



**CITY COUNCIL AGENDA  
CITY COUNCIL WORKSHOP  
July 10, 2023 5:00 p.m.**

The City of Montrose is committed to maintaining a safe, welcoming, family-friendly community, with affordable housing, where parents can raise their families; to ensuring our skilled, motivated employees provide high quality public services at a value; to sound stewardship and fiscal responsibility to ensure our city remains strong and prosperous, both now and into the future; to nurturing business-friendly partnerships to promote economic development and local jobs; to thoughtfully address community needs and plan for growth, innovation and sustainable development; and to ethical leadership that is responsive and accountable to our citizens.

Montrose Community Center  
200 Center Avenue South  
Montrose, Minnesota 55363

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PROPOSAL FROM JP BROOKS FOR PRESERVE PROPERTY – 5:00 P.M.**
4. **PROPOSAL FROM PAT BRIGGS FOR PRESERVE PROPERTY – 6:00 P.M.**
4. **ADJOURNMENT**



**Grittman Consulting llc**

Steve.GrittmanConsulting@gmail.com

Planning - Zoning - Land Use

## MEMORANDUM

**TO:** Montrose Mayor and City Council  
Montrose Planning Commission

**FROM:** Stephen Grittman

**RE:** Montrose – The Preserve Proposal Review

**GC FILE NO:** 130.02 – 23.01

**DATE:** July 5, 2023

**MEETING DATE:** July 10, 2023 (CC); July 12, 2023 (PC)

**PID:** 112-048-000010 +

---

## BACKGROUND

The City of Montrose, as owner of the subject property, has sought proposals for the development of the property from private development interests. The site itself consists of a series of platted parcels which were originally intended to contain a variety of attached residential units. The site is zoned R-3, Medium Density Residential District, and is guided for a mix of residential uses, including high density, with the possibility of mixed commercial/residential along US Highway 12.

The site was approved as a plat and PUD more than 15 years ago, when construction began with the installation of several utilities and streets. Much of that infrastructure will be in need of significant rehabilitation after sitting unused and unmaintained.

The City received two proposals from interested parties in response to its most recent solicitation. One is from Briggs Properties, and the other is from JP Brooks Builders. The purpose of this memorandum is to provide the Planning Commission and City Council with basic information about each proposal in order to facilitate discussion and questions for each party in the upcoming interviews and meetings.



## ANALYSIS

Land Use and Unit Styles.

**Briggs.** Mixed Residential, with approximately 2 acres along Hwy 12 reserved for future commercial/industrial. Follows existing private street layout, but substitutes central townhouse area for multi-family; exterior townhouse areas reflect current plat.

Residential (164 total units):

- 90 units multi-family rental (2-45 unit buildings), with covered and open parking, phased dependent upon demand. Approximately 3 stories (1<sup>st</sup> story parking), plus detached garage buildings.
- 44 "Tiny Houses" in 4-8 unit clusters – optional to create as patio-home style units, depending on demand/absorption.
- 30 units in 6-8 unit "back-to-back" townhouse clusters.
- Two other development areas undesignated.

**Brooks.** Townhouse style residential. Follows existing plat closely, private streets and townhouse buildings.

Residential (174 total units)

- 17 8-unit buildings (back-to-back), 2 6-unit buildings (back-to-back), 3 4-unit buildings (row-style), 2 4-unit buildings (back-to-back), 3 2-unit buildings (twin homes)
- All units 2-story, with tuck-under garages at grade.
- "Future Park" area shown to south.

### Unit Styles and Organization.

**Briggs.** This project shows a mix of apartment units from studios to 2-bedroom units. The tiny homes are not detailed, but could be converted to patio homes based on market demand as noted by the proposer. The proposal suggests that the patio homes would be for a senior market – no additional detail is available for either market product. For tiny houses, there is typically no covered garage, but patio homes will often include a garage. These details, among others, would require additional clarity. The applicant implies an HOA or similar organization for various common elements.

**Brooks.** This project relies on a similar unit type in various clusters including both back-to-back and row orientations, with 2-car incorporated garages. The units would all be in the 1,700 – 1,725 square foot range, depending on 3 or 4 bedroom designs. All units would have front-facing window exposure, with end units adding side windows on both floors. An HOA is planned for common maintenance, including private streets.

