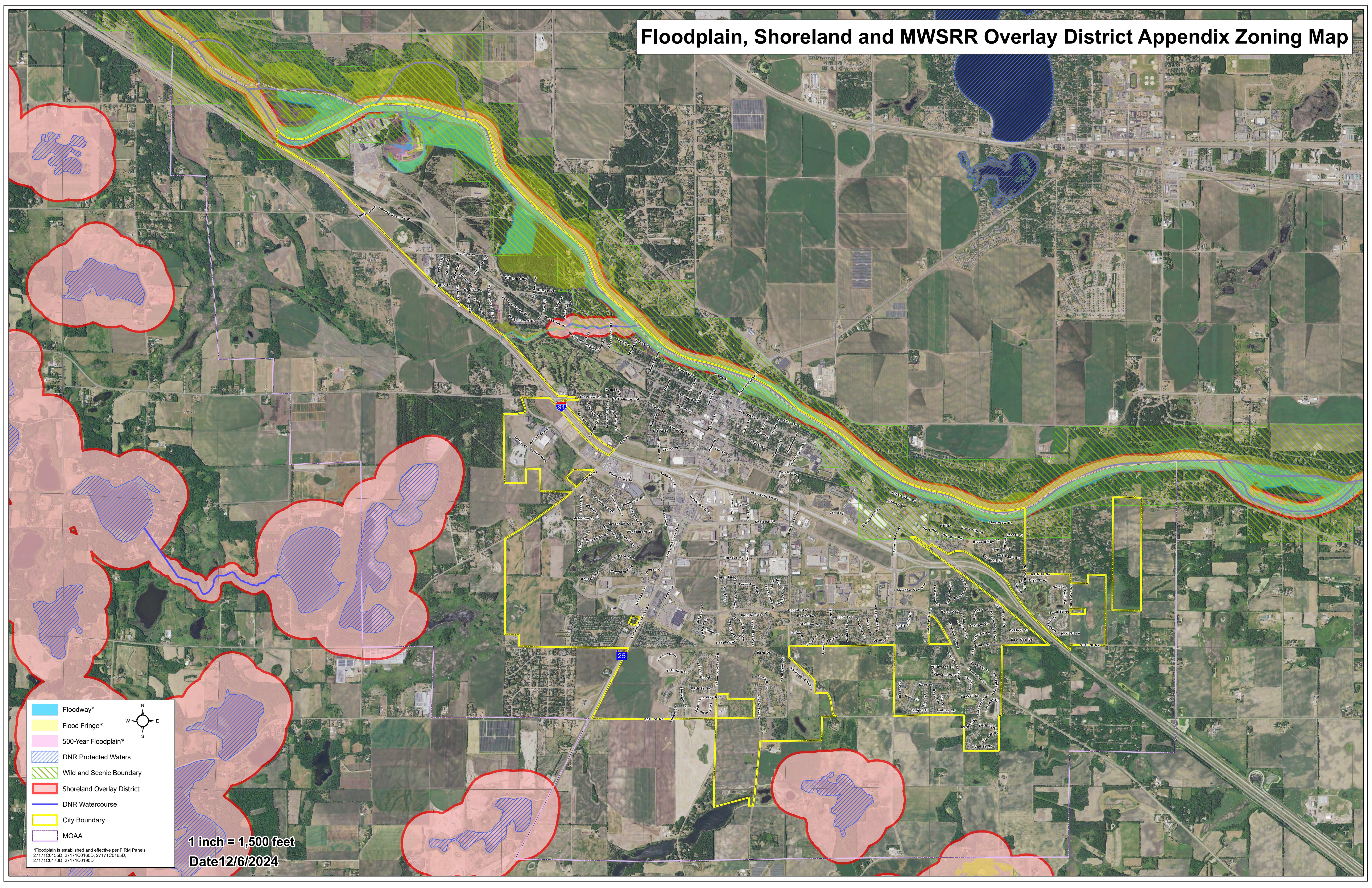
\*\*See CCD and Pointes at Cedar Sub-District Appendix Zoning Maps

