



**MONTROSE
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

**Wednesday, July 12, 2023
7:00 PM**

**Montrose Community Center
200 Center Avenue South
Montrose, Minnesota 55363**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes

A. May 24, 2023 Planning and Zoning Commission Meeting Minutes

6. Old Business

7. New Business

A. The Preserve Proposal Review

8. Next Meeting

A. Wednesday, August 9, 2023 to be held at the Montrose Community Center – 7:00 p.m.

9. Adjournment

*** * Please note that a quorum of the City Council may be present at the Planning
and Zoning Commission Meeting. * ***

City of Montrose
 Rescheduled Planning and Zoning Commission Meeting
 Montrose Community Center
 200 Center Avenue South
 Wednesday, May 24, 2023
 7:00 P.M.

1. CALL TO ORDER

Pursuant to call and notice the Montrose Planning and Zoning Commission met in Rescheduled Regular Session on Wednesday, May 24, 2023 at 7:00pm.

Planning and Zoning Commission Chair, Mr. Charles Smallwood, called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Commissioner Charles Smallwood
 Commissioner Sylvia Henry
 Commissioner Catherine Neiberger
 Commissioner Roger Fraumann
 City Council Liaison Sam Solarz

Absent: Commissioner Shawn Cuff

Staff Present: Ms. Jessica Bonniwell, City Administrator
 Mr. Stephen Gritman, City Planner

3. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was taken.

4. APPROVAL OF THE AGENDA

Commissioner Henry motioned to approve the May 24, 2023 Planning and Zoning Meeting Agenda with the addition of item 8.B.: Semi-Truck Parking. Commissioner Fraumann seconded the motion. Motion carried 4-0.

5. APPROVAL OF THE MINUTES

A. April 12, 2023 Planning and Zoning Commission Meeting Minutes

Commissioner Henry motioned to approve the April 12, 2023 Planning and Zoning Commission Meeting Minutes as presented. Commissioner Fraumann seconded the motion. Motion carried 4-0.

6. PUBLIC HEARING

A. To Consider a Request for an Amendment to Multiple Sections of the Montrose City Zoning Code Relating to Storage of Mobile Food Units

Commission Chair Smallwood motioned to close the Planning and Zoning meeting and open the

Public Hearing at 7:02 p.m.

Mr. Gritman reviewed the memos that were prepared by the planning staff as follows:

Background

A public hearing has been called to discuss the potential for amending the City's ordinances to accommodate the operation and regulation of mobile food units, or food trucks. The current language of the City Code provides for the licensing and operation of "Transient Merchants", but typically, such merchants reside elsewhere and only operate in the City on an intermittent basis. The code also includes a recent section addressing the general operation of Food Trucks. The missing component is the zoning aspect, which is the subject of this amendment.

Because food trucks have the potential for both routine operation, and as a home occupation of local residents, the proposed ordinance developed by the City Attorney's office is designed to create a specific set of rules governing the storage and operation of these vehicles in residential areas.

The City Attorney includes the following summary of the code amendment with the proposed draft:

- 1) Defines mobile food unit and includes mobile food units as commercial vehicles *if* the mobile food unit is over 8 feet tall or 22 feet long – meaning that the mobile food units are to be treated as commercial vehicles when they exceed the threshold dimensions in the definition. See Section 1.
- 2) Includes standards similar to the rec vehicles standards for outdoor storage and parking that are also found in 1016. See Section 2.
- 3) Adds performance standards for parking and use of the mobile food unit that are similar to some of the home occupation standards (e.g., time limits on activities, stating that the activities will not produce light, glare, noise, odor or vibrations that will negatively impact adjacent or nearby property, etc.) as well as some performance standards specific to mobile food units (e.g., dumping of waste, only allowing outdoor storage of operable and licensed food truck, requiring that propane tanks are properly ventilated, prohibiting customer sales from the storage site, etc.). These can be amended as desired, but these performance standards seem reasonable to assist the city in maintaining the residential nature of the area. See Section 3.
- 4) Exempt the storage and use of mobile food units from the home occupations section. See Section 4. My recommendation is to amend the home occupations section of the code through a separate process as there are currently some contradicting definitions.
- 5) Sections 5-9 add mobile food unit parking and storage in compliance with Section 1016 as a permitted accessory use in all residential districts.