### Infrastructure.

**Briggs.** The project description does not detail the infrastructure plans for the development. The site plan layout relies on the existing street layout, but would require investigation and replacement of utilities and streets as determined.

**Brooks.** This project proposal provides some detail on infrastructure replacement, but relies on the original layout, working with the existing plat, but replacing and addressing utilities, and replacing all or most of the streets and curb/gutters.

### Schedule.

**Briggs.** The proposer plans for a 2024 project, over a 60 month period for full build-out. Approvals in 2023. Both mixed products to proceed on the same timeline.

**Brooks.** The proposer would initiate infrastructure in 2023, relying on the existing plat, and models open by March 2024. No end date is forecast. This proposal specifies a 90-day due-diligence period after acceptance prior to closing.

### Financials.

**Briggs.** The proposer mentions a \$20M+ investment – no other financing detailed.

**Brooks.** The proposer does not specify a total investment, and has identified a need for consideration of TIF.



### Other Elements.

**Briggs.** This project proposal includes an intention to develop a fishing pond feature in the open space area of the site, and a controlled-access dock.

**Brooks.** The proposal includes an expectation of constructing the park enhancements and other open space preservation.

## **SUMMARY AND RECOMMENDATIONS**

No recommendation is offered at this stage. Both projects would require varying levels of review prior to formal approvals.

For the **Briggs** project, there would be a new platting requirement, and both Development Stage and Final Stage PUD consideration. These would require public hearings at the Planning Commission level, then consideration by City Council. A new final development agreement would be necessary as a part of final approval. As noted, the proposer has not identified a request for public financing, which if sought, would require additional consideration.

For the **Brooks** project, the proposer is seeking to follow the existing plat. A new development agreement would be necessary to address the contemporary requests, and a Final PUD consideration would be necessary to validate approval of any changes to the PUD by City Council. The TIF request would parallel the development review consideration, also a Council-level process.

Because this project follows the existing plat, the land use mirrors that plat and the original PUD, and the buildings are within the scope of the plat and the original PUD density and size, the City Council may require a new Development Stage PUD process, or it may waive any requirement for new zoning approval, with the exception of the building designs.