\*\*\*See Floodplain, Shoreland, and MWSRR Appendix Zoning Map

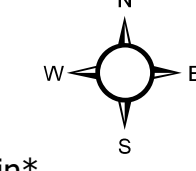
\*\*\*Floodplain is established and effective per FIRM panels 27171C0155D, 27171C0160D, 27171C0160D, 27171C0170D, 27171C0190D



# Floodplain, Shoreland and MWSRR Overlay District Appendix Zoning Map



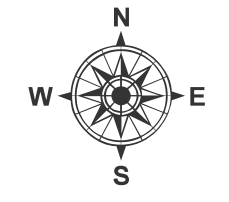
- Floodway\*
- Flood Fringe\*
- 500-Year Floodplain\*
- DNR Protected Waters
- Wild and Scenic Boundary
- Shoreland Overlay District
- DNR Watercourse
- City Boundary
- MOAA



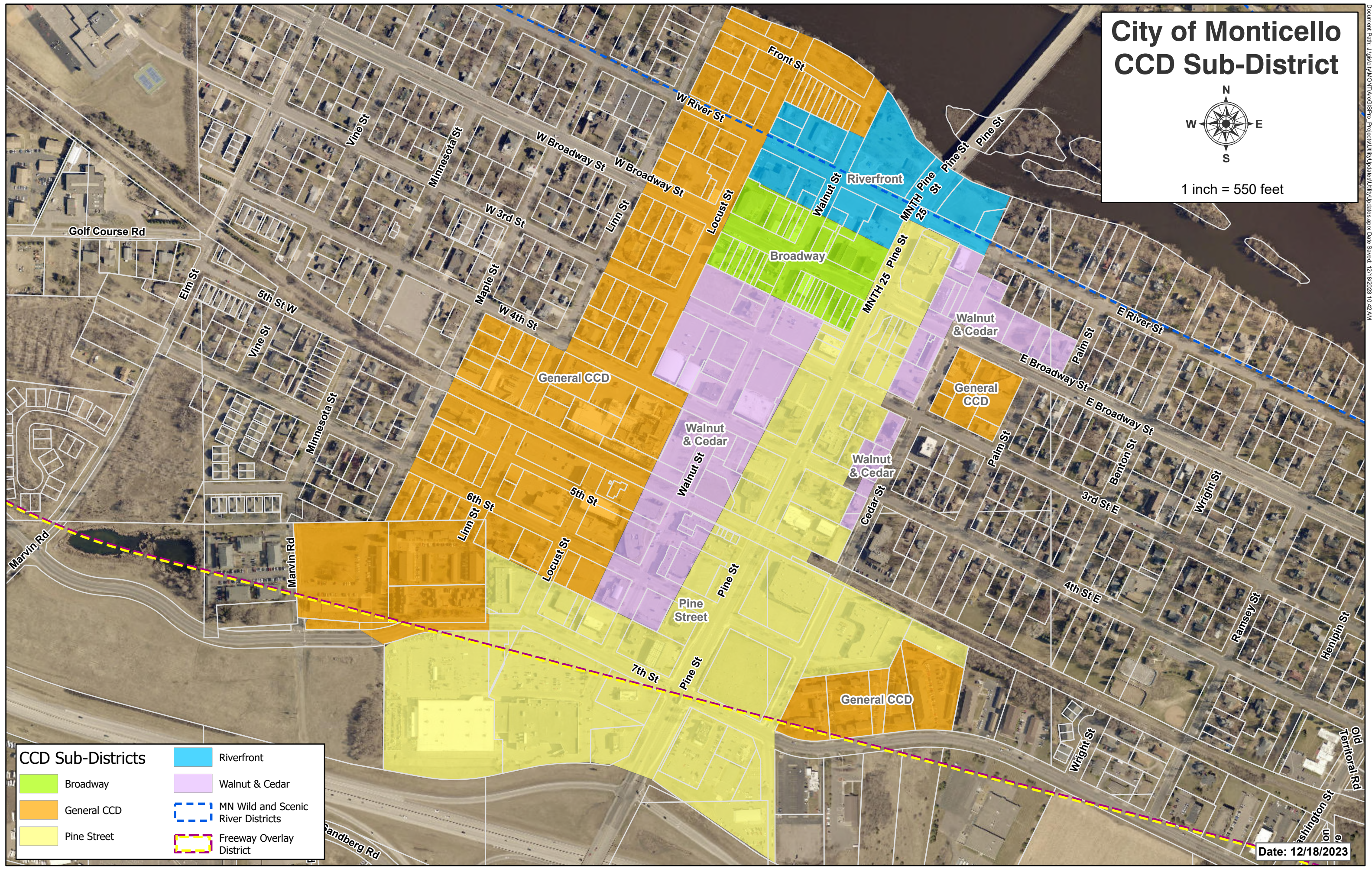
1 inch = 1,500 feet  
Date 12/6/2024

\*Floodplain is established and effective per FIRM Panels 27171C0155D, 27171C0160D, 27171C0165D, 27171C0170D, 27171C0190D