Essentially, one such truck may be parked on residential property as if it were a recreational vehicle in appropriate parking locations. Much like small commercial vehicles that are used by the resident to travel between home and work, but which are parked on the resident's property, food trucks could be parked so long as they are not actively engaged in producing products for sale.

The existing license and permitting requirements would address the operation of such vehicles when they are providing sales. The new language incorporates regulations for operation in residentially zoned areas only as a part of a special event, such as a graduation party or similar activity. Otherwise, their operation would be generally limited to commercially zoned area.

The primary distinction between mobile food trucks and other larger commercial vehicles – which are not permitted in more residential parking areas – is the exemption for these vehicles to park on residential

property. The code is written to create a clause in the home occupation portion of the Zoning Ordinance to accommodate this distinction.

If the Planning Commission, and ultimately the City Council, decide to proceed, the attached ordinance would provide the necessary changes to the zoning ordinance. The general city code sections related to transient merchants would be modified slightly to ensure consistency with those changes.

Summary and Recommendation

Staff recommends approval of the proposed ordinance, as it brings the zoning aspects of food trucks in residential areas into conformance with the current general city code language, and creates limitations to govern the zoning aspects of activity and storage of such vehicles as a component of the City's home occupation regulations.

Discussion was opened and Commissioner Neiberger had concerns regarding the propane tank, allowing commercial vehicles to park in R-1 zoning districts, and having what she considered a prohibited home occupation operating in a residential district. Mr. Grittmann stated that some types of commercial vehicles are already allowed to be parked in the R-1 zoning district contingent upon the size of the vehicle and as long as it is not larger than eight (8) feet tall and twenty-two (22) feet long. Mr. Grittmann stated that this would not be considered a home occupation since the truck would only be allowed to be stored there, and not be allowed to operate or sell food from the residential property. Mr. Grittmann stated that since the current ordinance already allows parking of a certain size of commercial vehicle, the proposed ordinance is putting restrictions on the already allowed parking to restrict the specific type of vehicle, in this case a food truck, from doing certain types of activities. Commissioner Neiberger voiced concerns regarding the propane tank and cited the example of a food truck that exploded in Lakeville Minnesota when parked in a residential district. Mr. Grittmann stated that as long as they are in compliance with their business licenses, the license would address the proper and safe storage and ventilation of the propane tank and should not be a concern. Commission Chair Smallwood asked what the difference between a recreational vehicle parking in a driveway or a mobile food unit and did not have concerns about allowing this ordinance change. Mr. Grittmann reiterated that technically, the food truck is already allowed to park in the R-1 district, as long as size requirements are met, but this ordinance is setting additional restrictions on the parking of specifically any food truck vehicle or trailer. Commissioner Neiberger asked Ms. Bonniwell who at the city sent a zoning approval to the state for a specific food truck. Ms. Bonniwell stated that the city staff has not approved any zoning for any food truck that may be stored or located in the city. Council Member Solarz stated that should be a question for the state and Department of Health for what city issued a zoning approval. Commissioner Neiberger stated that someone from the city has talked with the Department of Health about the food truck on Hill Street and approved the zoning. Ms. Bonniwell stated that nobody from the city has discussed the particular food truck that Commissioner Neiberger is referencing with the MDH and that Commissioner Neiberger would need to contact the state for more information since Commissioner Neiberger did not know which employee from the city had supposedly talked to the MDH. Mr. Grittmann stated that often the zoning approval for food trucks will be attached to the stationary commercial kitchen the food truck business is required to rent or lease and wouldn't have necessarily come from the City of Montrose, and would depend on the location of the commercial kitchen. Commissioner Neiberger stated this was a reckless ordinance and that she did not agree with passing it. Council Member Solarz stated that he did not agree with the concerns of Commissioner Neiberger. Commissioner Fraumann stated that he has no problem with the proposed parking ordinance setting additional restrictions for parking a food truck or trailer and stated he supports owners of these types of businesses making a living. Commissioner Henry stated that she did not have an issue with the proposed parking ordinance.

One resident was in attendance for another agenda item and spoke up about this issue:

Jason Dority – 635 7th Street North

Mr. Dority stated that he does not have a problem with the proposed parking ordinance and that the propane tank should not be considered as an issue. Mr. Dority stated that he could have the same size propane tank at his property for personal use that would likely be more dangerous because using for personal use does not require passing any inspections on safe storage.

Commission Chair Smallwood motioned to close the Public Hearing and open the Planning and Zoning meeting at 7:44 p.m.