cc. Jessica Bonniwell  
Justin Kannas  
Jared Voge



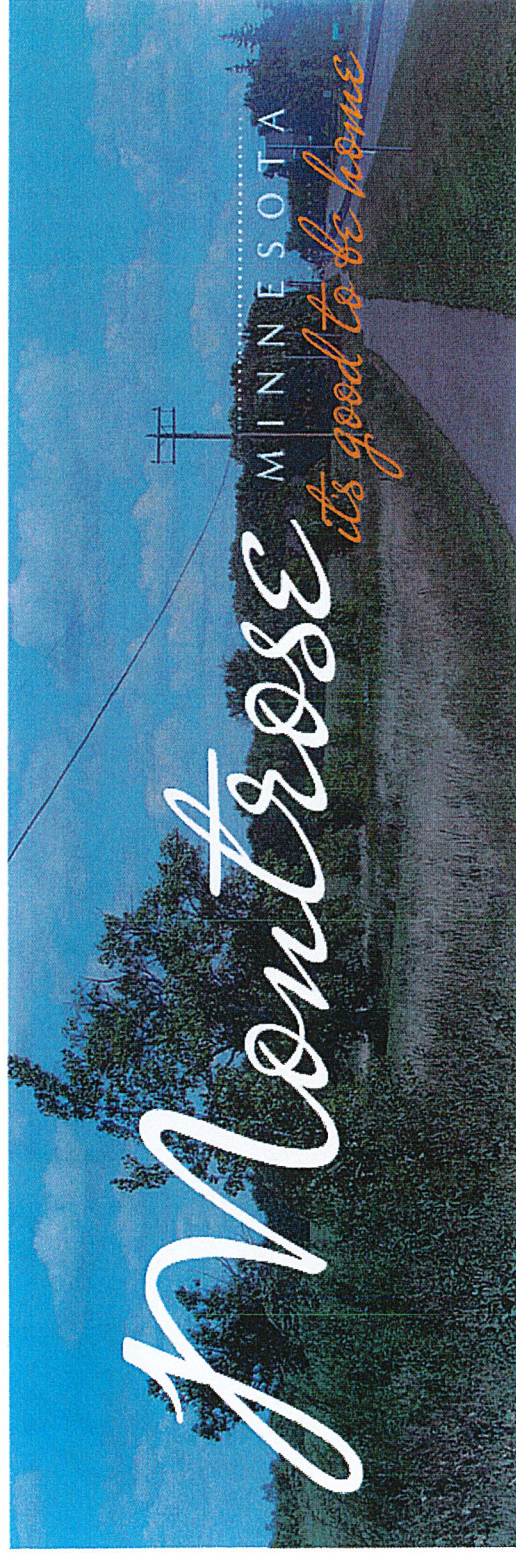
# THE PRESERVE

— AT MONTROSE —

PROPOSAL TO PURCHASE

**CivilSite**  
GROUP





**Final Plat:** 174 Townhome Lots

**Units Proposed:** 174 Single Family Attached Townhomes

**Park Enhancements:** Outlots F & G - Approx. 8 Acres (see page 7)

Nestled among a serene agricultural splendor, the City of Montrose, located in Wright County, is an example of the small-town atmosphere that is distinctive and thriving. Home to nearly 3,100 residents, the City is also home to commercial and industrial communities.



## ABOUT THE BUILDER / DEVELOPER



JP Brooks, locally owned, will be the developer and homebuilder-ensuring the vision is consistent from start to completion

Our Mission is simple: To build quality homes at an affordable price

JP Brooks has been in business since 2013

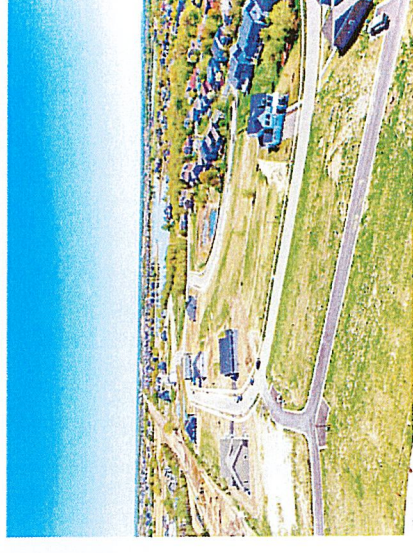
Over **600 homes** constructed in **40 communities** since 2013

Currently building in 14 locations throughout the Metro

Average number of homes closings 2021-2022 = 163 homes annually

Ranked number 10 Top Builder in revenues for 2022 in the Twin Cities market

Minnesota Green Path certified Builder







- Originally planned for 174 row style and back-to-back townhomes before the Great Recession
- Property was “rough graded”, water and sewer infrastructure installed, but not connected, some streets were paved.
- JP Brooks Builders' proposal would complete the development as originally contemplated.
- JP Brooks Builders' architectural plans fit the recorded final plat.

## PROPOSED LAND PURCHASE



**SELLER:** City of Montrose

**PURCHASER:** JPB Land, LLC. (Affiliate of JP Brooks, Inc.)

**PURCHASE PRICE:** \$75,000

**EARNEST MONEY:** \$10,000 - Refundable prior to expiration of due diligence

**TITLE COMPANY:** Custom Home Builders Title, Inc.

**DUE DILIGENCE:** 90 days from Purchase Agreement signing

**CLOSING DATE:** Within 5 business days of expiration of due diligence date

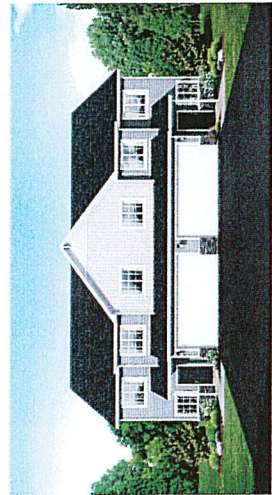
**CONTINGENCIES:**

1. Approval of a TIF financing district with acceptable terms to purchaser
2. All connection fees (water, sanitary, storm) and park dedication fees have been satisfied.
3. All developer responsibilities negotiated via developer agreement.