# City of Monticello CCD Sub-District



1 inch = 550 feet



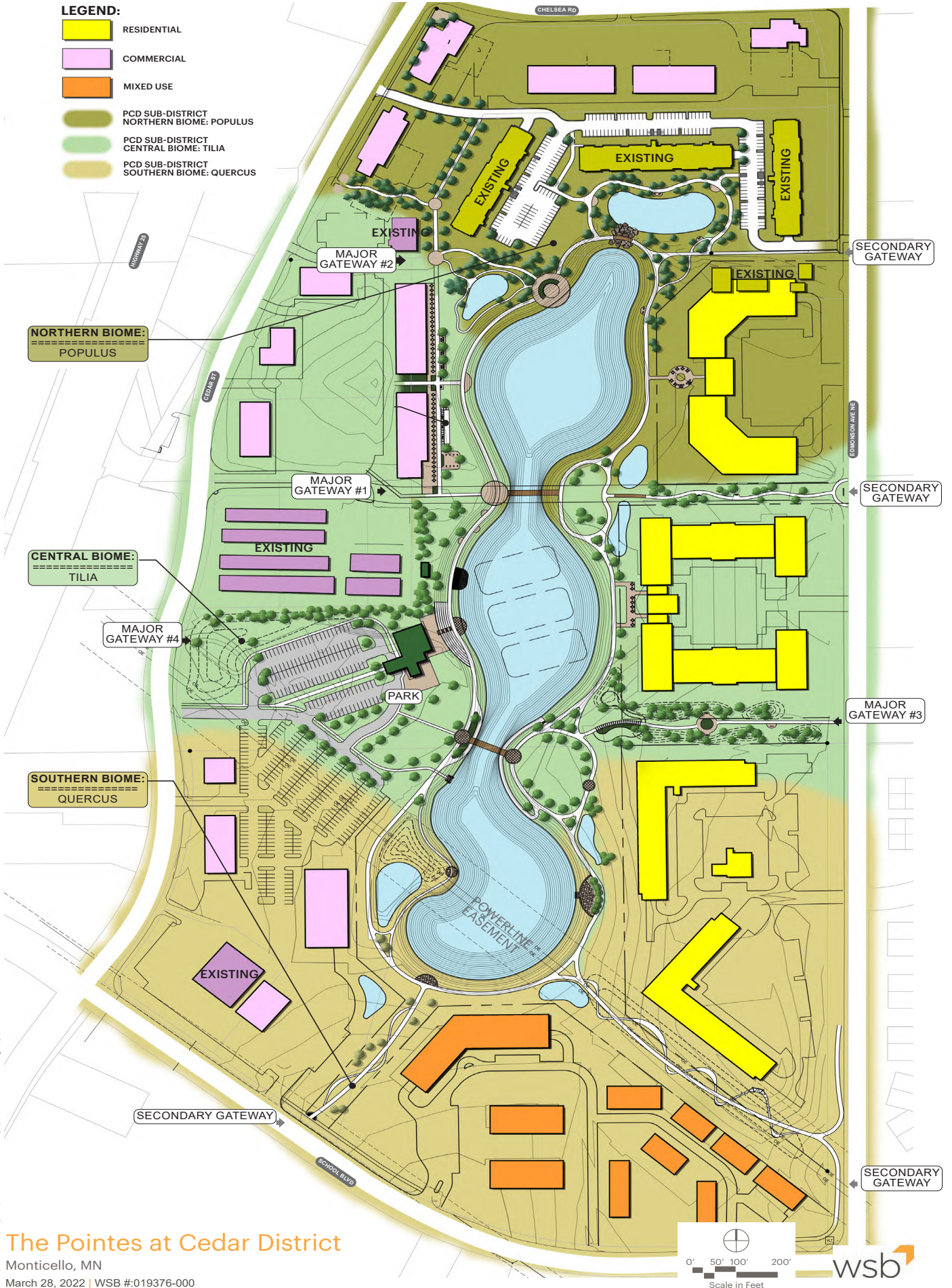
**CCD Sub-Districts**

 Broadway	 Riverfront
 General CCD	 Walnut & Cedar
 Pine Street	 MN Wild and Scenic River Districts
	 Freeway Overlay District

Date: 12/18/2023

**LEGEND:**

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- PCD SUB-DISTRICT  
NORTHERN BIOME: POPULUS
- PCD SUB-DISTRICT  
CENTRAL BIOME: TILIA
- PCD SUB-DISTRICT  
SOUTHERN BIOME: QUERCUS



K:\019376-000\Graphics\Land Use and Biome maps\019376-000 draft zoning map - 2022-03-23

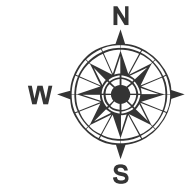
**The Pointes at Cedar District**

Monticello, MN

March 28, 2022 | WSB #:019376-000




# City of Monticello Official Zoning Map



1 inch = 2,500 feet

## Legend

### BASE ZONING DISTRICTS

#### Residential Districts

-- Low Residential Densities

- A-O
- R-A
- R-1

-- Medium Residential Densities

- T-N
- R-2
- R-PUD

-- High Residential Densities

- R-3
- R-4
- M-H

#### OTHER

- Water

#### PUD Districts

- 01 Swan River
- 02 Monticello High School
- 03 Mills Fleet Farm
- 04 Red Rooster
- 05 Spaeth Industrial Park
- 06 Camping World
- 07 Affordable Storage
- 08 Autumn Ridge Villas
- 09 Rivertown Suites
- 10 Monticello RV
- 11 Deephaven
- 12 Twin Pines
- 13 UMC
- 14 Edmonson Ridge
- 15 Nuss Truck and Equipment Addition
- 16 Storagelink Monticello
- 17 Stony Brook Village
- 18 Monticello Lakes
- 19 Hoglund Bus Park
- 20 Block 52
- 21 Country Club Manor 2nd Addition
- 22 Haven Ridge 2nd Addition
- 23 Great River Addition
- 24 Big River Addition
- 25 Haven Ridge West
- 26 Cedar Street Storage

### OVERLAY DISTRICTS

- Special Use Overlay District
- Mississippi Wild, Scenic & Rec Overlay District\*\*
- Shoreland District\*\*
- Freeway Bonus Sign District
- 0.2% Floodplain Boundary\*\*
- 1% Floodplain Boundary\*\*