Commission Chair Smallwood asked the other commissioners if they were ready to make a motion to recommend approval or denial to City Council.

Commissioner Fraumann motioned to recommend approval to City Council of draft Ordinance 2023-03: An Ordinance Amending Multiple Sections of the Montrose City Zoning Code Relating to Storage of Mobile Food Units. Commissioner Henry seconded the motion. Motion carried 3-1 with Commissioner Neiberger voting against the motion.

7. OLD BUSINESS

No Old Business

8. NEW BUSINESS

A. Updates from City Planner

Mr. Gritman stated that the LGI Developer Agreement Amendment went in front of City Council for approval on Monday, May 22, 2023 and passed, so hopefully that developer will start to build their approved plat.

Mr. Gritman stated that the RFP for the Preserve deadline is June 1, 2023. Ms. Bonniwell stated that one proposal has been received so far.

B. Semi-Truck Parking

Resident Jason Dority of 635 7th Street North asked for this item to be added to the agenda and would like to work with the city to figure out a parking solution for semi-truck parking. Mr. Dority stated that the current ordinance does not allow him to park in Montrose as he had been parking in a commercial parking lot, but the noise of his truck during quiet hours is prohibiting him from continuing to park there. Mr. Dority said that he is solution oriented and willing to work with the city to develop a location and cost to use the lot for parking. Mr. Dority stated he worked a bit with the city a number of years ago to try to find a solution, but a lack of additional support caused the plan to be dropped. Ms. Bonniwell stated that she would discuss this with staff at the next staff meeting and determine if anything can be done to solve this problem and provide a lot for a fee for truck drivers to park. Commission Chair Smallwood stated he was part of the previous time this was discussed and there should be information that staff or engineers have to start the research part for this request. Commission Chair Smallwood stated that the plan during that time was to create a gravel lot with a small shelter and lighting and charge drivers to park in the lot. Ms. Bonniwell stated staff would follow up with this request.

9. NEXT MEETING

A. Wednesday, June 14, 2023 to be held at the Montrose Community Center – 7:00 p.m.

10. ADJOURNMENT

Commissioner Fraumann motioned to adjourn the meeting at 8:02 p.m. Commissioner Henry seconded the motion. Motion carried 4-0.

