

CITY OF MONTICELLO  
NOTICE OF AVAILABILITY  
DRAFT ALTERNATIVE URBAN AREAWIDE REVIEW  
FOR THE MONTICELLO INDUSTRIAL DEVELOPMENT

As the Responsible Governmental Unit (RGU), the City of Monticello has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Monticello Industrial Development. The purpose of an AUAR is to evaluate the potential for environmental effects from development of potential land uses within a specific geographic area and identify mitigation measures to address anticipated impacts. The AUAR evaluates two development land use scenarios, a light industrial park land use scenario as outlined in the Monticello 2040 Comprehensive Plan and a technology campus land use scenario. This AUAR study area encompasses an area totaling approximately 550 acres on 16 parcels in Monticello Township, Minnesota. The study area is comprised of land generally located south of 85<sup>th</sup> St NE, west of Edmonson Ave NE, and east of Davidson Ave NE, within the Monticello Orderly Annexation Area.

The public is invited to review and provide comment on the Draft AUAR and mitigation plan. The Draft AUAR document is available for review at Monticello City Hall during normal business hours and online at <https://www.monticellomn.gov/>. An Open House on November 20, 2025 is also scheduled as an opportunity for additional public information and feedback on the Monticello Industrial AUAR. The 30-day comment period will begin on November 18, 2025. Comments will be accepted through 4:00 PM on December 18, 2025, and should be addressed to:

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