\*See CCD and Pointes at Cedar Sub-District Appendix Zoning Maps  
 \*\*See Floodplain, Shoreland, and MWSRR Appendix Zoning Map  
 \*\*\*Floodplain is established and effective per FIRM panels 27171C0155D, 27171C0160D, 27171C0160D, 27171C0170D, 27171C0190D

#### Business Districts

- B-1
- B-2
- B-3
- B-4
- CCD\*
- PCD\*

#### Industrial Districts

- IBC
- I-1
- I-2

**ORDINANCE NO. 845**

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING TITLE XV, § 153.047  
OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING THE  
MASTERCRAFT PLANNED UNIT DEVELOPMENT DISTRICT AND  
REZONING THE FOLLOWING DESCRIBED PROPERTY TO MASTERCRAFT PUD:**

**Lot 1, Block 3, Oakwood Ind. Park 3<sup>rd</sup> Addition**

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

**Section 1.** Section § 153.047, PUD Districts, is hereby amended to add the following:

(y) Mastercraft PUD District

(1) Purpose. The purpose of the Mastercraft PUD District is to provide for the development of certain real estate subject to the Planned Unit Development District for industrial land uses.

(2) Phased Development. The Mastercraft PUD District will be developed in multiple phases as detailed on the approved Final Stage PUD Plans.

(3) Permitted Uses. Permitted principal uses in the Mastercraft PUD District shall be the permitted industrial uses of the I-2, Heavy Industrial District, including industrial services, as defined in the Monticello Zoning Ordinance, along with administrative offices, subject to the approved Final Stage PUD Development Plans dated March 24, 2024, and subject to the conditions of approval imposed by City Council Resolution No. \_\_\_\_\_, and as may be further amended. Leased tenant spaces in any approved building shall be required to be a permitted use in the I-2 Zoning District. Each individual use is limited to the location and building identified on the Final PUD Development Plans. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance, 153.028(O)(9)(b) – Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. Accessory uses in the Mastercraft PUD District shall consist solely of those used as illustrated on the Final PUD Development Plan, include accessory passenger vehicle parking, equipment storage and parking accessory to a principal use located within a principal building as shown on the final site plan. No other accessory uses shall be permitted in the Mastercraft PUD District. Any principal use or tenant use of the principal building shall, if operating any approved accessory use under the Final PUD Development Plans, shall adhere to and be subject to all

## ORDINANCE NO. 845

requirements and regulations of this ordinance and of the Monticello Zoning Ordinance.

(5) District performance standards. Performance standards for the development of any lot in the Mastercraft PUD District shall adhere to the approved Final Stage PUD plans and development agreement.

(6) The specific flexibility and conditions of the Mastercraft PUD District shall be as follows

- A. Outdoor storage areas shall be as shown per the approved Final Stage Plans for the first and future phases. Upon construction of the second building, exterior storage-area surfacing will be upgraded to pavement capable of enduring the equipment used by the applicant on the site.
- B. Landscaping is constructed and maintained per plans provided with incorporation of the recommendation for 3-5 additional Black Hills Spruce along the north property line and turfgrass established in all areas not designated for pavement or storage/circulation.
- C. If developed in accordance with the layout and details of the current plan, the future phases may be reviewed and permitted with administrative approvals only. References to the stockpile location should be removed from the plans.
- D. No repair work is to be conducted outdoors.
- E. Any tenants of the building shall be subject to the same limitations and conditions as to use and maintenance of the storage area and other outdoor restrictions.
- F. A revised parking plan for the second phase is provided at the time of development, demonstrating adequate usable, and accessible parking spaces are provided to the site for the second phase.
- G. Parking for the facility shall be as provided per the approved plans and located on the parcel to be shared among principal building occupants.
- H. Building architectural plans for the subject property shall be as provided with the final stage plans.
- I. Signage and landscaping shall be as per approved Final Stage PUD Development Plans, or as administratively approved per Monticello City Code.

(7) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per

**ORDINANCE NO. 845**

the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.