Charles Smallwood
Planning and Zoning Chair
City of Montrose

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose

**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 (1st 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

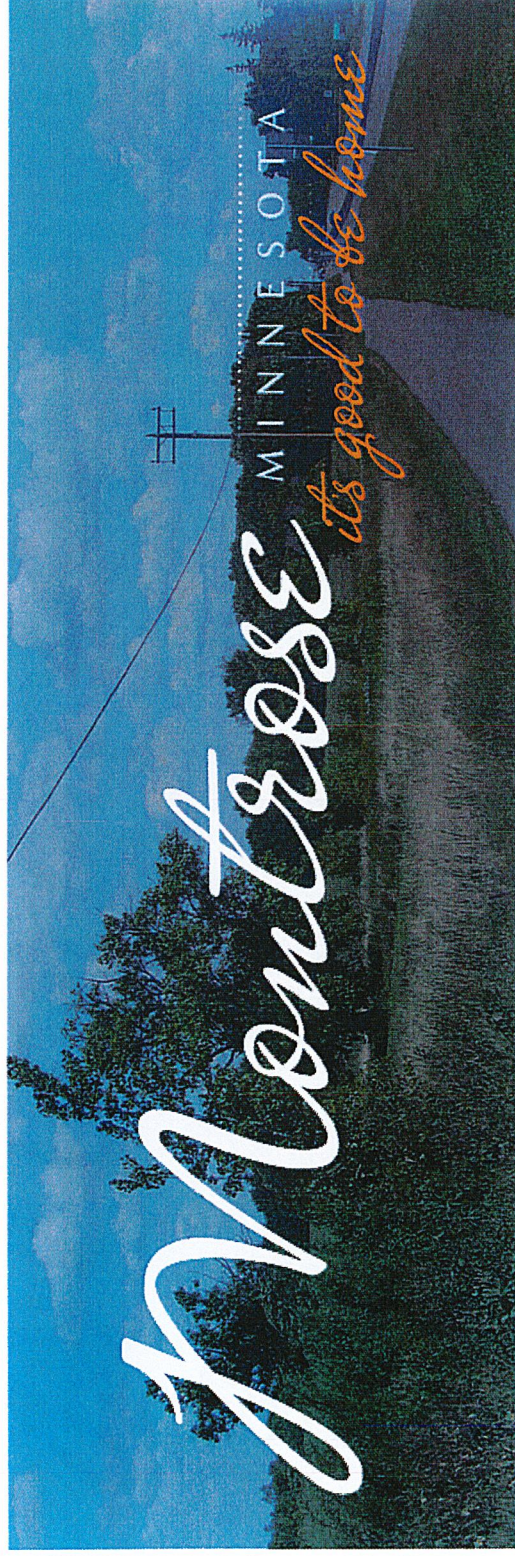


THE PRESERVE

— 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
BUILDERS

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

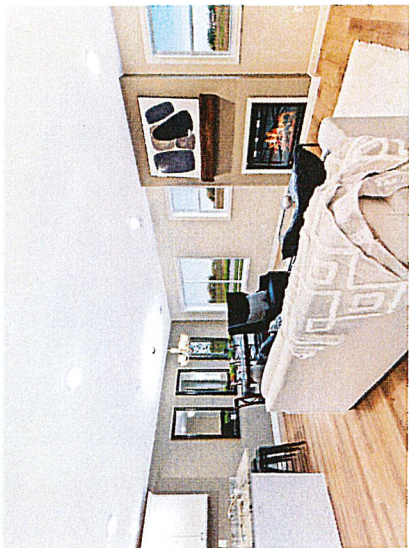
Over **600 homes** constructed in **40 communities** since 2013

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

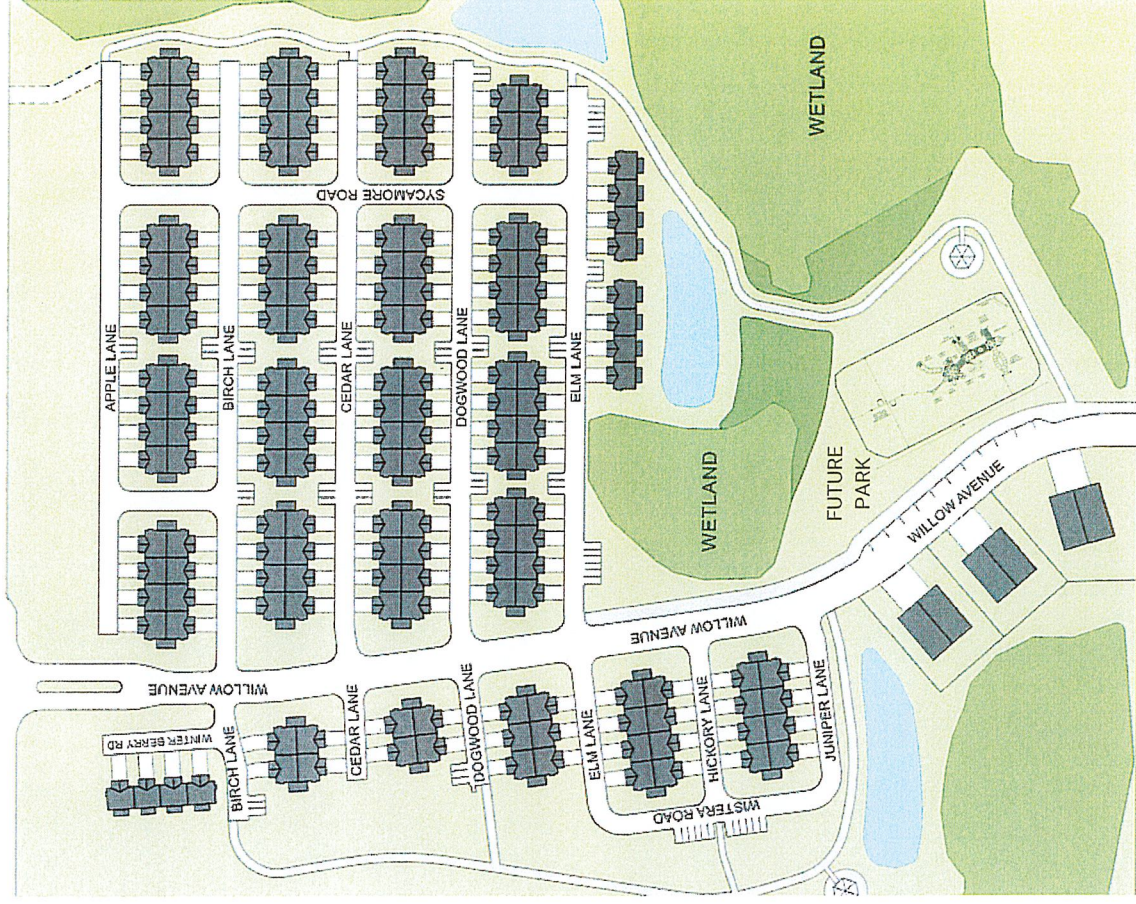
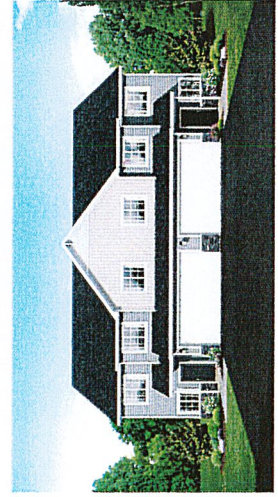
CLOSING DATE: Within 5 business days of expiration of due diligence date