# PROPOSED PRODUCT & COMMUNITY FEATURES

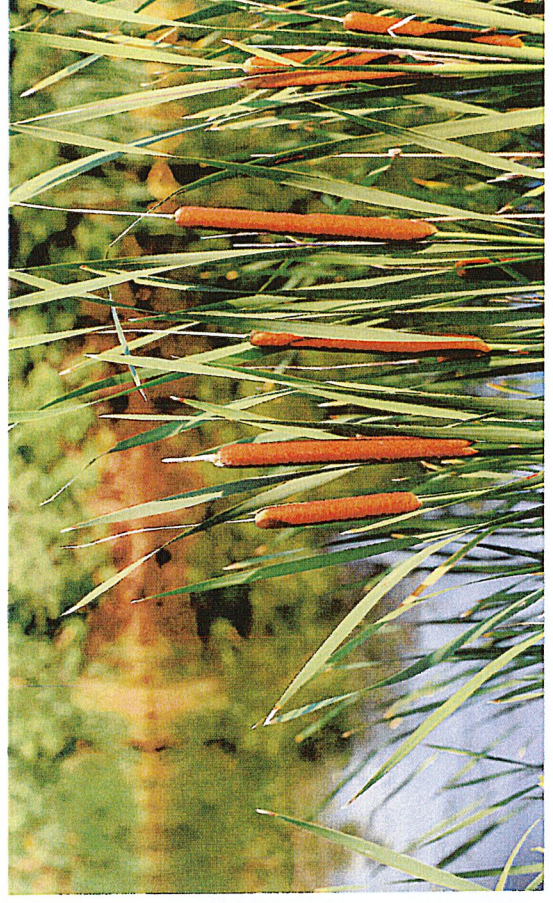
- 174 single family attached townhomes with fee simple ownership.
- 2 floor plans ranging from 1700 to 1725 square feet.
- Progressive exteriors color palettes with stone accent and anti-monotony code.
- All slab on grade foundations.
- 2 car garage included on all homes, plus 2 parking spots on drive. Additional 87 guest parking spaces.
- HOA maintained. HOA to be created and managed by JP Brooks.
- Private streets owned and maintained by HOA.
- Open space and wetland monitoring maintained by HOA.
- Enhancements to park area





## DEVELOPMENT OBJECTIVES

- Our plan is to work with the existing plat, street, and utilities as originally intended.
- Water and sanitary sewer infrastructure are available in close proximity on Highway 12.
- Open space to be preserved and dedicated to the HOA established by JP Brooks.
- Evaluate, test all existing water and sewer infrastructure.
- Remove and replace all existing curb and gutters, base pavement and replace.
- Directionally bore under Highway 12 to connect water to 12" main.
- Develop street infrastructure in 2 phases - beginning in 2023 with Phase 1.
- Work with city staff for any Developer Agreement requirements during the due diligence period.
- Seek approvals for a TIF district.
- Provide the city TIF consultant with any required project financial analysis.
- Construct park enhancements





# PROPOSED PARK ENHANCEMENTS

**JP Brooks**  
BUILDERS



**Community Playground**

Montrose, Minnesota

Sales Representative

**MIDWEST**  
**PLAYSCAPES**

1400 LEXINGTON AVENUE  
SUITE 200  
MINNEAPOLIS, MN 55405  
PHONE: 612.737.1182  
FAX: 612.737.1183

Equipment Manufacturer

**PLAYWORLD**  
The world needs play.

POST & ROPPEMENT: ROTOMOLD PLASTIC  
POST & ROPPEMENT: ROTOMOLD PLASTIC  
POST & ROPPEMENT: ROTOMOLD PLASTIC  
POST & ROPPEMENT: ROTOMOLD PLASTIC

Brown  
Forest Green  
Beige

Forest Green  
Beige  
Forest Green  
Beige

Forest Green  
Beige  
Forest Green  
Beige

13



BUILDING MATRIX

174 Homes - these lots are platted/recorded.

Back-to-Back style Townhomes (lot size interiors are 32'W x 40'D, end units 45'W x 40'D)