(8) Where there are any conflicts in the allowed uses or required performance standards between the Mastercraft PUD District and any other applicable zoning regulations, the requirements of the Mastercraft PUD District and its associated plans shall prevail.

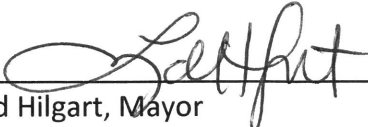
(9) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § 153.028(O)(10). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

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

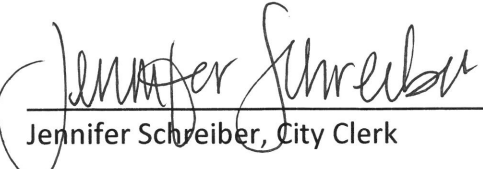
**Section 3.** The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

**Section 4.** This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

**ADOPTED BY** the Monticello City Council this 24th day of March, 2025.

  
\_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Schreiber, City Clerk

AYES:

NAYS:

**ORDINANCE NO. 843**

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING TITLE XV, § 153.047  
OF THE MONTICELLO CITY CODE, KNOWN AS THE ZONING ORDINANCE, ESTABLISHING THE  
MEADOWBROOK PLANNED UNIT DEVELOPMENT DISTRICT AND  
REZONING THE FOLLOWING DESCRIBED PROPERTY TO MEADOWBROOK PUD:**

**PLAT OF MEADOWBROOK ADDITION**

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

**Section 1.** Section § 153.047, PUD Districts, is hereby amended to add the following:

(XX) Meadowbrook PUD District

(1) Purpose. The purpose of the Meadowbrook PUD District is to provide for the development of certain real estate subject to the Meadowbrook Planned Unit Development District for mixed residential land uses.

(2) Phased Development. The Meadowbrook PUD District will be developed in phases, pursuant to the approved phasing plans. Subsequent phases, although plat names may change, shall continue to be zoned and regulated under the Meadowbrook PUD district, as may be amended.

(3) Permitted Principal Uses. Permitted principal uses in the Meadowbrook PUD District shall be single family detached uses on all lots as shown in the Meadowbrook Preliminary Plat and Development Stage PUD dated February 24, 2025, and attached townhouse residential on all lots as shown in the Meadowbrook Preliminary Plat and Development Stage PUD dated February 24, 2025, subject to the approved Final Stage PUD Development Plans dated April 28, 2025, and development agreement dated April 28, 2025, and subject to the conditions of approval imposed by City Council Resolution 2025-28 and 2025-29, and as may be further amended. Each individual use is limited to the location and building identified on the Final PUD Development Plans. No other principal use shall be allowed in the Meadowbrook PUD District, with the exception that public uses on public property shall not be subject to this limitation. The introduction of any other use or change in density shall be reviewed under the requirements of the Monticello Zoning Ordinance,

**ORDINANCE NO. 843**

153.028(O)(9)(b) – Planned Unit Developments for Development Stage PUD.

(4) Accessory Uses. Allowed Accessory Uses in the Meadowbrook PUD District shall be those as allowed in the T-N, Traditional Neighborhood zoning district for any lot used for single family residential use, or as allowed in the R-3, Medium Density Residential zoning district for any parcel used for attached housing. No other accessory uses shall be permitted in the Meadowbrook PUD District, nor shall any outdoor storage or display be allowed, other than as specifically identified on the Final Stage PUD Development Plans.

(5) District performance standards. Performance standards for the development of any lot in the Meadowbrook PUD District shall adhere to the approved Final Stage PUD plans, City Council Resolution 2025-28 and 2025-29, and development agreement dated April 28, 2025.