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 Representation
MIDWEST
PLAYSCAPES
1875 LINDSEY DRIVE
JANESVILLE, WI 53401
PHONE: 1-800-747-1182
FAX: 608-755-0000

Equipment Manufacturer
PLAYWORLD
The world needs play!

POST & COMPONENT COLOR PLASTIC
Brown Forest Green Beige
COLOR PLASTIC
Brown Forest Green Beige

11-11-11

PRODUCT SPECIFICS

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)

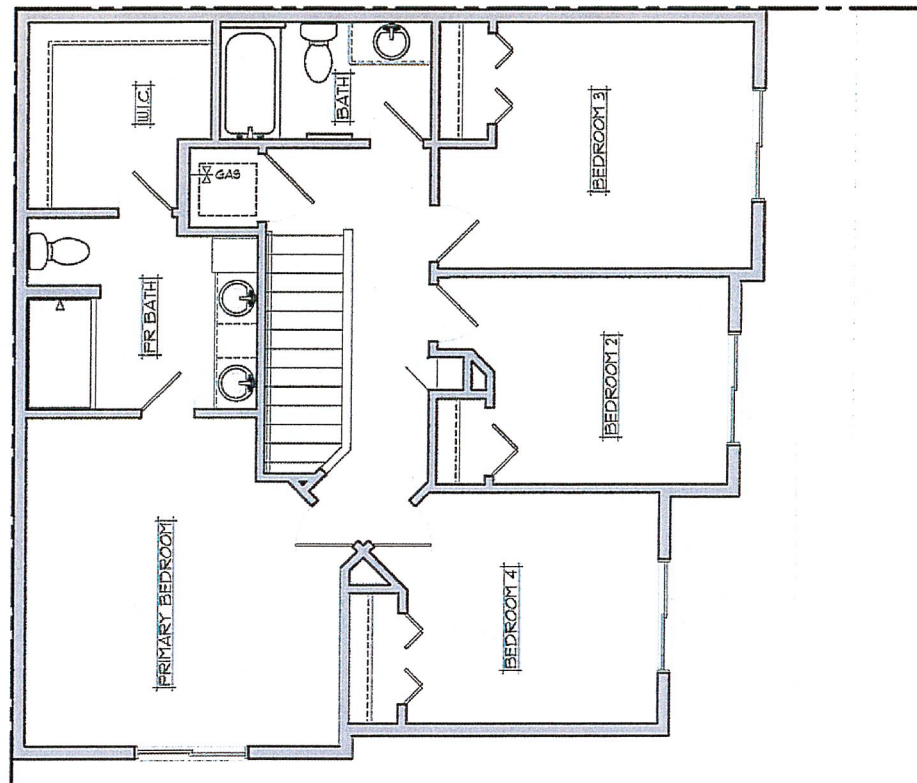
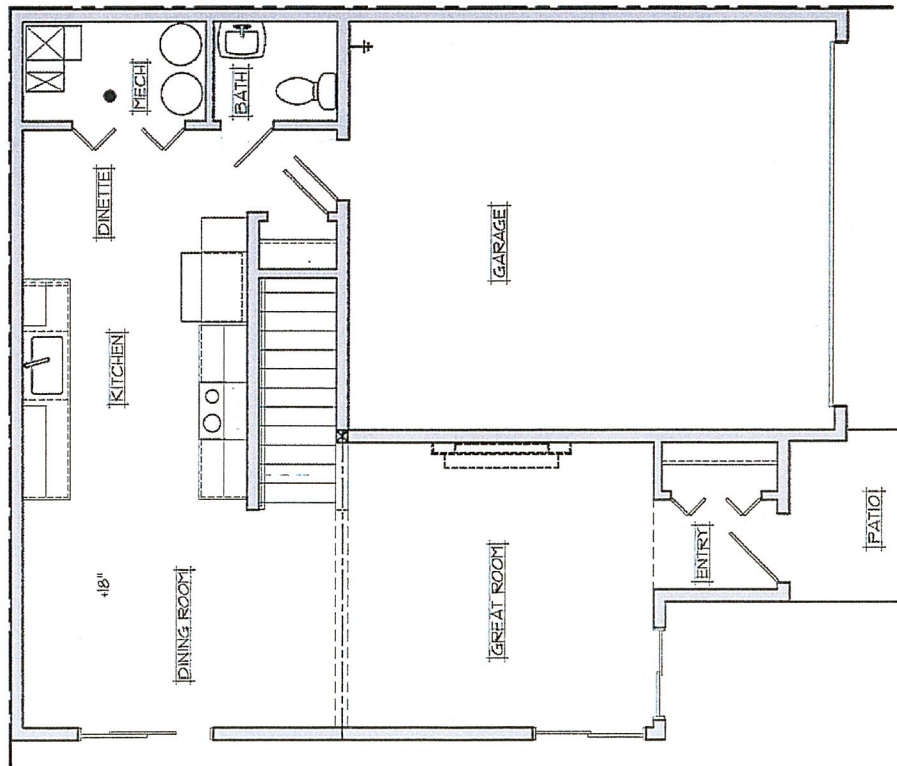
- 8-unit Bld-17
- 6-unit Bld-2
- 4-unit Bld-2