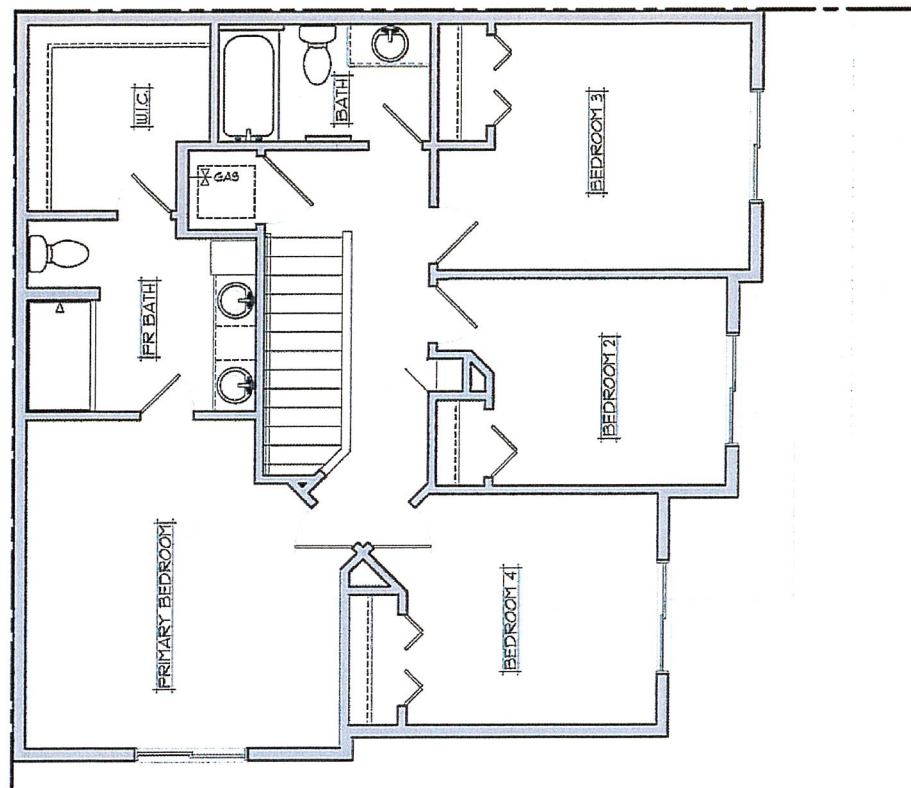
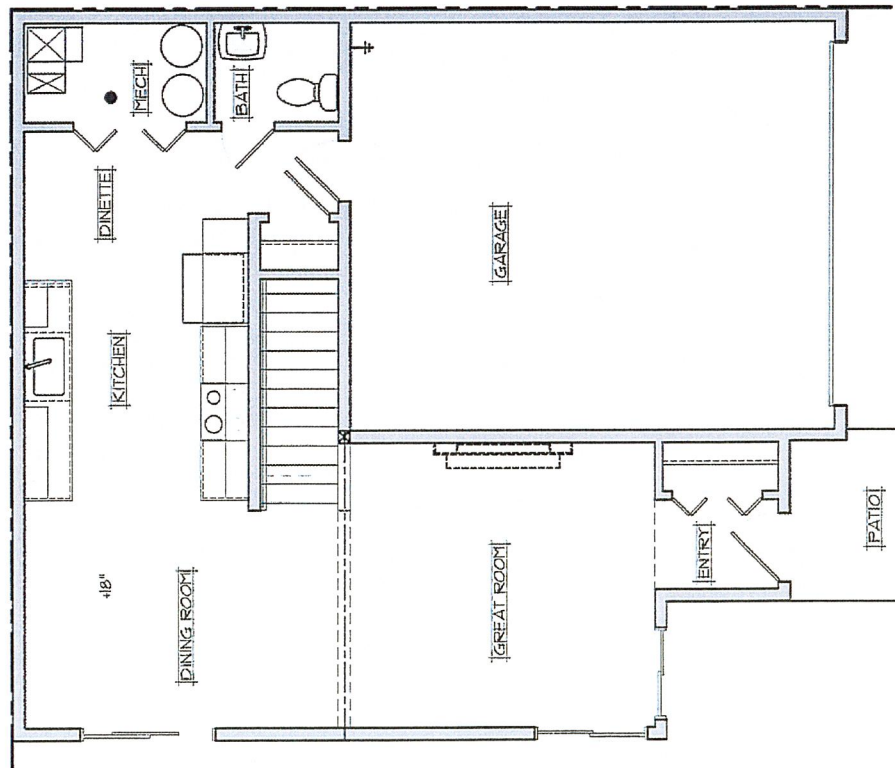
- 8-unit Bld-17
- 6-unit Bld-2
- 4-unit Bld-2