(6) The specific flexibility and conditions of the Meadowbrook PUD District shall be as follows

- A. Single Family detached, or single family attached, as shown on the approved Development Stage PUD plans, shall be subject to the modified building locations and setbacks and shown on said plans.
- B. The PUD provides flexibility from building spacing and setback requirements.
- C. The PUD provides flexibility from the standard requirement for public streets by allowing private streets in the areas serving attached housing.
- D. The PUD provides flexibility from the requirement for sidewalks along all streets by waiving such requirement along the private streets in the plat.
- E. Parking for the attached housing areas shall be as provided per the approved plans and located throughout the attached housing development areas.
- F. The Final Stage PUD architectural plans for the PUD are required to meet the standards, including building materials, as set forth in the Conditions of Approval for the Development Stage PUD, including those below and which are incorporated into the City Council Resolutions 2025-28 and 2025-29:
  - 1. The building and design proposals for the Single Family detached units and lots will meet:

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- a. 25 foot front setbacks, with 6 foot side yards and 20 foot usable rear yards.
  - b. Minimum building sizes of 1,050 finished square feet and a minimum of 1,585 finishable square feet, with the exception of not more than 25% of the detached single-family lots at 1,355 square feet of finishable square foot home plans.
  - c. Garage square footage of at least 476 square feet
  - d. Roof pitches of at least 5:12, with modifications for gables or shed roof ornamentation.
  - e. A maximum of 30% of all single-family units may meet less than a 10% brick or stone requirement when a combination of board and batten, corbels, shakes, garage windows or other façade features exceed 20% of the front façade, with all plans including brick/stone treatment.
  - f. Livable portions of the home exposed to the front street no less than 40% of the width of the structure, or in the alternative, the addition of usable front porches or expanded front entry patios.
  - g. Front entry doors no greater than 6 feet farther back from the garage doors, or in the alternative, the addition of usable front porches or expanded front entry patios.
  - h. Additional large trees in the front yards or other open space areas of the proposed lots to make a more immediate impact on the streetscape.
  - i. Establish maximum driveway widths of 20' for the two-car garage lots overall, and 20' at the curb line/curb cut for three-car garage lots as part of the PUD.
  - j. The PUD will comply with the anti-monotony plan included with the PUD plans.
2. The building and design proposals for attached Single Family units and lots will meet:

## ORDINANCE NO. 843

- a. Reduce visitor parking clusters in the townhouse area by approximately one-fourth and replace with additional green space and tree planting.
  - b. Update landscaping plans showing a much greater proportion of shrubs (as opposed to perennials) in the shrub planting base for the townhouses.
  - c. Townhome units shall meet a requirement of 10% brick/stone in combination with board and batten, corbels, shakes or other façade features exceeding 20% of the front façade.
  - d. Townhome lot and unit design will be revised to increase the length of the driveways wherever feasible. Landscaping shall be as per approved Final Stage PUD Development Plans, or as administratively approved per Monticello City Code.
- G. The location and widths of internal lot line drainage and utility easements are as per the approved plat of Meadowbrook Addition or its successor plats.
- H. An executed and recordable easement and stormwater maintenance agreement for the District shall be recorded with the final plat in a form approved by the City.
- (6) In such case where any proposed improvement is not addressed by the Final Stage PUD, then the applicant shall seek a PUD Amendment per the processes of the Monticello Zoning Ordinance and as directed by the Community Development Department.
- (7) Where there are any conflicts in the allowed uses or required performance standards between the Meadowbrook PUD District and any other applicable zoning regulations, the requirements of the Meadowbrook PUD District and its associated plans shall prevail.
- (8) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of § 153.028(O)(10). The city may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

### **Section 2.**

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

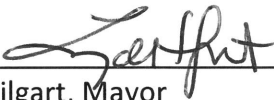
**ORDINANCE NO. 843**

**Section 3.** The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

**Section 4.** This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

***ADOPTED BY*** the Monticello City Council this 24th day of February 2025.

CITY OF MONTICELLO

  
\_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Schreiber, City Clerk

VOTING IN FAVOR: Gabler, Hilgart, Hinz, and Martie

VOTING IN OPPOSITION: Christianson