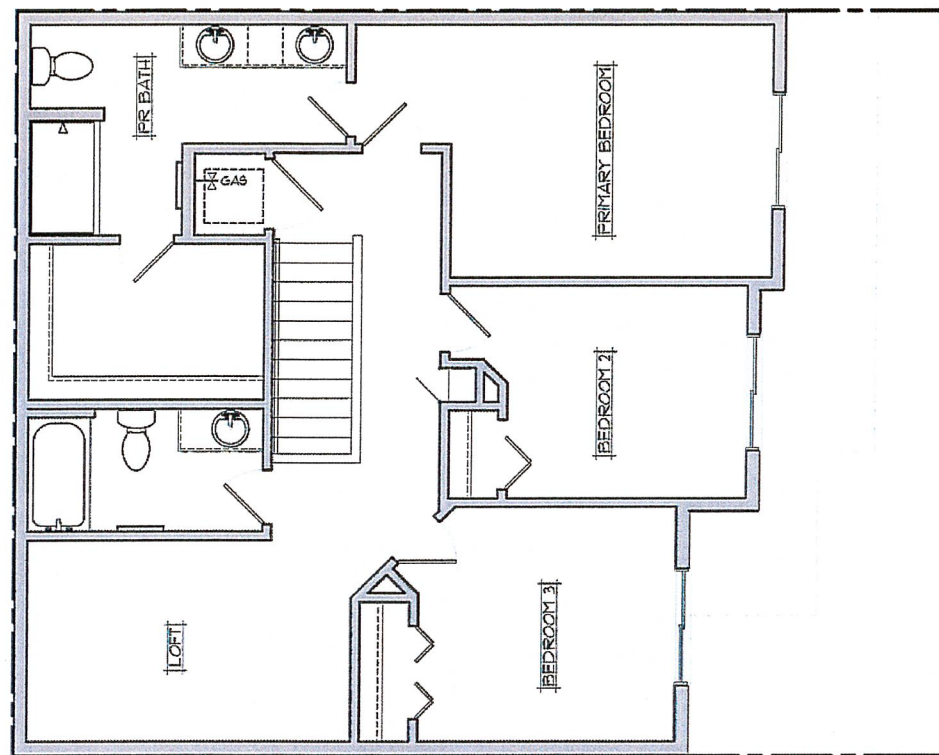
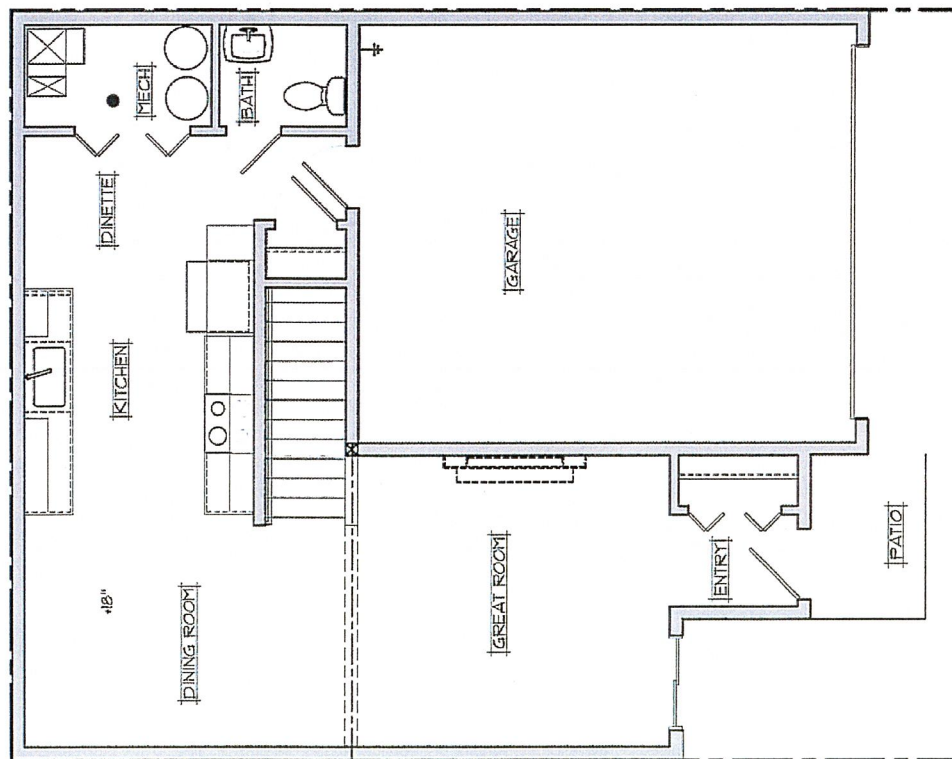
Row style Townhomes (front entry garage) - Lot size 32'W x 61'D or 63' D