Row style Townhomes (front entry garage) - Lot size 32'W x 61'D or 63' D

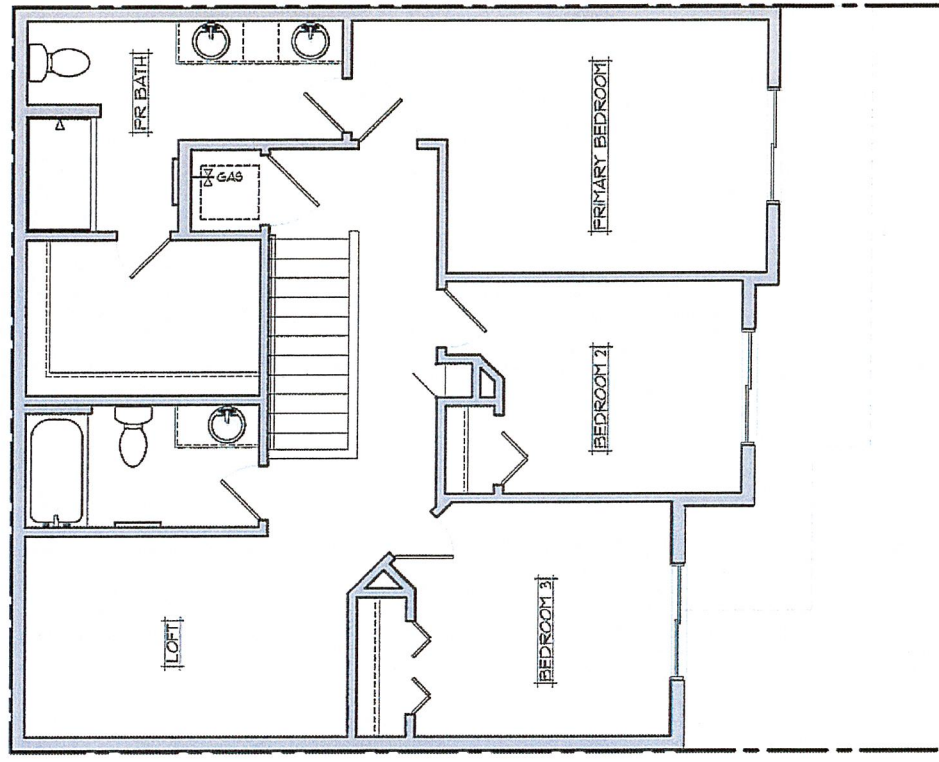
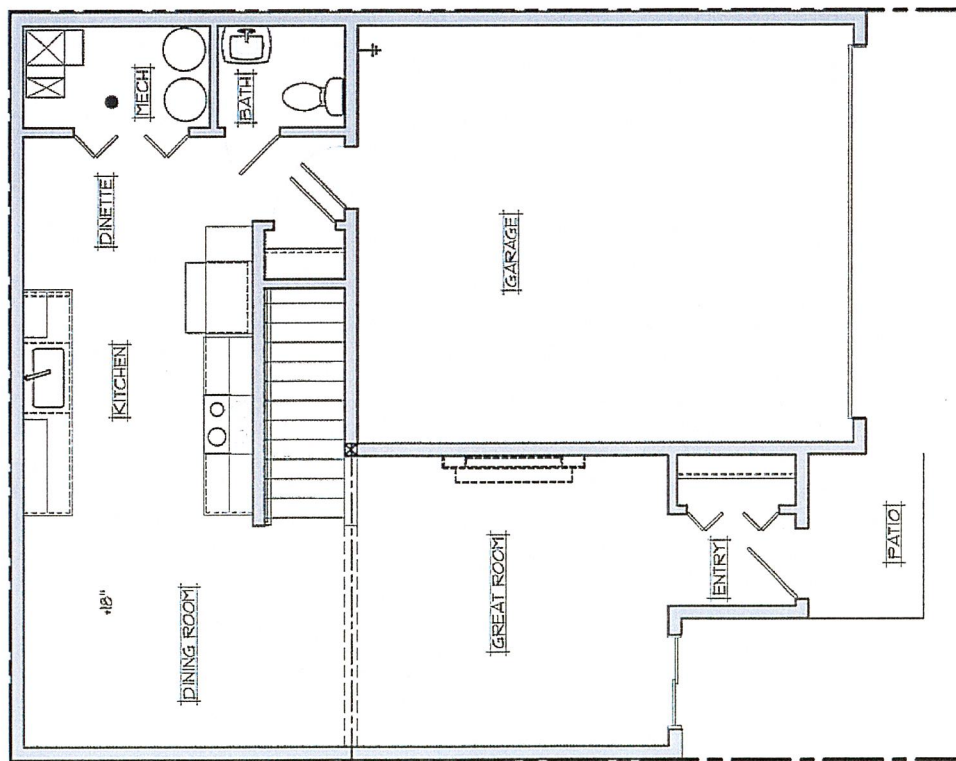
- 4-unit Bld-3
- 2-unit Bld-3 (need to verify site plan/recorded plat that this is correct)