- 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.





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.



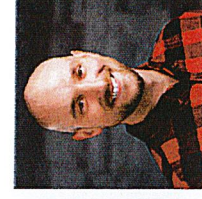
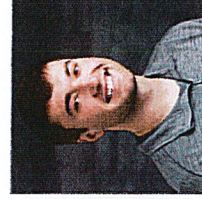
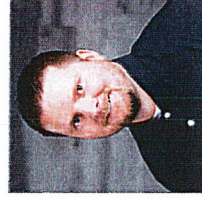
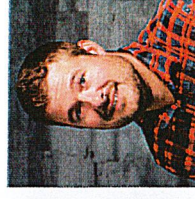
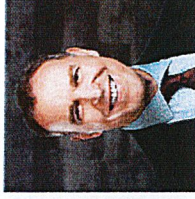
DEVELOPER / BUILDER

JP Brooks, Inc.

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

Art Plante

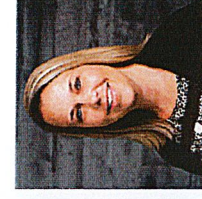
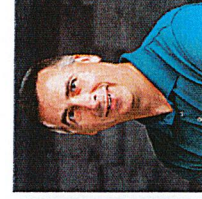
Office: (763) 285-4795
Mobile: (612) 804-5742



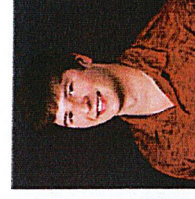
ENGINEERING / SURVEYING CONSULTANT

Civil Site Group, Inc.

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



Matt Pavek (612) 615-0060
www.civilsitegroup.com



WETLAND CONSULTANT

Kjølhaug Environmental Services

2500 Shadywood Road, Suite 130
Minnetrista, MN 55331



Phone: (952) 401-8757

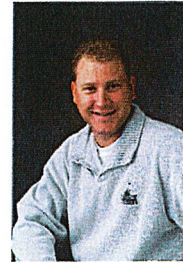


9777 103rd St NW, Clearwater MN 55302
(763) 633 -1080 Fax (763) 633-1430

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 1st 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



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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

1st 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. 2nd Building subject to rental demand

2nd 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 1st 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...

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