PRODUCT DETAILS

- Hazelwood: End home - 1,725 square feet, 4 bedrooms, 2.5 baths, 2 car garage.
- Birchwood: Interior home - 1,700 square feet, 3 bedrooms, loft, 2.5 baths, 2 car garage.



# FLOOR PLANS - BIRCHWOOD





**Proposed purchase complies with the stated goals of the city, and the 2040 Comprehensive plan.**

- Provides quality housing that is affordable to all income levels and stages of life cycle.
- Provides diversity of housing style, and sought-after affordable price point.
- Provides housing and neighborhood that will be well maintained, via HOA.
- Complies with the general standards of the PUD Provisions in the Montrose city zoning code.
- Provides housing within the current service area that takes advantage of existing infrastructure and provides immediate return on investment to the city.

**Accents the rural residential character vision by preserving natural features of the site, including wetlands, while adding landscaping and park features to enhance the streetscape appeal.**

## PROJECT TIMING

We are desirous of beginning site clearing, street demolition, and utility connectors once the purchase is closed, and to have an opportunity for completed model homes in March 2024 for the spring market.

**Model home locations are being evaluated, with high visibility to Highway 12 the primary objective.**





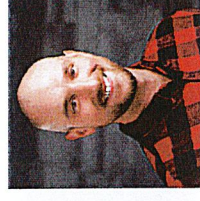
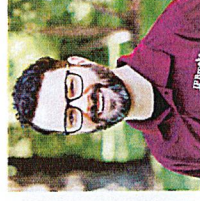
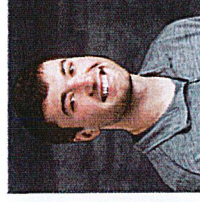
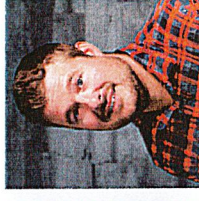
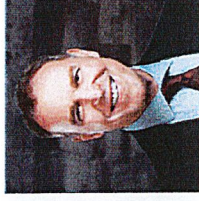
## DEVELOPER / BUILDER

### JP Brooks, Inc.

13700 Reimer Drive North, Suite 100  
Maple Grove, MN 55311

### Art Plante

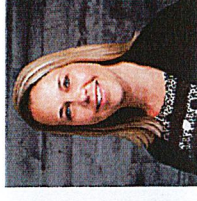
Office: (763) 285-4795  
Mobile: (612) 804-5742



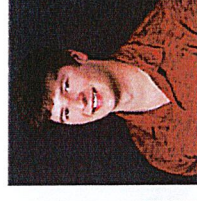
## ENGINEERING / SURVEYING CONSULTANT

### Civil Site Group, Inc.

4931 West 35th Street, Suite 200  
St. Louis Park, MN 55416



Matt Pavek (612) 615-0060  
[www.civilsitegroup.com](http://www.civilsitegroup.com)



## WETLAND CONSULTANT

### Kjolhaug Environmental Services

2500 Shadywood Road, Suite 130  
Minnetrista, MN 55331



Phone: (952) 401-8757



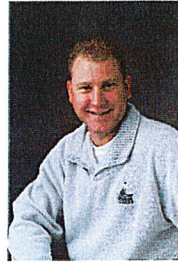


9777 103<sup>rd</sup> St NW, Clearwater MN 55302  
(763) 633 -1080 Fax (763) 633-1430

**Patrick L. Briggs**

**CEO**

**Briggs Properties, INC.**



Patrick L. Briggs has been a Minnesotan his entire life. At 15 years old he started roofing houses and by the age of 16 owned his own roofing business all while working for a builder framing houses and attending college. At the age of 18 he purchased his 1<sup>st</sup> home and represented himself through the entire process.

He studied at St. Cloud State University and earned a degree in Industrial Studies with an emphasis in construction and a minor in management.

In 1996, after graduation, he moved to Peoria, IL., where he was a territory manager and sold building products to local lumber yards. With his sales skills he brought the territory from \$600K in yearly sales to over \$2.4 million in less than 2 years.

In 1998, he moved back to Minnesota and began his career in the mortgage industry in Maple Grove. Representing himself he started investing in real property which included duplexes, triplexes, fourplexes and owned 15 rental units.

In 2000, Mr. Briggs opened Lakewood Mortgage where he accrued over \$350 million in closed transactions within the first four years.

In his capacity as C.E.O of Briggs Properties, Inc., Mr. Briggs began purchasing bankrupt town home projects, Matthews Grove, townhomes (Coon Rapids). This grew into land development, building 45 town homes, over 75 single family homes and commercial office buildings. Mr. Briggs began designing and constructing commercial buildings and market rate apartment buildings which include The Plaza (14,000 sqft strip mall), The Professional Building (8000 sqft office building), The Briggs Business Center (20,000 sqft Office/warehouse), Elk River Lodge ( 42 unit Hotel Conversion ) & Jackson Hills Apartments in Elk River ( 40 Unit Market Rate & Affordable ) Park Ridge Becker ( 8 Market Rate Units), Ashbury Big Lake ( 23 Unit Market Rate ), Town Square Big Lake (30 Market Rate Units) and The Pines I and II Zimmerman (64 Market Rate units), Rivertown Monticello (47 Market Rate & Affordable units). Rum River Residential Suites Princeton (100 Units Senior/Market





9777 103<sup>rd</sup> St NW, Clearwater MN 55302  
(763) 633 -1080 Fax (763) 633-1430

Rate & affordable units) Currently, Clearwater Residential Suites (42 Senior/Market Rate & Affordable) Currently developing 140 units in Elk River MN & 180 Units in Princeton MN. 30 Years of experience.

In 2024, Mr. Briggs would like to do his next project in Montrose MN

### **Description of Project PID 112048000070**

LOI is for \$1000 above highest competing offer not to exceed \$105,000.

This proposal consists of 30+ Senior Single Patio Twin Home Units, 44 Tiny Home Units, 45 Apartment Unit Buildings in Two Phases. Outlot A along Hwy 12 is proposed to be zoned for Light Industrial & Retail. Outlot B, Phase IV, is additional future housing based on Sales/Rental Market from demand of Phase I, II, & III. Proposed Budget exceeding 20+ Million within the next 60 Months

1<sup>st</sup> Phase of construction is proposed to be a 45 Unit, 3 story Apartment Building consisting of 15-Studios, 20- 1 Bedroom Suites, and 10- 2 Bedroom Suites. 45 Total Units. Exterior façade would include a combination of Black & White Horizontal & Vertical 5" Steel siding & Cultured Stone. All Trims including Garage doors, soffit, fascia, to include Black Aluminum Wrap Accents. Covered & Uncovered parking stalls provided. 2<sup>nd</sup> Building subject to rental demand

2<sup>nd</sup> Phase of Construction is proposed to be 16 Tiny Houses on the West section of the subject property. The proposed Tiny Houses of the west side of the development will be developed based on Sales/Rental Market from demand of initial phases. The Tiny Home sites may be interchanged with Senior Patio Home sites based on demand as we experience progress. Flexibility in the construction phases will ensure long-term success.

Phase I & II will be simultaneous. Due Diligence & Government approvals in 2023 and Construction to start in the Spring of 2024.

Outlot A will develop once the Residential Component is well on its way.

As an Experienced Residential & Commercial Developer/Builder & Owner. The proposed objectives are to partner with the city of Montrose to position the city to experience continued growth in the housing sector for all ages in the Life Cycle. The Fishing Pond is designed for the West Brook Neighborhood. It will be 12-15 feet deep and be stocked with Sunfish & Bass. The Senior member committee will be created within the community in phase I & II. They will be the gate keepers of the calendar and Activity. This experience will be offered 1<sup>st</sup> to the seniors, and they will invite the youth and their parents to get hooked on fishing not on drugs. There will be a secure gated 12-foot-long pier & platform for the catch & release experience. There will be Fish Fry once a year for charitable events in the Montrose local community. This opportunity will expand to The Boys & Girl clubs and other organizations as we progress down this journey.

Thank you for giving us this opportunity to work with and be a part of The City of Montrose. Its Good To Be Home...

Patrick Briggs  
612-919-1561-pat@thebriggscompanies.com



